2015 – 2023
City of Martinez

HOUSING ELEMENT

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Section I

Overview

A Purpose of the Housing Element

All California cities and counties are required to have a Housing Element included in their General Plan which establishes housing objectives, policies and programs in response to community housing conditions and needs. The Housing Element of the General Plan is a comprehensive statement by the City of Martinez of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this Element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family," as well as a reflection of the unique concerns of the community.

Housing Elements are required to be updated to provide opportunities for local jurisdictions to update housing and land use policies that reflect any changes in the city's goals and policies. The Housing Element Update also provides an opportunity for stakeholders and the public at large to contribute and collaborate on key issues. This updated Housing Element focuses on the ~~2007-2014~~2015-2023 planning period, consistent with the City's Regional Housing Needs Allocation (RHNA) and State law requirements. However, in recognition that housing needs must be addressed over the long-term as well, this Housing Element evaluates housing needs and opportunities within a longer-term context. For this reason, the Element contains a longer-term vision for housing in Martinez so that actions can be comprehensively prioritized. The Element is based on three strategic goals: (1) provide an adequate supply of housing to

meet future needs, (2) preserve the existing housing supply, and (3) provide adequate housing for groups with special needs.

B Requirements for Housing Elements

State law requires each city and County to adopt a General Plan containing at least seven elements including a Housing Element. Regulations regarding Housing Elements are found in the California Government Code Sections 65580-65589. Although the Housing Element must follow State law it is by nature a local document. The focus of the Martinez Housing Element is on the needs, desires and vision of Martinez residents as it relates to housing in the community. Within these parameters, the intent of the Element is also to comply with State law requirements.

Unlike the other mandatory General Plan elements, the Housing Element is required to be updated about every ~~five to seven~~ eight years and is subject to detailed statutory requirements and mandatory review by the State of California Department of Housing and Community Development (HCD). According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing.
- Identify and analyze existing and projected housing needs for all economic segments of the community.
- Identify adequate housing sites that will be zoned and available (prior to Housing Element adoption) within the 7.5 year housing cycle to meet the City's fair share of regional housing needs at all income levels.
- Be internally consistent with other parts of the General Plan.
- Be submitted to HCD to determine if HCD "certifies" that the Housing Element is in compliance with state law.

State law establishes detailed content requirements for Housing Elements and requires a regional "fair share" approach to distributing housing needs. State Housing Element law recognizes that in order for the private sector to address housing needs and demand, local governments must adopt land-use plans and implementing regulations that provide opportunities for, and do not unduly constrain, housing development.

In accordance with State law, the Housing Element must be consistent and compatible with other General Plan elements. Additionally, the Housing Element should provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. The housing action program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of low and moderate income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

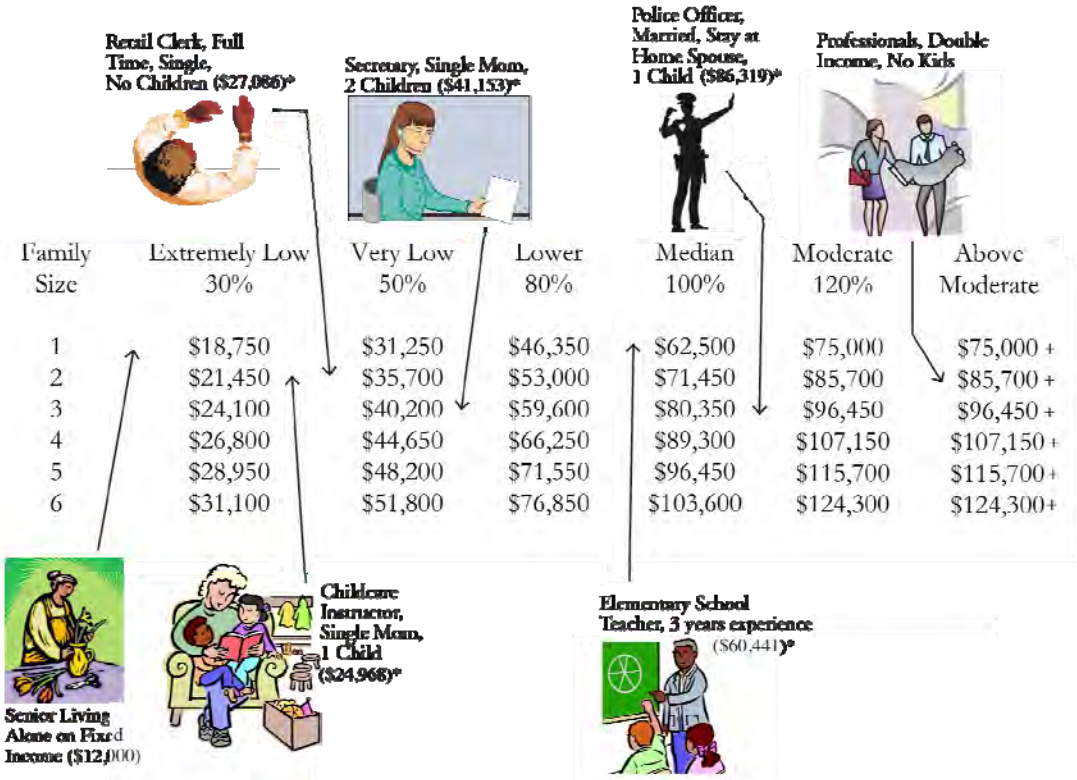
C Definitions of Key Housing Terms

The State and Federal government use different words for housing than most people, and this often causes confusion. The priority in this Housing Element is promoting housing that middle class working families can afford. The State calls this "A~~a~~ffordable H~~h~~ousing," even if it is market rate housing that blends in with the neighborhood. Additionally, the State labels many middle class working families as lower income. For example, a police officer would likely be low income, even though most people would call them solidly middle class. Teachers and postal clerks would likely be very low income. Because this Housing Element must follow the State vocabulary, it is important for readers to recognize the state labels and understand their practice definitions in terms of their application in the local context~~translate in their heads~~.

In the context of Housing Elements, "Affordable Housing" generally focuses on housing for extremely low, very low, low and moderate income households, but may also address housing for above moderate income households. The generally accepted measure for determining whether a person can afford housing means spending no more than 30% of one's gross household income on housing costs, including utilities, principal and interest. For example, a schoolteacher earning $40,000 per year can afford $1,000 per month for housing, and a police officer or fire fighter earning $60,000 can afford up to $1,500 per month. The 30% standard is especially significant for lower income families, who have minimal extra income to pay for other needs.

So *how much* do so-called extremely low, very low, low and moderate income households earn and who are they? Below are definitions used in this Housing Element[1]. The graphic below illustrates some current salaries that fit in these various categories. By way of comparison, using the Housing Element definitions below, as of 2009, it is estimated that 18% of the current households in Martinez would be considered Very Low Income (with about two-thirds of the Very Low Income households considered Extremely Low Income), 14% would be considered Low Income, 31% would be considered Moderate Income, and 37% would be considered Above Moderate Income.

City of Martinez and Contra Costa County
2009 Household Income Limits



Family Size	Extremely Low 30%	Very Low 50%	Lower 80%	Median 100%	Moderate 120%	Above Moderate
1	$18,750	$31,250	$46,350	$62,500	$75,000	$75,000 +
2	$21,450	$35,700	$53,000	$71,450	$85,700	$85,700 +
3	$24,100	$40,200	$59,600	$80,350	$96,450	$96,450 +
4	$26,800	$44,650	$66,250	$89,300	$107,150	$107,150 +
5	$28,950	$48,200	$71,550	$96,450	$115,700	$115,700 +
6	$31,100	$51,800	$76,850	$103,600	$124,300	$124,300 +

Source: Official State Income Limits for 2009 (Contra Costa County) as determined by the U.S. Department of Housing and Urban Development (HUD), adjusted for family size; the 2009 Area Median Income is $89,300. Examples for the 2009 salaries are from Cal Employment Development Department (*) for Contra Costa County as part of the Oakland-Fremont-Hayward MSA. These survey data from the 2008 Occupational Employment Statistics (OES) survey, with wages updated to the first quarter of 2009.

Note: Contra Costa Median Family Income in 2014 is $80,928, median income in Martinez in 2014 is $74,043.

Housing Element Definitions

[1] Appendix C contains a more complete list of Housing Element definitions.

- **Above Moderate Income Households:** Defined as households earning over 120% of the median household income. As of April ~~2009~~2014, a family of four earning more than $99,120 per year was considered above moderate income.

- **Extremely Low Income Households:** Government Code Section 65583(a) now requires local Housing Elements to provide "Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households (GC 65583 (a)(1))." Extremely low income is a subset of the very low-income regional housing need and is defined as households earning less than 30% of the median household income — which, for family of four as of April 2009, would be to earn less than $26,800/year.

- **Income Limits:** Income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD) for Contra Costa County. State Law establishes detailed content requirements for Housing Elements and requires a regional "fair share" approach to distributing housing needs. The Regional Housing Needs Allocation (RHNA) for jurisdictions in Contra Costa County for the 2007-2014 planning period is shown below as are the 2009 income limits for Contra Costa County. For many State and local programs, State Department of Housing and Community Development (HCD) income eligibility limits are used. HCD income limits regulations are similar to those used by HUD.

Contra Costa County FY 2014 Median Household Income Schedule

	Public Housing, Section 8, CDBG		
Family Size	Extremely Low 30%	Very Low 50%	Lower 80%
1	19,350	32,200	47,350
2	22,100	36,800	54,100
3	24,850	41,400	60,850
4	27,600	46,000	67,600
5	29,850	49,700	73,050
6	32,050	53,400	78,450

- **Low Income Households:** California Health and Safety Code Section 50079.5 provides that the low-income limits established by the U.S. Department of Housing and Urban Development (HUD) are the state limit for low-income households. HUD limits for low-income household are generally households earning 50-80% of the median household income, adjusted for

family size, with some adjustment for areas with unusually high or low incomes relative to housing costs. As of April 2009, a family of four earning between $44,650 and $66,250 per year was considered low income.

- **Moderate Income Households:** Defined by Section 50093 of the California Health and Safety Code as households earning 80-120% of the median household income. As of April 2014, a family of four earning between $70,800 and $99,120 per year was considered moderate income.

- **Very Low Income Households:** California Health and Safety Code Section 50105 provides that HUD very-low income limits are used, which are households earning less than 50% of the median household income (adjusted as described for low-income households above). As of April 2014, this would be a family of four earning less than $40,464 per year.

D Process for Preparing the Housing Element

Update

State law requires cities and counties make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. Section 65583(c) (6) of the California Government Code specifically requires that:

- The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.

To meet these requirements of state law, the City of Martinez has completed the public outreach and community involvement as described below:

The City of Martinez held a public workshop on May 13, 2014, the meeting was advertised in the local paper (Martinez Gazette), on the City website and announced at the Council meeting. Unfortunately, no one attended the evening workshop.

On May 28, City staff prepared a survey and placed the survey on Survey Monkey. The availability of the survey was advertised on our website, city manager weekly newsletter and during the City Council meeting an oral report was provided to announce the availability of the survey. The City of Martinez received 41 responses. The survey results centered around the need for opportunities for seniors to age in place, preservation of neighborhoods and support for higher densities in the downtown area. The Downtown Specific Plan allows for higher densities in downtown and the City supports development of

multifamily housing for aging in place and providing new opportunities for first time home buyers to purchase and or live in downtown Martinez.

Finally, the City scheduled a roundtable discussion of housing (profit and non profit) on June 18, 2014. Individual invitations were sent to 25 housing providers and government entities. Only one organization from an adjacent county attended.

The city has received no public comments. The City provided copies of the Housing Element Update before the Planning Commission on February 1, 2015 prior to the public hearing. The document was available on the City website and at City Hall Planning Department public counter. In addition staff provided individual assistance to community members who contacted staff either in person, on the telephone or email. The Planning Commission met and recommended adoption of the Housing Element on May 5, 2015. One Planning Commissioner expressed concern regarding housing for seniors who wish to age in place. The Planning Commission discussed the issue but felt that market rate senior housing is provided through other means than affordable housing markets furthermore many seniors are considered low income and provided housing as a result of affordable housing programs and developments.

~~In April 2009 the Martinez City Council created a 17-member Housing Element Update Task Force to provide guidance and technical assistance throughout the update process. The Task Force has met four times, including the November 19, 2009 meeting to review a first draft of the updated Housing Element. The initial focus of the Task Force meetings were to develop a *Working Vision for Housing in Martinez* and to analyze the current Housing Element. All of the Task Force meetings have been noticed and open to the public. The meetings have provided an opportunity for members of the public to offer comments and suggestions for the items being discussed.~~

~~In addition to Task Force meetings, there were a number of other opportunities for community members to provide input to the Housing Element update. The most prominent of these was a community workshop held on August 10, 2009, which provided the community a chance to ask questions and to offer direction~~

~~for the Housing Element update[2]. Additionally, there were a number of meetings that were tailored to reach out to specific stakeholder groups, with the goal of connecting with all segments of the population. Staff and consultants met with~~:

- ~~Main Street Martinez~~
- ~~California Apartment Association~~
- ~~Martinez Chamber of Commerce~~
- ~~Contra Costa County Redevelopment Agency~~
- ~~Builders/Contractors~~
- ~~Developers (for profit and not for profit)~~
- ~~Land Owners~~
- ~~Shelter, Inc.~~
- ~~Contra Costa for Every Generation~~
- ~~Martinez Senior Center~~
- ~~RES SUCCESS~~
- ~~Interfaith Council of Contra Costa County~~
- ~~CalWORKs - Contra Costa County~~

~~All these activities along with Housing Element Task Force discussion and technical analysis by City staff and the consultant, helped to identify key issues and strategic directions to pursue in the Housing Element update.~~

~~Key directions identified at community meetings covered the following topics, among others:~~

- ~~Improve housing options and programs for seniors.~~
- ~~Meet the need for emergency, supportive and transitional housing as required by recent State law changes.~~
- ~~Promote smaller units, including second units.~~
- ~~Update the City's General Plan to address development issues comprehensively.~~
- ~~Identify select priority growth areas where housing, including affordable housing, will be encouraged through flexibility in parking, densities and other development standards.~~
- ~~Support single family neighborhoods, protect amenities, and assure a high quality of life in the community.~~
- ~~Promote sustainability, walkability and universal design.~~

~~[2] Appendix B – Community Comments, contains meeting summaries for all outreach conducted as part of the Housing Element update.~~

- ~~Encourage affordable housing and rental housing throughout the community.~~
- ~~Consider a redevelopment agency.~~
- ~~Identify ways to enhance the City's connection to the water.~~

~~Following review of the Discussion Draft Housing Element with the Task Force at a publicly noticed meeting, the revised Discussion Draft Housing Element was prepared for review at a publicly noticed study session with the Planning Commission and the City Council. Modifications were made based on directions provided at the Study Session before the Draft Housing Element was sent to the California Department of Housing and Community Development (HCD) for their review and comment as required by State law. During HCD's review the City also conducted an environmental review of the Draft Housing Element as required under CEQA (the California Environmental Quality Act).~~

Once comments ~~were~~ are received from HCD, the City will ~~notified~~ notify residents and conduct~~ed~~ public hearings before the Planning Commission and then the City Council prior to adoption of the updated Housing Element. ~~t as part of the City of Martinez General Plan. Changes based on HCD review were included in the revised Draft Housing Element reviewed by the Planning Commission and adopted by the City Council on January 19, 2011. The later steps in the Housing Element update process are shown below.~~

Section II

Key Findings

A Why Housing Is Important

The "housing crisis" in the Bay Area has been an evolving phenomenon over the past 30 years as high demand (and need) has continually exceeded supply and affordability. There has been a substantial movement in the Bay Area, intensified by concerns about climate change, to find ways to grow sustainably. That is, to encourage regional development patterns that are more compact, transit-oriented, pedestrian-oriented, attractively designed, and highly livable. A central focus of this movement and the very foundation for achieving a more sustainable and livable Bay Area is rethinking the way in which we plan, design, rehabilitate, preserve and manage housing in conjunction with transportation systems, jobs and services.

Below are key findings of the housing needs analysis that summarize important trends and considerations for the Housing Element:

Population Trends

- **The population of Martinez continues to grow but at a slower rate than Contra Costa County.** The Association of Bay Area Governments (ABAG) projects the City of Martinez will grow five percent between 2010 and 2020 and six percent between 2020 and 2030. By comparison, the County population is projected to increase at a steady nine percent.
- **Martinez's ethnic composition remains primarily Non-Hispanic White (58 percent) but there are signs the City is slowly becoming more diverse.** Hispanic and Latino individuals now represent 18 percent of the population.
- **The median age of the population is 42 years and rising.** This is considerably higher than the Countywide figure of 38 years. Compared to the County, Martinez has a lower percentage of persons under the age of 21 and a higher percentage of individuals between ages 35 and 54.

- **Family households represented 64 percent of all households in Martinez in 2009, compared to 70 percent Countywide.** The City has a lower average household size than the County.

Population, Household and Jobs Projections (2000-2025)

_Population, Household and Jobs Projections (2010-2030)(ABAG Projections 2013)

Geographic Area	2010	2015	2020	2025	2030
Bay Area					
Population	7,150,739	7,461,140	7,786,800	8,134,000	8,496,800
Household Population	2,608,023	2,720,410	2,837,680	2,952,900	3,072,920
Persons per Household	2.69	2.69	2.69	2.70	2.71
Employed Residents	3,268,680	3,547,310	3,849,790	3,949,620	4,052,020
Jobs	3,385,300	3,669,990	3,987,150	4,089,320	4,196,580
Contra Costa County					
Population	1,049,025	1,085,700	1,123,500	1,172,600	1,224,400
Household Population	1,038,711	1,074,900	1,112,000	1,160,500	1,216,300
Persons per Household	2.77	2.77	2.77	2.79	2.80
Employed Residents	455,540	489,750	526,530	539,360	552,720
Jobs	344,920	374,610	407,810	420,060	432,730
Martinez					
Population	35,824	36,500	37,100	38,000	38,800
Household Population	14,287	14,520	14,760	14,990	15,230

Persons per Household	2.50	2.51	2.51	2.53	2.54
Jobs	18,320	19,260	20,260	20,720	21,180

Income and Poverty

- **Median household income in Martinez is $80,928 slightly higher than the Countywide figure.** Median income has increased 26 percent since 2000.
- **According to the Association of Bay Area Governments data (2007-2011) 7.5% of Martinez households were below the poverty line**. ~~**According to the 2000 Census, 5 percent of households in Martinez were below the poverty level.**~~ Groups disproportionately represented included female-headed households with children and African-American households.

Household Income (Percent of Total Households)

	Martinez			County		
	2000	2009	2012	2000	2009	2012
Less that$15,000	9%	7%	1%	9%	4%	8%
$15,000 to $24,999	6%	5%	6.4%	8%	4%	7%
$25,000 to $34,999	8%	6%	6.5%	9%	5%	7%
$35,000 to $49,999	14%	11%	8.8%	13%	9%	10%
$50,000 to $74,999	23%	19%	14.9%	20%	16%	16%
$75,000 to $99,999	17%	16%	21.2%	15%	16%	13%
$100,000 to $149,999	17%	22%	9.2%	15%	23%	18%
$150,000 or more	7%	15%	8.8%	12%	23%	22%

Source: Census 2012
Totals may not equal 100 percent due to individual roundings.

Martinez Income levels and households
The number of households in Martinez in 2012 was 14,323. Income for these households is as follows:

Martinez Household Income

	BAY AREA	MARTINEZ
2000 (1999 Dollars)-	$47,288	$63,010
2000 (2011dollars)-	$63,839	$85,064
2007-2011 (2001 dollars)	$61,632	$79,705

Employment Trends

- **Nearly three quarters of Martinez residents are employed in white collar industries (72 percent), though residents employed in the construction, transportation and service industries still constitute a significant proportion of the total population (28 percent).** The proportion of residents employed by local, state or federal government is higher than at the County level.
- **According to the Association of Bay Area Governments (ABAG), between 2010 and 2020 Martinez jobs are projected to increase by 18 percent.** Twenty percent of these new positions will be in health, educational and recreational services.

Jobs Projections (2000-2025)

Geographical Area	2000	2005	2010	2015	2020	2025	2005-2025 Change
Bay Area Regional Total							
Agriculture and Natural Resources Jobs	24,470	24,170	24,520	24,870	25,070	25,270	1,100
Manufacturing, Wholesale and Transportation Jobs	863,420	709,380	740,960	780,680	823,110	867,490	158,110
Retail Jobs	402,670	367,680	392,400	422,880	455,450	489,510	121,830
Financial and Professional Services Jobs	851,610	780,160	740,960	780,680	823,110	867,490	87,330
Health, Educational and Recreational Service Jobs	1,056,030	1,055,010	1,142,400	1,239,920	1,343,550	1,452,070	397,060
Other Jobs	555,260	513,240	552,480	597,050	642,970	690,370	177,130
Total Jobs	3,753,460	3,449,640	3,693,920	3,979,200	4,280,700	4,595,170	1,145,530
Contra Costa County							
Agriculture and Natural Resources Jobs	2,550	2,550	2,550	2,550	2,550	2,550	0
Manufacturing, Wholesale and Transportation Jobs	56,110	52,730	54,300	57,970	61,920	65,940	13,210
Retail Jobs	46,720	46,890	49,350	53,310	57,710	62,460	15,570
Financial and Professional Services Jobs	89,510	88,510	94,510	103,510	112,560	122,160	33,650
Health, Educational and Recreational Service Jobs	115,930	125,740	135,720	147,670	160,470	173,980	48,240
Other Jobs	60,490	62,610	66,670	71,960	77,700	83,840	21,230
Total Jobs	371,310	379,030	403,100	436,970	472,910	510,930	131,900
Martinez Planning Area (Includes the City's Sphere of Influence)							
Agriculture and Natural Resources Jobs	30	30	30	30	30	30	0
Manufacturing, Wholesale and Transportation Jobs	350	330	330	330	330	330	0
Retail Jobs	500	490	500	520	540	560	70
Financial and Professional Services Jobs	890	860	890	940	990	1,040	180
Health, Educational and Recreational Service Jobs	2,660	2,820	2,940	3,050	3,170	3,300	480
Other Jobs	510	510	520	530	550	570	60
Total Local Jobs	4,940	5,040	5,210	5,400	5,610	5,830	790

Source: ABAG Projections 2007

Special Housing Needs

- **As the current population ages, Martinez will experience an increase in the number of older adults with special housing needs.** The senior population is growing faster than the rest of the City, with ~~12~~ 13 percent of the total population now aged over 65, compared to 10 percent in 2000.

- **Female-headed householders represent 17 percent of all households in Martinez.** Of these households, 835, or 5.8 percent, have children. Female-headed households with children have the highest poverty rate (15 percent) of any sub-population group.
- **Large family households in Martinez represent approximately seven percent of all households.** Large families are those households comprised of 4 or more individuals. This is significantly lower than the proportion for Contra Costa County of 29 percent. Of these large family households, 22 percent were homeowners, while 18 percent were renters in 2000. Renters are more likely than homeowners to experience problems related to overpayment and overcrowding.
- **The 2009 Contra Costa County Homeless Census found 69 unsheltered homeless people in Martinez, out of 1,350 unsheltered homeless people in the County.** The 2012 count found an additional 3,798 sheltered and unsheltered homeless persons in the County. Mountain View House, an interim housing facility for the homeless located in Martinez, is operated by Shelter, Inc. The facility has individual, private rooms to accommodate seven families at a time (30 people including children).

Housing Characteristics

- **Of the 15,064 housing units reported by the Census in 2010 for the City of Martinez, just over 98 percent were occupied.** By comparison, 97 percent of the dwelling units Countywide were occupied. Of the 14,287 occupied housing units in the City, 67.3 percent were owner-occupied and 32.7 percent were renter-occupied. The rental vacancy rate for Martinez was just under 4.9 percent, while the homeowner vacancy rate was 0.8 percent. Comparably, Contra Costa County experienced a 28.2 percent rental vacancy rate and a 2.9 percent homeowner vacancy rate.
- **A sample survey of housing conditions conducted in 2004 and covering nearly 40 percent of the housing stock in older neighborhoods (most of housing constructed prior to 1970) determined that 31 percent of the housing units in these areas of Martinez needed some form of rehabilitation or replacement.** Citywide, the estimated number of dwelling units in need of rehabilitation is 2,273, while 15 housing units are estimated to be in need of replacement. There are more single-family homes in need of repair than any other housing type. Single-family units represented 63 percent of the total housing units in need of repair or replacement. However, within the multi-family housing type category, there is a higher proportion of units needing repair.

- **The occurrence of overcrowding in housing units is substantially lower in Martinez than Countywide.** In 2000, the City experienced a three percent rate of overcrowding, with the majority of instances occurring in renter-occupied housing. Countywide, about eight percent of households lived in overcrowded conditions, with a majority of overcrowding also occurring in rental units.

Housing Costs and Affordability

- **Rents in Martinez are generally below those established as fair market rents by HUD.** Rents are generally equal to or less than those in surrounding communities. In 2014, approximately 46% of renters in Martinez paid 35%, or more, of their gross household income for rent.
- **In early 2009, the median sales price of Martinez homes reached $312,450, after falling steadily since 2006.** Despite this, it is unlikely that there are housing units for sale in Martinez that are affordable to lower-income households. The median home sales price in Martinez in 2014 is $458,500. Martinez home values have gone up 18.5% over the past year.
- **Among lower-income households 64 percent citywide are spending more than 30 percent of income on housing costs and 33 percent are spending more than half their income.** Renters are more likely to be overpaying than homeowners but rates of overpaying are high for all lower-income categories.

B Review of Housing Element Accomplishments

In the introduction to the City's housing programs, the ~~2005~~ 2011 Housing Element concluded that Martinez was unable to implement, or fully implement, many of the programs contained in the ~~1993~~ 2005 Housing Element. In general, the same conclusion can be reached today. The City's staffing, financial, and other resources — and its ability to directly provide housing programs and services — are still quite limited today. An important portion of the Housing Element update is to evaluate the previous Housing Element's achievements. This evaluation is important because it provides valuable information regarding the success of programs and meeting of objectives that address local current and future housing needs In Martinez. An evaluation also provides Martinez with recommendations as to modifications that may be needed to programs and new objectives.

The City's current Housing Element provides a strong starting point for this update. The Martinez Housing Element was adopted by the City Council in ~~2005~~ 2011 and certified by the California Department of Housing and Community Development (HCD). The current Martinez Housing Element remains viable and current as the City moves forward during the next planning period (2015-2023).

The City's current Housing Element not only responds to State law requirements, but also contains a number of community-based strategies. Two program areas that have been the most effective are the adoption and implementation of the Downtown Specific Plan in 2006, and continued collaboration and coordination with Contra Costa County and its Housing Division, which administers housing rehabilitation, homebuyer assistance, emergency shelter and services, multi-family housing, and other programs that are available to residents and developers in the City of Martinez. Although the City is not directly involved in administering these programs, it can make residents, developers, and affordable housing providers aware of County programs, provide referral services, and provide assistance in accessing these programs.

Below is a review of all the programs contained in the ~~2005~~ 2011 Housing Element.

