

RESOLUTION NO. 2022-56

THE CITY COUNCIL OF THE CITY OF MARINA ACCEPTING THE HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2021 AND AUTHORIZING STAFF TO SUBMIT THE REPORT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, California Government Code Section 65400(2) requires the planning agency to provide an annual report to the City Council, the Governor's Office of Planning and Research and the State Department of Housing and Community Development (HCD) regarding progress toward implementation of the Housing Element of the General Plan; and

WHEREAS, Planning Staff has prepared an Annual Progress Report for the calendar year 2021 (**EXHIBIT A**), utilizing the prescribed forms and instructions provided by the State Department of Housing and Community Development; and

WHEREAS, Senate Bill 743, codified in Public Resources Code section 21099, required changes to the CEQA Guidelines requiring the criteria for determining the significance of transportation impacts of projects; and

WHEREAS, the City Council of the City of Marina held a duly noticed public meeting on May 17, 2022; and

WHEREAS, this action is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) because there is no possibility that receiving an update on the Housing Element's Programs status will have a significant effect on the environment. As a separate and independent basis, this report is also exempt under CEQA Guidelines Section 15378(b).

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that does hereby:

1. Accept the Housing Element Annual Progress Report for calendar year 2021 and authorizing staff to submit the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development; and
2. Find that the action is exempt from CEQA pursuant to Sections 15061(b)(3) and 15378(b). 15308 of the CEQA Guidelines.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 17th day of May, by the following vote:

AYES, COUNCIL MEMBERS: Medina Dirksen, Burnett, Biala, Delgado

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: Berkley

ABSTAIN, COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

Please Start Here

General Information	
Jurisdiction Name	Marina
Reporting Calendar Year	2021
Contact Information	
First Name	Christine
Last Name	Hopper
Title	Planning Services Manager
Email	chopper@cityofmarina.org
Phone	8318841238
Mailing Address	
Street Address	211 Hillcrest Ave
City	Marina
Zipcode	93933

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2021 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2021

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Marina	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A
Housing Development Applications Submitted

[illegible]

[illegible]

[illegible]

Jurisdiction	Marina	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	315	-	-	1	-	-	-	-	-	-	42	273
	Non-Deed Restricted		-	-	41	-	-	-	-	-	-		
Low	Deed Restricted	206	-	-	1	-	-	-	-	-	-	6	200
	Non-Deed Restricted		-	-	5	-	-	-	-	-	-		
Moderate	Deed Restricted	239	-	-	-	-	-	-	-	-	-	147	92
	Non-Deed Restricted		-	-	147	-	-	-	-	-	-		
Above Moderate		548	61	74	22	121	76	75	210	-	-	639	-
Total RHNA		1,308											
Total Units			61	74	217	121	76	75	210	-	-	834	565

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Marina	
Reporting Year	2021	(Jan. 1 - Dec. 31)
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[illegible]

ANNUAL ELEMENT PROGRESS REPORT

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(CCR Title 25 §6202)

Jurisdiction		Marina	
Reporting Year		2021 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation

Program 1.1: Provide Adequate Sites for RHNA	For the 2015-2023 Housing Element planning period, the City of Marina has been assigned a Regional Housing Needs Allocation (RHNA) of 1,308 units, with the following income distribution: 315 very low income units; 205 low income units; 238 moderate income units; and 550 above moderate income units. The City's land use policies, as guided by its General Plan, Zoning Ordinance, and Specific Plans, offer adequate capacity to accommodate the RHNA. The City will continue to monitor the progress in implementing the various specific plans and development within the Central and Downtown Marina areas to ensure adequate capacity is available throughout the planning period.	2023	Total units toward RHNA since 2015 – 600 units:Very Low – 42 units ☐ Low – 6 units ☐ Moderate – 147 units ☐ Above Moderate – 639 units Total Remaining RHNA – 565 units: ☐ Very Low – 273 units ☐ Low – 200 units ☐ Moderate – 92 units ☐ Above Moderate – 0 units The City is actively pursuing the adoption of the Downtown Vitalization Specific Plan that would provide increased capacity for high-density development in the Downtown Area. The City anticipates plan adoption by Spring 2023.
Program 1.2: Mixed Use/Increased Density - MST Site	A minimum of 55 units to be constructed as part of the mixed-use component of the Monterey-Salinas Transit (MST) property adjacent to the Marina Transit Exchange. A minimum of 30 percent of the first 30 units shall be affordable to low income households earning no more than 80 percent of the current County median household income, plus 20 percent of the units above 30 shall be affordable at the levels specified in the City's inclusionary housing ordinance.	N/A	A developer has expressed interest in developing on the site, but no development plan for this site has been received.

