

RESOLUTION NO. 2023-25

THE CITY COUNCIL OF THE CITY OF MARINA ACCEPTING THE HOUSING
ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2022 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 2022 (EXHIBIT A), utilizing the prescribed forms and instructions provided by the State Department of Housing and Community Development; and

WHEREAS, the City Council of the City of Marina held a duly noticed public meeting on March 21, 2023 about the Housing Element Annual Progress Report (APR); 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); and

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 2022 and authorizes city 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) of the CEQA Guidelines.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 21st day of March 2023, by the following vote:

AYES, COUNCIL MEMBERS: McCarthy, Visscher, Biala, Medina Dirksen, Delgado

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

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

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus
1					2	3	4	5							6	7	8	9	10
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Was <u>APPLICATION SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?
Summary Row: Start Data Entry Below								0	0	0	0	0	0	14	14	14	0		
	033-011-006-000	3320 Abdy Way	Abdy Subdivision		5+	O	1/5/2021							9	9	9		No	No
	032-121-025-000	327-329 Reservation	ADU		ADU	R	11/8/2021							3	3	3		No	No
	032-303-012-000	215 Hillcrest Ave	ADU		ADU	R	11/8/2021							1	1	1		No	No
	033-061-043-000	124 Reams Ct	ADU		ADU	R	12/9/2021							1	1	1		No	No
	031-259-051	2782 Telegraph Blvd	Residential New Single Family		SFD	O	1/5/2022								0			No	No
	031-259-052	2784 Telegraph Blvd	Residential New Single Family		SFD	O	1/5/2022								0			No	No
	031-259-058	2793 Telegraph Blvd	Residential New Single Family		SFD	O	1/5/2022								0			No	No
	031-259-057	2795 Telegraph Blvd	Residential New Single Family		SFD	O	1/5/2022								0			No	No
	031-258-045	276 Wharf Terrace	Residential New Single Family		SFD	O	1/11/2022								0			No	No
	031-258-034	277 Skyview Drive	Residential New Single Family		SFD	O	1/11/2022								0			No	No
	031-258-022	274 Skyview Drive	Residential New Single Family		SFD	O	1/11/2022								0			No	No
	031-258-021	276 Skyview Drive	Residential New Single Family		SFD	O	1/11/2022								0			No	No
	031-258-046	274 Wharf Terrace	Residential New Single Family		SFD	O	1/12/2022								0			No	No
	031-258-033	275 Skyview Drive	Residential New Single Family		SFD	O	1/12/2022								0			No	No
	031-258-035	279 Skyview Drive	Residential New Single Family		SFD	O	1/12/2022								0			No	No
	031-278-053	463 Russell Way	Residential New Single Family		SFD	O	1/13/2022								0			No	No
	031-278-038	468 Lassen Way	Residential New Single Family		SFD	O	1/13/2022								0			No	No
	031-259-055	2799 Telegraph Blvd	Residential New Single Family		SFD	O	1/13/2022								0			No	No
	031-259-054	2788 Telegraph Blvd	Residential New Single Family		SFD	O	1/13/2022								0			No	No
	031-259-053	2786 Telegraph Blvd	Residential New Single Family		SFD	O	1/13/2022								0			No	No
	031-278-037	470 Lassen Way	Residential New Single Family		SFD	O	1/14/2022								0			No	No
	031-259-056	2797 Telegraph Blvd	Residential New Single Family		SFD	O	1/20/2022								0			No	No
	031-278-036	472 Lassen Way	Residential New Single Family		SFD	O	1/28/2022								0			No	No
	031-259-077	2810 Telegraph Blvd	Residential New Single Family		SFD	O	1/28/2022								0			No	No
	031-278-035	474 Lassen Way	Residential New Single Family		SFD	O	1/28/2022								0			No	No
	031-277-024	459 Marina Heights Drive	Residential New Single Family		SFD	O	1/28/2022								0			No	No
	031-257-034	2612 Catwalk Court	Residential New Single Family		SFD	O	1/31/2022								0			No	No

	031-257-033	2614 Catwalk Court	Residential New Single Family		SFD	O	1/31/2022								0			No	No
	031-258-043	280 Wharf Terrace	Residential New Single Family		SFD	O	1/31/2022								0			No	No
	031-257-048	284 9th Street	Residential New Single Family		SFD	O	1/31/2022								0			No	No
	031-258-042	282 Wharf Terrace	Residential New Single Family		SFD	O	1/31/2022								0			No	No
	031-257-049	282 9th Street	Residential New Single Family		SFD	O	1/31/2022								0			No	No
	031-259-076	2808 Telegraph Blvd	Residential New Single Family		SFD	O	1/31/2022								0			No	No
	031-258-036	281 Skyview Drive	Residential New Single Family		SFD	O	1/31/2022								0			No	No