~~Goal #1: Adequate Supply of Housing~~

~~Achieve an adequate supply of safe, decent housing for all economic segments of the community. Promote throughout the City a mix of housing types responsive to household size, income, age and accessibility needs.~~

~~Program 1~~

~~The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Creating a link on the City's website that describes programs available in the City Martinez, contains County application forms, and provides direct links to County agencies that administer these programs; (b) Including contact information on County programs in City newsletters and other general communications that are sent to City residents; (c) Maintaining information on County programs at the City's public counter and training City staff to provide referrals to County agencies; and (d) Distributing information on County programs at community centers.~~

~~*Progress:* This program has been implemented on time and using existing City resources. Links to County programs are made on the City website, as well as the front counter where informational brochures are made available to the public. The completion on this program has increased local awareness of, and access to, information on County programs.~~

~~*Recommendation:* Continue program and identify additional ways to publicize information~~

~~Program 2~~

~~Maintain and monitor a land inventory to determine where it may be appropriate to develop higher density housing. Disseminate this information to interested housing providers and developers. The City will promote the use of the land inventory in the following manner: (a) A link on the City's website; (b) Distribution at the City's public counter; (c) A notice to local homebuilder and contractor organizations and affordable~~

~~housing providers active in Contra Costa County.~~

~~*Progress:* Program 2 was completed in July 2006 when the City Council approved rezoning of over 15 acres of underutilized industrial and commercial land to high density residential. Through the rezoning the City identified areas to encourage the production of more affordable housing. On-going tasks include creating the web link and promoting these sites to builders in the area.~~

~~*Recommendation:* Continue program and identify additional ways to publicize information.~~

~~***Program 3***~~

~~Actively pursue the cooperation of non-profit housing organizations through the following actions: (a) Invite nonprofit housing providers active in Contra Costa County to participate in a housing strategy meeting to discuss opportunities for developing affordable housing in Martinez. The City will meet annually with these nonprofit organizations; (b) Maintain a sites inventory and provide this inventory to nonprofit housing providers; (c) Expedite review of residential development proposals that include affordable housing units through the City's Project Review Committee, staff-level coordinating committee; (d) Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning compliance issues in the most cost-effective and expeditious manner possible; and (e) Provide information within the City's possession to support affordable housing funding requests.~~

~~*Progress:* Program 3 is on-going. The City has maintained a site inventory for affordable housing that can be shared with nonprofit builders~~

~~*Recommendation:* Continue program and identify additional ways to outreach to non-profits.~~

~~***Program 4***~~

~~Establish minimum density targets for opportunity sites that the City has determined are feasible for affordable housing. The City should encourage average densities of at least 75 percent of the maximum permitted by zoning to ensure compliance with State law requirements for adequate sites. The Policy would not apply to sites that have physical constraints impeding the achievement of at least 75 percent of maximum density.~~

~~*Progress:* Standards contained in the Downtown Overlay District and the Downtown Specific Plan allow 29 units/acre permitted by-right, and up to 43 units/acre if a use permit is approved with findings (see discussion in Section VII — B — Available Land for Housing). State Density Bonus law also can be utilized, as was done with the RCD project recently approved by the City Council.~~

~~*Recommendation:* This program is no longer needed due to adoption of the Downtown Specific Plan and allowances for higher densities as described above~~

~~***Program 5***~~

~~Continue to provide expedited review of affordable housing developments through the coordinating activities of the Development Review Committee, and give priority to such projects in scheduling meetings of the Design Review Committee, to maintain a shortened review period and evaluate recommendations to avoid constraints on~~

~~production of affordable housing.~~

~~*Progress:* The City worked with the developer of the RCD project (100% very low income senior project) to provide expedited review so the project could make important funding deadlines as needed.~~

~~*Recommendation:* Continue program~~

~~Program 6~~

~~Adopt a Downtown Specific Plan that: (a) Contains design guidelines in the downtown area to facilitate residential in-fill and mixed use projects; (b) Identifies housing opportunity sites, and provides flexibility in the application of development standards to sites that have development constraints; and, (c) Contains guidelines for affordable residential use of floor space above the ground-floor level commercial establishments the downtown.~~

~~*Progress:* The City Council adopted the Downtown Specific Plan in June of 2006. The Plan establishes design guidelines to facilitate infill and mixed use development, and identifies opportunity sites in a contextual map. The City has implemented the Downtown Specific Plan by enacting consistent zoning, including:~~

- ~~✓ Amendment of General Plan map and text for consistency with the Specific Plan.~~
- ~~✓ Amendment of Central Martinez Specific Area Plan to include Specific Plan land use designations to replace the Specific Area Plan designations for the Specific Plan area.~~
- ~~✓ Amendment of Zoning Map to include three new zoning districts (Downtown Shoreline, Civic, and Historic Overlay; including use of the Central Commercial [CC] zoning district in the Downtown Core area).~~
- ~~✓ Expansion of existing CC district in the Downtown Core to replace the former SC and LI zoned areas north of Downtown's historic commercial core.~~
- ~~✓ Amendment of CC district to provide for a height limit of 40', or three stories, higher with a use permit, and a maximum density of 43 units/acre.~~
- ~~✓ Amendment of Zoning Code to include a Historic Overlay District and specific provisions regarding demolitions or substantial modifications to buildings contained within the District.~~
- ~~✓ Rezoning the area within the boundaries of the Historic Overlay District, as shown in the Specific Plan.~~

~~*Recommendation:* Continue to implement the Downtown Specific Plan~~

~~Program 7~~

~~Revise the City's Zoning Ordinance to address the following: (a) Code Section 65852.2. The City will adopt a process for existing property owners without legally conforming second units to bring their second unit into compliance to the City's zoning and building standards. The objective of the process will be to encourage compliance rather than penalize property owners. The City will revise its second unit standard to eliminate the requirement for written consent of neighboring property owners. (b) Codify density bonus requirements of State law (Government Code Sections 65915 – 65918) in the City's Zoning Ordinance that provides for the same incentives as offered in the Downtown Overlay Zone, plus consideration of fee waivers or deferrals if necessary for a project's financially feasibility. (c) Allow uses permitted in the R-3.5 through R-1.5 districts (multi-family residential) and mixed use projects in light industrial districts to encourage the development of affordable~~

~~housing. (d) Establish a formal administrative procedure for granting persons with disabilities reasonable accommodation in the application of the City's land use regulations and establish criteria to be used when considering such requests. (e) Adopt definitions, specify standards, and designate zoning districts in which transitional housing and emergency shelters for homeless persons will be permitted. The City will solicit input from local service providers in the preparation and adoption of the amendment to the Zoning Ordinance to ensure that development standards and permit processing will not impede the approval and/or development of homeless shelters. The City will select zoning district(s) in which there are existing vacant or underutilized sites that could accommodate such a use.~~

~~*Progress:* The City adopted Zoning Ordinance amendments in 2004 in compliance with state requirements to allow secondary housing units through administrative review in all residential districts. The process for proceeding with the remaining revisions has not been undertaken due to insufficient staff resources.~~

~~*Recommendation:* Standards for second units have been adopted. The City will continue to implement the incentives offered in the Downtown Specific Plan, which would address many of the items identified in the previous Housing Element. The updated Housing Element contains programs to adopt procedures for "reasonable accommodation," and to adopt modifications to the City's Zoning Ordinance to incorporate State Density Bonus law incentives. New requirements as a result of SB2 (described later in this document) are contained in updated Housing Element to address homeless, transitional and supportive housing.~~

~~***Program 8***~~

~~To accommodate its future very low, low, and moderate income housing needs, the previous Housing Element proposed a General Plan amendment and the rezoning of 15 acres of land among the sites identified in the Housing Element for housing at densities and with development standards equivalent to R-1.5 zoning (1,500 square feet of land area per unit, or 29 units/acre. In addition, the previous Housing Element supported adoption of the Downtown Specific Plan with incentives, design guidelines, and regulatory standards that encourage residential development on sites with infill and re-use potential. The Element proposed incentives similar to those offered in the Downtown Overlay District (such as reduced setbacks, higher lot coverage, lower lot area per dwelling unit, and lower parking requirements).~~

~~*Progress:* In July 2006, the City enacted General Plan amendments and rezoned 15 acres of land among the sites identified in previous Housing Element for housing that can be developed at 29 units/acre density, with development standards equivalent to R-1.5. The City also adopted a Downtown Specific Plan in 2006.~~

~~*Recommendation:* Continue to implement current zoning and the Downtown Specific Plan — no other changes needed.~~

~~***Program 9***~~

~~The City will adopt an affordable housing requirement as part of the Zoning Ordinance. The requirement will apply to new residential and mixed-use developments with a residential component and will specify the percentage of dwelling units that must be affordable to very low- and/or low-income households. The specific requirements for the program, and incentives to be offered by the City, will be determined as part of the ordinance adoption process.~~

~~*Progress:* The City will consider adopting an Inclusionary Housing Oridinace or ng impact fee as a means of providing some below market rate housing in market rate develop0ments and to disperse affordable housing thoughout the community.~~

~~*Recommendation:* Include a program to considerer adopting an inclusionary Housing Ordinance or impact fee.~~

~~Goal #2: Protect and Conserve Existing Housing Stock~~

~~Protect and conserve the existing housing stock so that it can best serve the needs of Martinez residents.~~

~~***Program 10***~~

~~Enforce State regulations requiring access and opportunity for the handicapped in new developments.~~

~~*Progress:* The process of incorporating these regulations into the City's Zoning Ordinance has not been undertaken to date.~~

~~*Recommendation:* The updated Housing Element contains programs to adopt procedures for "reasonable accommodation."~~

~~***Program 11***~~

~~Continue to vigorously pursue code enforcement efforts in residential areas through the City's Building Department. .~~

~~*Progress:* The City is continuing with this effort.~~

~~*Recommendation:* Continue program~~

~~Program 12~~

~~Establish the public improvement-replacement program in residential areas suffering from neglect. Provide curb, gutter, and sidewalk improvements to the extent that funds are available for this purpose.~~

~~*Progress:* The process of establishing this program has not begun due to insufficient funding, although a demonstration project was implemented in the Downtown Specific Plan area (residential portion) and the City seeks to build upon that success.~~

~~*Recommendation:* Continue program.~~

~~Program 13~~

~~Adopt procedures for evaluating applications for demolition of substandard residential structures. This evaluation shall consider the implications of the demolition with respect to the retention of affordable housing. If demolitions are deemed to result in a reduction of the amount of affordable housing in Martinez, the City shall require the proponent of the demolition to cooperate with the City in providing relocation assistance to displaced residents and in determining the means for replacing demolished units.~~

~~*Progress:* The process for adopting these procedures has not been undertaken since this does not appear to be an issue in Martinez.~~

~~*Recommendation:* Remove program~~

~~Goal #3: Expand and Conserve Housing Opportunities~~

~~Expand and conserve housing opportunities for low and moderate income families and individuals.~~

~~Program 14~~

~~Continue to participate in the Contra Costa County Neighborhood Preservation Program and the County Rental Rehabilitation Program. The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) A link on the City's website that describes programs available in the City Martinez, contains County application forms, and provides direct links to County agencies that administer these programs; (b) Including contact information on County programs in City newsletters and other general communications that are sent to City residents; (c) Maintaining information on County programs at the City's public counter and training City staff to provide referral to County agencies; and, (d) Distributing information on County programs at community centers.~~

~~*Progress:* The City is continuing with this effort.~~

~~*Recommendation:* Continue program and identify additional ways to publicize information.~~

~~Program 15~~

~~Continue to participate in single- and multi-family mortgage revenue bond programs for qualified moderate and middle income homebuyers and low-income renters. The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) A link on the City's website that describes programs~~

~~available in the City of Martinez, contains County application forms, and provides direct links to County agencies that administer these programs; (b) Including contact information on County programs in City newsletters and other general communications that are sent to City residents; (c) Maintaining information on County programs at the City's public counter and training City staff to provide referral to County agencies; (d) Distributing information on County programs at community centers; and, (d) Participate in Contra County Trust Fund efforts by providing financial and staff support.~~

~~*Progress:* The City is continuing with this effort.~~

~~*Recommendation:* Continue program and identify additional ways to publicize information.~~

~~***Program 16***~~
~~Continue to enforce existing condominium conversion ordinance.~~

~~*Progress:* The City is continuing with this effort.~~

~~*Recommendation:* Continue program and identify additional ways to publicize information.~~

~~Goal #4: Equal Housing Opportunity~~
~~Elimination of all forms of discrimination in Martinez.~~

~~***Program 17***~~
~~Continue to publicize information on fair housing laws and State and federal anti-discrimination laws; refer all complaints to Contra Costa County Housing Division, the Contra Costa Housing Authority, or the California Department of Fair Employment and Housing, as appropriate. The City will educate selected staff in the Community and Economic Development, City Attorney, and City Manager departments on responding to complaints received regarding potential claims of housing discrimination. Information regarding the housing discrimination complaint referral process will be posted on the City's website.~~

~~*Progress:* The City is continuing with this effort.~~

~~*Recommendation:* Continue program and identify additional ways to publicize information.~~

~~***Program 18***~~
~~Support efforts of Countywide social service agencies in their attempts to provide housing for special need groups. The City will provide information and referrals to County agencies for those seeking health and human service assistance. Information on County programs will be made available at the City's public counter and links to County agencies will be provided on the City's website.~~

~~*Progress:* The City is continuing with this effort.~~

~~*Recommendation:* Continue program and identify additional ways to publicize information.~~

~~Goal #5: Pursue Efforts to Meet Regional Housing Needs~~
~~Advocate and diligently pursue efforts to meet the City's regional housing needs.~~

~~Program 19~~

~~Investigate the potential for participation in the Rental Deposit Guarantee and Revolving Loan fund operated by Shelter Inc. to specifically assist Martinez residents and to prevent and reduce the homeless.~~

~~*Progress:* The City is continuing with this effort.~~

~~*Recommendation:* Continue program and identify additional ways to publicize information.~~

~~Program 20~~

~~Meet with representatives of community organizations, including local churches and others interested in providing services to the homeless, to investigate the potential for establishing a shelter network for the homeless as part of the County's broader effort to address homelessness through the Contra Costa County Consortium. Adopt the Countywide Continuum of Care Plan, entitled "Ending Homelessness within the Next Ten Years."~~

~~*Progress:* The process for outreach has not been undertaken due to insufficient staff resources.~~

~~*Recommendation:* New requirements as a result of SB2 (described later in this document) are contained in updated Housing Element programs for homeless, transitional and supportive housing.~~

~~Program 21~~

~~Encourage reduction of housing expenses through shared-living arrangements. Contact the Contra Costa County Housing Division to identify organizations (such as ECHO) that specialize in operating shared housing referral and placement programs primarily for low-income residents. Outreach could be conducted through the senior center, libraries, City Hall, and the media. Determine the feasibility of establishing a program in Martinez based on program costs to the City.~~

~~*Progress:* The process for outreach has not been undertaken due to insufficient staff resources.~~

~~*Recommendation:* Continue program and identify additional ways to publicize information~~

~~Program 22~~

~~Continue to meet with other jurisdictions in Contra Costa County and support ABAG programs to develop a regional program for achieving a balance between housing and jobs.~~

~~*Progress:* The City is continuing with this effort.~~

~~*Recommendation:* Continue program.~~

~~Program 23~~

~~Continue to implement service performance standards that do not inhibit the development of affordable housing as part of the City's Growth Management Element of the General Plan.~~

~~*Progress:* The City is continuing with this effort.~~

~~*Recommendation:* Continue program.~~

~~Goal #6: Preserve Assisted Multi-Family Housing~~

~~Advocate and diligently pursue efforts to meet the City's regional housing needs.~~

~~Program 24~~

~~Adopt an ordinance requiring a one-year notice to residents, the City and Contra Costa Housing Authority of all conversions of Below Market Rate housing units to market rates. Monitor the status of the units at risk. Establish regular contact with the owners of these units. If the units appear to be in danger of converting, establish contact with public and nonprofit agencies who may be interested in managing or purchasing the units to inform them of the projects status and inform tenants of any assistance available.~~

~~*Progress:* The initiation of the process to adopt an ordinance has not begun due to insufficient staff resources.~~

~~*Recommendation:* While no assisted units have been identified as being "at risk" of conversion to market rates, this program should be carried forward in the updated Housing Element. In addition, annual Housing Element review can be used as a mechanism to monitor program implementation.~~

~~Goal #7: Public Participation by All Economic Segments~~

~~To achieve participation of all economic segments of the community in the development of the Housing Element and housing strategies.~~

~~Program 25~~

~~Send public hearing notices to all interested public and nonprofit agencies, affected property owners; post notices in public buildings such as City Hall, libraries, post offices and the senior center; and publish a notice in the local newspaper.~~

~~*Progress:* The City is continuing with this effort.~~

~~*Recommendation:* Continue program. .~~

Goal #1: Housing Strengthens Our Thriving, Balanced, and Diverse Community

Program 1: Review the Housing Element Annually

Progress: 2013 Annual Update, as per Government Code Section 65400 submittal to HCD prior to April 2015.

Recommendation: Continue program, as required by State Law.

Program 2: Coordinate With Housing Support Services Agencies

Progress: Compliance with Housing and Community Development HCD requirements for annual reporting of Housing Element Implementation Progress. Local awareness and access to programs has improved. Information regarding County programs are available on the City's website and informational brochures are made available to the public at the City's front counter .

Recommendation: Continue program and provision of information on the City's website and at City Hall.

Program 3: Coordinate With State, Regional and Contra Costa County Agencies on Housing, Transportation and Climate Action Change

Progress: City in Compliance with Contra Costa Transportation Authority ("CCTA") bi-annual reporting requirements for its approval of "return to source" transportation funds to the City. City completed CCTA "Growth Management Checklist" requirements for reporting years 2011 and 2012, submitting it to CCTA for approval in 2013.- CCTA found the City in full compliance with Authority's Growth Management Program and authorized funding.

Recommendation: Continue program. Work with ABAG to implement the strategies set forth in the Draft Sustainable Communities Strategy by fostering job and housing ~~growth~~balance in the City's Priority Development Area.

Program 4: Publicize Fair Housing Laws And Respond To Discrimination Complaints

Progress: Information and services were made available, on an "as requested"/as needed" basis. Although the City is unaware of instances where its services were needed to address a fair housing complaint, it will remain a resource if needed.

Recommendation: Continue program

***Program 5:* Provide Information on Housing Programs;**

and

***Program -6:* Conduct Community Outreach When Implementing Housing Element Programs**

Progress: These programs have been partially implemented, using existing City resources. Local awareness of, and access to programs improved: links to County programs are available on the City's website and informational brochures are made available to the public at the City's front counter.

Recommendation: Continue programs

***Program -7* Update the City's General Plan**

Progress: The City began the General Plan update process in 2010, and is continuing with this effort, with anticipated completion in 2016~~5.~~.

Recommendation: ~~Continue program~~Complete in 201~~5.~~6

***Program 8* Update the City's Zoning Ordinance**

Progress: On February 19, 2014, the City Council approved an ordinance incorporating the State required accommodation of emergency homeless shelters, supportive and transitional housing, providing reasonable accommodations and adopting density bonus regulations. In addition, the City will amend its definition of family to comply with State law. The City is now in compliance with State Requirements for 4th Cycle Housing Element implementation, and will continue the program to achieve consistency with proposed General Plan update (above). As part of the Zoning Ordinance Update the City will adopt a streamlined permit process to encourage infill and affordable housing projects. In addition, the City will create incentives for development of affordable housing with additional incentives for green building applications. The City will also investigate opportunities for annexation of areas to create special districts within the annexation area that will encourage and facilitate development of affordable housing projects.

Recommendation: Continue program

***Program 9* Consider Establishment Of A Redevelopment Area**

Progress: All existing California Redevelopment Agencies were dissolved as of February 1, 2012, pursuant to the California Supreme Court's resolution of 2011 Legislation (AB 26 & AB 27, and thus no new Agencies can be formed.

Recommendation: DELETE Program

Goal #2: Our Housing And Neighborhoods Have A High Standard Of Quality

Program 10: Continue to Participate in the Contra Costa County Neighborhood Preservation Program and the County Rental Rehabilitation Program

Progress: This program has been partially implemented, using existing City resources~~ as available~~. Although the City is unaware of instances where its services were needed or opportunity was present for such programs, it will remain ~~receptive~~open to implementing a neighborhood preservation program should the need or opportunity arise.

Recommendation: Continue program

Program 11: Implement Code Enforcement

Progress: This program has been using existing City resources, Code Enforcement continues to respond to the community and assists in conserving the housing stock throughout the City.

Recommendation:: Continue program

Program 12:- Implement Neighborhood Improvements

Progress: The process of establishing this program has not begun due to insufficient staff resources and funding. The City will begin to implement the program, should resources become available

Recommendation: Continue program

Program 13: Implement Neighborhood Improvements;

and

Program 14: **Adopt Ordinance for At-Risk Housing**

Progress: The process of establishing these programs have not begun due to insufficient staff resources and funding. The City will begin to implement these programs, should resources become available

Recommendation: Continue programs

Goal #3: We Have a Mix Of Housing Types and Choices

Program -15: Consider Adoption of an Inclusionary Housing Ordinance or Housing Impact Fee

Progress: The City Council considered an inclusionary housing ordinance in 2008, but the ordinance was not adopted and the Council instead voted to return the item to staff and the Housing Element/Affordable Housing Subcommittee for development of alternatives to the ordinance as it was proposed. Staff has investigated alternatives and found that since the dissolution of redevelopment agencies the use of inclusionary housing is no longer an effective method in which to provide affordable housing opportunities because funding no longer exists. However the use of an inclusionary housing fee, zoning for inclusionary housing, setting up an Infrastructure Financing District and Housing Trust Funds, are viable alternatives to creating and promoting the development of affordable housing.
Recommendation: City staff to investigate alternatives methods to create opportunities and funding for affordable housing.

Program -16: Continue to Implement the Downtown Specific Plan

Progress: Land use policies of Downtown Specific Plan (DSP) allow for the construction of approximately. 600 new dwelling units. 49 unit *Berrellesa Palms* Apartments for *extremely low income* senior housing, on former Industrial site designated residential by DSP in 2014. Additional opportunity sites are available, pending private sector interest.

Recommendation: Continue programs

Program -17: **Maintain an Up-To-Date Land Inventory**

Progress: This program has been partially implemented, using existing City resources as available. Maps and date of the additional opportunity site were made available to the private sector.

Recommendation: Continue programs

***Program -18:* Encourage Use of Rental Assistance Programs**

Progress: Information and services were made available, on an "as requested"/as needed" basis..

Recommendation: Continue programs

***Program -19:* Provide Expedited Review, Fee Reductions, and Other Support for Affordable Housing**

Progress: Although the City is unaware of instances where its services were needed, it will remain a resource, if needed.

Recommendation: Continue programs

***Program -20:* Provide Outreach On Homeless Issues**

and

***Program -21:* Encourage Shared Housing**

Progress: Information and services were made available, on an "as requested"/as needed" basis

Recommendation: Continue programs

***Program -22:* Investigate Possible Multi-Jurisdictional Emergency Homeless Shelter**

Progress: Request for and/or opportunity for has not yet occurred. Although the City is unaware of instances where its services were needed, it will remain a resource, if needed.

Recommendation: Continue program

***Program -23*: Enact Zoning for Emergency Shelter for the Homeless;**

***Program -24*: Enact Zoning for Transitional, Supportive Housing and Special Needs Housing;**

and

***Program -25*: Adopt Procedures for Reasonable Accommodation**

Progress: On February 19, 2014, the City Council approved ordinance 1379 C.S., incorporating State required accommodation of: a) emergency homeless shelters; b) supportive and transitional housing. (existing code in compliance with California Fair Housing Law); and c) . a process for proving reasonable accommodations. The City in compliance with State Requirements for 4th Cycle Housing Element implementation requirements

Recommendation: programs COMPLETED (no need to continue)

***Program -26*: Encourage Second Units**

Progress: Building permits for approximately . three second units were issued since 2011. Many opportunities for additional second units exist, pending private sector interest.

Recommendation: Continue program

***Program -27*: Revise Multi-Family Parking Requirements**

Progress: Staff will be implementing new parking standards for multiple family developments as part of the Zoning Ordinance update planned for 2015-2016.

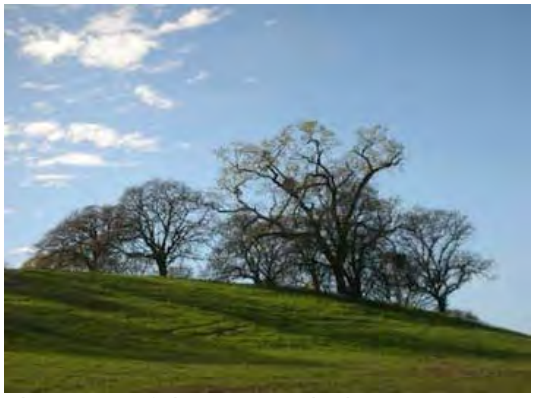
Recommendation: Will complete as part of the Zoning Ordinance Update in 2015-2016.

***Program -28*: Modify Requirements for Group Homes for Six Or More Persons**

Progress: The City Municipal Code permits no more than 6 persons per Group Home. Many jurisdictions have updated their Municipal Codes to reflect the greater number and types of group facilities (greater than 6) as well as the process to permit such facilities. Staff is preparing a revised Zoning Ordinance and will be updating these uses to provide more opportunities for group homes to locate and or develop facilities within the City.

Recommendation: **Update the Zoning Ordinance to include changes to the Municipal Code that will further define and create conditions to permit group homes.**

C Consistency with the Martinez General Plan



The City of Martinez is subject to the requirements of State legislation. One of the requirements is that all of the goals and policies of the City's General Plan elements must be internally consistent. Internal consistency of Martinez's General Plan has been achieved by ensuring that all elements are mutually supportive. Further, assuring that all elements of the General Plan meet State law requirements provides consistency. The Housing Element addresses all State requirements, including relevant legislation enacted subsequent to adoption of the previous element. It contains information on housing constraints and actions to deal with constraints, and reflects recent population, housing, land use, environmental and employment data.

The Housing Element includes information on the number of units required to meet Martinez's housing need, and its share of the regional need. Sites with development potential in accordance with the City's housing needs are evaluated, and are consistent with the land use designations contained in the General Plan and the Downtown Specific Plan. The entire General Plan, including this revised Housing Element, reaffirms the City objectives of preserving its existing character, while fostering the introduction of new residential development that is in keeping with that character.

The City is undergoing a General Plan Update, expected completion mid 2016, and will continue through the update process and adoption to ensure consistency between the Housing Element and the remaining elements of the General Plan, including planning for a variety of housing types serving the needs of the elderly, single households, families and childless households. Consistency between the Land Use Element, in particular, and the Housing Element will be achieved through designation of residential properties throughout the City to permit housing opportunities on sites identified as such in Appendix A of this document. The city will continue to review and approve housing development based on city policies supporting higher densities and affordable housing as the opportunity arises.

General Plan Consistency

City policies supporting higher density housing include:

- Land Use Element, Residential Uses, High Density Residential Areas supports high density residential development in limited areas. The primary purpose is provision of housing to serve the needs of single persons, young families, and childless households.

  High residential housing opportunities are identified with areas the areas designated mid to high density residential located in the periphery and within the Downtown Specific Plan Area. The Downtown Specific Plan promotes the development of additional housing within its boundaries in order to increase the housing supply and reduce impacts to existing adjacent lower density residential neighborhoods within environmentally sensitive habitats or residential neighborhoods that are designated for development at a lower density and can have no housing opportunity sites to provide new development.

- Central Martinez Specific Area Plan, states that new construction of multi-family housing should be encouraged to meet present demand and to "reconstruct" blighted areas, where such construction will not threaten the character of existing neighborhoods. In addition, infill development of vacant and underutilized parcels at a higher density should be encouraged if development reinforces architectural styles, a higher quality development, and encourages the consolidation of smaller parcels.

Downtown Specific Plan Consistency

The Downtown Specific Plan encourages land use opportunities for Downtown Martinez to serve as a cultural, arts and entertainment center offering a wide range of opportunities for residential lifestyles, work environments, shopping, entertainment, culture and the arts. Additional discussion of the Downtown Specific Plan and the Downtown Overlay District is contained later in this document (see discussion in Section VII — B — Available Land for Housing).

Section III

Housing Vision, Goals, Policies and Programs

Vision Our Vision for Housing in Martinez

The primary challenge of the Martinez Housing Element is to properly address local housing needs while ensuring that new housing will "fit-in" with the existing and planned character, quality, environmental constraints and resources of the community. Visioning is a way of looking at the future. It is important that the Housing Element focuses not only on today's issues and concerns, but also looks forward to a longer-term point in time to identify a desired end state — taking a constructive, positive look at our community by defining within a larger context what we want instead of just reacting to today's problems. This approach helps to define our common values and goals within an overall context, and helps to identify near-term actions supporting our long-term directions. Questions include:

- **What Kind of Housing Do We Need?** What kind of housing (size, type, location and price) best fits with our workforce housing needs, household characteristics, and ability to pay for housing?
- **Where Can We Appropriately Put New Housing?** Where in our community can additional residential units be accommodated, especially for extremely low, very low, low, and moderate income households?
- **How Can We Effectively Work Together?** What can the City do — in collaboration with the community, community organizations, other agencies, non-profits, and for-profit developers — to encourage the construction of needed workforce and special needs housing?
- **How Can We Effectively Help Special Needs Groups?** What can be done to assist those households with special needs including, but not limited to the elderly, homeless, people living with physical or emotional disabilities?

The next sections of the Housing Element are organized by the Housing Goals, with *Our VISION for Housing in Martinez* and priorities for near-term (~~2007-2014~~ 2015-2023) Housing Element implementing actions described under each goal.

Goal #1: Housing Strengthens Our Thriving, Balanced, and Diverse Community.

The City has an active role in implementing the Housing Element. There is public participation by all economic segments of the community in the development of the Housing Element and implementation of housing strategies, and there is equal housing opportunity through the elimination of all forms of discrimination in Martinez.

Our Vision of Martinez in the Year 2025

In the year 2025 we have preserved Martinez's beautiful surroundings and respected our heritage, while creating a vibrant Downtown connected to a thriving Waterfront/Marina, and distinctive, livable, "whole" neighborhoods.

Our environment is clean and sustainable, with high standards for energy and resource conservation and green building. Our City is set within open hillsides and there is protected wildlife habitat and access to regional parks near the water. We have designed our City to promote health and wellness.

Our vibrant economy is strengthened through innovation and diversification. Economic development and housing are balanced so that people who work here can live here. We have a number and variety of recreational amenities, and we have designed activities to create gathering places for our community.

We have reduced the need to drive by providing safe, attractive bicycle and walking connections within and between neighborhoods and the Downtown. We can walk to neighborhood markets, shopping, and run errands. We have reliable and accessible bus service; public transit connects local and regional destinations with a shuttle service, light rail and express bus. We get around easily on smooth streets, and parking needs are met.

Key Implementing Programs

- Update the City's General Plan
- Update the City's Zoning Ordinance
- Review the Housing Element Annually
- Provide Information on Housing Programs

Goal #2: Our Housing and Neighborhoods Have a High Standard of Quality.

Assure the fit of new housing with community goals. Protect and conserve the existing housing stock so that it can best serve the needs of Martinez residents, and preserve assisted multi-family rental housing units from conversion to market rate rental units.

Our Vision of Martinez in the Year 2025

> Our housing and neighborhoods are attractive. There is a blend of modern and historic buildings. We are smart and efficient in how we use and reuse our land so that new development adds to the health and fabric of the community. We have respected our heritage. Our City is attractive, well-maintained, and pleasing to experience. Homeowners take care of their properties and there are no blighted properties. There are old (traditional) style homes, with a variety of styles and opportunities for people to interact. Our housing is seismically safe. Housing development will be required and meet Green Building Standards. The Municipal Code will include drought tolerant landscaping be planted into existing and proposed developments.

Key Implementing Programs

- Continue to Participate in Neighborhood Preservation and Rehabilitation Programs
- Implement Code Enforcement
- Provide Information on Housing Programs (Rehabilitation Loans)
- Implement Neighborhood Improvements

Goal #3: We Have a Mix of Housing Types and Choices. *Provide for an adequate supply of safe, decent and affordable housing for all economic segments of the community and promote throughout the City a mix of housing types responsive to household size, income, age and accessibility needs. Diligently pursue efforts to meet the City's regional housing needs, and expand housing opportunities for low and moderate income families and individuals, and persons with special needs.*

Our Vision of Martinez in the Year 2025

> There is housing for all. We have many types of housing to meet our varied needs. Our housing is designed imaginatively, including such techniques as zero lot lines, porches, parking in back, mixed use (housing above retail), cottages in back of houses, housing for artists and artisans, live/work housing opportunities, etc. We have figured out how new affordable housing can get built and we have improved our neighborhoods. We support first time homebuyers and seniors. There is a housing mix throughout the city — from apartments, townhomes, single family, mixed uses, second units and housing for special needs — to non-traditional housing that may have common shared facilities.

Key Implementing Programs

- Continue to Implement the Downtown Specific Plan
- ~~Adopt Emergency Shelter Zoning~~ (Ordinance 1379 C.S. adopted February 19, 2014)
- ~~Adopt Reasonable Accommodation Procedures~~ (Ordinance 1379 C.S adopted February 19, 2014)
- ~~Adopt Density Bonus for Affordable Housing~~ (Ordinance 1379 C.S Adopted February 19, 2014)
- Implement First-Time Homebuyer Assistance
- Consider Adoption of Inclusionary Housing Ordinance or Housing Impact Fee
- ~~Consider Establishment of a Redevelopment Area~~ (Option no longer available, as all existing California Redevelopment Agencies were dissolved as of February 1, 2012, and the creation of new Agencies is precluded.

Goal 1 Housing Strengthens Our Thriving, Balanced, and Diverse Community

The City has an active role in implementing the Housing Element. There is public participation by all economic segments of the community in the development of the Housing Element and implementation of housing strategies, and there is equal housing opportunity through the elimination of all forms of discrimination in Martinez.

Policies

1.1 **City Leadership.** Provide an active leadership role in helping to attain the objectives of the City's Housing Element by following through on the actions prescribed in the Housing Element in a timely manner and monitoring progress annually to review housing goals and target achievements.

1.2 **Regional Housing and Sustainability Strategies.** Support a regional approach to solving the housing problems that supports sustainability principles and reduces reliance on private automobiles, and coordinate with agencies providing housing or housing-related services.

1.3 **Fair Housing and Equal Housing Opportunity.** The City will ensure provision of housing opportunities for all people and will take appropriate actions when necessary to ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, sex, national origin, religion, age or other arbitrary factors.

1.4 **Outreach and Participation.** Promote participation by all residents of Martinez in the development of housing strategies and programs. Encourage minority participation in all sectors of the housing market.