Program 1.3: Mixed Use/Increased Density - Monitoring Housing Production	Develop a monitoring program to track the development of mixed use residential units in relation to the RHNA: for example in the Specific Plan areas of The Dunes, Marina Station, and Downtown.	2020	Monitoring program is not yet scheduled - Anticipated in 2020
Program 1.4: Encourage Lot Consolidation to Facilitate Housing Development	Develop a formal application process for parcel mergers to encourage and facilitate parcel consolidation to accommodate the development of housing opportunities. Consolidation will be promoted through incentives, as appropriate, such as direct financial assistance through the Redevelopment Agency (e.g. the use of RDA 20% housing set-aside funds).	2023	The City continues to encourage lot consolidation to facilitate housing development on an ongoing basis. The Draft Downtown Vitalization Specific Plan includes mechanisms to encourage lot consolidation.
Program 2.1: Density Bonus	Continue to provide density bonuses for projects providing affordable units in accordance with state law. Where a housing project seeks a higher density pursuant to the State Density Bonus Law, the affordable housing requirements of Government Code Section 65915 as well as the City's inclusionary housing requirement shall apply.	Ongoing	The City continues to offer density bonus incentives consistent with State law. Furthermore, the City will need to amend the Density Bonus Ordinance to comply with recent changes in State law regarding length of affordability control and replacement requirements. The City anticipates updating the density bonus provisions in 2020. Most of the recently approved projects in Downtown and Central Marina include a density bonus, increasing the project densities to over 40 units per acre.

Program 2.2: Affordable Housing Development	Facilitate the development of affordable housing for lower and moderate income households by working with interested developers to identify appropriate sites for affordable housing; working with or assisting nonprofit developers to pursue affordable housing funds available at local, state , and federal levels to implement the goals and policies of this Housing Element; consider reduced, deferred, or waived City planning and processing fees for affordable housing, especially projects that include housing for extremely low income households, seniors, and the disabled; and provide priority processing for affordable housing projects and offer pre-application consultation.	Annually	This is an ongoing program. Most of the recently approved projects in Downtown and Central Marina include affordable units as a result of the City's inclusionary housing policy and the use of density bonus provisions. Of the 168 units approved, 84 units will be affordable to lower income households.
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Program 2.3: Inclusionary Housing Requirements	All new development or redevelopment of 20 or more units and all existing occupied housing in Marina's former Fort Ord (as of July 1, 2003) is required to provide at minimum a specified number of housing units affordable to specific income groups according to the affordability distribution specified in Section 17.45 of the Marina Municipal Code and General Plan. Amend the General Plan and Zoning Ordinance to change the total affordable requirement in existing housing in Marina's former Fort Ord, occupied as of July 1, 2003, to twenty (20) percent	Ongoing	The Housing Element of the Marina General Plan requires a 20% inclusionary requirement on the former Fort Ord. Specific Plans (Dunes on Monterey Bay Specific Plan and the Marina Heights Specific Plan) and the Cypress Knolls Tentative Map on the former Fort Ord require 20% affordable housing. Marina Municipal Code (MMC) Section 17.05.030 C (2) requires a 40% total affordable requirement on the former Fort Ord. The Housing Element and Specific Plans supersede the Municipal Code and thus this is a technicality. City staff will be pursuing revisions to the Code to be consistent with the General Plan. Within Downtown Marina, a Specific Plan is required for each development proposal allowing for flexibility in site design through development standards and design guidelines. With the adoption of the proposed Downtown Vitalization Specific Plan, the need for project level specific plan would be eliminated.
Program 2.4: Rezone Additional Land for Mobile Home Park	Consider re-zoning additional land for use and development of a new mobile home park.	Every two years	Consideration of potential sites ongoing. Section 17.060.050.A of the Zoning Ordinance requires minimum lot area for a mobile home park of five acres.
Program 2.5: Preferential Housing for Marina Workers and Residents	Monitor ongoing administration of Below Market Rate housing to ensure thirty percent of units for sale or rent are made available according to the priority preference categories established in the "BMR Administrative Policies and Procedures" adopted by the City Council on January 8, 2008 and as amended..	2023	This is an ongoing program. Alliance Residential, on behalf of the City and the Fort Ord Reuse Authority, continues to monitor the waiting list administration of BMR units at the Abrams and Preston Park housing areas.
Program 3.1: Improvement Standards Review	Every three years, review Zoning Ordinance, site improvement standards and development procedures to ensure that standards and procedures do not unnecessarily constrain the development, conservation, and rehabilitation of affordable housing.	Every three years	The city is working on the development of a Downtown Vitalization Specific Plan that will address and improve standards and development procedures in Downtown Marina. The City amended the zoning code to allow accessory dwelling units in all residentially zoned districts.