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Reporting Year		Planning Period		3rd Cycle		4th Cycle		5th Cycle		6th Cycle		7th Cycle		8th Cycle		9th Cycle		10th Cycle		11th Cycle		12th Cycle		13th Cycle		14th Cycle		15th Cycle		16th Cycle		17th Cycle		18th Cycle		19th Cycle		20th Cycle		21st Cycle		22nd Cycle		23rd Cycle		24th Cycle		25th Cycle		26th Cycle		27th Cycle		28th Cycle		29th Cycle		30th Cycle		31st Cycle		32nd Cycle		33rd Cycle		34th Cycle		35th Cycle		36th Cycle		37th Cycle		38th Cycle		39th Cycle		40th Cycle		41st Cycle		42nd Cycle		43rd Cycle		44th Cycle		45th Cycle		46th Cycle		47th Cycle		48th Cycle		49th Cycle		50th Cycle		51st Cycle		52nd Cycle		53rd Cycle		54th Cycle		55th Cycle		56th Cycle		57th Cycle		58th Cycle		59th Cycle		60th Cycle		61st Cycle		62nd Cycle		63rd Cycle		64th Cycle		65th Cycle		66th Cycle		67th Cycle		68th Cycle		69th Cycle		70th Cycle		71st Cycle		72nd Cycle		73rd Cycle		74th Cycle		75th Cycle		76th Cycle		77th Cycle		78th Cycle		79th Cycle		80th Cycle		81st Cycle		82nd Cycle		83rd Cycle		84th Cycle		85th Cycle		86th Cycle		87th Cycle		88th Cycle		89th Cycle		90th Cycle		91st Cycle		92nd Cycle		93rd Cycle		94th Cycle		95th Cycle		96th Cycle		97th Cycle		98th Cycle		99th Cycle		100th Cycle		101st Cycle		102nd Cycle		103rd Cycle		104th Cycle		105th Cycle		106th Cycle		107th Cycle		108th Cycle		109th Cycle		110th Cycle		111st Cycle		112nd Cycle		113th Cycle		114th Cycle		115th Cycle		116th Cycle		117th Cycle		118th Cycle		119th Cycle		120th Cycle		121st Cycle		122nd Cycle		123rd Cycle		124th Cycle		125th Cycle		126th Cycle		127th Cycle		128th Cycle		129th Cycle		130th Cycle		131st Cycle		132nd Cycle		133rd Cycle		134th Cycle		135th Cycle		136th Cycle		137th Cycle		138th Cycle		139th Cycle		140th Cycle		141st Cycle		142nd Cycle		143rd Cycle		144th Cycle		145th Cycle		146th Cycle		147th Cycle		148th Cycle		149th Cycle		150th Cycle		151st Cycle		152nd Cycle		153rd Cycle		154th Cycle		155th Cycle		156th Cycle		157th Cycle		158th Cycle		159th Cycle		160th Cycle		161st Cycle		162nd Cycle		163rd Cycle		164th Cycle		165th Cycle		166th Cycle		167th Cycle		168th Cycle		169th Cycle		170th Cycle		171st Cycle		172nd Cycle		173rd Cycle		174th Cycle		175th Cycle		176th Cycle		177th Cycle		178th Cycle		179th Cycle		180th Cycle		181st Cycle		182nd Cycle		183rd Cycle		184th Cycle		185th Cycle		186th Cycle		187th Cycle		188th Cycle		189th Cycle		190th Cycle		191st Cycle		192nd Cycle		193rd Cycle		194th Cycle		195th Cycle		196th Cycle		197th Cycle		198th Cycle		199th Cycle		200th Cycle		201st Cycle		202nd Cycle		203rd Cycle		204th Cycle		205th Cycle		206th Cycle		207th Cycle		208th Cycle		209th Cycle		210th Cycle		211st Cycle		212nd Cycle		213rd Cycle		214th Cycle		215th Cycle		216th Cycle		217th Cycle		218th Cycle		219th Cycle		220th Cycle		221st Cycle		222nd Cycle		223rd Cycle		224th Cycle		225th Cycle		226th Cycle		227th Cycle		228th Cycle		229th Cycle		230th Cycle		231st Cycle		232nd Cycle		233rd Cycle		234th Cycle		235th Cycle		236th Cycle		237th Cycle		238th Cycle		239th Cycle		240th Cycle		241st Cycle		242nd Cycle		243rd Cycle		244th Cycle		245th Cycle		246th Cycle		247th Cycle		248th Cycle		249th Cycle		250th Cycle		251st Cycle		252nd Cycle		253rd Cycle		254th Cycle		255th Cycle		256th Cycle		257th Cycle		258th Cycle		259th Cycle		260th Cycle		261st Cycle		262nd Cycle		263rd Cycle		264th Cycle		265th Cycle		266th Cycle		267th Cycle		268th Cycle		269th Cycle		270th Cycle		271st Cycle		272nd Cycle		273rd Cycle		274th Cycle		275th Cycle		276th Cycle		277th Cycle		278th Cycle		279th Cycle		280th Cycle		281st Cycle		282nd Cycle		283rd Cycle		284th Cycle		285th Cycle		286th Cycle		287th Cycle		288th Cycle		289th Cycle		290th Cycle		291st Cycle		292nd Cycle		293rd Cycle		294th Cycle		295th Cycle		296th Cycle		297th Cycle		298th Cycle		299th Cycle		300th Cycle		301st Cycle		302nd Cycle		303rd Cycle		304th Cycle		305th Cycle		306th Cycle		307th Cycle		308th Cycle		309th Cycle		310th Cycle		311st Cycle		312nd Cycle		313rd Cycle		314th Cycle		315th Cycle		316th Cycle		317th Cycle		318th Cycle		319th Cycle		320th Cycle		321st Cycle		322nd Cycle		323rd Cycle	
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Jurisdiction			Marina		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				
Reporting Year			2021 (Jan. 1 - Dec. 31)													
Planning Period			5th Cycle 12/31/2015 - 12/31/2023													
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)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(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	The City has recently adopted an Affordable Housing Overlay which when implemented will help Marina meet its RHNA obligations in addition to the below market rate units being built within the Sea Haven, Dunes and Marina Station project areas.
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	The city is actively monitoring and working on all of these projects. Marina Station-a development agreement was signed with the City on August 3, 2023; The Dunes Development-Phase 2 and Phase 3 were approved by the City Council in October of 2023; Sea Haven-450 of the 1050 units have been built as of January 1, 2023
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 2023. 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.
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	The City staff have prepared draft BMR Guidelines and currently the City has contracted with House Key to monitor the implementation of the BMR Guidelines for the Sea Haven project.
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; additionally the City Council adopted the following zoning code changes: Reasonable Accomdations Ordinance; Low Barrier Navigation Center per AB 101; modified the Small and Large Family Day Care center definitions per changes to state law, and are taking further modifications to the Council for the ADU ordinance per SB 897 in March of 2023.