Implementing Programs

1 **Review the Housing Element Annually.** As required by State law, the City will review the status of Housing Element programs by April of each year, ~~beginning April 2011~~. The review would cover the status of implementing actions, accomplishments, and a review of housing sites identified in the Housing Element. In particular, the annual review will cover development assumptions and actual development activity on sites by assessing projected development potential compared to actual development approval and construction. This will also include residential units anticipated on mixed use zoned sites. The intent of the annual review is to maintain adequate sites during the Housing Element planning period.

Responsibility:	Community and Economic Development Department; Planning Commission; City Council
Timing:	Annual review
Funding:	General Fund
Target:	Review and monitoring of Housing Element implementation; submittal to HCD.

2 **Coordinate with Housing Support Services Agencies.** Support efforts of Countywide social service agencies in their attempts to provide housing for special need groups. The City will provide information and referrals to County agencies for those seeking health and human service assistance. Information on County programs will be made available at the City's public counter and links to County agencies will be provided on the City's website. This program will be coordinated with Housing Element Program 5.

Responsibility:	Community and Economic Development Department
Timing:	As part of the Housing Element annual review
Funding:	General Fund; Outside Funding
Target:	Obtain and distribute materials and summarize available programs (see Housing Element Program 5).

3 **Coordinate with State, Regional and Contra Costa County Agencies on Housing, Transportation and Climate Action Change.** Continue to meet with other jurisdictions in Contra Costa County and support ABAG programs to develop a regional program for achieving a balance between housing and jobs. Update the ~~Growth Management Element (consistent~~

~~with Measure C) and the~~ Housing Element consistent with regional and State law requirements in a timely manner.

Responsibility: Community and Economic Development Department; City Manager; City Council
Timing: Participate in ongoing regional planning activities and update the Housing Element by ~~2014~~ 2015
Funding: General Fund
Target: Consistency with SB375, ~~Measure C~~ Contra Costa County Measure J and other regional and State mandates.

4 **Publicize Fair Housing Laws and Respond to Discrimination Complaints.** Promote fair housing opportunities for all people and support efforts of City, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and Federal anti-discrimination laws. Discrimination complaints will be referred to the Contra Costa County Housing Division, the Contra Costa Housing Authority, or the California Department of Fair Employment and Housing, as appropriate. The City will educate selected staff in the Community and Economic Development, City Attorney, and City Manager departments on responding to complaints received regarding potential claims of housing discrimination. Information regarding the housing discrimination complaint referral process will be posted on the City's website and available consistent with Program 5.

Responsibility: Community and Economic Development Department; City Attorney; City Manager
Timing: In response to complaints
Funding: General Fund
Target: Obtain and distribute materials (see Housing Element Program 5).

5 **Provide Information on Housing Programs.** The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Creating a link on the City's website that describes programs available in the City Martinez, contains County application forms, and provides direct links to County agencies that

administer these programs; (b) Including contact information on County programs in City newsletters and other general communications that are sent to City residents; (c) Maintaining information on County programs at the City's public counter; (d) Training City staff to provide referrals to County agencies; and, (e) Distributing information on County programs at community centers.

Examples of specific information would include:

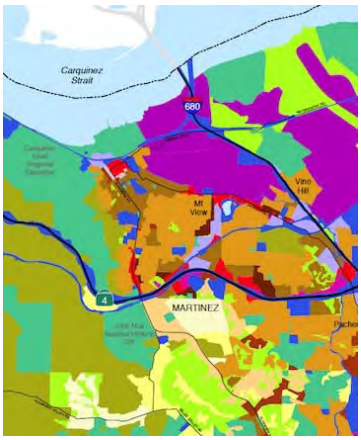
(1) Fair Housing Laws
(2) Rehabilitation loan programs
(3) Housing Authority information
(4) Contra Costa County housing programs
(5) Code enforcement
(6) Homebuyer assistance
(7) Shared living opportunities

Responsibility: Community and Economic Development Department
Timing: ~~Review and obtain materials by September 2010; distribute and post materials, conduct staff training by December 2010; annually update as needed thereafter~~. Ongoing
Funding: General Fund
Target: Posting and distributing of information.

6 **Conduct Community Outreach When Implementing Housing Element Programs.** Notify a broad representation of the community when housing strategy or implementing programs are discussed by the Planning Commission or City Council. Maintain the Housing Element mailing list and send public hearing notices to all interested public and non-profit agencies, affected property owners; post notices in public buildings such as City Hall, libraries, post offices and the senior center; and publish a notice in the local newspaper. Information will be posted on the City's website and will be made available consistent with Program 5.

Responsibility: Community and Economic Development Department
Timing: Consistent with implementing programs
Funding: General Fund
Target: Conduct outreach and distribute materials (see Housing Element Program 5).

7 **Update the City's General Plan.** Update the City's General Plan to assure ease of implementation of City policies and consistency with SB375 and other requirements.



Responsibility: Community and Economic Development Department; Planning Commission; City Council
Timing: ~~2011~~ Mid 2016
Funding: General Fund
Target: Updated General Plan.

8 **Update the City's Zoning Ordinance.** Update the City's Zoning Ordinance to assure ease of implementation and consistency with City policies. The update would include review of use categories, updates required pursuant to State law ~~(such as State Density Bonus Law)~~ and the Housing Element, and consistency with the update of the General Plan.

Responsibility: Community and Economic Development Department; City Attorney; Planning Commission; City Council
Timing: ~~2013~~ 2016-2017
Funding: General Fund
Target: Updated Zoning Ordinance

~~9 **Consider Establishment of a Redevelopment Area.** Consider the establishment of a redevelopment area to assist in meeting multiple City goals, including the provision of funding for affordable housing.~~ (Program no longer possible, as all existing California Redevelopment Agencies were dissolved as of February 1, 2012, and the creation of new Agencies is precluded.)

~~*Responsibility:* Community and Economic Development Department; City Attorney; Planning Commission; City Council~~
~~*Timing:* 2012~~
~~*Funding:* General Fund~~
~~*Target:* Consideration of Redevelopment area; preparation of a Redevelopment Plan if determined to be feasible~~

Goal 2 Our Housing and Neighborhoods Have a High Standard of Quality

Assure the fit of new housing with community goals. Protect and conserve the existing housing stock so that it can best serve the needs of Martinez residents, and preserve assisted multi-family rental housing units from conversion to market rate rental units.

Policies

2.1 **Design of Housing and Neighborhoods.** Assure excellence in project design consistent with community character (architecture, site planning, and amenities) and City policies for development areas.

2.2 **Conserve Existing Housing.** Conserve the City's housing stock, including existing rental housing and single-family homes that are affordable to low and moderate income households.

2.3 **Code Enforcement and Housing Rehabilitation.** Assure compliance with the City's building codes to maintain the quality of the housing stock, and pursue available rehabilitation programs for both owner occupied and rental housing and funding for the conservation, retrofitting and rehabilitation of viable older housing to preserve neighborhood character.

2.4 **Loss of Housing Units.** Discourage the conversion of older residential uses to non-residential uses, unless there is a finding of public benefit and that equivalent housing can be provided for those who have been displaced by the proposed conversion.

2.5 **Condominium Conversions.** Regulate the conversion of apartments to condominiums to preserve the existing stock of rental apartments.

2.6 **Long-Term Protection of Subsidized Housing.** Seek to preserve existing low-cost rental housing for occupancy by lower-income residents.

2.7 **Energy Conservation Improvements.** Encourage energy conservation improvements and promote energy conservation programs through rehabilitation loan programs, City staff training and the distribution of information on energy conservation improvements.

Implementing Programs

~~10~~9 **Continue to Participate in the Contra Costa County Neighborhood Preservation Program and the County Rental Rehabilitation Program.** The City will promote the availability of Contra Costa County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through Program 5.

Responsibility: Community and Economic Development Department; Public Works Department (Building Division)
Timing: Ongoing
Funding: General Fund and County Programs
Target: Conduct outreach and distribute materials (see Housing Element Program 5), and link with code enforcement activities.

~~11~~10 **Implement Code Enforcement.** **As budget and staffing permits, c**ontinue to vigorously pursue code enforcement efforts in residential areas through the City's Public Works Department (Building Division).

Responsibility: Public Works Department (Building Division)
Timing: Ongoing
Funding: General Fund
Target: Improved conditions, community education, and distribution of materials. Conservation of 40 units/year (210 units by 2014).

~~12~~11 **Implement Neighborhood Improvements.** Identify possible neighborhoods in need of upgrading and develop and implement a program to upgrade curb, gutter, and sidewalks pursuant to the newly adopted sidewalk repair ordinance (March 2015) ~~to the extent that funds are available for this purpose~~. The next focus area should be residential areas surrounding the Downtown Specific Plan area and potential change areas.

Responsibility: Community and Economic Development Department; Public Works Department; City Council

Timing: Identify potential streets/neighborhoods by 2011; implement improvements as funding and staffing are available

Funding: Private Fundings/General Fund or Other Funding

Target: Study and adopt program ~~make neighborhood improvements~~.

~~13~~ 12 **Implement measures for relocation of tenants from At-Risk Housing and consider adoption of ~~Adopt~~ Ordinance for At-Risk Housing.** Assist Tenants of Existing Rent Restricted Units to Obtain Priority Status on Section 8 Waiting List - HUD has set aside special Section 8 vouchers for existing tenants in Section 8 projects that are opting out of low-income use. . If such vouchers are acquired by the tenants, the units will stay affordable to the existing tenants, upon termination of the original below market rate program, as long as they stay. Once a unit is vacated and new tenants move in, the unit will convert to market-rate housing In addition, consider adoption of ~~Adopt~~ an ordinance requiring a one year notice to residents, the City, Contra Costa County Housing Authority, and Contra Costa County Redevelopment Agency of all conversions of Below Market Rate housing units to market rates. Monitor the status of the units at risk. Establish regular contact with the owners of these units. If the units appear to be in danger of converting, establish contact with public and nonprofit agencies who may be interested in managing or purchasing the units to inform them of the projects status and inform tenants of any assistance available.

Responsibility: Community and Economic Development Department; City Attorney; Planning Commission; City Council

Timing: 2015~~3~~ with other Zoning Ordinance updates

Funding: General Fund

Target: While there are only 14 ~~no~~ known units at risk of losing subsidies at this time , the City's efforts could help ~~would~~ preserve up to 522 assisted units in Martinez, including an estimated 75 units extremely low income, 200 units very low income, and 200 low units and 47 moderate income units ~~by 2014~~.

Goal 3 We Have a Mix of Housing Types and Choices

Provide for an adequate supply of safe, decent and affordable housing for all economic segments of the community and promote throughout the City a mix of housing types responsive to household size, income, age and accessibility needs. Diligently pursue efforts to meet the City's regional housing needs, and expand housing opportunities for low and moderate income families and individuals, and persons with special needs.

Policies

3.1 **Higher Density Development.** High density development will be allowed where compatible with existing development, environmental review, and land use regulations.

3.2 **Streamlined Review.** Continue existing streamlined development review process for all residential projects and facilitate priority review where appropriate for affordable, below market rate and special need housing projects.

3.3 **Annexation to Meet Housing Needs.** Encourage thorough study and, if appropriate, the annexation of vacant land appropriate for residential use within the Martinez Planning Area.

3.4 **Mixed Use.** Encourage mixed residential/commercial uses on those parcels where a mix of land uses is feasible and appropriate.

3.5 **State Density Bonus Law.** Provide density bonuses to projects according to requirements of State law.

3.6 **Variety of Housing Choices.** Encourage a mix of housing units throughout the City including:

a. Lower income seniors, families with children, single parents, young families, victims of domestic violence, and the disabled.
b. Housing that is affordable to first time buyers and renters of all income levels.
c. A variety of rental and ownership housing opportunities for low and moderate income households.
d. Recognition that higher priced residential opportunities must also be provided.
e. Smaller size housing units.
f. Single level multi-family housing.

3.7 **Contra Costa County Housing Authority.** Continue to lend assistance and support to projects developed by the Housing Authority.

3.8 **Emergency Shelter and Disaster Preparedness Housing.** Identify emergency housing needs and locations as part of the City's disaster preparedness planning.

3.9 **Adaptable/Accessible Units for the Disabled.** The City will ensure that new multi-family housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies to allow seniors to "age in place."

3.10 **Housing for New Employees and their Families.** Given the amount of commercial and retail development expected through build-out of the City, encourage an adequate supply and variety of rental and ownership housing that meets the needs of new employees and their families.

3.11 **Transitional and Supportive Housing.** The City of Martinez recognizes the need for and desirability of transitional and supportive housing and will treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.

3.12 **Housing for the Homeless.** The City of Martinez recognizes the need for and desirability of emergency shelter housing for the homeless and will allow emergency shelters as a permitted use within the SC (Service Commercial) and L-I (Light Industrial) zoning districts, as per Ordinance 1379 C.S., which was aopted by City Council on February 19, 2014. To In addition, the adopted regulations:

a. provide development standards for emergency shelters to ensure that shelters would be developed in a manner which protects the health, safety and general welfare of nearby residents and businesses, while providing for the needs of a segment of the population as required by State law. Shelters shall be subject only to development, design review and management standards that apply to industrial development in the same zone, except for the specific written and objective standards as allowed in State law.

b. encourage a dispersion of facilities to avoid an over-concentration of shelters for the homeless in any given area, a minimum of 300' is required between shelters (An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the "normalization process" for clients residing in such facilities)

c. allow, subject to Use Permit approval, a religious facility to operate a open a permanent, year-round shelter, in multiple Zoning Districts.

~~a. That a use permit be required if a property containing a religious facility wants to open a permanent, year-round shelter.~~

~~b. The City will encourage a dispersion of facilities to avoid an over-concentration of shelters for the homeless in any given area. An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the "normalization process" for clients residing in such facilities~~.

In addition, the Housing Element recommends the following:

~~c.~~a. Support a "housing first" policy that promotes long-term housing solutions for homeless individuals and families in Contra Costa County.

~~d.~~b. The City will encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the City or a designated agency to resolve disputes.

~~e.~~c. It is recommended that a staff person from the provider agency be designated as a contact person with the community to review questions or comments from the neighborhood. Outreach programs may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents.

~~f. Development standards for emergency shelters for the homeless located in Martinez will ensure that shelters would be developed in a manner which protects the health, safety and general welfare of nearby residents and businesses, while providing for the needs of a segment of the population as required by State law. Shelters shall be subject only to development, design review and management standards that apply to industrial development in the same zone, except for the specific written and objective standards as allowed in State law~~.

Implementing Programs

~~14~~13 **Consider Adoption of an Inclusionary Housing Ordinance or Housing Impact Fee.** Consider adopting an Inclusionary Housing Ordinance or a housing impact fee as a means of providing some below market rate housing in market rate developments and to disperse affordable housing throughout the community.

Responsibility:	Community and Economic Development Department; City Attorney; Planning Commission; City Council
Timing:	~~2013~~ 2016 (with Zoning Ordinance revision – Program 8)
Funding:	General Fund
Target:	~~The City Council considered an inclusionary housing ordinance in 2008, but the ordinance was not adopted and the Council instead voted to return the item to staff and the Housing Element/Affordable Housing Subcommittee for development of alternatives. No additional effort has taken place, as there is not~~

~~yet a consensus as how to proceed and insufficient staff resources. If future staff resources allow, Cconsider ordinance adoption of alternative ordnance when housing market conditions improve. with overall Zoning Ordinance revision – Program 8;~~

Progress: The City Council considered an inclusionary housing ordinance in 2008, but the ordinance was not adopted and the Council instead voted to return the item to staff and the Housing Element/Affordable Housing Subcommittee for development of alternatives to the ordinance as it was proposed. Staff has investigated alternatives and found that since the dissolution of redevelopment agencies the use of inclusionary housing is not as effective a method to provide affordable housing opportunities because the funding no longer exists. However the use of an inclusionary housing fee, zoning for inclusionary housing, setting up an Infrastructure Financing District and Housing Trust Funds, are viable alternatives to creating and promoting the development of affordable housing.

Recommendation: City staff to investigate alternatives methods to create opportunities and funding for affordable housing.

~~15~~14 **Continue to Implement the Downtown Specific Plan.** Continue to implement the programs, policies and development standards to facilitate and encourage residential development in the downtown area. This would include the implementing actions contained in the Downtown Specific Plan, such as actions to promote walk-ability, development incentives, financing and funding mechanisms, and other policies and actions contained in the Downtown Specific Plan to encourage infill, higher density, and mixed-use development. The Downtown Specific Plan identifies “priority catalyst projects” to help achieve the goals and policies of the Specific Plan. Specific incentives contained in the Downtown Specific Plan and identified as catalyst projects include:

(1) Zoning changes as a result of the Downtown Specific Plan adoption encourage development of townhomes and condominiums, which were not allowed under previous Zoning regulations;

(2) Improvements to infrastructure, including the utility grid; and,

(3) Evaluation of financing and funding mechanisms to implement the Downtown Specific Plan, ~~including Housing Element Program 9 to "Consider Establishment of a Redevelopment Area."~~

Further, to promote residential development affordable to lower income households in the Downtown Specific Plan, the City will target a variety of support, including expediting and prioritizing review, coordinating applications with the project review committee, consider waivers or reductions of fees, or grant concessions and incentives ~~beyond density bonus law~~ and specifically meet with developers including non-profit to identify and implement target sites and strategies at least twice in the planning period. As part of this effort, the City will apply or support applications for funding at least twice in the planning period, annually monitor the effectiveness of the strategy and add or revise programs as necessary to promote affordability in the Downtown Specific Plan.

Responsibility: Community and Economic Development Department; City Manager; Public Works Department; Planning Commission; City Council
Timing: Ongoing
Funding: General Fund
Target: Provision of housing in the Downtown.

~~16~~15 **Maintain an Up-to-Date Land Inventory.** Periodically update the land inventory and provide information to interested developers and affordable housing providers with specific information on opportunity sites that have the greatest feasibility for housing production.

Responsibility: Community and Economic Development Department
Timing: Ongoing
Funding: General Fund
Target: Up-to-date land inventory for use by developers of housing in Martinez.

~~17~~16 **Encourage Use of Rental Assistance Programs.** Continue to publicize and participate in rental assistance programs such as Section 8 and other available rental programs.

Responsibility: Community and Economic Development Department; Contra Costa County Housing Authority
Timing: Ongoing; link with Program 5.
Funding: General Fund
Target: Rental assistance provided to extremely low, very low and low income Martinez residents.

~~18~~17 **Provide Expedited Review, Fee Reductions, and Other Support for Affordable Housing.** Continue to provide expedited review of affordable housing developments through the coordinating activities of the Project Review Committee, and give priority to such projects in scheduling meetings of the Design Review Committee, Zoning Administrator, and Planning Commission to maintain a shortened review period and evaluate recommendations to avoid constraints on production of affordable housing. The City will also consider waivers or reductions of development fees where feasible as a means of promoting the development of housing affordable to extremely low, very low, and low income households. In addition, the City will review funding options as part of the annual Housing Element review as described in Program 1, and will apply for funding or support funding applications as opportunities are available, and will undertake other actions (such as modifications to parking requirements and granting concessions and incentives) to assist in the development of housing for extremely low income households.

Responsibility:	Community and Economic Development Department; City Council
Timing:	Annual Review as part of Housing Element Program 1 and apply for funding at least twice in the planning period
Funding:	General Fund
Target:	Incentives for affordable housing.

~~19~~18 **Provide Outreach on Homeless Issues.** Meet with representatives of community organizations, including local churches and others interested in providing services to the homeless, to investigate the potential for establishing a shelter network for the homeless as part of the County's broader effort to address homelessness through the Contra Costa County Interagency Council on Homelessness. [3]

Responsibility: Community and Economic Development Department; City Manager; City Council
Timing: Ongoing
Funding: General Fund
Target: Countywide coordination on homeless needs.

~~20~~19 **Encourage Shared Housing.** Encourage reduction of housing expenses through shared-living arrangements. Contact the Contra Costa County Housing Division to identify organizations that specialize in operating shared housing referral and placement programs primarily for low-income residents. Outreach could be conducted through the senior center, libraries, City Hall, and the media. Determine the feasibility of establishing a program in Martinez based on program costs to the City.

Responsibility: Community and Economic Development Department
Timing: Ongoing
Funding: General Fund
Target: Shared housing provided.

~~21~~20 **Investigate Possible Multi-Jurisdictional Emergency Homeless Shelter.** Pursuant to State law requirements, and as the opportunity arises, the City will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.

Responsibility: Community and Economic Development Department; City Manager; City Council
Timing: If an opportunity arises
Funding: General Fund
Target: Construction of homeless facility (if feasible).

[3] Shelter Inc. operates Mountain View House in Martinez. They have a limited amount of funding for homelessness prevention (including one-time rental assistance). It is basically a one time, one month payment for rent. HPRP stands for Rapid Rehousing money, which is subsidized over a period of months, helping people with back rent. Shelter, Inc. also works with legal aid and the landlord to resolve issues. Other programs include emergency shelter for families and scattered sites with subsidized rent for 12 months, permanent supportive (mental health, AIDS) for 18 households, and 5 units in West County for homeless prevention.

~~22~~ (This program, ***Enact Zoning for Emergency Shelter for the Homeless,*** was completed with the City Council's adoption of ordinance 1379 C.S. on February 19, 2014.) ~~**Enact Zoning for Emergency Shelter for the Homeless.** The City will establish zoning to allow emergency shelters for the homeless as a permitted use within the SC (Service Commercial) and L-I (Light Industrial) zoning districts. Zoning will also be established to allow religious facilities to open a permanent, year-round shelter with a use permit. In addition, the City will establish written and objective standards, as allowed in State law, for the following:~~

~~(1) Maximum number of beds;~~
~~(2) Off-street parking based upon demonstrated need;~~
~~(3) Size and location of on-site waiting and intake areas;~~
~~(4) Provision of on-site management;~~
~~(5) Proximity to other shelters;~~
~~(6) Length of stay;~~
~~(7) Lighting; and~~
~~(8) Security during hours when the shelter is open.~~

~~*Responsibility:* Community and Economic Development Department; City Attorney; Planning Commission; City Council~~
~~*Timing:* 2010~~
~~*Funding:* General Fund~~
~~*Target:* Zoning Ordinance amendment.~~

~~23~~ (This program, ***Enact Zoning for Transitional, Supportive Housing and Special Needs Housing,*** was completed with the City Council's adoption of ordinance 1379 C.S. on February 19, 2014.) ~~**Enact Zoning for Transitional, Supportive Housing. And Special Needs Housing.** Amend residential zones to specifically allow transitional and supportive housing, as required by State law, so they are treated as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone. In addition, remove or revise the definition of family contained in the City of Martinez Municipal Code, which appears not to be in compliance with California Fair Housing Law and may pose a constraint to providing housing for people with disabilities. To be compliant, the definition of family cannot distinguish between related and unrelated persons, and should not impose numerical limitations on the number of persons that may constitute a family.~~

~~*Responsibility:* Community and Economic Development Department; City Attorney; Planning Commission; City Council~~
~~*Timing:* 2010~~

~~*Funding:* General Fund~~
~~*Target:* Zoning Ordinance amendment.~~

~~24~~ (This program, ***Adopt Procedures For Reasonable Accommodation,*** was completed with the City Council's adoption of ordinance 1379 C.S. on February 19, 2014.)~~**Adopt Procedures for Reasonable Accommodation.** Establish internal review procedures or ordinance to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these procedures and an ordinance is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.~~

~~*Responsibility:* Community and Economic Development Department; Public Works; City Attorney; Planning Commission; City Council~~
~~*Timing:* 2010~~
~~*Funding:* General Fund~~
~~*Target:* Zoning Ordinance amendment or administrative procedures approved.~~

~~25~~21 **Encourage Second Units.** The City will continue to allow secondary dwelling units ("granny flats") in all residential zones, subject to specific development standards and requirements.

Responsibility: Community and Economic Development Department
Timing: Ongoing.
Funding: General Fund
Target: 15 new second units by 2025; 5 very low income, 5 low income, and 5 moderate income.

~~26~~22 **Revise Multi-Family Parking Requirements.** Simplify and consolidate the City's requirements for Off-Street Parking for multi-family housing for both City-wide and the Downtown Overlay District to be more in sync with

actual demand and current best practices. This would include reductions in requirements for the number of covered and non-covered spaces for one-bedroom units in multi-family housing projects.

Responsibility: Community and Economic Development Department; City Attorney; Planning Commission; City Council
Timing: ~~2010~~ 2016 (with Zoning Ordinance revision – Program 8)
Funding: General Fund
Target: Zoning Ordinance amendment.

~~27~~23 **Modify Requirements for Group Homes for Seven or More Persons.** Consider ~~A~~amending the Zoning Ordinance to allow group homes for seven or more persons with a Conditional Use Permit in additional residential zones.~~"~~

Responsibility: Community and Economic Development Department; City Attorney; Planning Commission; City Council
Timing: ~~2011~~ 2016 (with Zoning Ordinance revision – Program 8)
Funding: General Fund
Target: Zoning Ordinance amendment.

24 **Continue to make available, information and permits, so that new and modified housing is made suitable for residents with disabilities.** Promote program on reasonable accommodations and continue to implement universal design building code requirements

Responsibility: Community and Economic Development Department; Public Works Department (Building Division)
Timing: Ongoing
Funding: General Fund and County Programs
Target: Conduct outreach and distribute materials.

25 **Modify Allowances for Farmworker and Employee Housings.** Enact Zoning code amendment to explicitly define, and provide zoning provisions for, farmworker and employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. Specifically, the Zoning Code shall be amended to include the following:

- Any employee housing providing accommodations for six or fewer employees shall be deemed a single family structure. Employee housing shall not be included within the definition the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.
- No conditional use permit, zoning variance or other zoning clearance shall be required of employee housing that serves six or

fewer employees that is not required of a family dwelling of the same type in the same zone.

- Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be permitted by-right in any zone(s) permitting agricultural use by-right. In any zone(s) where agricultural use is permitted subject to a conditional use permit, such employee housing shall be subject to a conditional use permit.
- Permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who may or may not work on the property where the employee housing is located.
- Require that existing or future agricultural farms o places of employment work with housing providers to meet the needs of farmworkers and their families.

Responsibility: Community and Economic Development Department; City Attorney; Planning Commission; City Council
Timing: 2016 (with Zoning Ordinance revision – Program 8)
Funding: General Fund
Target: Zoning Ordinance amendment.

24 **Update Zoning Code's definition of "Family" to be consistent with current HCD guidelines and recent court cases.** Amended definition shall consider these three major points to consider when writing a definition of family must:

- Jurisdictions may not distinguish between related and unrelated individuals.
- The definition may not impose a numerical limit on the number of persons in a family.
- Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families.

Responsibility: Community and Economic Development Department; Public Works Department (Building Division)
Timing: Ongoing
Funding: General Fund and County Programs
Target: Zoning Ordinance amendment.

~~Section IV~~

~~Implementation Timeframe~~

~~A Overview~~

~~The City of Martinez Housing Element is built around preserving and enhancing residential neighborhoods, sustaining the community's character and environmental resources, and efficiently planning for the future use of remaining undeveloped or redeveloping properties so that they fulfill unmet needs. The implementing programs in the Housing Element, as described in the previous section, are intended to address these concerns.~~

~~In reviewing the list of programs it is important to recognize two other concerns: (1) There are limited staff and budget resources to undertake all of the programs listed immediately; and (2) some programs require other funding or actions to occur first. The Downtown Specific Plan implementation will also assist in achieving the goals of the City's Housing Element.~~

~~This section covers all of the implementing programs described in the Housing Element, and represents the City's commitment to take an active leadership role in assuring the implementation of the programs described. It is also the City's intent to: (1) encourage public review and effective participation in all aspects of the planning process; and (2) assure annual review of the Housing Element in order to periodically revise and update this Action Plan as necessary to keep it effective.~~

~~B Implementation Summary Table~~

	Martinez Housing Element Programs	Time Frame	Total 2007 - 2014 Housing Target	Responsible Department or Agency	Source of Funding
Goal 1	**Housing Strengthens Our Thriving, Balanced, and Diverse Community**				
1	Review the Housing Element Annually	Annually	Review and monitoring of Housing Element implementation; submittal to HCD	CED; PC; CC	GF
2	Coordinate with Housing Support Services Agencies	Annually	Obtain and distribute materials and summarize available programs (see Housing Element Program 5)	CED; OA	GF; OF
3	Coordinate with State, Regional and Contra Costa County Agencies on Housing, Transportation and Clima	Ongoing; HE Update 014	Consistency with SB375, Measure C and other regional and State	CED; CC; OA; CM	GF
4	Publicize Fair Housing La to Discrimination Compla	2010; going fter	Obtain and dis (see Housin Program	; CM; CA	GF
5	Provide Information on H		Posti	; OA	GF
6	Community Outreach Wh Implem Housing Element Programs		ee rogram 5)	CE ; PC; CC	GF
7	Update the City's General Plan		l Plan	CED; PC; CC	GF
8	Update the City's Zoning Ordinance		ance	CED; PC; CC; CA	GF
9	Consider Establishment Redevelopment Area		of	; PC; CC;	GF
Goal 2	**Our Housing an ve a Hig y**				
10	Continue to Participate in County Neighborhood Pr Program and the County Rehabilitation Program	2010; Ongoing after	Conduct outrea distribute mat Housing El and link with code enforcement activities. Rehabilitation of 2 ELI, 8 Very Low, and 10 Low Units	; CED;	GF; OF
11	Implement Code Enforcement	Ongoing	Improved conditions, community education, outreach and distribute materials (see Housing Element Program 5). Conservation of 40 units/year (210 units by 2014).	PWB	GF
12	Implement Neighborhood Improvements	2011; TBD	Study and make neighborhood improvements	CED; PW; CC	GF; OF

	Martinez Housing Element Programs	Time Frame	Total 2007 - 2014 Housing Target	Responsible Department or Agency	Source of Funding
13	Adopt Ordinance for At-Risk Housing	2013	While there are no known units at risk of losing subsidies, the City's efforts would preserve 75 units ELI, 200 units VL, 200 units Low, and 47 units Mod	CED; PC; CC; CA	GF

Goal 3 We Have a Mix of Housing Types and Choices

14	Consider Adopting the Proposed Inclusionary Housing Ordinance or Housing Impact Fee	2013	Consider ordinance or fee adoption when housing market conditions improve	CED; CA; PC; CC	GF
15	Continue to Implement the Downtown Specific Plan	Ongoing	Provision of housing in the Downtown.	CED; PW; PC; CC; CM	GF
16	Maintain an Up-to-Date Land Inventory	Ongoing	Up-to-date land inventory for use by devel in Martinez.	CED	GF
17	Encourage Use of Rental As Programs	oing	Rental assistance extremely low, low income M residents.	A	OF
18	Provide Expedited Review, and Other Support for Afford			C	GF
19	Provide Outreach on Homel ss Issues			CED; C	GF
20	Encourage Shared Housing	On	vided.	CED	GF
21	Investigate Possible Multi-Jurisdictional Emergency Homeless Shelte			CED; CM; CC	GF; OF
22	Enact Zoning for Emergency Homeless		oning On	A; PC;	GF
23	Enact Zoning for Transitional Supportive Housing	10	Zoning Ordinance	A; PC;	GF
24	Adopt Procedures for Reasonable Accommodation	2013	Zoning Ordinance amendment or administrative procedures approved.	CED; CA; PW; PC; CC	GF
25	Encourage Second Units	Ongoing	5 new units VL, 5 new units Low, and 5 new units Mod	CED	GF

Martinez Housing Element Programs	Time Frame	Total 2007 - 2014 Housing Target	Responsible Department or Agency	Source of Funding

26	Revise Mulit-Family Parking Requirements	2010	Zoning Ordinance amendment	CED; CA; PC; CC	GF
27	Modify Requirements for Group Homes for Seven or More Persons	2011	Zoning Ordinance amendment	CED; CA; PC; CC	GF

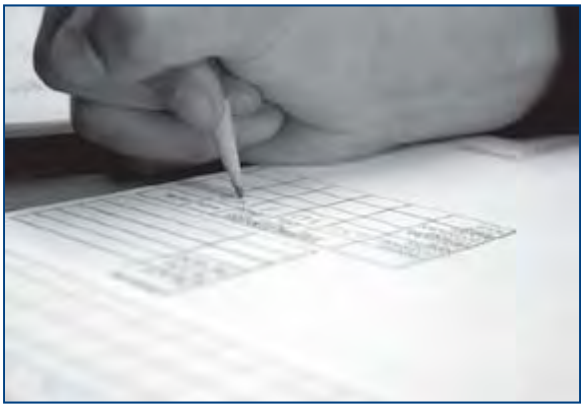
Legend for the Implementation Summary Table

ELI	Extremely Low Income Housing	CC	City Council
VL	Very Low Income Housing	PC	Planning Commission
Low	Low Income Housing	CM	City Manager
Mod	Moderate Income Housing	CA	City Attorney
Mod+	Above Moderate Income Housing	OA	Outside Agency or Organization
GF	General Fund	PWB	Public Works (Building)
OF	Outside Funding Source	PW	Public Works
CED	Community & Economic Development		

Section ~~V~~IV

Quantified Housing Objectives

A Purpose of Quantified Housing Objectives



State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated or conserved. Policies and programs establish the strategies to achieve these objectives. The City's quantified objectives are described under each program, as listed in Section IV, and represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's objectives. The table on the next page summarizes the City's quantified objectives for housing during the 2015-2023 planning period.