Program 3.2: Zoning Ordinance Amendments	The City amended the Zoning Ordinance to address a variety of housing-related requirements. Additional efforts have been identified and include amending the zoning code for Transitional and supportive housing; employee housing; and density bonus replacement requirement and extended affordability covenants.	2020	The zoning amendments are expected to occur with the Zoning Ordinance update in 2020.
Program 4.1: Affordable Housing Resources	The City will actively pursue affordable housing resources available at the local, state, and federal levels to expand affordable housing opportunities in the City for a variety of activities, including but not limited to new construction, acquisition/ rehabilitation, first-time homebuyer assistance, and rehabilitation assistance.	Annually	This is an ongoing program. The City is actively pursuing Housing Element compliance so it would be eligible for State CDBG, HOME, and SB 2 funds, among others.
Program 5.1: Property Inspection/Code Enforcement	Continue use of the Property Inspection Program and code enforcement authority of the Building Division to identify nuisance structures upon property sale or transfer and require abatement prior to completion of the sale or transfer, contingent upon availability of adequate staff.	Annually	This is an ongoing program.
Program 5.2 Conservation of Existing Affordable Housing	The city will work to conserve its existing affordable housing inventory of 476 units.	Annually	Affordable units monitored by legal staff. This program is implemented as situations arise.

Program 6.1: Energy Conservation	Assist homeowners and renters in securing energy audits through local utility companies and programs such as those offered by the Association of Monterey Bay Area Governments by: providing informational flyers available at City offices, public buildings, and special events; making announcements at City Council meetings, links to the City's website and facilitating articles in local newspapers to advertise funding sources for making changes that include energy conservation fixtures and devices.	2023	The City continues to work with AMBAG's Energy Watch Program by distributing information flyers at City offices and the Marina Public Library and informing people verbally of AMBAG's programs. All information provided by the City is current and up to date.
Program 7.1: Fair Housing Outreach	The City will continue to promote equal housing opportunity by providing fair housing information on the City Website, City Library, Community Center, and other public locations. The City will refer inquiries for services and complaints to the appropriate agencies, including the Housing Authority of the County of Monterey; U.S. Department of Housing and Urban Development, Fair Housing and Equal Opportunity Office; State Department of Fair Employment and Housing; as well as other agencies such as the Monterey County Housing Resources Center.	Annually	This is an ongoing program. Information and links in regards to fair housing are updated as needed.

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Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

[illegible]

Jurisdiction	Marina	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

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Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Marina	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

[illegible]

Jurisdiction	Marina
Reporting Period	2021 (Jan. 1 - Dec. 31)

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ANNUAL ELEMENT PROGRESS REPORT
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For Monterey County jurisdictions, please format the APN's as follows:999-999-999-999

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
031-111-037-000	N/A	Public Facilities	0	Excess	575.78	AIRPORT PROPERTY - DEED RESTRICTED
031-112-001-000	3200 IMJIN RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-002-000	3220 IMJIN RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-003-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-004-000	3230 IMJIN RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-005-000	3240 IMJIN RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-006-000	3250 IMJIN RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-007-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-008-000	3262 IMJIN RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-009-000	3260 IMJIN RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-010-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-011-000		Public Facilities	0	Excess	0.177	AIRPORT PROPERTY - DEED RESTRICTED
031-112-012-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-013-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-014-000	3261 IMJIN RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-015-000	791 NEESON RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-016-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-017-000	781 NEESON RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-018-000	761 NEESON RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-019-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-020-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-021-000	741 NEESON RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-022-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-023-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-024-000	721 NEESON RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-025-000	711 NEESON RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-026-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-027-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-028-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-029-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-030-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-035-000	3271 IMJIN RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-036-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED