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	Marina	
Reporting Period	2021	(Jan. 1 - Dec. 31)
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

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 Cells in grey contain auto-calculation formulas

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
Cells in grey contain auto-calculation formulas

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]

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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

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

[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
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EXHIBIT A

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

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

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
<i>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.</i>					
Total Award Amount	\$ 150,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
VMT Analysis	\$40,000.00	\$0.00	In Progress	REAP	
Phase 1 General Plan Update	\$105,000.00	\$0.00	In Progress	REAP	
Accessory Dwelling Unit Ordinance	\$5,000.00	\$0.00	In Progress	REAP	

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

Completed Entitlement 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		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	

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of March 21, 2023

**THE CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2023-,
ACCEPTING THE HOUSING ELEMENT ANNUAL PROGRESS REPORT
FOR CALENDAR YEAR 2022 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. 2023-, accepting the Housing Element Annual Progress Report for calendar year 2022 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 (State HCD); and,
2. Find that the action is exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b).

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. Highlights of the City's progress in meeting current RHNA include:

- **Affordable Housing Overlay**-Adoption of the Affordable Housing Overlay (AHO) policy, which will help the City meet its Fourth and Fifth Cycle Housing Element RHNA obligations.
- **PLHA Grant**-Submittal of a \$945,000 Permanent Local Housing Allocation grant application to State HCD.
- **Accessory Dwelling Units**-ADUs-Approval of 12 accessory dwelling units (ADUs) in 2022 up from six (6) the previous year.
- **Objective Standards**-the City Council approved a contract with Raimi and Associates on August 25, 2022, so Marina can adopt objective zoning standards by October of 2023.
- **Reasonable Accommodations Ordinance**-establishment of a regulatory tool to give people a reasonable accommodation from local zoning/building rules if doing so will help reduce barriers to accessing housing. This ordinance was adopted by the City Council on July 19, 2022.
- **AB 101 (Low Barrier Navigation Center)**-on the same night Marina adopted Ordinance 2022-04 to allow Low Barrier Navigation Centers per AB 101.
- **Small and Large Family Child Care Homes**-the definitions of what constitute a small and large family day care centers per recent changes to state law were adopted by the City Council on Tuesday, Nov 15, 2022.

- **Program 3.3 of the Housing Element-** per Program 3.3 of the Housing Element we removed the requirement that mandates a CUP for multifamily housing in all zoning districts. This ordinance also will allow more housing in the PC, C1 and C2 zoning districts by allowing supportive housing in these zoning districts.
- **ADU Webpage-**a revamping of the ADU webpage to make it more customer friendly was completed by city staff.
- **ADU Study Session-**Two Accessory Dwelling Unit ADU study sessions with the Planning Commission occurred to identify ways to further streamline the review of these units.

In addition, the city issued building permits for 226 housing that are credited to the 5th Cycle of the RHNA.

DISCUSSION:

The City of Marina 2022 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 2022 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 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.

REVIEWED/CONCUR:

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

Layne Long
City Manager
City of Marina