The new construction objectives shown in the table are based on ABAG Projections 2013 through 2040, the City's RHNA for the 2015-2023 planning period, historic trends, and expectations for new second units.

B Quantified Objectives Summary Table

Martinez Quantified Objectives Summary (~~2007-2014)~~2015-2023

Income Category	New Construction	Rehabilitation	Conservation and Preservation
~~Extremely Low~~Extremely Low Income	~~131~~62	~~2~~8	~~80~~
~~Very~~ Very Low Income	~~131~~62	~~8~~10	~~121~~52
Low Income	~~166~~ 72	~~10~~	~~160~~
Moderate Income	~~179~~~~119~~78	0	57
Above Moderate Income	~~454~~195	0	0
Total	~~1,060~~469	~~20~~18	~~452~~ 178

Section VI

Current Housing Conditions and Trends

A Population, Housing and Jobs Trends

Martinez is a city of approximately 36,700 residents located in the north-central section of Contra Costa County. Martinez was founded in 1849 and incorporated in 1876. The City grew through transformation from reliance on the gold trade during the mid 1800s through evolution of the wine and water industries, development of government and manufacturing centers, and related growth. Martinez's development history has been influenced by the growth of Contra Costa County government, the City's location on the Carquinez Strait, and the presence of oil refineries.

Population Growth

The population of Martinez continues to grow, but at a slower rate than Contra Costa County. This trend is projected to continue for the next several decades. The table below shows the Association of Bay Area Governments (ABAG) projections for the City and County through 2030. For the City of Martinez, ABAG projects population growth of 5% between 2010 and 2020 and 6% between 2020 and 2030. By comparison, ABAG has projected that Contra Costa County will experience a 9% growth rate between 2010 and 2020 and the same between 2020 and 2030. According to ABAG projections, Martinez is expected to reach a population of approximately 42,100 by 2030.

Population Growth in Martinez and Contra Costa County

	1990	2000	2009	Percent Change 1990 – 2009
Martinez	32,038	35,866	35,375	10%
County	803,732	948,816	1,041,845	30%

Source: 1990 and 2000 Census, Claritas 2009

At the same time the population is projected to increase, the average size of households is projected to decrease. As a result, the growth rate of households will exceed the growth rate of the population and it is likely that more houses will

be required to accommodate the same number of people. Between 2010 and 2040, the number of households in the City increased by 13 percent to an estimated 14,287 with an average of 2.5 people per household (based on Census 2012).

Population Projections for Martinez and Contra Costa County 2010-2040				
Population				
	2010	2020	2030	2040
City of Martinez	35,824	37,100 (+3.6%)	38,800 (+4.62%)	40,800 (+5.2%)
Contra Costa County	1,049,025	1,123,580 (+7.09%)	1,224,400 (+9.0%)	1,338,400 (+9.3%)
Households				
City of Martinez	14,287	14,760 (+3.3%)	15,230 (+3.1%)	15,690 (+3.0%)
Contra Costa County	375,364	400,800 (+6.7%)	432,430 (+7.9%)	464,150 (+7.3%)
Average Number Per Household				
City of Martinez	2.50	2.51	2.54	2.6
Contra Costa County	2.77	2.77	2.80	2.85
ABAG Projections 2013				

Population Projections for Martinez and Contra Costa County 2010-2040				
Population				
	2010	2020	2030	2040
City of Martinez	35,824	37,100 (+3.6%)	38,800 (+4.62%)	40,800 (+5.2%)
Contra Costa County	1,049,025	1,123,580 (+7.09%)	1,224,400 (+9.0%)	1,338,400 (+9.3%)
Households				
City of Martinez	14,287	14,760 (+3.3%)	15,230 (+3.1%)	15,690 (+3.0%)
Contra Costa County	375,364	400,800 (+6.7%)	432,430 (+7.9%)	464,150 (+7.3%)
Average Number Per Household				
City of Martinez	2.50	2.51	2.54	2.6
Contra Costa County	2.77	2.77	2.80	2.85

Source ABAG 2013

Ethnicity

The population of the City of Martinez is becoming more diverse, but the change is happening more slowly than in the County as a whole. Currently, 77~~0~~ percent of the Martinez population identify as Non-Hispanic White, compared to 50 percent of the County population.

Comparison of Race in Martinez and Contra Costa County Population

	Martinez 2000	Martinez 2009	County 2000	County 2009
Non-Hispanic White	76%	70%	58%	50%
Hispanic or Latino	10%	13%	18%	23%
African-American/Black	3%	3%	9%	9%
Native American	1%	1%	1%	<1%
Asian/Pacific Islander	7%	8%	11%	13%
Other Race	3%	<1%	8%	<1%
Two or More Races	5%	4%	5%	4%

Source: 2000 Census, Claritas 2009
Totals may not equal 100 percent due to individual roundings.

Between 2000 and 2009, the percentage of Non-Hispanic White residents in Martinez decreased by six percentage points, while the percent of Hispanic or

Latino residents increased by three percentage points. All other racial and/or ethnic groups continued to comprise less than 20 percent of the City's population and experienced little population fluctuation. Data compilation found within the 2010 Census shows that there is has been no significant change in ethnicity since 2000.

Age of Population

In the City of Martinez, and in the County, the median age of the population is rising. At the time of the 2010 Census the median age of Martinez residents was 43 years. This is considerably higher than the median age in the County (38 years). A comparison of the ages of City and County populations shows general similarities but with Martinez containing a slightly lower proportion of young people and a slightly higher proportion of working age adults. In 2010, 26 percent of the City's population was under 21 years of age, 32~~30~~ percent were between 35 and 54 years of age, and 28 percent were aged over 55. The rise in the median age denotes an aging population. The relatively high percentage of residents aged 35 to 54 as well as the high proportion of residents over 55 suggests that the City may need to plan for more senior housing and supportive services should these individuals decided to remain in Martinez as they age.

Age Distribution in Martinez and Contra Cost County (2009)

	Martinez	County
Under 5 years	5%	6%
5 to 20 years	19%	23%
21 to 34 years	17%	17%
35 to 54 years	33%	30%
55 to 64 years	14%	12%
65 and over	12%	12%
Median age	*41*	*38*

Source: Claritas 2009

Household Type and Composition

To understand housing need in Martinez it is important to examine household size and household composition. These figures are almost unchanged since the 2000 Census. Two-person households represented the highest percentage of households in both Martinez (35 percent) and Contra Costa County (31 percent). One-person households represented the next largest percentage for the City (28 percent). Compared to the County, Martinez had a higher proportion of one- and two-person households, an equal proportion of three-person households, and a lower percentage of households with four or more persons. The differences in household sizes between Martinez and the County are due to the City's smaller proportion of family households, particularly families with children.

Number of Persons per Household (2009)

	Martinez 2009	County 2009
1 Person	28%	23%
2 Persons	35%	31%
3 Persons	17%	17%
4 Persons	14%	16%
5 Persons	5%	8%
6 Persons	2%	3%
7+ Persons	1%	2%
Total	14,169	372,652
Est. Average Household Size	2.4	2.8

Source: Claritas 2009
Totals may not equal 100 percent due to individual roundings.

In 2012, 63 percent of all households in Martinez were family households, a further 28 percent were householders living alone and eight percent were other non-family households. These proportions have changed little since the 2000 Census. Compared to the County, Martinez has a slightly lower proportion of family households and a higher proportion of householders living alone. The average household size in Martinez, approximately 2.54 in 2014, is significantly less than the average Countywide, at approximately 2.77. The lower average household size is partly explained by the lower percentage of family households in Martinez.

The 2012 Census records persons living in group quarters separately and considers them to be non-family households.[4] In 2000, Martinez had 1,350 households within group quarters, 90 percent of which were institutionalized. In 2012, this number had changed very little - 1,296 households were within group quarters. Martinez has a relatively high percentage of persons living in group quarters, who are not counted among the household population. This is largely due to the presence of County correctional facilities within city limits. Institutionalized population accounts for approximately 1,061 people.

Household Composition by Type (2010)

	Number of Households		Percent of Households	
	Martinez	County	Martinez	County
Family Households	**9,173**	**262,311**	**64%**	**70%**
Married Couple Family Households	6,782	204,575 [1]	47%	55%
With Children	2,737	101,981 [2]	19%	27%
Without Children	4,045	102,594	28.3%	28%
Female-Headed Households	1,751	41,813	12%	11%
With Children	835	23,740	5.8%	6%
Without Children	916	18,073	6.4%	5%
Male-Headed Households	640	15,923	4.4%	4%
With Children	331	8,121	2.3%	2%
Without Children	309	7,802	2.1%	2%
Non-Family Households	5,114	110,341	35.7	30%
Householders Living Alone	3,920	84,142	27%	23%
65 and over			7%	8%
Other Non-Family Households	1,194	26,199	8%	7%
Total Households	**14,287**	**372,652**	**100%**	**100%**
Total Group Quarters	**1,296**	**11,426**		

Census 2010
Totals may not equal 100 percent due to individual roundings.

[1] **As defined in the U.S. Census, "Group Quarters" are a place where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for the residents. This is not a typical household-type living arrangement. These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. People living in group quarters are usually not related to each other. Examples of group quarters include Correctional facilities; Juvenile facilities; Nursing homes; Hospitals with long-term care facilities; College or university dormitories, fraternities, sororities; Dormitories for workers; Religious group quarters; Shelters; and, Group homes.**

Income Characteristics

Martinez is located in an affluent County. According to the California Franchise Tax Board, Contra Costa County ranked fourth in California in 2010 with respect to gross personal income reported by taxpayers. Martinez's median household incomes are similar but slightly higher than the County as a whole. In particular, median family incomes in Martinez are six percent higher than Countywide. The table below compares median household, median family, and median non-family incomes for the City and County in 2000 and 2009. Over this period, the County

median household income increased 24 percent, in line with inflation. Median incomes in Martinez outstripped inflation, rising by over $16,000, an increase of 26 percent.

Median Incomes in Martinez and Contra Costa County 2008 - 2012

	Martinez 2008 - 2012	Contra Costa County 2008 - 2012
Median Households Income	80,928	78,187
Median Family Income	97,857	98,621
Median Non-Family Income	59,450	41,188

Source: 2010 Census

Note: "Households" are defined as one or more persons living in a dwelling unit. "Families" are defined as households containing two or more related persons. "Non-Family Households" are defined as households with one person or two or more unrelated persons.

The table below compares City and County income distributions in 2000, ~~and~~ 2009 and 2012. In 2009, 72 percent of Martinez households earned incomes of over $50,000, compared to 78 percent of households Countywide~~. Increasing affluence in Martinez is evident:~~ In comparing 2009 to 2012, the percentage of Martinez households with an income greater than $150,000 ~~more than doubled between 2000 and 2009.~~ was reduced from 15% to 8.8%

Household Income (Percent of Total Households)

	Martinez			County		
	2000	2009	2012	2000	2009	2012
Less that$15,000	9%	7%	1%	9%	4%	8%
$15,000 to $24,999	6%	5%	6.4%	8%	4%	7%
$25,000 to $34,999	8%	6%	6.5%	9%	5%	7%
$35,000 to $49,999	14%	11%	8.8%	13%	9%	10%
$50,000 to $74,999	23%	19%	14.9%	20%	16%	16%
$75,000 to $99,999	17%	16%	21.2%	15%	16%	13%
$100,000 to $149,999	17%	22%	9.2%	15%	23%	18%
$150,000 or more	7%	15%	8.8%	12%	23%	22%

Source: Census 2012
Totals may not equal 100 percent due to individual roundings.

Income Levels

The term “lower income” typically describes households earning less than 80 percent of the median household income. For comparative purposes, incomes can be divided into an additional five categories, as described below. These categories are based on a percentage of the County median income and can be adjusted for household size. Every year, the dollar amount of each income limit is calculated by HUD and adopted by the State of California. These income limits are used for determining eligibility for various housing programs.

Income Level Definitions

Lower Income	Less than 80% of the County Median Income
Extremely Low-Income	Less than 30% of the County Median Income
Very Low-Income	30 to 50% of the County Median Income
Low-Income	51 to 80% of the County Median Income
Moderate-Income	81 to 120% of the County Median Income
Above Moderate-Income	121% percent of the County Median Income and above

Source: HUD Income Limits, 2009

Family Size (# of persons)	**Extremely low Income 30% Income**	**Very Low 50% Income**	**Low 80%**
01	$19,350	$32,200	$47,350
02	22.100	36,800	54,100
03	24,850	41,400	60,850
04	27,600	46,000	67,600
05	29,850	49,700	73,050
06	32,050	53,400	78,450
07	34,250	57,050	83,850
08	36,450	60,700	89,250

At the time of the 2000 Census, about 32 percent of households Countywide earned less than 80 percent of median family income, compared to 28 percent in Martinez. Renters were more likely than homeowners to have lower incomes. About half of renters in Martinez and Countywide had lower incomes.

2000 City and County Household (HH) Income Range by Income Category

CONTRA COSTA COUNTY

HH Type and Size	Renters: Elderly (1-2 people)	%	Small Related (2-4 people)	%	Large Related (5+ people)	%	All Other HH	%	Total Renters	%	Owners: Elderly (1-2 people)	%	Small Related (2-4 people)	%	Large Related (5+ people)	%	All Other HH	%	Total Owners	%	Total HH	%
<30% MFI	5,333	40%	7,845	18%	2,945	22%	5,770	17%	21,893	21%	6,897	12%	3,015	2%	989	4%	2,480	8%	13,381	6%	35,274	10%
30-50% MFI	2,727	20%	6,805	15%	3,100	23%	3,945	12%	16,577	16%	8,138	14%	4,045	3%	1,790	6%	1,990	6%	15,963	7%	32,540	10%
50-80% MFI	1,918	14%	7,413	17%	2,445	19%	5,879	17%	17,655	17%	8,968	16%	8,785	7%	3,520	12%	3,108	10%	24,381	10%	42,036	12%
>80% MFI	3,399	25%	22,535	51%	4,749	36%	18,760	55%	49,443	47%	32,594	58%	105,105	87%	22,354	78%	24,614	77%	184,667	78%	234,110	68%
Total	13,377		44,598		13,239		34,354		105,568		56,597		120,950		28,653		32,192		238,392		343,960	

MARTINEZ

HH Type and Size	Renters: Elderly (1-2 people)	%	Small Related (2-4 people)	%	Large Related (5+ people)	%	All Other HH	%	Total Renters	%	Owners: Elderly (1-2 people)	%	Small Related (2-4 people)	%	Large Related (5+ people)	%	All Other HH	%	Total Owners	%	Total HH	%
<30% MFI	293	50%	250	14%	4	2%	379	21%	926	21%	199	10%	74	2%	8	1%	130	6%	411	4%	1,337	9%
30-50% MFI	84	14%	238	13%	38	19%	220	12%	580	13%	308	16%	69	1%	19	2%	85	4%	481	5%	1,061	7%
50-80% MFI	72	12%	314	17%	36	18%	338	18%	760	17%	320	17%	325	6%	29	4%	235	11%	909	9%	1,669	12%
>80% MFI	140	24%	1,000	56%	125	62%	905	49%	2,170	49%	1,114	57%	4,649	91%	728	93%	1,620	78%	8,111	82%	10,281	72%
Total	589		1,802		203		1,842		4,436		1,941		5,117		784		2,070		9,912		14,348	

Source: Department of Housing and Urban Development, CHAS database
Totals may not equal 100 percent due to individual roundings.

In both Martinez and Countywide, seniors had the highest proportion of lower-income households, including the highest percentage of extremely low-income households. At the County level, another group with a high proportion of lower-income households was large families who rented. Nearly two-thirds (64 percent) of these households were lower income at the time of 2000 Census, compared to just 39 percent in Martinez. The table below provides the approximate number and percentage of City and County residents by income level and household type, based on information from HUD.

Poverty

The poverty level is a federally defined measure of the minimum income needed for subsistence living. The poverty rate in a community – the proportion of the population with incomes at or below the poverty level – is an important indicator of the number of individuals and families in severe financial distress. The poverty level dollar threshold is determined each year by the Federal government and adjusted for household size and composition. It is a nationwide figure and is not adjusted for geographic area. The poverty level of income set by the Federal government is not based on the income limits listed above. However, the dollar amount that defines the poverty level is below the extremely low-income limit. The table below provides the poverty level thresholds for households of different sizes in 2009. Poverty levels in 2013 are approximately 6% (source: Census 2012) which shows that the levels of poverty in Martinez and Contra Costa have not changed substantially.

Poverty Level Thresholds (2103)

	Annual Income
One person living alone, under 65	$12,119
One Person living alone, over 65	$11,173
Two people, under 65	$15,600
Two people, including one child, over 65	$16,057
Four people, including two children	$23,624
Six people, including three children	$32,110
Source: Census	

Poverty Rates in Martinez and Contra Costa County (2000)

	Martinez		County	
65 and Over	164	5%	6,224	6%
Under 65	1,662	5%	65,351	8%
Under 18	359	5%	25,104	10%
18-64	1,303	6%	40,247	7%
Female Headed Households with Children	139	16%	5,586	25%
Married Couple Families	90	1%	5,390	3%
African-American/Black	104	14%	14,673	17%
Asian/Pacific Islander	100	4%	7,114	7%
White/Hispanic	1,300	5%	32,959	5%
Native American	64	21%	240	5%
Other	65	6%	11,319	15%
Total Households*	1,826	5%	71,575	7%

Source: 2000 Census
*Total households excludes residents living in group-quarters

In most communities, seniors typically have below-average rates of poverty compared to the population as a whole, and female-headed households with children typically have the highest rate of poverty. According to the 2010 Census, approximately 4.2 percent of the City's population was below the poverty level, compared to seven percent Countywide. Among population sub-groups, female-headed households with children under the age of 5 had the highest poverty rate at 37 percent, while persons age 65 and over had a poverty rate of 7 percent, about the citywide average for all population groups. Among racial and ethnic groups in the City, Native Americans and African-Americans/Blacks had the highest poverty rate, both above 14 percent.

Martinez has a poverty rate for youth (those under 18) that is 5.8 percent, half of the Countywide rate. The City also has a significantly lower poverty rate for female-headed households with children than the County.

Employment Trends

Martinez residents are predominantly white collar employees (72 percent), though residents employed in the construction, transportation and service industries still constitute a significant proportion of the total population (28 percent). Employment patterns in Martinez and in the entire County are similar. However the proportion of residents employed by local, State or Federal government (18 percent) is notably greater than at the County level (14 percent). This is partly explained by the presence of the Contra Costa County Government offices within the city limits.

Employment by Industry in Martinez and Contra Costa County (2009)

	Martinez	County
Management Business and Financial Operations	19%	19%
Professional and Related Occupations	22%	22%
Service	10%	13%
Sales and Office	31%	28%
Farming, Fishing and Forestry	<1%	<1%
Constructions, Extraction and Maintenance	11%	9%
Production, Transportation and Material Moving	7%	9%

Source: Claritas 2009

Below is a listing of major employers in the City of Martinez. Four of the top ten employers are in the health care sector, with engineering, government, construction, and manufacturing also represented. Employment trends have not changed since 2010.

Major Employers in the Martinez Area*

Tesoro Petroleum	Petroleum Refinement and Retail Sales
Martinez Refining Company (Shell)	Petroleum Refinement
Contra Costa Community College District	College (Administrative Offices)
Contra Costa County Government	County Government and Services
City of Martinez	City Government and Services
Kaiser Permanente	Health Services
Martinez Unified School District	Education
Mt. Diablo Unified School District	Education
Safeway	Retail Grocery
Albertsons	Retail Grocery
U.S. Post Office	Mail Delivery
Shoreline Terminals	Port and Pipeline Facilities/Services
Wal-Mart	General Retail
Veterans Administration	U. S. Government

Sources: California Employment Development Department, City of Martinez, Martinez Chamber of Commerce

*Includes the City of Martinez and adjacent unincorporated areas.

The table below lists the mean annual wage of common occupations in the Martinez area. Over half of these wages would put the employees in the lower-income category, as defined earlier.

Mean Annual Wages in Contra Costa County* 2013- 1st Quarter Wages	
General and Operations Managers	$132,109
Registered Nurses	$122,458
Civil Engineers	$103,913
Police/Sheriffs Patrol Officers	$98,045
Elementary School Teacher	$69,141
Postal Service Mail Carriers	$54,750
First-Line Supervisors of Farming, Fish & Forestry	$48,269
Retail Salespersons	$28,825
Cashiers	$25,942
Waiters/Waitresses	$22,723
Petroleum Pump System Operator	$83,135
Plumbers, Pipefitters, Steamfitters	$76,664
Office/Administration Support Workers	$36,696

Source: Employment Development Department 2013 Occupational Employment Statics
*Part of Oakland-Fremont-Hayward MD

In 2010 ABAG estimates that there were 18,370 jobs and 19,600 employed residents in Martinez. Between 2010 and 2020, Martinez jobs are projected to increase by 9.5 percent to 20,260.-In the same period the number of County jobs and of employed County residents is projected to increase by 15 percent. Job sectors which will see the most significant growth in the period include construction, financial and professional service jobs and jobs in health, educational and recreational services.

Projected Job Growth by Sector 2010-2020

	2010	2020
Agricultural and Natural Resource Jobs	120	130 (+8%)
Manufacturing, Wholesale and Transportation Jobs	3,600	4,050 (+13%)
Retail Jobs	1,620	1,920 (+19%)
Financial and Professional Service Jobs	2,860	3,540 (+24%)
Health, Educational and Recreational Service Jobs	8,080	9,670 (+20%)
Other Jobs	7,050	8,250 (+17%)
Total Jobs	*23,330*	*27,560 (+18%)*

Source: ABAG 2007

Housing Types

According to California Department of Finance estimates for January 2014, there are 15,072 housing units within the city limits of Martinez. Almost two-thirds (9,487 units or 62.9%) of the housing units are single family detached homes, with single family attached homes comprising 2,123 units (14.0%). Multi-family

housing units in structures of two-to-four units account for 1,325 units (8.7%), and units in structures of five-or-more units comprise 2122 units (14.01%). There are only 24 15 mobilehomes in Martinez, which comprise less than 0.092% of the housing stock in the community. The proportion of single family homes has increased very slightly since 2000. Overall, according to the California Department of Finance, a total of 100 new residential units were added to the City's housing stock from 2009 to January, 2014.

The mix of housing stock in Martinez is broadly similar to the County, with a slightly higher proportion of single family attached units and a slightly lower proportion of building with five or more units. This comparison is shown below.

Composition of Housing Stock in Martinez and Contra Costa County (2014)

	Martinez		County	
	Number	Percent of Total Stock	Number	Percent of Total Stock
Detached	9,608	64%	270,316	66%
Attached	2,245	15%	31,678	78%
2 – 4 Units	988	7%	28,583	7%
5+ Units	2,107	14%	67,982	16.7%
Mobile Home/Other	24	>1%	7,269	6.2%
Total Stock	**14,972**		**405,828**	

Source: Department of Finance 2014
Totals may not equal 100 percent due to individual roundings

Housing Occupancy and Vacancy Rate

According to California Department of Finance estimates for January 2014, 4.6% of the units within the City of Martinez are vacant, compared to 3.026.2% in Contra Costa County as a whole. Of the 15,072 housing units reported by the Census in 2010 for the City of Martinez, just over 94percent were occupied. This was similar to the Countywide occupancy figure of 97 percent. Of the 14,359 occupied housing units in the City, 69 percent were owner-occupied and 31 percent were renter occupied. The rental vacancy rate for Martinez was just under 1.9 percent, while the homeowner vacancy rate was 0.8 percent. Comparably, Contra Costa County experienced a 3.0 percent rental vacancy rate and a 1.1 percent homeowner vacancy rate. In 2009, rental and homeowner vacancy figures were not available but combined occupancy rates at the City and County level have not changed.

The optimal homeowner vacancy rate for a city or County will fall within the range of two to four percent of the total occupied housing units, while the optimal rental vacancy rate usually falls between five to six percent. Martinez's vacancy rates reveal that the City is well below the optimal rates. Lower vacancy rates for both renter-occupied and owner-occupied housing in Martinez equate to a tight rental and homebuyer's market.

Housing Occupancy (2000)

	Martinez	%	County	%
Occupied housing units	14,359	98%	344,129	97%
Vacant housing units	278	2%	10,448	3%
For seasonal, recreational, or occasional use	34	<1%	2,246	<1%
Total housing units	14,637		354,577	
Homeowner vacancy rate		0.80%		1.10%
Rental vacancy rate		1.90%		3.00%

Source: 2000 Census

Homeownership

In 2009, sixty nine percent of the total occupied housing units in Martinez were owner-occupied, one percentage point higher than the Countywide level. The 2000 Census reported the same figure for Martinez, and provided additional data on homeownership rates by race and age. Over half of all races categorized by the Census own their own homes. Asians and Non-Hispanic Whites have the highest homeownership rates. Persons who identified as "other" or as more than one race have the highest rates of renting, followed by those of African-American and Native American origin.

Homeownership Rates by Race in Martinez (2000)

	Percent of Total Population	Owners	Renters	Ownership Rate	Rental Rate
Non-Hispanic White	76%	8,345	3,376	71%	29%
African-American	3%	153	121	56%	44%
Native American	1%	61	42	59%	41%
Asian/Pacific Islander	6%	594	216	73%	27%
Hispanic Origin	5%	384	242	61%	39%
Other	8%	376	449	46%	54%
Total	100%	9,913	4,446	69%	31%

Source: 2000 Census

Analysis of 2000 Census tenure by age for Martinez reveals that homeownership rates for cohorts of persons age 25 and over ranged from 48 to 82 percent. Homeownership rates increased in proportion with age, peaking in the 55 to 64 group and then declining slightly in senior age groups. In turn, the rental rate for the population as a whole was low (31 percent), but high among the youngest households (88 percent of persons age 15 to 24).

Homeownership Rates by Age in Martinez

	Owners	Renters	Ownership Rate	Rental Rate
15 to 24	20	260	.2%	5.6%
25 to 34	601	1,103	6.2%	23.6%
35 to 44	1,507	994	15.7%	21.3%
45 to 54	2,606	1,117	27.1%	23.9%
55 to 64	2,603	756	27.1%	16.2%
65 to 74	1,369	251	14.8%	37.9%
75 and over	913	187	9.4%	4%
Total	**9,619**	**4,668**		

Housing Turnover

Housing turnover, measured as the percentage of households who move each year, affects community stability, housing demand, and vacancy rates. According to the National Association of Realtors®, housing turnover rates vary from place to place based on employment conditions, homeownership rates, age of the population, and other factors. In communities with higher percentages of renters, younger households, and a volatile employment market, annual turnover may exceed ten percent. Conversely, in communities with older households and higher homeownership rates, annual turnover may be less than four percent.

Nationally, housing turnover varied between five and eight percentage points per year between 1980 and 2000, with the average annual rate trending upward. According to the 2000 Census, approximately 46 percent of households reported living in a different house five years previously (in 1995), which equals an annual average turnover rate of about eight percent. The Census does not provide a further breakdown of housing turnover by tenure or age as part of its standard tables.

In 2000, the overall housing turnover rate in Martinez was nearly the same as the national average. That is, about 46 percent of households reported living in another house in 1995 (an average annual turnover rate of about eight percent). Of those who reported moving since 1995, 74 percent moved to Martinez from outside the City, nine percent moved to Martinez from another state, and three percent moved to Martinez from another country.

Housing turnover rates vary significantly by race and ethnicity. For example, White households had an average annual turnover rate of about 7.5 percent,

Asian/Pacific Islander households nine percent, and African-American/Black households about ten percent.

Age and Condition of Housing Stock

Although the age of housing units does not always correlate with substandard housing conditions, neighborhoods with a concentration of homes more than 30 or 40 years old are more likely than newer neighborhoods to have housing in need of maintenance, updating of utilities or interior amenities, rehabilitation, or replacement. Over half of Martinez's housing stock—approximately 61 percent—was constructed after 1970. This leaves just under 40 percent of housing units over 40 years old.

Age of Housing Units (2009)

	Units	Percentage
1939 or earlier	1,546	10%
1940 to 1959	2,320	16%
1960 to 1969	1,891	13%
1970 to 1979	3,393	23%
1980 to 1989	3,681	25%
1990 to 1994	821	6%
1995 to 1998	329	2%
1999 to 2009	735	5%
Total	14,656	100%

Source: Claritas 2009

The City conducted a sample housing condition survey in March 2004. The survey included approximately 1,500 dwelling units in neighborhoods with a preponderance of pre-1970s housing to determine the number of substandard units and the degree to which the rehabilitation of these units was needed. The exterior housing condition of each unit was evaluated based upon California Housing and Community Development (HCD) adopted criteria and methodology. The survey rated the condition of foundations, roofing, siding, windows, and doors. The units were identified and rated with a numbered assessment for each of the five conditions; the total numbered assessment comprised the total rating for each unit.