EXHIBIT A

031-112-037-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-038-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-039-000	771 NEESON RD	Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-040-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-041-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-042-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-043-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-044-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
031-112-045-000		Public Facilities	0	Excess	0	AIRPORT PROPERTY - DEED RESTRICTED
NOT AVAILABLE	n/a	Vacant	0	Excess	0	
031-271-010-000		Public Facilities	0	Excess	0	CITY FACILITY - WASTE WATER FACILITY
033-121-009-000	188 SEASIDE CIR	Public Facilities	0	Excess	2.68	CITY FACILITY - COUNTY LIBRARY
032-311-002-000	211 HILLCREST AVE	Public Facilities	0	Excess	0	CITY FACILITY - CIVIC CENTER
032-303-013-000	211 HILLCREST AVE	Public Facilities	0	Excess	0	CITY FACILITY - COMMUNITY CENTER
032-311-033-000	209 CYPRESS AVE	Public Facilities	0	Excess	0.64	CITY FACILITY - COMMUNITY DEVELOPMENT
031-101-038-000	2660 5TH AVE	Public Facilities	0	Excess	7.06	CITY FACILITY - CORPORATE YARD
031-251-031-000		Public Facilities	0	Excess	3.26	CITY FACILITY - DUNES FIRE STATION
033-171-025-000		Public Facilities	0	Excess	0	CITY FACILITY - OLD CORPORATION YARD
033-171-026-000	3040 LAKE DR	Public Facilities	0	Excess	1.49	CITY FACILITY - OLD CORPORATION YARD
031-081-021-000	N/A	Public Facilities	0	Excess	0.33	CITY FACILITY - PERCOLATION POND
031-282-017-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-011-032-000	234 COSKY DR	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-021-023-000	MICHAEL DR	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-021-041-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-021-058-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-032-006-000	MICHAEL DR	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-042-014-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-071-060-000	DEFOREST RD	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-071-084-000	MARTIN CIR	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-082-024-000	3241 MARTIN CIR	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-091-051-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-091-056-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-101-059-000	DEFOREST RD	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-131-019-000	CRIVELLO RD	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-151-029-000	CRESTVIEW CT	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-152-044-000	EXETER PL	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-211-011-000	CRESCENT AVE	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-221-032-000	EVERETT CIR	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-231-021-000	FLOWER CIR	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-232-046-000	LYNSCOTT DR	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-232-063-000		Public Facilities	0	Excess	0.077	CITY FACILITY - PERCOLATION POND
032-241-012-000	LYNSCOTT DR	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-242-057-000	CARMEL AVE	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-242-077-000	3101 ELLIS CT	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-251-055-000	CARMEL AVE	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-251-056-000	CARMEL AVE	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND

EXHIBIT A

032-261-021-000	HELENA WAY	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-262-026-000	408 REDWOOD DR	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-273-015-000	355 HILLCREST AVE	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-283-023-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-283-040-000		Public Facilities	0	Excess	0.61	CITY FACILITY - PERCOLATION POND
032-291-011-000	BENNETT CT	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-311-023-000	227 CYPRESS AVE	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-331-039-000	304 HILLCREST AVE	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-351-037-000	REINDOLLAR AVE	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-361-018-000	MILDRED CT	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-371-015-000	JEAN ST	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-371-062-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-381-014-000	GLORIA CIR	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-381-035-000	KELLI CT	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-382-054-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-383-019-000	3012 LIBERTY CT	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-383-050-000	CALIFORNIA ST	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-383-054-000		Public Facilities	0	Excess	0.36	CITY FACILITY - PERCOLATION POND
032-391-013-000	3003 ELLEN CT	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-391-047-000	3002 KING CIR	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-391-087-000	3026 KENNEDY CT	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-401-033-000	3009 CRESCENT ST	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-403-042-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-411-073-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-412-028-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-412-029-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-431-003-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-481-005-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-501-022-000	3080 CRUMPTON LN	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-551-019-000	3228 DEFOREST RD	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
033-021-011-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
033-062-001-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
033-062-016-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
033-076-094-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
033-081-036-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
033-082-038-000	STARFISH CT	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
033-172-003-000		Public Facilities	0	Excess	0.42	CITY FACILITY - PERCOLATION POND
033-221-050-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
033-251-033-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
033-271-023-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
033-271-024-000		Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
033-281-017-000	PACIFIC CT	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
033-281-026-000	3377 PAUL DAVIS DR	Public Facilities	0	Excess	0	CITY FACILITY - PERCOLATION POND
032-321-043-000	OWEN AVE	Public Facilities	0	Excess	0	CITY FACILITY - SKATE PARK
033-211-010-000	180 RESERVATION RD	Public Facilities	0	Excess	0	CITY FACILITY - WASTE WATER FACILITY
031-081-023-000	N/A	Vacant	0	Excess	30.71	