The survey reviewed conditions at 1,524 housing units, including single-family, duplexes, and multifamily units. The survey found that nearly one-third (31 percent) of the inventoried units in the sample were in need of some form of repair or rehabilitation. Most of the units in need of rehabilitation need only minor or moderate repairs. There was not a significant variation among neighborhoods or geographic areas of the City, as incidences of needed repair were fairly equally distributed throughout the older areas of the community. Among single-family homes, siding or stucco repairs were the most common repairs needed,

with roofing and window repairs also needed on approximately 30 percent of surveyed units. Among small and large multi-family units, siding/stucco and window repairs were most needed.

Results of Sample Housing Conditions Survey by Housing Unit Type (2004)

Condition	Single-Family	Multi-Family (Small)	Multi-Family (Large)
Minor	187	14	30
Moderate	90	23	98
Substantial	14	8	0
Dilapidated	3	2	0
Total Substandard	294	47	128

Source: Cotton/Bridges/Associates. Housing Conditions Survey. 2004

To apply the results of the survey to the City as a whole, the survey area was compared to the non-survey area, to assess the likelihood of repair and replacement needs. The survey area included approximately 40 percent of the housing stock in the City and was selected because of the age of its housing stock (older), and the likelihood of repair needs. Thus, it is expected that the non-survey areas will have a lower need for repairs or replacement.

To ascertain the need for repairs in the non-survey areas, the two regions were compared on factors that are most likely to indicate the potential need for rehabilitation, including median household income, percentage of owner-occupied housing, age of housing, percentage of single-family homes, median rents, and median home values. In general, areas with higher percentages of older rental housing occupied by lower-income households are likely to have a greater housing rehabilitation need. Based on these socio-economic measures, those areas of the City excluded from the sample survey are likely to have a significantly lower housing rehabilitation need due to substantially higher incomes, a higher rate of homeownership, and a higher percentage of single-family homes.

It is estimated that no more than five percent of the housing units outside the survey area are likely to need rehabilitation. It is estimated that less than 0.1 percent of units outside the survey area are in need of replacement. The sample housing condition survey included an area of Martinez containing subsidized multi-family properties with 359 housing units. The units represent approximately 2.4 percent of the City's housing stock. Because these properties must meet minimum Federal housing quality standards, it is unlikely that they are in need of repair. The citywide estimate of housing rehabilitation need must be adjusted downward to account for these multi-family units.

Applying the results of the survey citywide, with the adjustment for subsidized multi-family housing properties, it is estimated that approximately 15 percent of the housing units in the City are in need of rehabilitation, with 0.1 percent of units in need of replacement. At the time of the survey, this indicated an estimated 2,230 housing units in need of rehabilitation, with 15 units in need of replacement.

Overcrowding

In general, overcrowding is a measure of the ability of existing housing to adequately accommodate residents. Too many individuals living in housing with inadequate space and number of rooms can harm the quality of life for the individuals and their community. The U.S. Census defines overcrowding as more than one person per room, excluding uninhabitable space such as bathrooms and hallways. Extreme overcrowding is often defined as more than 1.5 persons per room. Overcrowding can occur when either: (1) the costs of available housing with a sufficient number of bedrooms for larger families exceeds the family's ability to afford such housing, or (2) unrelated individuals (such as students or low-wage single adult workers) share dwelling units due to high housing costs. The table below summarizes the overcrowding levels for rental, owner-occupied and total occupied units at the City and County level.

Overcrowded Housing (2000)

(Persons per Room)	Rental Units	Percent of Occupied Rental Units	Owner Units	Percent of Occupied Owner Units	Total Units	Percent of Occupied Units
				City of Martinez		
Overcrowded (1.01 to 1.50)	104	2%	113	1%	217	2%
Severely Overcrowded (1.51 or more)	163	4%	16	>1%	179	1%
Total Overcrowded	267	6%	129	1%	396	3%
				Contra Costa County		
Overcrowded (1.01 to 1.50)	7,034	7%	5,891	2%	12,925	4%
Severely Overcrowded (1.51 or more)	8,495	8%	4,057	2%	12,552	4%
Total Overcrowded	15,529	15%	9,928	4%	25,477	7%

Source: 2000 Census

In 2012, approximately .1 percent of the City's occupied housing units were overcrowded compared to 4.3 percent of the County's occupied housing units. In Martinez, rental units were marginally more likely to be overcrowded than owner units, but were significantly less likely to be overcrowded than at the County level. Comparably, there is a higher rate of overcrowding Countywide than in the City of Martinez. Overcrowding does not appear to be a significant issue or

impact in the provision of affordable housing.

Housing Costs and the Ability to Pay for Housing

A lower-income family of four can afford to spend around $1,500 a month, or around $20,000 a year on housing costs. This is based on the position that households should not spend more than 30 percent of their income on housing. An extremely low income household, of which there are 1,337 in Martinez, could afford much less – just $670 per month for a four person family. Housing options for lower-income households of all sizes are extremely limited. Rents in the City of Martinez have risen at a faster rate than incomes since 1990, making housing less affordable to lower-income households. According to the 2000 Census, the median gross rent in Martinez was $870, and the median gross rent in Contra Costa County was $898.

Martinez's median apartment rental rates are generally below fair market rents for the Oakland MSA (Alameda and Contra Costa counties), with the exception of studio units. Fair market rents are established by HUD for use in rental housing subsidy programs as a way of estimating average rents in a market area. The 2009 Fair Market Rents (FMR) are shown below. FMR determine the eligibility of rental housing units for the Section 8 Housing Assistance Payments program. Section 8 Rental Certificate program participants cannot rent units whose rents exceed the FMR. FMR also serve as the payment standard used to calculate subsidies under the Housing Choice Voucher program. As a payment standard, FMR represent total monthly rental housing costs, including utilities.

2013 Fair Market Rents in Contra Costa County*

Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
1,035	1,255	1,578	2,204	2,704

Source: Federal Register, CA Housing and Urban Development 2014
*Fair Market Rents for Oakland-Fremont CA HUD Metro FMR Area (Alameda and Contra Costa Counties)

Median home sales prices have been -rising steadily since 2006 but remain out of reach of most lower income families. The table below provides information on the median sales prices in Martinez between April and July 2014. The majority of homes for sale in the City were single-family residences. A three-bedroom home in the City had a median sales price of 460,000, up 17% percent from the figure of 391,250 the year before. The overall median sales price of a home in Martinez was 454,000.

Median Home Sales Price in Martinez (April – July 2014)		
Bedrooms	**Median**	**Year-on-year Change**
2	319,000	+55.1
3	460,000	+17.6%
4	550,000	+10.1%
All properties	454,000	+17.9%
Source: Trulia.com, July 2014		

Lower Income Households Overpaying for Housing

As stated earlier, a standard measure of housing affordability is that average housing expenses should not exceed 30 percent of a household's income. Those who pay 30 percent or more of their income on housing may have trouble in affording other necessities; however, individual circumstances can affect the ability to afford housing, such as other long-term debt payments, the number of household members, and other large ongoing expenses (such as medical bills). Among ~~4,067~~ 4,540 lower-income households in Martinez in ~~2000~~ 2011, around ~~2,600~~ 3,300 – ~~64~~ 75 percent – were overpaying for housing. Around ~~1,300~~ 2,125 households – ~~33~~ 47 percent – were paying more than 50 percent, which is considered "severe overpayment." ~~.~~ The table ~~below~~ on the following page shows the proportion of households overpaying 30 percent and 50% for ~~2000~~ 2011, broken down by income level and tenure. Extremely-low income renters were the group most likely to be overpaying.

OVERPAYMENT FOR HOUSING BY TENURE AND INCOME GROUP

HOUSEHOLD INCOME GROUPS (owners and renters)	*Total Households* within each income group (owners and renters)	COST BURDEN >30%		COST BURDEN >50%.	
		# of *Households*	percent of *Households*	# of *Households*	percent of *Households*
≤ up to =30% HAMFI	1585	1225	77%	1055	67%
>30% up to =50% HAMFI	1470	1215	82%	710	48%
>50% up to =80% HAMFI	1485	945	64%	360	24%
>80% up to =100% HAMFI	1260	665	53%	180	14%
>100% HAMFI	8665	2185	25%	225	3%
Total of *owners and renters* with Cost Burdens:		**6235**	**43%**	**2560**	**17%**

HOUSEHOLD INCOME GROUPS (renters ONLY)	*Total Households* within each income group (renters ONLY)	COST BURDEN >30%		COST BURDEN >50%.	
		# of *Households*	percent of *Households*	# of *Households*	percent of *Households*
≤ up to =30% HAMFI	850	650	76%	580	89%
>30% up to =50% HAMFI	885	795	90%	395	50%
>50% up to =80% HAMFI	760	515	68%	75	15%
>80% up to =100% HAMFI	505	195	39%	60	31%
>100% HAMFI	1755	180	10%	0	(na)
Total of *renters ONLY* with Cost Burdens:		**2335**	**49%**	**1110**	**23%**

HOUSEHOLD INCOME GROUPS (owners ONLY)	*Total Households* within each income group (owners ONLY)	COST BURDEN >30%		COST BURDEN >50%.	
		# of *Households*	percent of *Households*	# of *Households*	percent of *Households*
≤ up to =30% HAMFI	735	575	77%	475	65%
>30% up to =50% HAMFI	585	425	82%	315	54%
>50% up to =80% HAMFI	725	435	64%	290	40%
>80% up to =100% HAMFI	755	470	53%	120	9%
>100% HAMFI	6910	2005	25%	225	3%
Total of *owners ONLY* with Cost Burdens:		**3910**	**43%**	**1455**	**15%**

Source: CHAS Data Sets Table S10708 Based ACS 2007-2011

The Comprehensive Housing Affordability Strategy (CHAS) data on the previous page describes overpayment and severe overpayment by tenure. As shown on the table, the percentage of residents overpaying decreases as income increases. Renters also have a higher percentage of overpayment - and a more noticeable higher rate of severe overpayment – than owners. A large percentage of extremely low renter households paid 50 percent or more of their income for housing in 2010.

While some households may choose to pay over 30 percent of their income for reasons such as location or aesthetics (and other households may choose to pay larger percentages of their income because they may receive tax advantages or are investing with the knowledge that their income will increase so that they pay a lower percentage of their income on a long-term basis), lower-income households are often forced to pay a large percentage of their income because of a lack of available low-cost housing options. This is particularly concerning since people with very low income are less able to pay for other necessities such as food, fuel, and clothing when burdened with excessive housing costs.

B Special Housing Needs

In addition to overall housing needs, cities and counties must plan for the special housing needs of certain groups. State law (65583(a)(6)) requires that several populations with special needs be addressed — homeless people, seniors, people living with disabilities, large families, and female-headed households. The Housing Element should take into account any local factors that create an extraordinary need for housing, and should quantify those needs as well as possible. “Special Needs” groups include many persons in the community, from the homeless and those with substance abuse or domestic violence problems, to lower income families who face economic challenges in finding housing. While many persons in this broad group need permanent lower cost housing, others require more supportive environments and assistance.

Seniors

The needs of seniors are a particular concern of the housing assessment. Many, though not all, can face a number of housing challenges relating to declining physical mobility, self care limitations and financial hardship due to limited

income from Social Security and other retirement benefits. Data on the incomes and housing expenses of householders 65 and older indicate that a substantial number (although by no means the majority) may need assistance related to:

- repair and maintenance of owned dwellings units;
- modifications to existing homes to better meet mobility and self-care limitations;
- financial assistance to meet rising rental housing costs for those who do not own; and
- supportive services to meet daily needs, such as those provided at assisted care residences.

In 2014, Martinez was home to 4,660 individuals aged 65 and over. The population age 65 and over in the City of Martinez continues to increase, as has the population 55 to 64 years of age. The proportion of the Martinez population aged over 65 was eight percent in 1999, ten percent in 2000, twelve percent in 2009 and 13% in 2014. As the number of older adults in Martinez continues to increase, it is important to ensure that efforts to meet their housing needs keep pace.

Pattern of Aging of the Martinez Population

	1990	2000	2009	Percent Change 1990 - 2009
Total Population	32,038	35,866	35,375	10%
Population 55 to 64	2,307	3,507	5,085	120%
Population 65+	2,654	3,628	4,241	60%

Source: 1990 and 2000 Census, Claritas 2009

The 2010 Census reported that seven percent of Martinez seniors, those individuals 65 and over, lived at or below the poverty level. This was equal to the poverty rate among the City as a whole, and a percentage point below the Countywide figure for seniors living in poverty. The figures suggest that Martinez seniors are not disproportionately affected by poverty, though they nevertheless reveal 309 elderly individuals living in severe financial need.

Tenure is also an important consideration when understanding the housing needs of seniors. Older adults typically have the highest rates of homeownership of any age group. In 2010, Martinez's homeownership rate among persons age 65 and over was 47 percent, compared to 67 percent homeownership rate for all households. Seniors represented about 22 percent of all households but 47 percent of all homeowners.

A common need for City residents aged 65 and over is for assisted living facilities that combine meal, medical, and daily living assistance in a residential environment. The 2000 Census reported that of the total population age 65 and over (4,660 persons). In the United State approximately 17.3 percent of persons 60+ and 50 % of persons 85 years and older have a self-care or mobility limitation or both. Eight State Department of Social Service care facilities were identified as providing services in Martinez to residents age 65 and over — these facilities are listed below. With only 48 beds available at these facilities, the number of assisted living facilities in Martinez may be insufficient to meet the current and future needs of seniors who have mobility and self-care limitations. As current seniors and near-seniors living in the City age, it is almost certain that additional care facilities will be required.

California Licensed Elderly Care Facilities in Martinez

	Address	# of Beds
	Community/Residential Care Facilities	
D and P Care Home	1956 Mono Drive	6
DMP Mono Drive Care	2041 Mono Drive	6
Heritage Hills Home, Inc	2041 Mono Drive	6
Olympic Retirement Home	1862 Olympic Drive	6
St. Elizabeth Rest Home	314 Glacier Drive	6
Sunvalley Chateau	2252 Olympic Drive	6
Tender Touch Residential	58 Midhill Road	6
Villa Vittoria	1124 Breckenridge Ct	6
	Long-Term Care Facilities (Licensed as Hospital/Health Care Facilities)	
Martinez Convalescent	4110 Alhambra Way	44
Alhambra Convalescent Hospital	331 llene Street	36
Muir Senior Care	1790 Muir Road	96
	Hospices*	
Kaiser Foundation Martinez Hospice	200 Muir Road	

Source: State of California Care Network

* Hospices may provide care for the chronically and/or terminally ill of any age.
City may need to check with community services that this list is current.

Mobility and Self-Care Limitations

According to the 2000 Census, there are approximately 4,652 non-institutionalized persons age 16 or older in Martinez with mobility and/or self-care limitations that might require special housing accommodations and supportive services. This number represents roughly 13 percent of the Martinez population as a whole. Persons over the age of 65 with mobility and/or self-care limitations represent five percent of the total population in Martinez.

It is difficult to determine how many of these individuals may have special housing needs. Special needs relate primarily to access and safety considerations, although given the limited income potential for many disabled persons, housing affordability is also a primary concern. Individuals with disabilities may require financial assistance to meet their housing needs because

a higher percentage tend to be lower-income and their special housing needs are often more costly than conventional housing.

Special needs may include, but are not limited to the following:

- Mobility difficulties (such as those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called "handicapped access."
- Self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services, ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.

Some people with mobility and/or self-care limitations are able to live with their families, who can assist in meeting housing and daily living needs. A segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for needed accommodations or modifications to their homes. Even those able to pay for special housing accommodations may find them unavailable in Martinez.

Families with Female Heads of Households

Most female-headed households are either single women, women over the age of 65, or single women with minor children (mothers or other female relatives). Traditionally, these three groups have been considered special needs groups because their incomes tend to be lower, making it difficult to obtain affordable housing, or because they have specific physical needs related to housing (such as child care or assisted living support for older adults). Single mothers, in particular, tend to have difficulty in obtaining suitable, affordable housing. Such households also have a greater need for housing with convenient access to child-care facilities, public transportation, and other public facilities and services.

Of the 14,287 households in the City in 2010, 3,316 were female-headed households, or 22 percent of the total households in Martinez. Of these households, 835, or -27 percent, were female-headed households with minor children present. In this year, 15 percent of female-headed households with their own children present were classified as living below the poverty level. It may be

assumed that most of these households are overpaying for housing (i.e., more than 30 percent of their income), or are experiencing other unmet housing needs. As a result of poverty, female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care, than on home maintenance, which can result in living units falling into disrepair.

Developmental Disabilities

Senate Bill (SB) 812 requires that local agencies include an analysis of the special housing needs of individuals with a developmental disability within their communities. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy and autism. The terms also includes disabling conditions found to be closely related to mental retardation or require treatment similar to that for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmental disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately a quarter of million persons with developmental disabilities and their families through a statewide system of 21 regional centers. four developmental centers, and two community-based facilities. The Regional Center of the East Bay is one of 21 regional centers in California that provides point of entry services for people with developmental disabilities. The center is a private nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

According to the data available from the Regional Center of the East Bay, the Center serves approximately 250 developmentally disabled persons who reside within the City of Martinez and surrounding area (The Center's 2015 data show

that within the 94553 zip code, there was 99 developmentally disabled persons less than 18 years for age, and 149 developmentally disabled persons 18 or older, receiving services). Almost 40% of these developmentally disabled residents are not yet 18, and are thus likely to live at home with family and receive services through public school. For these older developmentally disabled residents living away from family, there are a number of housing types that are appropriate, including but not limited to rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchases, HUD housing and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating "barrier-free" design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

As required by law and to better facilitate housing appropriate for those with developmental disabilities, the City has adopted the universal design building code 2013, and enacted a zoning code provision for reasonable accommodation in 2014.

Large Families

Large families (usually defined as family households with five or more persons) can have difficulty securing adequate housing due to the need for a larger number of bedrooms to avoid overcrowding. Seven percent of households in Martinez are classified as large family households. Overcrowding is typically defined as more than one person per room, excluding uninhabitable space such as bathrooms and hallways. It is particularly difficult for large families who rent to avoid overcrowding, as rental units typically have fewer bedrooms than ownership housing. As a result, large families tend to have higher rates of overcrowding and overpaying for housing (housing costs that exceed 30 percent of a household's income). Many large families are composed of immigrants and/or minorities who may face additional housing challenges due to discrimination and/or limited language proficiency.

In 2010, Martinez had 1,045 households of five or more persons, approximately seven percent of all households citywide, a percentage significantly lower than the proportion of large households Countywide (13 percent). In the same year, HUD estimates that there were 853 large families with lower-incomes.

Of the large family households counted in the 2010 Census, 79 percent (804) were owner-occupied households, while 21 percent (215) were renter-occupied households. In that year, the Census recorded that 22 percent of Martinez housing units had four or more bedrooms, but this figure fell to just four percent, 165 units, among rented units. It is likely that the large family renter households have the greatest needs related to housing availability and affordability.

Farmworkers

For cities which have agriculturally zoning land, the housing element must include and analysis of farmworker housing needs (Government Code Section 65583(a)(6)) and if the sites inventory does not identify adequate sites to accommodate the housing need for farmworkers the housing element must include a program(s) to provide sufficient sites to accommodate the need for farmworker housing "by-right" (Government Code Section 65583(c)(1)(C)). In 2012, The City annexed a portion of the Alhambra Valley, in which contains a small area technically zoning for "agriculture"(the Alhambra Valley Ranch subdivision),which in fact is an estate residential community of minimum 5 acre lots. While the 'agricultural" uses are currently limited to small vineyards and wine making, the current City zoning, which is identical to the former County zoning, does theoretically allow for more intensive agricultural uses. As such, the City is now required to demonstrate the adequacy of identified sites, zoning, development standards and processing requirements encourage and facilitate all types of housing for farmworkers (e.g. multifamily, single room occupancy, second units, manufactured homes, migrant centers).

The ABAG 2000 data regarding employment in Martinez indicates that 56 persons are employed in Agriculture, forestry, fishing and hunting and mining. The 2007-2011 American Community Survey (ACS)five-year estimates indicate that 26 residents are employed in the agriculture, forestry, fishing, and hunting, and mining sector. This number has decreased by 30 since 2000, the decrease may be associated with incorrect data collection or true lack of agricultural job opportunities in Martinez. Although there is a large number of estate properties designated agriculture in Martinez, agricultural properties and operations are not located in or close to Martinez. Furthermore, it is most probable that farm workers in Martinez seek permanent rental housing that is located in existing multi- family residential developments. In addition Program 25 commits the City to amending its Zoning Ordinance to allow agricultural employee housing for six or fewer residents as a permitted use in compliance with Health and Safety Code

Section 17021.6. The City will also work with agricultural business to require they assist farm workers and their families in providing affordable housing.

~~Because specific data on the number of farmworkers in a community is not systematically collected, it is difficult to assess the precise needs of this group. The California Economic Development Department reported that less than one-half of one percent of the labor force in the County was employed in agriculture. Given that the local economy is essentially non-agricultural, and that Martinez is located away from any major agricultural production area, it is likely that the majority of the persons employed in agriculture are not employed in seasonal agriculture. The most likely source of agricultural employment is at processing or manufacturing plants, and non-seasonal employment. It can be concluded, therefore, that there is not a significant demand for seasonal or migrant farmworker housing in the City of Martinez. Those few individuals who are employed in agriculture and their families are likely to be permanent residents of Martinez with the same housing needs as other households with comparable incomes and family characteristics.~~

State Public Health and Safety Code Section 17021.5 requires employee housing with accommodations six or fewer employees to be allowed by right and treated as a single family residence rather than a dormitory, boarding house, hotel or other similar term implying that the employee housing is a business run for profit. The City zoning ordinance allows single family residences by right in all Residential as well as the Alhambra Valley Residential (AV-20 & AV-40 and Alhambra Valley Agricultural (AV-A-5). It also does not limit the number of persons living in a residence, or preclude a group of employees, students, or other non-related persons from occupying the residence. To assure that the City Zoning Code complies with the requirements of State Public Health and Safety Code Section 17021.5, the flowing program is to be added:

- The City shall amend the Zoning Code to explicitly define and provide zoning provisions for farmworker and employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. Specifically, the Zoning Code shall be amended to include the following:
  - Any employee housing providing accommodations for six or fewer employees shall be deemed a single family structure. Employee housing shall not be included within the definition

the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.

- No conditional use permit, zoning variance or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.
- Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be permitted by-right in any zone(s) permitting agricultural use by-right. In any zone(s) where agricultural use is permitted subject to a conditional use permit, such employee housing shall be subject to a conditional use permit.
- Permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who may or may not work on the property where the employee housing is located.

Urban Migrant Workers [RAE1]

Another special needs category is urban migrant workers. This category includes non-farm, typically foreign-born non-U.S. citizens who work in low-wage jobs. Because of their economic and migrant status, these individuals are often not counted during the decennial census, yet their presence may be significant and affect housing demand in Martinez.

There are no solid statistics or sources to determine the number, characteristics, and housing needs of urban migrant workers. However, the 2000 Census provides a hint of the potential size of this population. According to the Census, there were 506 individuals living in Martinez who lived in another country five years prior to the Census. The Census also counted 1,503 individuals living in Martinez who were not U.S. citizens. While these statistics do not provide an accurate accounting of the number of non-farm migrant workers living in Martinez, it is likely that such individuals would be part of the foreign-born, non-U.S. citizen population who reported living in another country five years prior to the census count.

C Homeless Needs

The housing needs of homeless persons are more difficult to measure and assess than those of any other population subgroup. Since these individuals have no permanent addresses, they are not likely to be counted in the Census. Homelessness is a housing issue that has become a significant social concern in recent years. The number of homeless persons has increased dramatically in the last decade for a number of reasons, including: the lack of housing affordable to very low- and low-income persons, increases in unemployment or under-employment, reductions in government subsidies, de-institutionalization of the mentally ill, domestic violence, drug addition, and dysfunctional families.

Effective January 1, 2008, SB2 (Chapter 633, Statutes of 2007) require~~s~~d every California city and County to engage in a detailed analysis of emergency shelters and transitional and supportive housing in their next Housing Element revision~~,~~. ~~regulates zoning for these facilities, and broadens the scope of the Housing~~

~~Accountability Act to include emergency shelters as well as supportive and transitional housing~~.

The Homeless Gap Analysis from the Contra Costa Consortium 2005-2009 Consolidated Plan[5] identified families as the most frequently-occurring special population group among homeless in Contra Costa County, with women-headed families as the fastest growing segment of the homeless population. Surveys conducted by the County Veterans Service Office indicate that veterans constitute 20-27 percent of the population using emergency shelters nightly. The Consolidated Plan also estimates that a significant percentage of the homeless population within the County experiences mental illness and substance abuse problems.

Finally, extremely low income households (households earning 30 percent of median income or less) are most at-risk of homelessness. In Martinez, seniors, small families, and non-families (primarily single adults) who do not own their homes have the highest percentages of extremely low-income households and may be most at risk of homelessness.

The 2013 Contra Costa County Homeless Census found 69 unsheltered homeless people in Martinez out of the,350 unsheltered homeless people in the County, which includes 747 homeless persons in encampments~~.~~ The count found an additional 2,448 sheltered in 2013. The count was conducted in January, when seasonal demand is likely at its highest~~. There is anecdotal evidence that the homeless has increased since then because of the recession, but the 2013 count is the most reliable information we have at this point~~. The County's "Ten Year Plan" (Contra Costa County Interagency Council on Homelessness) estimated 15,000 people in Contra Costa County experience an episode of homelessness annually. It further estimated that on any given night, 3,798 people are homeless, i.e., living on the streets or in temporary accommodations, such as an emergency shelter. More than 1,000 homeless persons are members of a family and or children.

[5] The Contra Costa Consortium is a partnership of four cities (Antioch, Concord, Pittsburg, and Walnut Creek) and Contra Costa County. It receives funds each year from the federal government for housing and community development activities. These funds are intended to meet priority needs locally identified
by Consortium members. Contra Costa County is the representative of the Urban County. The Urban County includes the unincorporated County and the cities/towns of Brentwood, Clayton, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, San Pablo, and San Ramon. Federal programs covered by the Consolidated Plan are: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).
Contra Costa Inter- Jurisdictional Council on Homelessness

Notable findings from the ~~2009~~ 2013 count include:

- The 2013 count found an overall decrease of 476 individuals experiencing homelessness, from 4,274 in 2011 to 3,798 persons in 2013.
- The 2013 count found 336 fewer sheltered homeless persons than in 2011. This was due to differences in the number of sheltered homeless persons reported by supportive services only programs, as well as a decrease in the number of sheltered homeless children reported by the school districts.
- The 2013 count found a decrease of 140 unsheltered homeless persons. This is due largely to the decrease in unsheltered persons living in encampments, from 1,031 persons in 2011 to 747 persons in 2013.
- 55% of unsheltered homeless persons were encountered in encampments, compared to 69% in 2011.
- This year, HUD's age categories included transition age youth ages 18 to 24. Increase efforts to count transition age youth resulted in identifying 157 more sheltered youth than in 2011.

There is limited demographic data for the homeless population in Contra Costa County, but it is possible to make some generalizations based on counts in nearby counties:

- Most homeless are between the ages of 31 and 50
- Approximately two thirds of homeless are men
- More than half of homeless are veterans of US Armed Forces
- Many, approximately one-third, of homeless have mental illness
- Slightly over one-quarter have a chronic health condition
- Over one-third have a disability
- Five to ten percent of homeless have suffered domestic abuse

There are several public service organizations and agencies in the Contra Costa County area that offer shelter, counseling, or other services for the homeless, abused, and elderly. All are open to residents of Martinez. The Association of Homeless and Housing Service Providers and the United Way publish and distribute information on emergency shelters, housing and other services available to the homeless in Contra Costa County. The information is tailored to the eastern, central, and western parts of Contra Costa County and is designed for use by service providers and persons in need of assistance.

Bay Area Homeless Alliance — The Bay Area Homeless Alliance (BAHA) is a collaboration of greater San Francisco Bay Area service agencies. The primary goal is to prevent or reduce homelessness by providing a variety of social services to families and individuals within the Bay Area counties. BAHA provides referrals to agencies throughout Martinez, Contra Costa County, and elsewhere in the San Francisco Bay area.

Contra Costa County Health Services Department — There are four main homeless shelters in Contra Costa County, each operated by the Contra Costa County Health Services Department. Two shelters are for single adults; one in Concord and one in Richmond. Together they have 111 beds for men, 56 beds for women, and four beds for people with special needs (people who are disabled, just released from the hospital following surgery, or transvestites). There are also two family shelters, one in Concord and one in Martinez (Mountain View House operated by Shelter, Inc. — see below), with a total of 57 beds. In addition, a youth shelter in Richmond (for people 18 to 21) has 10 beds. There are four separate waiting lists for the adult shelters—Concord men, Concord women, Richmond men, and Richmond women—and one combined list for the family shelters. According to the County, at any given time, there are about 1,500 men, 750 women, and 250 families on waiting lists to get into shelters (the one-day count in 2009 found 1,872 unsheltered homeless and 1,958 sheltered homeless in Contra Costa County). The waiting list does not include persons not wanting to be in a shelter.

SHELTER Inc. — Shelter, Inc. is an independent charitable, nonprofit corporation originally created by the Contra Costa County Board of Supervisors in 1986 to alleviate Contra Costa County's homeless crisis. The mission of Shelter Inc. is to help homeless and low-income persons in Contra Costa County obtain economic self-sufficiency, to sustain permanent housing, to promote innovative homeless prevention programs and to enhance human dignity. The company provides rental assistance, transitional housing, support services, and homelessness prevention programs.

Mountain View House, an interim housing facility for the homeless located in Martinez, is operated by Shelter, Inc. The facility has individual, private rooms to accommodate seven families at a time – up to 30 people, including children and adults. Homeless families can stay for 30 to 90 days, with the average stay being about 50 days (according to Tim O'Keefe, Executive Director).

Diablo Valley Foundation For The Aging — This agency helps the elderly maintain their dignity and independence through case management, senior

daycare, conservatorships, power of attorney, and financial management. The Foundation provides services to all senior residents in Contra Costa County, including residents of Martinez.

Rubicon Programs — This agency provides affordable housing and support services for homeless, including provision of transitional and permanent housing.

As a participant in the County's Federal entitlement funding under the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Services Grant (ESG), and Housing for Persons with AIDS (HOPWA) programs, Martinez's strategy for addressing homelessness is coordinated through the County's Consolidated Plan and Continuum of Care strategies. Below is a list of agencies providing services as well as emergency, supportive and transitional housing in Contra Costa County.

Contra Costa Housing Inventory

Emergency Shelter

Provider Name	Facility Name	City	Target Population	Year-round Family Beds	Year-round Individual Beds	Total Year-Round Beds	Seasonal Beds
Contra Costa Health Services/ Homeless Programs	Concord and Brookside Adult Interim Housing	Richmond and Concord	Singles	0	175	175	0
Interfaith Council of Contra Costa	Winter Nights Shelter	Changes	Mixed	0	0	0	30
SHELTER, Inc.	Family Emergency Shelter	Concord	Families with Children	30	0	30	0
STAND! Against Domestic Violence	Rollie Mullen Center	Confidential	Domestic Violence	20	4	24	0
Anka Behavioral Health	East County Shelter	Antioch	Singles	0	20	20	0
Greater Richmond Interfaith	Emergency Shelter	Richmond	Families with	75	0	75	0
Contra Costa Health Services/	Calli House Youth Shelter	Richmond	Transition-age	0	6	6	0
Bay Area Crisis Nursery	Bay Area Crisis Nursery	Richmond	Singles	0	20	20	0
Bay Area Rescue Mission	Rescue Mission	Richmond	Families with	150	0	150	0
Shepherd's Gate	Shepherd's Gate		Mixed	15	15	30	0
Total				290	240	530	30
Unmet Need				190	285	475	0

***Mountain View House, an interim housing facility for the homeless located in Martinez, is operated by Shelter, Inc. The facility has individual, private rooms to accommodate seven families at a time – up to 30 people, including children and adults. Homeless families can stay for 30 to 90 days, with the average stay being about 50 days (according to Tim O'Keefe, Executive Director).

Transitional Housing

Provider Name	Facility Name	City	Target Population	Year-round Family Beds	Year-round Individual Beds	Total Year-Round Beds
STAND! Against Domestic Violence	MOVE	Confidential	Domestic Violence	24	4	28
Rubicon Programs, Inc.	Project Independence	Richmond	Mixed	22	3	25
Contra Costa Health Services/ Homeless Programs	Appian House: Youth	Richmond	Transition-age Youth	0	6	6
SHELTER, Inc.	Pittsburg Family	Pittsburg	Families with	32	0	32
SHELTER, Inc.	REACH Plus	Scattered Site	Mixed	72	56	128
SHELTER, Inc.	Next Step		Mixed	6	1	7
SHELTER, Inc.	San Joaquin II	Richmond	Families with	20	0	20
SHELTER, Inc.	East County	Antioch	Families with	70	0	70
Bay Area Rescue Mission	Transitional Housing	Richmond	Mixed	26	18	44
Deliverance House	Deliverance House		Families with	12	0	12
CARE Collaborative	Transitional Housing		Children	0	5	5
City of Richmond	Pride and Purpose	Richmond	Children	0	6	6
		Scattered Site	Singles	0	16	16
Anka Behavioral Health	Prop 36 Housing					
Total				284	115	399
Unmet Need				0	0	0

Permanent Housing

Provider Name	Facility Name	City	Target Population	Year-round Family Beds	Year-round Individual Beds	Total Year-Round Beds
Contra Costa County Housing Authority	Shelter Plus Care	Scattered Site	Mixed	193	125	318
Contra Costa County Housing Authority	Project Coming Home	Scattered Site	Singles	0	40	40
SHELTER, Inc.	Sunset House	Pittsburg	Singles	0	8	8
SHELTER, Inc.	Mary McGovern House	Concord	Singles	0	6	6
SHELTER, Inc.	Transitional Housing	Scattered Site	Mixed	28	9	37
Anka Behavioral Health	Casa Verde		Singles	0	11	11
Anka Behavioral Health	Casa Barrett		Singles	0	6	6
Anka Behavioral Health	Casa Lago	Antioch	Singles	0	13	13
Anka Behavioral Health	Walter's Way House	Concord	Singles	0	12	12
Anka Behavioral Health	Maple House	Concord	Singles	0	5	5
Anka Behavioral Health	ACCESS	Scattered Site	Singles	0	30	30
Rubicon Programs, Inc.	West Richmond Apartments	Richmond	Singles	0	4	4
Rubicon Programs, Inc.	Idaho Apartments	Richmond	Singles	0	28	28
Resources for Community Development	Aspen Court		AIDS	0	2	2
Contra Costa Interfaith Housing	Garden Parks Apartments	Pleasant Hill	HIV	72	0	72
Catholic Charities	Amara House	Richmond	AIDS	0	6	6
Total				293	305	598
Unmet Need				606	2,275	2,881

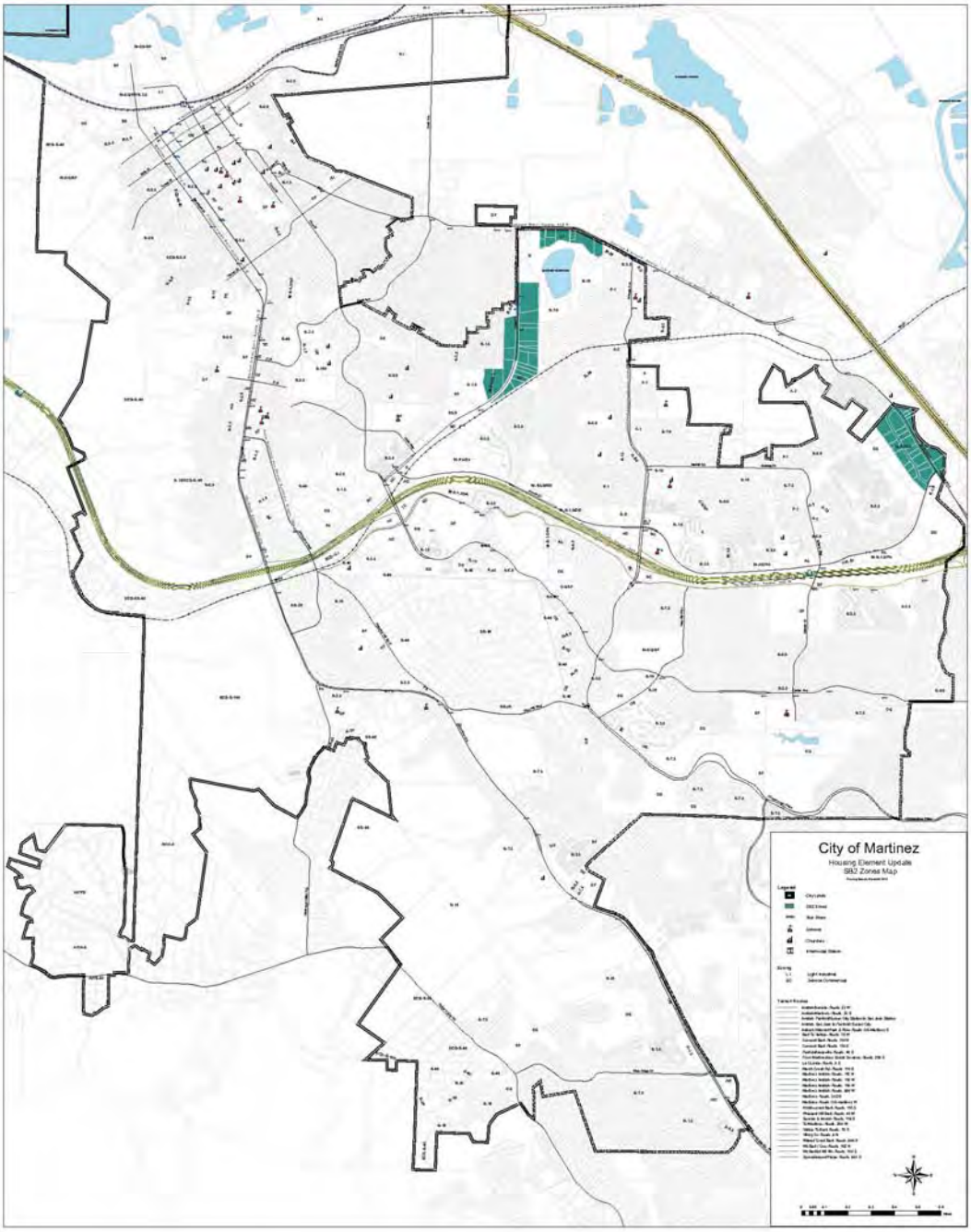
The approach recommended in the Housing Element is for the City to designate locations within the SC Service Commercial and L-I (Light Industrial) zoning districts, where emergency shelters for the homeless are allowed "by right." In addition, the Housing Element recommends that if a property containing a religious facility wants to open a permanent, year-round shelter than a use permit be required.

Under the proposed zoning designation and within the criteria described above, approximately 86 acres of land in the City of Martinez would qualify as allowing an emergency shelter for the homeless as a use allowed "by right," and not subject to discretionary review. Parcel sizes ranges from approximately 0.25 – 0.70 acres in size up to 6.5 acres in size~~)~~. The area designated provides sufficient opportunity for a facility for the homeless to be built or adaptively rebuilt in compliance with SB2 requirements.

The map below shows potential locations where an emergency shelter could be allowed without a conditional use permit or other discretionary action. The identified locations have a realistic potential for redevelopment or reuse, and have access to transportation and services. As part of the ~~rezone action,~~City Council's approved of ordinance 1379 C.S. on February 19, 2014, the City ~~will~~ established written and objective standards, as allowed in State law, covering:

- Maximum number of beds
- Off-street parking based upon demonstrated need
- Size and location of on-site waiting and intake areas
- Provision of on-site management
- Proximity to other shelters
- Length of stay
- Lighting
- Security during hours when the shelter is open

SC and LI Zoned Areas Located Outside of Downtown Specific Plan Area and Within One-Quarter Mile of a Transit Stop



D Assisted Rental Housing "At Risk" of Conversion

Government Code Section 65583 requires each city and County to conduct an analysis and identify programs for preserving assisted housing developments. The analysis is required to identify any low income units that are at risk of losing subsidies over the next 10 years (~~2009-2019~~ 2015-2025). The termination of Federal mortgage and/or rent subsidies to housing developments built by the private sector is a potential threat to affordable housing throughout the country.

The scope of the analysis also includes units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years. As part of the analysis, an estimation of the cost of preserving versus replacing the units is to be included, as well as programs designed to preserve the affordable units.

The inventory of assisted units includes a review of all multi-family rental units under Federal, State and/or local programs, including HUD programs, State and local bond programs, redevelopment programs, and local in-lieu fees (inclusionary, density bonus, or direct assistance programs). The inventory also covers all units that are eligible for change to non-low-income

housing units because of termination of subsidy contract, mortgage prepayment, or expiring use restrictions.

Of the total 412 assisted rental [and CO-OP] units, ~~315~~ 241 are family units and ~~275~~ 171 are senior and/or disabled units. These projects were funded with a variety of local and Federal sources. Except for the 14 assisted units within the 72 unit Ridgecrest Apartment apartments, ~~N~~none of the subsidized units are at-risk of conversion to market rate rental housing due to their ownership and management status (Housing Authority owned/managed) or the funding source affordability requirements.

In February 2015 and as required by Government Code Section 65836.10, the recent purchaser of Ridgecrest Apartment , Sequoia Equity, gave notice to the 14 below market rate tenants that it will be ending participation in its program effective February 29, 2016. Termination of the program is permitted, as the regulatory agreement between the owner and City who initially assisted in the financing of the project in 1984, has expired.

Per Housing Program 12, the City can assist tenants of such existing rent restricted units to obtain Priority Status on Section 8 Waiting List - HUD has set aside special Section 8 vouchers for existing tenants in Section 8 projects that are opting out of low-income use. If such vouchers are acquired by the tenants, the units will stay affordable to the existing tenants, upon termination of the original below market rate program, as long as they stay. Once a unit is vacated and new tenants move in, the unit will convert to market-rate housing

Assisted Rental [and CO-OP]Units

Project Name/Address	Ownership	Units	Assisted Units	Subsidy	Risk Status
Emerson Arms Apartments	Non-Profit (Eden Housing)	32	32	HUD 226/221(d)(3) and Section 8	Low Risk (Section 8 Preservation Project-preserved in 2000)
Riverhouse Hotel	Non-Profit (Eden Housing)	73	73	CDBG, LIHTC	Not at risk (30-year affordability restrictions Expire in 2041)
Alhambra Terrace	CCC Housing Authority	46	46	HUD (Public Housing)	Not at risk (based on ownership)
Hacienda Apartments	CCC Housing Authority	50	50	HUD (Public Housing)	Not at risk (based on ownership)
Muirwood Gardens Apartments	CCC Housing Authority	210	42	CDBG	Not at risk (Based on ownership)
[John Muir Homes I]	Non-Profit [CO-OP]	[53]	[53]	HUD 221(d)(3) BMIR	Lower Risk
[John Muir Townhouses II]	Non-Profit [CO-OP]	[54]	[54]	HUD 236(j)(1)	Lower Risk
Ridgecrest Apartments	For-Profit	72	14	HUD 221(d)(4) MKT	***AT RISK*** (Funding Expires 2016)
Berrellesa Palms	Non-Profit (RCD)	49	48	HUD, CBDG, HOME and HOPWA	Not at risk
TOTAL		**639**	**412**		

Sources: California Housing Partnership Corporation, November 2009; Contra Costa Housing Authority and

Cost of Replacement vs. Preservation

In order to insure that no assisted units convert to market rat housing within the planning period the City can either acquire and then preserve all at risk units or construct new housing to replace the lost units. Either of these methods insures units are preserved and assisted units are maintained. Working with Contra Costa County and property owners to preserve units is the most cost effective way to preserve units. Land pricing and construction cost limit the number and opportunity for the City to development new affordable housing.

Based on recent discussions with developers and the City Building Official, the estimated cost of construction which includes land costs, would cost approximately $350 per square foot. The cost of a two bedroom 1,000 square foot unit would be approximately $350,000. To replace all 412 assisted units the cost, assuming each unit was to be built as a two bedroom unit the cost would be approximately 144 million dollars.

Section VII

Future Housing Needs and Opportunities

A Regional Housing Needs Allocation (RHNA)

The Association of Bay Area Governments (ABAG) develops a Regional Housing Need Allocation (RHNA) to distribute the region's share of the statewide need to the cities and counties within the region. The RNHA is for the 2105-2023 time period, and is broken into overall need and, within the overall need, housing needs for various income levels in the City.

In developing the method for distributing the latest regional housing needs, ABAG gave increased weight to areas along major transit corridors and where there are a high number of existing jobs as well as employment growth. The new method is intended to allocate fewer units to outlying areas to reduce development pressures on agricultural lands and areas further from job centers. This new approach has resulted in a lower "fair share" housing need for Martinez (reduced from 1,341 units during the 1999-2006 planning period to 1,060 units during the 2007-2014 planning period). Other regional benefits of this approach include reduced vehicle miles traveled, and reduced green house gas emissions. A comparison of the last two RNHA allocations for Martinez is shown below.

City of Martinez Regional Ho[illegible]eds Allo[illegible]99-2006 and 2007-2014)

				2007-2014	
Income Level	**Units**	[illegible]	[illegible]	**Units**	**Percent**
Very Low	248	[illegible]	[illegible]	261	25%
Low	139	[illegible]	[illegible]	166	16%
Moderate	341	[illegible]	[illegible]	179	17%
Above Moderate	613	[illegible]	[illegible]	454	43%
Total	1,341	[illegible]	100%	1,060	100%

Source: Association of Bay Ar[illegible]nments

TABLE; City of Martinez Regional Housing Needs Allocation (2207-2014 & 2014-2020)

	2007-2014		2015-2023	
Income Level	**Units**	**Percent**	**Units**	**Percent**
Very Low	261	25%	124	26%
Low	166	16%	72	15%
Moderate	179	17%	78	17%
Above Moderate	454	43%	195	41%
TOTAL	1,060	100%	469	100%

Source ABAG

As shown above, 42~~1~~ percent of the RHNA is required to be affordable to low and very low income households. The State limits for the extremely low, low, very low, and moderate-income categories are derived from the income limits updated annually by the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD). The income limits are based on the median income for the County and are adjusted for household size. Extremely low income is defined as households earning less than 30% of County median income. Very low income households earn less than 50% of the median income. Low income households earn 50-80% of the median income. Moderate income households earn 80-120% of the median income. In 2009, the median income for a family of four is $89,300 in Contra Costa County.

Below is a summary of RHNA allocation by income for each income category ~~income levels, based on household size,~~ for Contra Costa County~~.~~,Cites and unicorpoated County areas, for the 2015-2023 planning period.

REGIONAL HOUSING NEED ALLOCATION (2015-2023)

	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total
Contra Costa County					
Antioch	349	205	214	680	1,448
Brentwood	234	124	123	279	760
Clayton	51	25	31	34	141
Concord	798	444	559	1,677	3,478
Danville	196	111	124	126	557
El Cerrito	100	63	69	166	398
Hercules	220	118	100	244	682
Lafayette	138	78	85	99	400
Martinez	124	72	78	195	469
Moraga	75	44	50	60	229
Oakley	317	174	175	502	1,168

Orinda	84	47	54	42	227
Pinole	80	48	43	126	297
Pittsburg	392	254	316	1,063	2,025
Pleasant Hill	118	69	84	177	448
Richmond	438	305	410	1,282	2,435
San Pablo	56	53	75	265	449
San Ramon	516	279	282	340	1,417
Walnut Creek	604	355	381	895	2,235
Contra Costa County Unincorporated	374	218	243	532	1,367
	5,264	**3,086**	**3,496**	**8,784**	**20,630**

UNITS BUILT DURING THE PLANNING PERIOD

According to State law, a jurisdiction may take credit for units constructed or under construction between the base year of the RHNA period and the beginning of the new planning period. Units which have been issued building permits on or after January 1, 2014, of the year falling two years prior to the due date of the jurisdiction's housing element may be credited against the RHNA to determine the balance of site capacity that must be identified. Accordingly, Martinez may take credit for units which have been issued building permits since January 1, 2007. To credit units affordable to lower- and moderate-income households against the RHNA, a jurisdiction must demonstrate the units are affordable based on at least one of the following: subsidies, financing or other mechanisms that ensure affordability (e.g., Multifamily Housing Program (MHP), HOME Program, or Low-Income Housing Tax Credit (LIHTC) financed projects, inclusionary units or RDA requirements); actual rents; and actual sales prices. As shown in the table below, 48 extremely low income units (The "Berrellesa Palms" Senior Apartments*) were completed during the Planning Period.

TABLE; Housing Units built in Martinez 2007 – 2013

Income Groups	Very Low	Low	Moderate	Above Moderate	**TOTAL UNITS**
RHNA units assigned for 2007-2013 period	261	166	179	454	1,060
Housing Units built during 2007-2013 period	48*	0	3	62	113
Number of units -under(*over*+) RHNA	-213	-166	-176	-392	-947
% of RHNA meet	18%	0%	2%	14%	11%

B Available Land for Housing

Housing Element law requires that the City inventory vacant and underdeveloped sites, as well as sites with known potential for redevelopment which are available for housing development. The City has an obligation to identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to encourage the development of housing consistent with City "fair share" regional need numbers.

Methodology

A thorough sites inventory and analysis has been undertaken by the City to determine whether program actions are needed to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the ~~new construction need~~ remaining unmeet need contained in the City's Regional Housing Needs Allocation (RHNA). Preparing the inventory and accompanying site suitability analysis consists of assessing each site's suitability and appropriate density. To determine whether a site is truly "available for development," the Element must indicate the zoning, the slope and topography, whether the site is sufficiently served by public facilities, such as sewer and water, and whether there are environmental barriers to development. The City assumed development capacity and or potential to be determined using minimum density for each zoning district and or development area.

Appendix A contains parcel listings of all sites with residential development potential during the Housing Element Planning Period (2015-2023). The estimated unit capacity is based on all applicable land-use controls and site improvement requirements, including standards such as maximum lot coverage, height, open space, and parking. For sites identified as being underdeveloped, the projected development considers existing development trends and site redevelopment potential. A significant number of the underdeveloped sites were evaluated, determined to be appropriate, and are encouraged for development in the recently adopted Downtown Specific Plan. Appendix A also contains a parcel-by-parcel listing of small sites (sites less than 1 acre in size).

Adequate Sites and Densities

Land suitable for residential development includes vacant residentially zoned sites; vacant non-residentially zoned sites that allow residential uses; underutilized residentially zoned sites capable of being developed at higher density or with greater intensity; and non-residentially zoned sites that can be redeveloped for, and/or rezoned for residential use. The City conducted an

analysis of vacant and underutilized land based on Citywide County Assessor parcel data and the site analysis prepared for the Downtown Specific Plan.

To establish the number of units that can accommodate Martinez's share of the regional housing need for lower-income households (the City's Very Low and Low Income housing need is for ~~427~~196 units), the Element must include an analysis that demonstrates the identified zone/densities can encourage and facilitate the development of housing for lower-income households. To provide local governments with greater certainty and clarity in evaluating and determining what densities facilitate the development of housing that is affordable to lower-income households, the statute provides two options. The City can either: (1) conduct an analysis of market demand and trends, financial feasibility, and residential project experience to demonstrate the densities facilitate lower income housing development; or, (2) apply Government Code Section 65583.2(c)(3)(B), which allows local governments to utilize "default" density standards deemed adequate to meet the "appropriate zoning" test, which in Martinez's case are sites designated at 30 units per acre or more.

Since Martinez has adequate sites currently zoned at 30 units/acre, no further analysis is required to establish the adequacy of the density standard for lower income sites, and this standard is used in this Housing Element. In addition, there must be adequate sites to address the City's total unmeet housing ~~need~~ needs allocation for the 2015-2023 planning period of 469 units. Based on the realistic development capacity of potential housing sites (see Appendix A), the City has sufficient sites currently planned and zoned at adequate densities to meet its total RHNA for the 2015-2023 planning period, and the need for lower income housing. This is shown in the table below.

Summary of Residential Development Capacity in Martinez (~~2007-2014~~ 2015-2023) On Sites Currently Zoned for Residential Use

Site Conditions	Sites Greater than 30 Units/Acre	Sites Less than 30 Units/Acre	Total Units
Vacant Residential	60	~~538~~391	~~598~~451
Vacant Mixed Use	~~95~~30	427	~~522~~457
Underutilized Sites	~~284~~235	13	~~370~~248
Total	**~~439~~325**	**~~1,051~~831**	**~~1,490~~1,156**

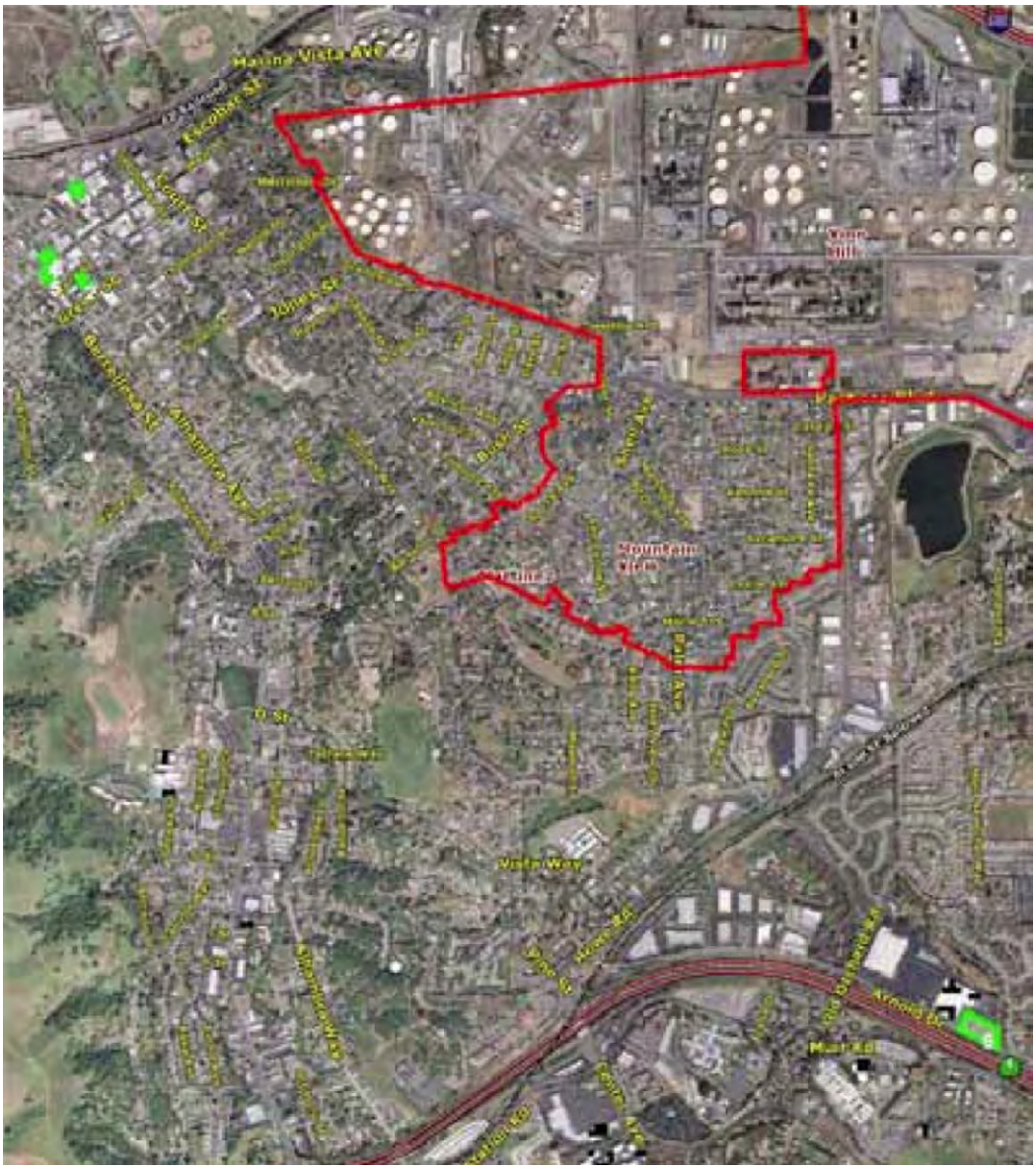
Note: The realistic development capacity on specific housing sites is shown on the tables in Appendix A under "Potential Units — Maximum." The projected residential development capacity of mixed use sites assumes a mixture of residential and non-residential development.

~~*Source: City of Martinez, 2009*~~

The three maps below show in green the vacant residential, vacant mixed use, and underutilized sites in Martinez that are currently planned and zoned to allow residential development at 30 units or more/acre. A site-by-site inventory, along with site-specific conditions and assumptions is available in Appendix A — Available Land Inventory. The “underdeveloped” category contains sites that are currently designated for residential use (or mixed use with a residential component) but are developed at densities significantly lower than the allowable development potential, and where redevelopment within the Housing Element planning period is a real option due to market conditions and/or the condition of existing structures.

Vacant Residential Sites (Greater than 30 Units/Acre)

Vacant Mixed Use Sites (Greater than 30 Units/Acre)



(see Appendix A for updated map) – 2015-2023)

Underutilized Sites (Greater than 30 Units/Acre)

(see Appendix A for updated map) – 2015-2023)

Relationship of Potential Housing Sites in Martinez to the City's Regional Housing Needs Allocation (RHNA) for the ~~2007-2014~~ 2015-2023 Planning Period

The table below shows the distribution of potential housing units under current zoning compared to the City's RHNA for the ~~2007-2014~~ **2015-2023** planning period. It should be noted that this table does not identify the number of housing units that will actually be built during this timeframe, nor does it identify the actual number of units that will be built at the various income levels described below. The table is merely intended to demonstrate that using the "default" density

standards deemed adequate to meet the "appropriate zoning" test, which in Martinez's case are sites designated at 30 units per acre or more, the City has a sufficient number of sites currently planned and zoned at these densities.

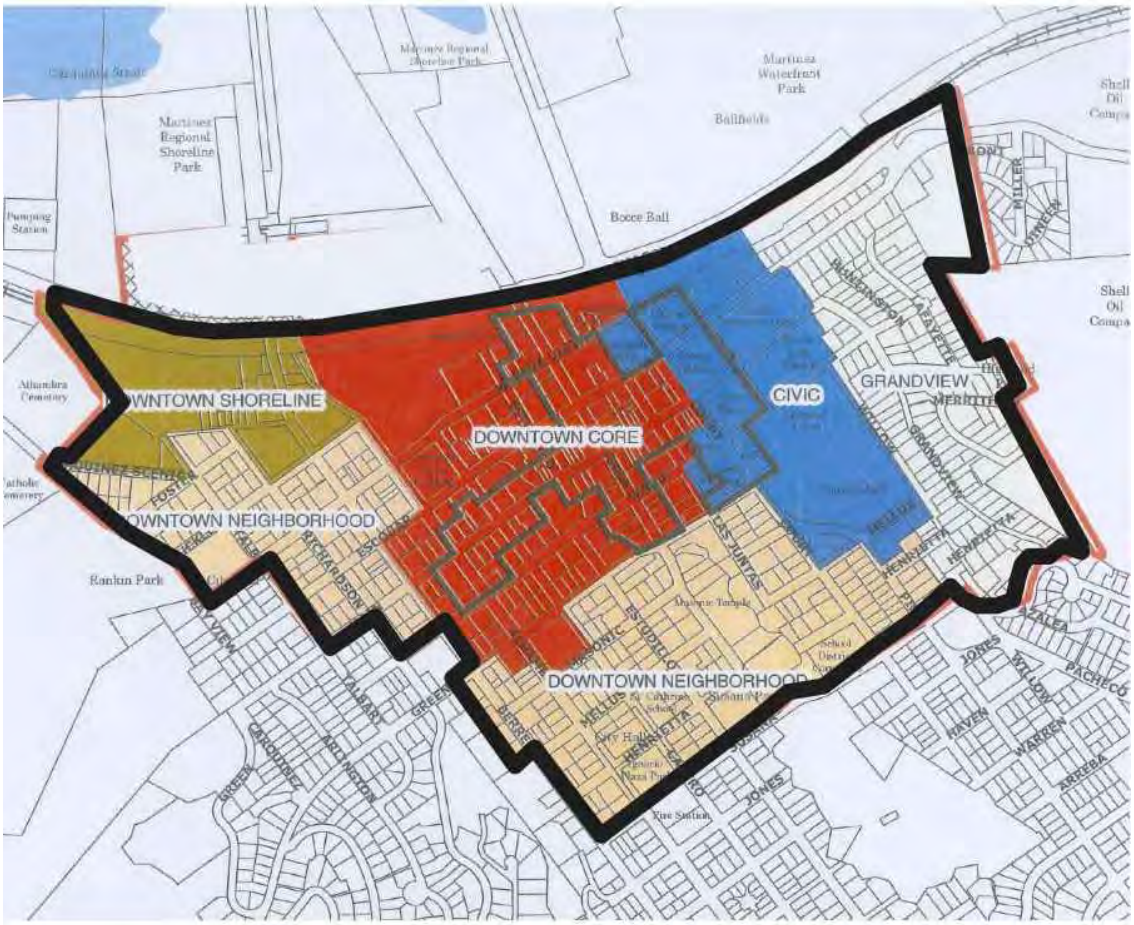
Relationship of Residential Development Potential in Martinez to the City's Regional Housing Needs Allocation for 2015-2023 (Sites Currently Zoned for Residential Use)

Site Conditions	Sites Greater than 30 Units/Acre	Sites from 20 to 29 Units/Acre	Sites Less than 20 Units/Acre	Total Unit Potential
Development Potential				
Vacant Residential	60	0	~~538~~ 391	~~598~~528
Vacant Mixed Use	~~95~~30	426	1	~~522~~392
Underutilized Sites	~~284~~235	0	13	~~370~~248
Total	~~439~~325	~~496~~426	~~555~~405	~~1,490~~1,156
ABAG Need (~~2007-2014~~ 2015-2023)				
Very Low and Low	~~427~~196	--	--	~~427~~196
Moderate	--	~~179~~78	--	~~179~~78
Above Moderate	--	--	~~454~~195	~~454~~195
Total Need	~~427~~196	~~179~~78	~~454~~195	~~1,060~~469
Excess Unit Potential Under "Default" Density	**~~+12~~+129**	**~~+317~~+348**	**~~101~~+210**	**~~+430~~+687**

Basis for Development Potential Assumptions — City Policies and Standards

A significant number of sites available for development are located in the City's Downtown area. The Downtown Specific Plan (adopted 2006) encourages land use opportunities for Downtown Martinez to serve as a cultural, arts and entertainment center offering a wide range of opportunities for residential lifestyles, work environments, shopping, entertainment, culture and the arts. Three sub-areas that allow multi-family are identified within the Downtown: (1) Downtown Core; (2) Downtown Neighborhood; and (3) Downtown Shoreline. These are shown in the map below.