EXHIBIT A

[illegible]

Jurisdiction	Marina	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		210
Total Units		210

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	199	0
2 to 4	0	0	0
5+	9	0	0
ADU	5	11	0
MH	0	0	0
Total	14	210	0

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	14
Total Housing Units Approved:	14
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

EXHIBIT A

Jurisdiction	Marina	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

[illegible]

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		14
Total Units		14

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		210
Total Units		210

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

April 26, 2022

Item No. **8f(3)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of May 17, 2022

**THE CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2022-,
ACCEPTING THE HOUSING ELEMENT ANNUAL PROGRESS
REPORT FOR CALENDAR YEAR 2021 AND AUTHORIZING STAFF
TO SUBMIT THE REPORT TO THE GOVERNOR'S OFFICE OF
PLANNING AND RESEARCH AND THE CALIFORNIA DEPARTMENT
OF HOUSING AND COMMUNITY DEVELOPMENT**

RECOMMENDATION: City Council consider

1. Adopting Resolution No. 2022-, accepting the Housing Element Annual Progress Report for calendar year 2021 and authorizing staff to submit the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development; and,
2. Find that the action is exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b).

SUMMARY:

- Provides a Status Update on the Adopted Programs of the Housing Element; and,
- Gives the Public an opportunity to provide oral testimony and written comment.

BACKGROUND:

Pursuant to Government Code Section 65400, each city and county is required to prepare a Housing Element Annual Progress Report (APR) on the status of implementation of the jurisdiction's housing element. The APR must be prepared using forms and definitions adopted by the California Department of Housing and Community Development (HCD). The APR is meant to serve as a tool for implementing a jurisdiction's Housing Element. Marina's Midterm Review of the 2015-2023 Housing Element was adopted by City Council in December 2019 and submitted to HCD. Final approval of the Housing Element is pending adoption of the Downtown Vitalization Specific Plan which will up zone properties to meet HCD's requirements.

Throughout the past several years, City staff have been actively involved with the Association of Monterey Bay Area Governments (AMBAG) through the Planning Director's Forum and individual meetings with AMBAG staff to work on fair and accurate 6th Cycle Regional Housing Needs Allocation numbers for the city. According to the AMBAG schedule, final RHNA numbers are set to be adopted by the AMBAG board in fall of 2022.

Highlights of the City's progress in meeting current RHNA include the award of a \$165,000 Regional Early Action Planning (REAP) grant from AMBAG and a \$150,000 Local Early Action Planning (LEAP) grant from the California Department of Housing and Community Development for the preparation and adoption of planning documents, process improvements that accelerate housing development, and to facilitate compliance in implementing the 6th Cycle of the RHNA. In addition, the city issued building permits for 210 housing units (199 Above Moderate Housing Units, and 11 Accessory Dwelling Units) that are credited to the 5th Cycle of the RHNA.

DISCUSSION:

The City of Marina 2021 APR is attached. To ensure accountability with respect to housing production, each site is identified by assessor's parcel number, and all milestones occurring in 2021 are indicated by

date including submittal for planning entitlements, approval of planning entitlements, issuance of building permits, and issuance of certificates of occupancy/final inspections. The report also tracks affordability and if units are deed restricted to specified affordability levels. The report acknowledges if sites are considered to be infill or not and also tracks applications seeking new streamlining requirements. Progress on Housing Element program implementation is summarized toward the end of the APR (Table D). Housing element programs are listed with a brief explanation regarding progress made in the reporting year. Note that many programs continue to be addressed on an ongoing basis, while other are complete.

FISCAL IMPACT:

None.

ENVIRONMENTAL REVIEW:

This action is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) because there is no possibility that receiving an update on the Housing Element's Programs status will have a significant effect on the environment. As a separate and independent basis, this report is also exempt under CEQA Guidelines Section 15378(b).

CONCLUSION:

This request is submitted for City Council consideration and comment.

Respectfully submitted,

Christy Hopper
Planning Services Manager
City of Marina

REVIEWED/CONCUR:

Guido F. Persicone, AICP
Community Development Director
City of Marina

Layne Long
City Manager
City of Marina