Downtown Specific Plan Sub-Areas and Land Use



(1) **Downtown Core.** Within the Downtown Core sub-area the basic density for residential is 29 units per acre, equivalent to R-1.5 zoning (1,500 square feet of lot area per unit). The Downtown Core area is within the CC — Central Commercial Zoning District, which allows dwelling units above the ground floor. The Planning Commission may approve up to a maximum density of 43 units per acre by use permit by finding that the proposal is superior in terms of all or almost all of the following criteria: (1) design and appearance; (2) minimizing impacts on adjacent public lands; (3) providing on-site amenities for the future residents; (4) preserving or creating view corridors; (5) utilizing green building practices to the maximum extent possible; and, (6) providing a public amenity.

(2) **Downtown Neighborhood.** The allowable density range for the Downtown Neighborhood sub-area is from 12 to 35 units per acre (equivalent to R-3.5 to R-1.5-DO zoning). If a property is located in the R-1.5-Downtown Overlay (DO) District it is allowed to go from the 29 units/acre permitted “by-right” to 35 units/acre, if a use permit is approved subject to the following findings:

- That the residential development will complement and be compatible with the existing residential community and reflect the historic ambiance of the Downtown residential district.
- That the architecture, landscaping and site plan of the residential development will result in a significantly better environment than otherwise would have occurred under the existing zone district requirements.

(3) **Downtown Shoreline.** Within the Downtown Shoreline sub-area the base, allowable maximum density of 17 units per acre is equivalent to R-2.5 Zoning. The Planning Commission may approve a maximum density at 35 units per acre subject to a use permit approval. In order to approve a density above the lower end of the density range, the Planning Commission would need to find that in addition to meeting standard requirements, the proposal is superior in terms of two or more of the following criteria:

- Assembling all or most of the contiguous parcels into one project, and designing the project as a new neighborhood.
- Design and appearance.
- Minimizing impacts on adjacent public lands.
- Providing onsite amenities for future residents.
- Preserving or creating view corridors from public streets such as Talbert, Buckley, Marina Vista, Carquinez Scenic Drive, Castro and Berrellesa.
- Utilizing green building practices to the maximum extent possible.
- Providing a variety of housing types, including detached single family residential, where feasible, as a transition in areas near existing single family neighborhoods.
- Providing a new public street system that improves access to the Regional Shoreline and Alhambra Creek, potentially by extending Alhambra Avenue along the creek, and vacating Berrellesa.

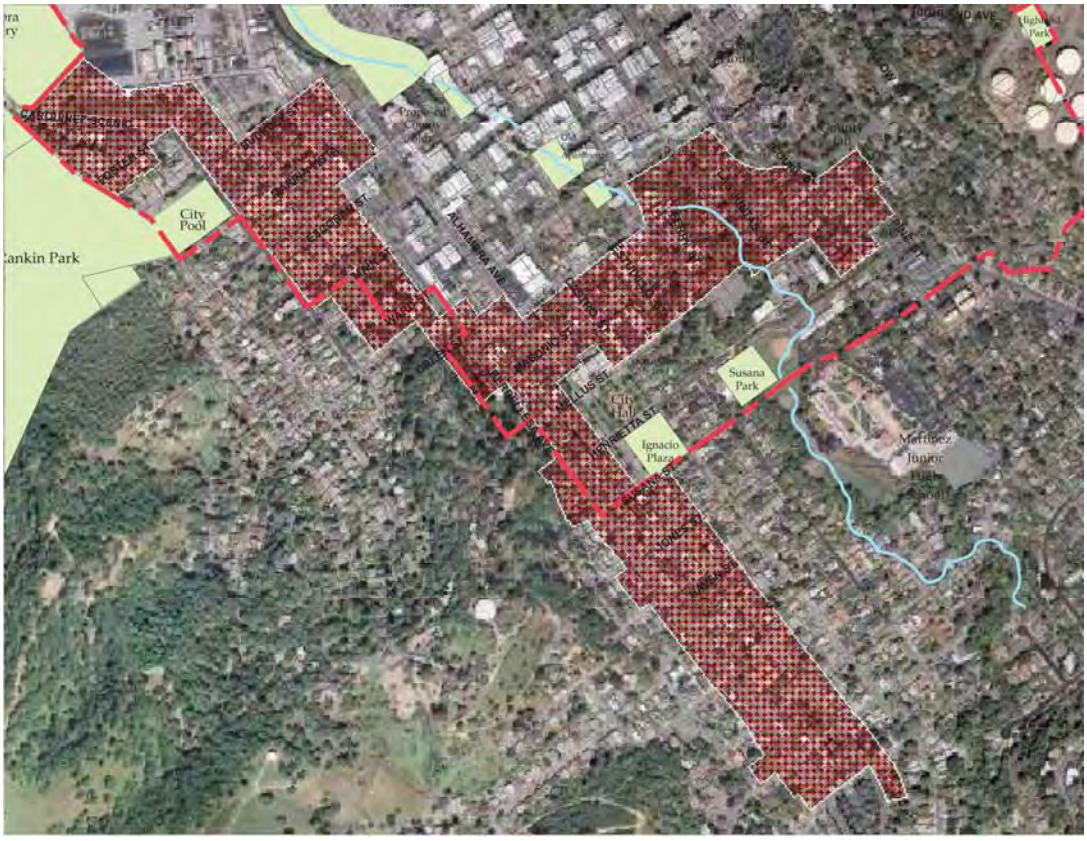
In order to approve a density at or near the upper end of the density range, the Planning Commission would need to find that the proposal is superior in terms of all or almost all of the above criteria.

Downtown Overlay District

Prior to the adoption of the Downtown Specific Plan, the City had adopted the Downtown Overlay District in 1996, which applies to residential properties

located around the Downtown commercial area and in areas along Alhambra Avenue and Berrellesa Street leading into the Downtown area. The Downtown Overlay District applies to properties both inside and outside of the 2006 Downtown Specific Plan area. The purpose of the Downtown Overlay District is to allow for existing higher densities to continue, encourage infill development of underutilized parcels, maintain the Downtown's small town and historical character, and promote the rehabilitation of homes in Downtown neighborhoods. This is accomplished through residential design guidelines and development regulations that are less stringent than standard zoning, including the ability to develop at higher density, subject to a use permit, than otherwise allowed by the underlying base zoning (R-1.5 through R-3.5). Below is a map of the Downtown Overlay District, with the outline showing the overlapping areas with the Downtown Specific Plan. Since 1996, increases in project density above 30 units/acre have been allowed within the Downtown Overlay Zoning District, subject to use permit approval.

Downtown Overlay District



Downtown Specific Plan Implementation Actions

Implementation of the Downtown Specific Plan (adopted July 2006) is a very high priority for the City. Chapter 16 of the DSP contains a number of implementing actions to facilitate and encourage residential development in the downtown area. Actions cover "priority catalyst projects" (such as changes to land use regulations), and financing and funding mechanisms. In addition, the Downtown Specific Plan contains a number of supporting policies to encourage infill, higher density, and mixed-use development, including density bonuses, financing incentives, lot consolidation incentives, etc. The success of the Downtown Specific Plan is underscored by recent City approvals, as described below.

The Downtown Specific Plan focuses on 32 opportunity sites in the downtown. The proposed new uses include single family housing, townhouses, multifamily housing, live-work lofts, additional retail space, and additional office space. The firm of Strategic Economics conducted a market feasibility of downtown uses and development potential under the Downtown Specific Plan in 2004. While market conditions have changed since then, the conclusions of the market analysis remain the same. The sites identified in the Housing Element reflect that ". . . land prices for this type of development (multi-family, townhomes, and live-work units) provide incentives for owners and developers to revitalize opportunity sites." Based on market conditions, and regulatory incentives, potential redevelopment of sites in the downtown are realistic assumptions during the planning period of the Housing Element (2015-2023).

Recent Approvals Under the Downtown Specific Plan

Recent City approvals demonstrate the feasibility and realistic capacity of development under the policies of the Downtown Specific Plan. This is demonstrated in the recently ~~approved~~ built and occupied RCD (Resources for Community Development) project, a 49-unit apartment project for low income seniors, which is described below. Another recently completed project is the three-unit complex at 231 Main Street (Aiello), which was allowed a density increase subject to the findings of the Downtown Overlay District. The eight-unit complex at 500-528 Berrellesa Street (Villa del Sol) also required a use permit for the density increase above 30 units/acre. It was not subject to the Downtown Specific Plan as the Downtown Specific Plan had not yet been adopted. The 500-529 Berrellesa project required a two-step process to get to the higher density (from 29 units/acre to 35 units/acre) — (1) a zoning district change (to a higher base density category – from R-2.5/D to R-1.5/D), and then, (2) granting of the use permit as required in the Downtown Overlay District. With the amended zoning districts that were adopted concurrently with the Downtown Specific Plan ~~in place~~, ~~that process has been simplified.~~development of several properties in

the downtown area where simplified allowing for greater densities.

All of these projects were found to be superior projects that received approval to exceed the basic allowable densities applicable to their subject Residential Zoning District so they could be built at more than 30 units/acre. The design and appearance aspects of these projects were found to be superior additions to their context because of extensive landscaping, architecture rooted in local styles, and their high level of detailing, building articulation and materials. Superior design, along with the findings described above would be expected of all future projects as well.

Downtown Case Study of RCD — Resources for Community Development

In 2009, the City approved construction of a 49-unit apartment project for seniors (55 years of age or older), with all rents restricted to affordable levels (all rents to be limited to 50% of Area Median Income, or less). The City approved a Use Permit to allow density and height above the 17 units/acre, two story/30' height limits normally permitted in the DS - Downtown Shoreline Zoning District, and a 10' front yard setback; and Design Review for building elevations and landscaping. The applicant also was granted a density bonus for affordable housing, pursuant to California Government Code Sections 65915-65918 (referred to as "State Density Bonus Law") to allow 49 units per acre where a maximum of 35 units would normally be permitted, and related concessions and incentives to requirements for useable open space, maximum site coverage and subdivision map. The project was completed and fully occupied in 2014.

Use Permit Findings

In addition to the findings required by the Downtown Specific Plan and the Downtown Overlay District for use permits, all use permits are subject to the general findings for use permits noted in the Zoning Ordinance (MMC Section 22.10.070). The findings are:

- The proposed location of the conditional use is in accord with the objectives of this Title (Zoning), and the purposes of the district in which the site is located.
- The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

- The proposed conditional use will comply with each of the applicable provisions of this Title.

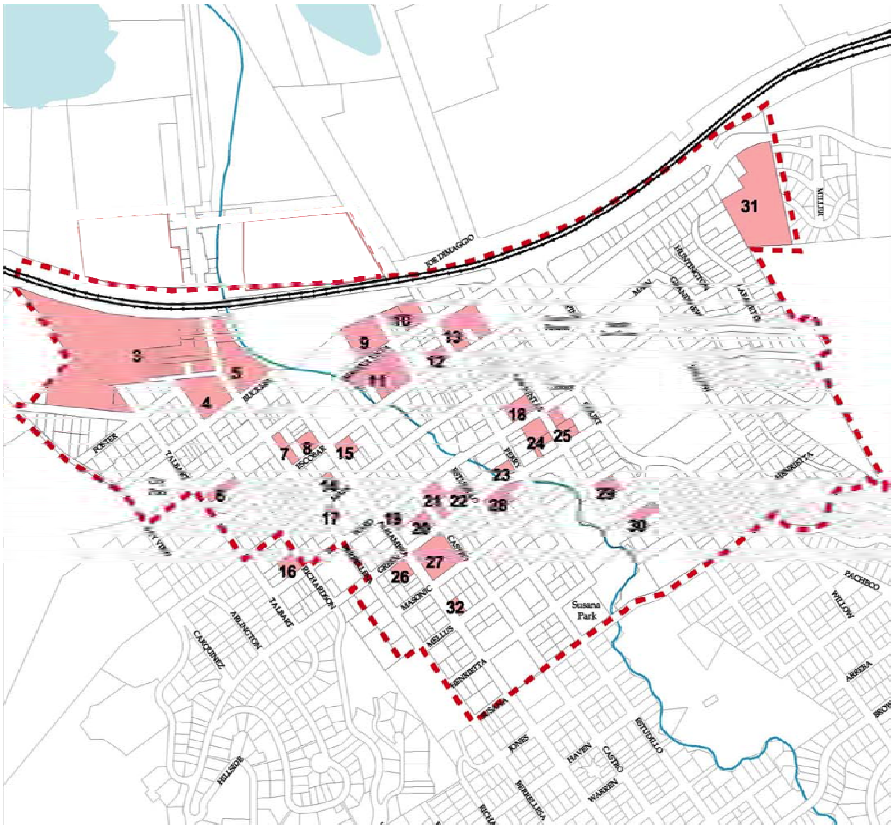
Commercial Districts Throughout Martinez

Commercial districts throughout Martinez (Central Commercial, Neighborhood Commercial, and Service Commercial) allow residential uses above the ground floor as a use "by-right." Densities are consistent with R-1.5 zoning, which allows up to 29 units/acre. In the CC District, a use permit can be granted for densities up to 43 units/acre.

Evaluation of Underdeveloped Sites

The 2006 Downtown Specific Plan contained an economic assessment supporting the policies, land use designations and the identification of opportunity sites in the Downtown. It concluded that there is potentially a very strong housing market in the Downtown. Further, the study concluded that land prices for housing provide incentives for owners and developers to revitalize opportunity sites, and that sites designated for development as multi-family sites will ultimately lead to the transition and revitalization of these sites.

Downtown Specific Plan "Opportunity Sites"



As shown on the map above there are a significant number of “Opportunity Sites” identified in the Downtown Specific Plan. Underdeveloped sites with potential for 30 or more units/acre, as described in this Housing Element, include portions or all of site numbers 3, 4, and 5, as shown on the map.

Environmental and Infrastructure Conditions

The recent EIR prepared for the Downtown Specific Plan thoroughly examined development potential, capacity and impacts associated with the Downtown Specific Plan, and the potential cumulative impacts that could happen under build-out of the General Plan. The examination covered such issues as land use, population, transportation, air quality, biological resources, cultural resources, geology, soils, seismicity, hydrology, water quality, hazards, visual resources, etc.

Projections for provision of public and community services in the EIR took into account citywide growth scenarios that could occur under build-out of the General Plan. The conclusion is that no citywide cumulative impacts are anticipated. The same is true of utilities capacity, including water and sewer capacity, which is adequate to address the City’s RHNA during the Housing Element planning period (2007-2014).

C Potential Non-Governmental Constraints to Housing

State law requires that the Housing Element include a discussion of the factors that present barriers to the production of housing, including government actions and market forces (non-governmental constraints). Identification of these constraints helps the City to implement measures that address these concerns and reduce their impacts on the production of housing.

Cost of Land

Many factors determine the price of land in the City, including allowable density and type of residential development, the availability of public services and utilities and the quality of nearby existing development. The following table lists land for

sale in an around the City of Martinez. The list includes all types of land, including commercial and industrial sites. The median price per acre was over $485,000 in 2009.

However, land costs are highly variable and vary depending on the current market conditions, the current zoning, permit entitlements, improvements, existing utility connections, location, and other factors. Non-residential sites are included in the analysis because they affect the land market for residential properties.

Land Costs In and Around Martinez (2009)

Location	Price	Acres	Price/Acre
Martinez	$149,500	0.2	$747,500
Martinez	$677,484	2.2	$313,650
Martinez	$8,000,000	48.2	$166,078
Martinez	$535,000	1.5	$361,486
Martinez	$249,950	0.3	$781,094
Martinez	$125,000	0.1	$1,101,112
Martinez	$450,000	1.8	$255,682
Martinez	$149,950	0.1	$1,419,961
Martinez	$900,000	60.7	$14,832
Martinez	$925,000	1.5	$633,562
Pacheco	$199,950	0.3	$666,500
Martinez	$69,000	0.2	$345,476
Martinez	$1,900,000	71.5	$26,588
Martinez	$175,000	0.1	$1,254,815
Martinez	$795,000	0.7	$1,104,167
Martinez	$900,000	7.3	$124,138
Martinez	$88,825	0.1	$703,494
Martinez	$250,000	2	$125,000
Martinez	$795,000	5.9	$133,838
Martinez	$83,000	0.1	$608,667
Median	$350,000		$485,077

Source: Redfin.com (November 2009)

Financing Costs

The cost of borrowing for either the construction or purchase of a home is a major contributor to the overall price of housing. Higher interest rates can eliminate many potential homebuyers from the housing market or make development of some housing projects infeasible. Developers typically need to achieve relatively high densities in urban infill and re-use projects to support financing and land costs.

Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past two decades, there has been a dramatic growth in alternative mortgage products, such as graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and qualify for larger home loans, but have caused significant problems when rates rise.

The fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market

rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership.

Principal and Interest Costs for a 30-Year Mortgage of $500,000

Interest Rate	Total Monthly Payments (excluding taxes and insurance)
5%	$2,684
6%	$2,998
7%	$3,326
8%	$3,669
9%	$4,023

Until mid 2008, home mortgage financing was readily available at attractive rates throughout Contra Costa County and California. Rates vary, but ranged around 6.25 percent to seven percent from 2006-2008 for a 30 year fixed rate loan (HSH Associates Financial Publishers). However, rates have been as high as ten or 12 percent in the last decade.

Starting in late 2008, it became harder to get a home purchase loan, but the average interest rate has fallen to around five percent. In particular, people with short credit history, lower incomes or self-employment incomes, or those with other unusual circumstances, have had trouble qualifying for a loan or were charged higher rates. Discussions with mortgage bankers have indicated that loans in Martinez are being approved at the same interest rates as surrounding jurisdictions.

The table to the right shows the costs for borrowing a fixed sum of money for 30 years at different interest rates.

Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). In recent years, due to market conditions and government regulations, banks require larger investments by the builder.

Construction Costs

Market factors significantly affect the cost of housing and thus must be considered when addressing the provision of affordable units. Escalating land prices and construction costs along with fluctuating interest rates contribute to the increased cost of housing in Martinez as well as Contra Costa County and the rest of the Bay region.

Labor and materials, the two primary factors affecting construction costs, represent the majority of the cost of building a home in most communities. Material costs can be the most volatile factor in construction costs. Until recently, builders in many parts of the country faced shortages and/or sharp increases in

the cost of concrete, framing wood, steel, and other construction materials. Starting in 2008, building materials have dropped in price, in some cases by more than ten percent.

According to Building-Cost.net, the labor and materials cost for a single-story, detached 2,200 square foot single-family home was about $125 per square foot in 2009, excluding permit fees, contractor markup and other indirect costs. The estimated direct cost to construct such a home is nearly $300,000. Land, land preparation, utilities, planning entitlements, development impact fees, financing, and other costs could easily make the minimum cost of building a single-family home in Martinez over $400,000.

It is estimated that affordable multi-family housing construction costs – excluding land costs but including all soft costs, permit fees, interest carry, and general administration – range from $150 to $210 per square foot; however, the development of a market rate multi-family project would increase the cost per square foot by roughly nine to 11 percent.

The City can provide assistance in reducing the cost of affordable housing by processing proposals efficiently, supporting grants and requests for funding by project applicants, and by waiving or reducing City application and permit fees for projects providing affordable housing.

D Potential Governmental Constraints to Housing

Martinez regulates the use of land within the city limits through the General Plan, area plans, specific plans, zoning and subdivision ordinances, city design standards, and building codes[6]. In addition, the City has adopted a Growth Management Element to comply with Measure C, a voter-approved Countywide transportation sales tax and growth management initiative. Potential housing constraints posed by these various policies, and how these constraints can be lessened, are discussed below.

[6] See the Land Use Element and Martinez Municipal Code for more details.

General Plan Land Use Element. The Land Use Element of the Martinez General Plan allows a diversity of housing types at varying densities. Residential densities range from zero to six units per acre for single-family dwellings, up to 40 units per acre for multi-family senior housing. The mixed use area within the Downtown Specific Plan (Downtown Core) allows office, commercial or residential uses with a base allowable maximum “by-right” residential density of 29 units per acre. The Planning Commission may approve densities up to a maximum density of 43 units/acre with a use permit.

Zoning. The City has over 13 residential zoning designations to regulate both single-family and multifamily residential developments at various densities. The residential zoning districts and their minimum required lot areas are listed in the following table.
In addition to minimum parcel sizes, the following regulations also are used to determine the manner in which residential development occurs within Martinez.

Setbacks. Setback regulations prescribed by City zoning allow for greater flexibility and responsiveness to varying lot sizes and existing neighborhood development. Front yard setbacks range from ten to 50 feet depending on the zoning district. The variable side yard and front yard requirements provide relief for narrow lots and properties located in neighborhoods with physical and topographical features that limit site development to front yard areas. Additionally, certain exceptions to setback requirements are permitted to allow for even greater design flexibility. For example, a reduced rear yard of five feet is allowed for detached accessory structures- such as second dwelling units - which are less than 15 feet in height.

Summary of Martinez Residential Development Standards (2009)

Zoning District	Lot Coverage	Building Height (feet)	Minimum Yard Setback			Minimum Lot Area (square feet)	Units per Acre
			Frontyard (feet)	Sideyard with two story (feet)	Rearyard (feet)		
R-1.5	40%	30	10	5 (10)	20 (may be reduced to 10 depending on lot)	10,000	29 Units/ac
R-2.5	35%	25	20	5 (10)	25 (may be reduced to 15 depending on lot)	3,500	17 Units/ac
R-3.5	40%	25	20	5 (10)	25	4,000	12 Units/ac
R-6.0	40%	25	20	5 (10)	25	6,000	7 Units/ac
R-7.0		35	20	5 (15)	15	7,000	6 Units/ac
R-7.5	35%	25	20	5 (10)	25	7,500	5 Units/ac
R-10	30%	25	25	5 (12)	25	10,000	4 Units/ac
R-12		35	20	10 (25)	15	12,000	3 Units/ac
R-20	25%	25	25	10 (15)	25	20,000	2 Units/ac
R-40	20%	25	25	15 (25)	25	40,000	1 Unit/ac
R-80	10%	25	50	25 (35)	25	80,000	0.5 Units/ac
R-100	5%	25	50	30 (40)	25	100,000	0.4 Units/ac
RR	5-25%	25	25-50	10-30 (15-40)	25	20,000-100,000	2-0.4 Units/ac

Source: Martinez Zoning Ordinance (available online at http://www.cityofmartinez.org/depts/planning/rec_and_app.asp)

Note: Standards of Planned Unit Development district are flexible and can change.

Structure Height. In most zoning districts no residential structure can have more than two stories or exceed 25 feet in height as measured from natural grade. An exception to this 25-foot height maximum allows three stories for multi-family structures up to 30-feet in the R-1.5 district, if designed with two floors over ground level or submerged parking.

Within the Downtown Core Area the Downtown Specific Plan provides for a height limit of 40’, or three stories, and higher with a use permit. The maximum building height in the Downtown Shoreline area is 40 feet, or three stories, for development approved at an R-1.25 density, and 30’ or two stories, for development approved at an R-2.5 density. In some areas, such as transition areas near existing single family residential areas, a two-story maximum height may be determined to be appropriate by the Planning Commission. The Planning Commission may approve taller buildings by use permit.

Lot Coverage and Floor Area Ratios. Structure size is mainly regulated by lot coverage maximums specific to each residential zoning district as shown above. The City also imposes a maximum floor area ratio (FAR) of 0.30 for homes located on substandard hillside lots (i.e., lots that are non-conforming to either

the base zoning or slope-density standards for minimum site area required) and where the natural slope of the site under the proposed home exceeds 20 percent. No other FAR standards are applied in the City. Lot coverage permitted by the City could constitute a constraint on small lots to the development of affordable housing. This potential constraint is addressed through the City's Downtown Overlay District regulations (see below), which allows 45% lot coverage.

Residential Uses Allowed Under Current Zoning

P = Permitted Use

C = Conditional Use

TYPE OF RESIDENTIAL USE

Zoning District	Single Family Detached	Single Family Attached	Multi-family	Residential Care Fewer than 6 people	Residential Care More than 6 people	Emergency Shelter	Single-Room Occupancy	Manufactured Homes	Mobile Homes	Transitional Housing	Second Units	Supportive Housing	Farmworker Housing
R-1.5	P	P	P	P	C			P	C	P	P	P	
R-2.5	P	P	P	P	C			P		P	P	P	
R-3.5	P	P	P	P				P		P	P	P	
R-6.0	P			P				P		P	P	P	
R-7.0	P			P				P		P	P	P	
R-7.5	P			P				P		P	P	P	
R-10	P			P				P		P	P	P	
R-12	P			P				P		P	P	P	
R-20	P			P				P		P	P	P	
R-40	P			P				P		P	P	P	
R-80	P			P				P		P	P	P	
R-100	P			P				P		P	P	P	
RR	P			P				P		P	P	P	
DS	P	P	P	P				P		P	P	P	
P-1	P	P	P	P				P		P	P	P	
M-29	P	P	P	P	C			P		P	P	P	
PA	P	P	P	P	C			P		P	P	P	
CC			P		C		C						
SC						P							
LI						P							
AV	P			P				P		P	P	P	
A-5	P			P				P		P	P	P	P

Parking. All single-family housing units are required to provide two off-street parking spaces. Two covered spots are required for single-family homes on lots zoned R-6.0 through RR-100, and one covered, one uncovered are required for single-family homes zoned R-1.5 through R-3.5. Multi-family developments are required to provide parking at 2.25 spaces per unit, except that multi-family developments located in the Downtown Overlay District have less restrictive parking obligations with a use permit. Also, in the Downtown Overlay District, parking requirements are based on the specific number of bedrooms, ranging from 1 space for each studio unit, to 2 spaces for a two-bedroom or larger unit. A further reduction in the number of parking spaces required in the DO zone, down

to 1 space per unit of any size, may be approved with a use permit. Current parking standards for residential uses are as follows:

Current City of Martinez Residential Parking Standards

Dwelling Type	Zoning Districts	Required Parking Spaces Per Dwelling Unit**	
		Covered	*Open*
Single family	All districts except R-1.5, R-2.5 and R-3.5	2	0
Single family	R--1.5, R--2.5 and R--3.5	1	1
Multiple family*	All districts except sites included in the Downtown Overlay District	1	1 1/4
Multiple family*	Downtown Overlay District (except projects on streets where bike lanes are proposed)	1	
studio		1	
1 bedroom		1	1/2
2+ bedrooms		1	1

Guest Parking: Additional required guest parking spaces shall be 1/4 space if there are over 4 units. The required guest spaces shall be additive and rounded off to the higher number. The Planning Commission may approve tandem guest spaces if it can be found that residents will not be inconvenienced by this arrangement.

Source: City of Martinez Municipal Code

The City is currently considering modifications to the requirements for Off-Street Parking for multi-family housing outside the Downtown Overlay District. The proposed changes would simplify, reduce and consolidate multi-family parking requirements City-wide and within the Downtown Overlay District in line with actual demand and current best practices.

In addition, Policy P-1-5 in the adopted Downtown Specific Plan states: “In order to encourage residential uses in the Downtown Core, (the City will) develop an ordinance to allow payment of a fee towards construction of a parking structure, in lieu of providing the normally-required onsite parking spaces.”

Downtown Overlay District. The Downtown Overlay District applies to residential properties located around the Downtown commercial and office area and in areas along Alhambra Avenue and Berrellesa Street leading into the Downtown area. The purpose of the Downtown Overlay District is to allow for existing higher densities to continue, encourage infill development of underutilized parcels, maintain the Downtown's small town and historical character, and promote the rehabilitation of homes in Downtown neighborhoods. This is accomplished through residential design guidelines and development and parking regulations that are less stringent than standard zoning (but some require use permits). A comparison between the Downtown Overlay District and standard zoning regulations is provided below.

Downtown Overlay District and Standard Zoning Comparison

Zoning District	Downtown Overlay District	Standard Zoning
Site Area Per Dwelling		
R-1.5	1,250 square feet	1,500 square feet
R-2.5	1,500 square feet	2,500 square feet
R-3.5	2,500 square feet	3,500 square feet
Lot Coverage		
R-1.5	45%	40%
R-2.5	45%	35%
R-3.5	45%	40%
Front Yards	Depends on adjoining properties, but always 20 feet or less	10-20 feet
Side Yard	5 feet for structures less than 12 feet in height, 10 feet for structures over 12 feet, 10 feet for corner lots	5 (10) feet
Rear Yard	Averaging 10/15 feet	10-25 feet

Source: Martinez Zoning Ordinance (available online at http://www.cityofmartinez.org/depts/planning/rec_and_app.asp)

Environmental Conservation District. Martinez has an Environmental Conservation District that was established as a companion district, to be used in conjunction with residential or other districts. Housing is permitted at one house on sites up to 20 acres and two houses on sites larger than 20 acres. Use permits require an environmental impact statement.

Mobile Home Overlay Zone (MH). The Mobile Home Overlay Zone ordinance was established to promote affordable housing through manufactured and mobile homes while preserving environmentally sensitive areas and neighborhood character. The MH Zone designates areas where manufactured homes are permitted. In addition, the MH Zone requires design review approval for all manufactured homes to ensure their compatibility with the surrounding natural and man-made setting. The MH Zone does not act as a constraint, but rather promotes construction of housing that is more affordable.

Hillside Development Regulations. The Hillside Development Regulations limit residential density on hillside areas. The purpose of the regulations is to preserve the environmental and scenic character of hill areas, and to ensure that densities can be reasonably accommodated given the physical constraints hillside areas present in the provision of residential services such as utilities and roads. Allowable density has an inverse relationship that decreases as slope increases. Additionally, the Hillside Development Regulations recommend projects adhere to certain development standards in order to minimize their impact on hillside areas. These standards include minimizing grading to preserve natural terrain, excluding areas of slope instability, locating structures so that ridgelines and natural features are minimally disturbed, and maintaining a high quality of residential design that is compatible with surrounding properties.

The Hillside Development Regulations have been put in place to protect sensitive lands. Prospective developers seek to maximize density where higher costs associated with hillside development require greater density for an economically viable project. While the density calculations can preclude the development of housing on sloped parcels that may seem to have sufficient land area to accommodate medium to high density housing, the slope density calculations reduce the potential to an appropriate carrying capacity. Sensitive lands are also protected by project review through the City's Design Review Committee.

Mixed Use (M) Combining District. The Mixed Use Combining District allows the City to join two or more use districts under the umbrella of a mixed use zone, thereby permitting properties to contain combinations of uses that are permitted individually in each of the underlying zones. The permitted and conditional uses in the Mixed Use District are those allowed in each individual zoning district that have been combined under the Mixed Use District. Regulations pertaining to density, lot coverage, height and spacing of buildings, yard spaces, open spaces, parking and loading facilities, and other requirements are based on the most restrictive standards of the zoning district included in the combined Mixed Use

District. . The mixed use area within the Downtown Specific Plan (Downtown Core) allows office, commercial or residential uses with a base allowable maximum “by-right” residential density of 29 units per acre. The Planning Commission may approve densities up to a maximum density of 43 units/acre with a use permit.

While residential use is not a required use, the “by-right” zoning and additional incentives for residential development create significant opportunities for residential development over 30 units per acre. Recent City approvals demonstrate the feasibility and realistic capacity of development under the policies of the Downtown Specific Plan. Included are the recently approved RCD (Resources for Community Development) project, a 49-unit apartment project for low income seniors and the three-unit complex at 231 Main Street (Aiello), which was allowed a density increase subject to the findings of the Downtown Overlay District. An eight-unit complex at 500-528 Berrellesa Street (Villa del Sol) also required a use permit for the density increase above 30 units/acre. It was not subject to the Downtown Specific Plan as the Downtown Specific Plan had not yet been adopted. The 500-529 Berrellesa project required a two-step process to get to the higher density (from 29 units/acre to 35 units/acre) — (1) a zoning district change (to a higher density category), and then, (2) granting of the use permit required in the Downtown Overlay District. With the Downtown Specific Plan in place, that process has been simplified.

All of these projects were found to be superior projects that received approval to exceed the basic allowable densities applicable to their subject Residential Zoning District so they could be built at more than 30 units/acre. The design and appearance aspects of these projects were found to be superior additions to their context because of extensive landscaping, architecture rooted in local styles, and their high level of detailing, building articulation and materials. Superior design, along with the findings described above would be expected of all future projects as well.

Housing for Special Needs Populations

The City permits small group and foster care homes (six or fewer persons) by right according to State laws. The City allows large group homes (7 to 15 persons) subject to a use permit in the R-1.5 and R-2.5 zones. There are no specific development standards required for group homes, other than compliance with zoning, building, and other local health and safety codes and compliance with State licensing requirements. There are over 700 parcels comprising over 600 acres of land in the City that are zoned R-1.5 and R-2.5. More than 50 of these parcels are 1.0 acre in size or more. Most sites are located within one-third

to one-half mile of transit, shopping and recreational services and facilities. It is the City's intent to provide options for the location of large group homes while at the same time assuring the proximity of these homes to needed services and facilities. The location, variety and number of potential sites for large group homes provides an adequate choice for locating large group homes and is not considered a limiting constraint. Meetings with service providers also supported the location of care facilities near services.

The City does not specifically list homeless shelters, transitional housing, or farmworker housing as permitted or not permitted. With respect to farmworker housing, the City has determined that no significant farmworker housing need exists in Martinez as there are no nearby agricultural-zoned lands that would attract farmworkers.

The City's definition of "family" is contained in Section 22.04.170 (Definition of Family) in the City of Martinez Municipal Code. The current definition is as follows:

> *"Family" means an individual or two or more persons related by blood or marriage, or a group of not more than 6 persons, not including servants, who need not be related by blood or marriage, living as a single housekeeping unit. The limitation of a family to 6 persons who need not be related by blood or marriage shall not be applied to a family, otherwise complying with this chapter, with adoptive or foster children."*

According to the HCD website, a legal definition of "family" should not distinguish between related and unrelated persons and should not impose numerical limitations on the number of persons that may constitute a family. The current Municipal Code definition should be reviewed and amended so it is consistent with State and Federal laws and does not preclude special needs housing. The City does not have any spacing or concentration requirements related to group homes for more than 7 persons, so as a result, the issue of concentration poses no constraint to the development of this type of housing.

Second Dwelling Units

Martinez permits second units in all residential zones through an administrative permit process, subject to the following requirements:

- Compliance with building and other health and safety codes.

- Compliance with zoning setback and lot coverage requirements through a site plan review process.
- One parking space (spaces need not be covered or enclosed).
- No more than one second dwelling unit per lot.
- Compliance with architectural and site plan standards.
- Owner Occupancy deed restriction, whereby the owner must occupy one of the units.
- Meet minimum size and facilities requirements as defined for efficiency dwellings in Section 17958.1.

Design Review Process

The City recognizes that the time required to process a development proposal can be a barrier to housing production if it is lengthy. Based on experience with recent projects, design review is considered an important step in simplifying and expediting project review, and in achieving community acceptance of higher density and affordable development proposals.

The design review process is set-up to streamline the review of projects. Full staff reports with complete analysis and recommendations are prepared and distributed prior to each meeting of the Design Review Committee. At the meeting, the process involves the refinement of directions and consensus of Committee members regarding project design and any outstanding issues. The intent is to provide clear feedback for the applicant based on objective criteria and the explicit findings that must be made as part of design review. All factors are covered in the staff report prepared for the meeting, along with a staff recommendation. The entire process narrows the focus of controversy and improves community acceptance for projects. Further, it provides clarity for the applicant so that approval takes less time. As a result of recent improvements in design review procedures, projects take significantly less time to process and approve.

Under the current zoning ordinance residential design review is required for various projects. On average the design review process takes about four to six weeks to complete from the date the application is deemed complete. Specific applications requiring design review include:

- Structures proposed on sites with natural slopes greater than 10 percent.
- Visually significant areas.

- Sites adjoining one or more undeveloped parcel under the same ownership.
- Multifamily projects.

Two committees have been established to review project proposals to provide guidance to the applicants in the early stages of development. The Project Review Committee (PRC), composed of representatives from Planning, Building, Engineering and Police staff, usually meets on a weekly basis to review development proposals. The PRC analyzes proposals for compliance with City requirements and provides preliminary feedback on site planning, architecture and public improvements conforming to City standards. This process does not act as a constraint on project development, but rather gives applicants the opportunity to submit projects that are more likely to receive a favorable decision by the Planning Commission or Zoning Administrator, and serves as a tool to expedite the development process.

The Design Review Committee is composed of volunteer design professionals who review the project's architecture, landscape design, and site plan. The Committee usually meets twice per month, and is advisory to the Planning Commission, Zoning Administrator, and Planning Staff. The design review process ensures greater community acceptance of proposed projects by reviewing them against community-accepted standards and assuring they fit in with the area.

The City's design review standards require projects to be compatible with the surrounding neighborhood in terms of height, bulk, massing and overall design. They require the use of appropriate materials and colors, appropriately designed lighting and landscaping, and parking layout and circulation that maximizes safety and convenience and minimizes negative impacts to the surrounding streets. Finally, they require that new development preserve views from nearby properties where this can be done without severe or undue restrictions on the use of the site, balancing the property rights of the applicant and the surrounding property owners. These standards are detailed and relatively straightforward thus providing applicants clear direction on what is expected of their projects in terms of design.

Below is a listing of the design standards and criteria applied to new development. The standards are intended, as much as possible, to be objective and provide a high level of clarity, direction and certainty for the applicant.

a. Complying with all other applicable provisions of the Martinez Municipal Code involving the physical development of buildings, structures and property, including use restrictions;

b. Providing desirable surroundings for occupants as well as for neighbors. Emphasis is placed upon exterior design with regard to height, bulk, and area openings; breaks in the facade facing on a public or private street; line and pitch of the roof; and arrangement of structures on the parcel;

c. Having a harmonious relationship with existing and proposed neighboring developments avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;

d. Using a limited palette of exterior colors; those colors must be harmonious and architecturally compatible with their surrounding environment;

e. Using a limited number of materials on the exterior face of the building or structure. In addition, all interior surfaces normally visible from public property shall be finished;

f. Having exterior lighting appropriately designed with respect to convenience, safety, and effect on occupants as well as neighbors;

g. Effectively concealing work areas, both inside and outside of buildings, in the case of non-residential facilities;

h. Undergrounding all utility boxes unless it can be shown that they can be effectively screened from the view of the general public.

i. Designing the type and location of planting with respect to the preservation of specimen and landmark trees, water conservation as set forth in Chapter 22.35, and maintenance of all planting;

j. Establishing a circulation pattern, parking layout and points of ingress and egress (both vehicular and pedestrian), designed to maximize pedestrian safety and convenience and to minimize traffic congestion resulting from the impediment of vehicular movement. When applicable, access for handicapped individuals should be considered;

k. Ensuring that all signs be designed so that they are in scale with the subject development, and will not create a traffic hazard. Emphasis is placed upon the identification of the use or building rather than the advertising of same;

l. Substantially preserving views from nearby properties where this can be done without severe or undue restrictions on the use of the site, balancing the property rights of the applicant and the affected property owner(s).

Building Codes

The City has adopted the ~~2007~~ 2013 California Building Code. It has no local changes, but has adopted several of the optional sections. The City does not require that an entire unit meet code if the value of the renovation is less than 50 percent of the total value of the building. Building codes do not act as a restraint to the provision of housing, but serve as a positive measure to ensure that families have a safe place to live.

Development/Infrastructure Fees

The City requires that a new development and second dwelling units pay their fair share of the costs to mitigate the impacts to parks, roads and drainage created by that development. The City collects mitigation fees prior to issuance of any building, grading or encroachment permits for all land use types. City water service is available to a majority of Martinez residents. The remainder is provided by Contra Costa Water District, a special district. City water system fees are determined by location of the property and include connection fees, service line installation charges and meter/detector check charges. Other connection fees are charged by sewer districts and PG&E. In addition, all residential properties are required to pay school impact fees.

Development fees per unit vary depending upon the unit type, size of the lot, etc. The total fees are estimated to run approximately $20,809 for a single-family residence (with construction valued at $300,000) and $13,229 per unit for a multi-family dwelling (based on construction valued at $100,000). Various impact fees are summarized below.

Summary of Typical Fees (2009)

Fee Type	Unit Type	
	Single-Family	Multi-Family
Impact Fees	$14,041	$10,048
Building Permits and Fees (includes plan review and Title 24 check)	$6,768 (based on $300,000 valuation)	$3,181 (based on $100,000 valuation)
Other Typical Fees		
Total	$20,809	$13,229

Source: City of Martinez, Community and Economic Development Department and Public Works Department

Summary of Development Impact Fees (2009)

Fee Type	Unit Type	
	Single-Family	Multi-Family
Transportation	$2,221	$1,528
Parks and Recreation	$2,509	$1,834
Parks In-Lieu Fee	$5,095	$3,723
Cultural Facilities	$3,373	$2,466
Police Facilities	$411	$411
Childcare Facilities	$432	$86
Total	$14,041	$10,048

Source: City of Martinez, Community and Economic Development Department and Public Works Department

Note: Multi-family fees are per unit. Total fees includes school impact fee for a 2,000 square foot single-family home and a 1,000 square foot multi-family unit.

Planning Fees and Permit Procedures

Planning fees are charged to cover the cost of processing development proposals. The fee for processing planning applications is $130.00 per hour of staff time worked on the application. Costs of planning permit processing vary greatly, depending on site constraints, applicable specific plans, and environmental impacts.

Most residential projects in Martinez require the following sequence of review/approvals:

- Staff review of site plans.
- Design Review Committee review of proposals subject to design review.
- Zoning Administrator and Planning Commission review and public hearing for projects involving subdivisions, use permits, conditional use permits, variances, and design review.
- Planning fees and typical timeframes for permit approval.

Martinez Application Fees and Average Processing Time (2009)

Type of Application	Fee	Process Time (Days)
General Plan Amendment	$7,755	Variable
Design Review, Single-Family	$715	Variable
Design Review, Multi-family	$2,855/Project	Variable
Design Review - Planned Unit Development	$5,170/Project	Variable
Conditional Use Permit - Single-Family Residential	$465	45
Conditional Use Permit - Planned Unit Development	$1,510	90-120
Rezoning	$5,170	90-120
Variance	$620-$1,170	45
Environmental Review: Initial Study/Negative Declaration	$1,695	45
Environmental Impact Report	$1,285	120-180

Note: At the discretion of the Assistant City Manager, an hourly rate may be charged for any services

Source: City of Martinez, Community and Economic Development Department and Public Works Department

The City recognizes that the time required to process a development proposal can be a barrier to housing production if it is lengthy. The City has streamlined its development review process over the years to make it more efficient, while still providing adequate opportunity for public review and input. In addition, much of the permit processing time frame is dictated by state-mandated noticing and processing procedures which help assure community review of projects. Processing times for projects in Martinez are similar to, if not faster than, other jurisdictions in Contra Costa County.

The City has a maximum of 30 days to conduct an initial review of the project and determine whether it is “complete,” or whether additional information is needed to evaluate the project. While this may seem like a long time, it includes time to refer the application to different departments and outside agencies involved in development review; and to receive and consolidate these comments. Staff tries to anticipate analyses that will be needed for environmental review or during the public hearing process (such as any special studies). If the project does not meet various City standards, it may also need to be revised. In the past several

years, the City has improved submittal checklists and handouts to identify what information is required for an applicant to be deemed “complete.”

Within 30 days of receiving a complete application, the City must determine whether the project requires a Negative Declaration, Environmental Impact Report or can be categorically exempt. If not categorically exempt, staff prepares an “Initial study”. If a Negative Declaration is prepared, the state-required public review period is 20 to 30 days, depending on whether a state agency is involved in the review. If an Environmental Impact Report (EIR) is required it can add an additional 120 to 180 days for preparation and review of the Draft EIR, responses to comments, and preparation of the Final EIR.

In general, the design review process takes about 45 days to complete for both single family and multiple family projects. Generally, a conditional use permit will require an additional 45 days, a Planned Unit Development 90-120 days, Rezoning 90-120 days, and a Variance 30 days. A Minor Subdivision takes about 60 days and a Major Subdivision varies depending on the complexity of the issues.

Additional staff to process building permits and subdivision plans could shorten the review time; both building and engineering staff state that there have been shorter turnaround time frames in the past due either to lower building activity levels or additional staff. Reviews are completed on a first come, first served basis; no uniform priority has been given for affordable projects at the engineering review stage to date.

Building Permit Fees

The Building Division of the Public Works Department collects building permit fees to cover the costs of processing building permit applications. The building permit fees fall under two general fee types: general permit fees and special permit fees. Special permit fees are collected for the issuance and inspection of heating, electrical, or plumbing work. The average is $124.00 per permit. The general fee accounts for the bulk of building permits and is determined by project valuation. Project valuation is based on gross square footage times the construction cost by building type. The cost of construction is determined by the Building Valuation Data sheet published by the International Conference of Building Officials. Building Permit fees total 38% of the total fee, and 25% is for Planning Plan Check and Title 24 fees.

Building Permit Fees (2009)

Fee Type	Fee
Valuation = $1-$1,500	$77
$1,501 – $2,000	$98
$2,001 – $25,000	$149 plus $30.28 per $1,000
$25,001 – $50,000	$845 plus $21.85 per $1,000
$50,001 – $100,000	$1,392 plus $15.14 per $1,000
$100,001 – $500,000	$2,149 plus $12.12 per $1,000
$500,001 – $1,000,000	$6,995 plus $10.27 per $1,000
More than $1,000,001	$12,131 plus $6.80 per $1,000

Source: City of Martinez, Public Works Department.

Measure C

Contra Costa County voters passed the Contra Costa Transportation Improvement and Growth Management Ordinance in 1988, which established a half-cent sales tax for transportation improvements, and requires all jurisdictions to include a Growth Management Element in the General Plan.

The Growth Management Element must include performance standards for traffic, fire, police, parks, sanitary service, water and flood control. In order for local jurisdictions to receive Measure C funds for road improvements, they must certify that every project complies with the adopted standards. The Growth Management Ordinance also includes a requirement that each jurisdiction develop an implementation program that creates housing opportunities for all income levels. The Ordinance has now been implemented for over ten years. Measure C has not acted as a constraint to housing production. In fact, one of the criteria for each city to report on compliance with Measure C to the Contra Costa Transportation Authority is to have an adopted Housing Element that is certified by the California Housing and Community Development Department as compliant with State Housing Element law. This is needed to qualify for "return to-source" funds from the Contra Costa Transportation Authority, and serves as an incentive for cities to conduct a thorough effort in connection with housing planning.

Potential Constraints on Housing for Disabled Persons

The Building Division enforces the regulations of the California Building, Plumbing, and Electrical Codes (Title 24 of the California Codes). Title 24 requires all new multi-family projects having three or more units to be adaptable to the specific needs of disabled tenants and visitors. However, the application of

these requirements to structures in existence prior to the adoption of adaptability and accessibility regulations is often tenuous. Neither State nor locally adopted regulations enable the City's Building Division to apply these regulations generally to all multi-family developments of three units or more. Not requiring older structures to conform to the amendments may be a constraint on housing for disabled persons, especially since such structures typically charge lower rents.

The City permits educational, residential, health care, and other supportive services of the type that could benefit persons with disabilities in residential zones, particularly as part of a residential development with on-site supportive services. Based on its zoning, land use policies, and building code practices, there is no evidence that Martinez has created significant constraints to the location, construction, or cost of special needs housing for persons with disabilities.

Procedures for Ensuring Reasonable Accommodation. The City of Martinez has procedures to ensure that reasonable accommodations are made for persons with disabilities. Individuals with disabilities can telephone the City, send an e-mail, write a letter, stop by City offices, or appear at a Planning Commission or City Council meeting to request special accommodations to address the requirements of City zoning or building codes for disability needs. The City attempts to address these without using the variance process. The City considers modifications for persons with disabilities as temporary structures that can be approved administratively, which avoids the need for a variance procedure involving a public hearing. Once approved, such modifications may remain for the life of the individual, or subsequent occupants, with special accessibility needs. Such modifications from the strict application of building and zoning codes may be approved for both new and existing residences. Any individuals with disabilities, or a representative of such individuals, may request and obtain administrative approval of modifications for reasonable accommodation of persons with disabilities.

An analysis of zoning and permit requirements, and the City’s implementation of its code requirements, indicates that the City’s current procedures for processing building and planning permits do not represent impediments to reasonable accommodations for persons with disabilities. The City allows any individual representing a person with disabilities, including an applicant with disabilities, to request consideration of their special needs in the application of the City’s zoning, building, and other codes.

Efforts to Remove Regulatory Constraints for Persons Living with Disabilities. The State of California has removed any City discretion for review of small group home projects (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City-initiated constraints on housing for persons with disabilities caused or controlled by the City. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the 2007 version of the California Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. Martinez's Zoning Ordinance was updated in 2001. It has been reviewed for Chapter 11 compliance and found to be compliant.

Information Regarding Reasonable Accommodation for Persons Living with Disabilities Contained in Zoning, Permit Processing, and Building Codes

The City implements and enforces Chapter 11 of the 2007 California Code, which is very similar to the ADA. The City provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities as part of its public assistance at the Community and Economic Development Department's application counter.

On-and Off-Site Improvement Standards

The City requires developers to provide all on-site utility connections and meet City standards for curbs, gutters, and sidewalks. The City requires developers to pay impact fees to contribute to off-site drainage, water, sewer, and street improvements. Street and infrastructure standards also have a direct impact on housing construction costs, as well as on subdivision design. Under State law, all requirements related to off-site improvements must establish a nexus between the project's impact and the specific requirement (fee or improvement). In addition, exceptions to the subdivision regulations which are necessary to make the planned unit development practicable may be authorized by the City.

Because Martinez is nearly built out, street widths are established by the existing street system. It is unlikely that a new development would be of a size requiring significant new streets. Street design criteria are the same for both public and private streets in Martinez, and requires all work to conform to the latest revisions of the Standard Specifications for Public Works Construction prepared by the Southern California Chapter of the APWA and Associated General Contractors of

America. Street widths are similar to other jurisdictions in Contra Costa County and other communities in the suburban Bay Area. They are 80-feet for an arterial street, 40-feet for a collector street, 36-feet for a local street, and 28-feet for a hillside street. Any internal streets required to serve a development would be improved for strictly local use by project users. The City's site improvement standards, while contributing to the cost of housing, are not unreasonable in relation to the health and safety goals they seek to achieve.

E Sustainability, Climate Change and Energy

The Importance of Community Sustainability and the Relationship Between Housing and Climate Change

Sustainability is a local, regional and national concern. According to the Environmental Protection Agency (EPA), "Smart growth development practices support national environmental goals by preserving open spaces and parkland and protecting critical habitat; improving transportation choices, including walking, bicycling, and transit, which reduces emissions from automobiles; promoting brown field redevelopment; and reducing impervious cover, which improves water quality."

A major focus of Federal, State, and local governments on New Urbanism, Smart Growth, and Transit Oriented Development is the revitalization and densification of cities and towns across America into walkable, mixed-use communities, with pedestrians and bicycles given top priority over automobiles, and a serious focus on increasing use of bicycles, buses and trains as major forms of transportation.

In June, 2009, the City of Martinez adopted a Climate Action Plan to address climate change. The City will also need to make sure there is future consideration of SB375 and other actions related to climate change, and coordinated housing and transportation planning. Climate change, caused in part by the release of Carbon Dioxide and other gases, is an increasingly important issue in the Bay Area, California and globally. Two major concerns are sea level rise and decreased water supplies due to smaller snow packs. Housing affects climate change in two ways. The houses themselves take energy to construct, heat, cool and light, and the energy production contributes to climate change. Additionally,

housing patterns affect how often and how far people have to drive. Since vehicles contribute over 40 percent of climate change gases in California, finding ways to allow people to drive fewer miles is important (California Air Resource Board Frequently Asked Questions http://www.climatechange.ca.gov/).

The City is located in the Carquinez Strait Region. The Carquinez Strait runs from Rodeo to Martinez. It is the only sea-level gap between San Francisco Bay and the Central Valley. The sub-region includes the lowlands bordering the strait to the north and south, and includes the area adjoining Suisun Bay and the western part of the Sacramento-San Joaquin Delta as far east as Bethel Island. The sub-region extends from Rodeo in the southwest and Vallejo in the northwest to Fairfield on the northeast and Brentwood on the southeast. Many industrial facilities with significant air pollutant emissions (e.g., chemical plants and refineries) are located within the Carquinez Strait Region. The pollution potential of this area is often moderated by high wind speeds. However, upsets at industrial facilities can lead to short-term pollution episodes, and emissions of unpleasant odors may occur at any time. Receptors downwind of these facilities could suffer more long-term exposure to air contaminants than individuals elsewhere. Consequently, it is important that local governments and other lead agencies maintain buffer zones around sources of air pollution sufficient to avoid adverse health and nuisance impacts on nearby receptors. Areas of the sub-region that are traversed by major roadways, e.g., Interstate 80, may also be subject to higher local concentrations of carbon monoxide and particulate matter, as well as certain toxic air contaminants such as benzene.

The Bay Area Alliance for Sustainable Development is a coalition of business groups, government agencies, environmentalists, developers, and neighborhood interests working together to develop and promote a shared vision for how the region can grow in a more sustainable manner. The Alliance has developed a 'Compact for a Sustainable Bay Area' to define a region-wide consensus for sustainability. The 'ten commitments to action' are listed below. The commitments are not intended to be the responsibility of any one jurisdiction, agency or organization. Rather they are actions that could be pursued individually or collectively. The intent is for everyone to consider the perspectives of all "**Three E**s" — **Economy, Environment, Equity** — and to promote a more sustainable future in all their decisions and actions.

Ten Commitments to Action for a Sustainable Bay Area

Bay Area Alliance for Sustainable Development

(1) Enable a diversified, sustainable and competitive economy to continue to prosper and provide jobs in order to achieve a high quality of life for all Bay Area residents.

(2) Provide housing affordable to all income levels within the Bay Area to match population increases and job generation.

(3) Target transportation investment to achieve a world-class comprehensive, integrated and balanced multi-modal system that supports efficient land use and decreases dependency on single-occupancy vehicle trips.

(4) Preserve and restore the region's natural assets -- San Francisco Bay, farmland, open space, other habitats.

(5) Improve resource and energy efficiency, and reduce pollution and waste.

(6) Focus investment to preserve and revitalize neighborhoods.

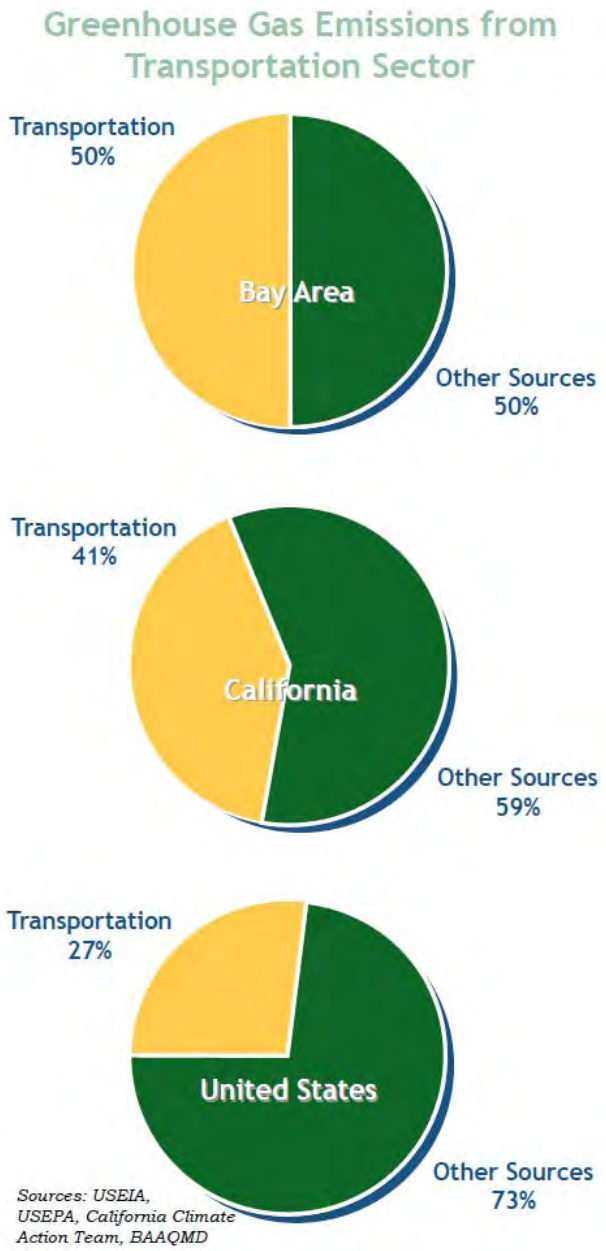
(7) Provide all residents with the opportunity for quality education and lifelong learning to help them meet their highest aspirations.

(8) Promote healthy and safe communities.

(9) Support state and local government fiscal reforms.

(10) Stimulate civic engagement.

The Metropolitan Transportation Commission (MTC) has evaluated commuting patterns of people that live within half a mile of a transit center, versus those who live in urban and suburban areas (Report to Joint Policy Commission by R. Gossen, 11/23/2005). They found that being in transit-oriented development dramatically reduces the number of car trips that people take and the total vehicle miles traveled. A typical suburban household drives just over 40 miles a day, which causes over 14,000 pounds of CO2 a year (see figure below). A typical resident in a transit-oriented development drives half that distance, and consequently produces half as much carbon dioxide.



One of the best ways of reducing the number and length of car trips is by providing walkable communities that offer a mix of housing, retail and commercial buildings, all near varied transportation options (called transit oriented developments). This alone reduces vehicle miles by thirty percent and adds to the quality of life of residents (Growing Cooler, Urban Land Institute, 2008).

A large part of the reduction in CO2 is because residents who live near transit use it. According to the MTC, over thirty percent of households in transit-oriented developments commute by public transit. The State's AB 32 Global Warming legislation and newly passed SB 375 will place increasing emphasis on sustainable community patterns regionally that incorporate feasible balances between jobs and housing, and emphasize transit oriented development near major transit stops or high quality transit corridors (train and bus) identified in the regional transportation plan.

Energy

Housing Elements are required to identify opportunities for energy conservation. Energy costs have increased significantly over the past several decades, and climate change concerns have increased the need and desire for further energy conservation and related "green building" programs. Buildings use significant energy in their design, construction and operation. The use of "green building" techniques and materials can significantly reduce the resources that go into new construction and can make buildings operate much more efficiently. One common definition of "green building" is design and construction practices that significantly reduce or eliminate the negative impacts of buildings on the environment through energy efficiency and renewable energy, conservation of materials and resources, water efficiency, site planning and indoor environmental quality.

The State of California's Title 24 standards that establish energy performance criteria are the most restrictive in the Country. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an "energy budget." In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. In addition, the State has adopted a model "Green Building Code" that is currently voluntary, but is expected to become mandatory in 2010. Contra Costa County also has a program to improve energy conservation in existing housing that covers weatherization as part of the rehabilitation work. Housing Element Program 9 ("Continue to Participate in the Contra Costa County Neighborhood Preservation Program and the County Rental Rehabilitation Program") calls for more active marketing of rehabilitation programs.

Utility-related costs can directly impact the affordability of housing in Northern California. Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, use of natural gas instead of electricity, installation or retrofitting of

more efficient appliances and mechanical or solar energy systems, and building design and orientation which incorporates energy conservation considerations. The following are among the alternative ways to meet California energy standards.

- The use of passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- The use of higher insulation levels in place of thermal mass or energy conserving window orientation.
- The use of active solar water heating in exchange for less insulation and/or energy conserving window treatments.

Site planning techniques, the use of landscaping, and the layout of new developments can also reduce energy consumption associated with residential development through reductions in heating and cooling needs, opportunities to use non-motorized vehicles for transportation, and reductions in energy inputs to the development of housing.

Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways: (1) Building design that keeps natural heat in during the winter and keeps natural heat out during the summer, reducing air conditioning and heating demands; (2) Building orientation that uses natural forces to maintain a comfortable interior temperature; and (3) Use of landscaping features to moderate interior temperatures.

Pacific Gas & Electric (PG&E) provides a variety of energy conservation services for residents and PG&E also participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program. The CARE Program provides a 15 percent monthly discount on gas and electric rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.

The REACH Program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers, particularly the elderly, disabled, sick, working poor, and the

unemployed, who experience severe hardships and are unable to pay for their necessary energy needs.