

RESOLUTION NO. 2019-131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA TO
AMEND THE CITY OF MARINA GENERAL PLAN BY ADOPTING AN
MIDTERM REVIEW OF THE 2015-2023 HOUSING ELEMENT, AND FINDING
THE MIDTERM REVIEW OF THE 2015-2023 HOUSING ELEMENT
CONSISTENT WITH THE FORT ORD BASE REUSE PLAN

WHEREAS, on May 30, 2019, the City Council and Planning Commission held a Joint Meeting to consider a draft Midterm Review of the 2015-2023 Housing Element and authorized staff to submit the updated draft to the State Department of Housing and Community Development (HCD); and,

WHEREAS, the public review draft of the Midterm Review of the 2015-2023 Housing Element was made available for public review from July 12, 2019 to August 12, 2019. Additionally, an Open House for the public to review the draft of the Midterm Review of the Housing Element on Tuesday, July 30, 2019; and,

WHEREAS, the draft Midterm Review of the 2015-2023 Housing Element was submitted to the California Department of Housing and Community Development for review and comment on June 17, 2019; and,

WHEREAS, the Department of Housing and Community Development provided comments on the draft Midterm Review of the 2015-2023 Housing Element, which have been addressed and incorporated into the final draft (Exhibit A to the December 3, 2019 City Council staff report); and,

WHEREAS, on August 15, 2019, the Department of Housing and Community Development issued a conditional approval of the draft Midterm Review of the 2015-2023 Housing Element, indicating that the City is not in full compliance until the City has rezoned sites to address the unaccommodated need 4th Cycle requirements (Exhibit C to the December 3, 2019 City Council staff report); and,

WHEREAS, on November 21, 2019, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider its recommendation to the City Council on the draft Midterm Review of the 2015-2023 Housing Element (PC Resolution No. 2019-15, Exhibit F to the December 3, 2019 City Council staff report); and,

WHEREAS, the Planning Commission found that the draft Midterm Review of the 2015-2023 Housing Element would not have a significant effect on the environment and that no mitigation measures have been conditioned and recommends that the City Council consider adopting a Negative Declaration (PC Resolution No. 2019-14, Exhibit E to the December 3, 2019 City Council staff report); and,

WHEREAS, the City Council finds that the draft Midterm Review of the 2015-2023 Housing Element would not have a significant effect on the environment and that no mitigation measures have been conditioned; and,

WHEREAS, the City Council finds that the draft Midterm Review of the 2015-2023 Housing Element documents housing needs for all sectors and income groups within the City of Marina and presents reasonable policies and programs to enable the City to address these needs; and,

WHEREAS, Chapter 8 of the FORA Master Resolution requires that all legislative land use decisions affecting property in the Former Fort Ord be submitted to FORA for a determination of consistency with the Fort Ord Reuse Plan and master Resolution, and;

WHEREAS, the City Council finds that the draft Midterm Review of the 2015-2023 Housing Element proposes no land use changes or rezoning from the Final Housing Element 2008-2014, and that the draft Midterm Review of the 2015-2023 Housing Element is consistent with the Fort Ord Base Reuse Plan according to the FORA Master Resolution, Chapter 8, as evidenced by the City's Consistency Determination Review, as attached to this Resolution (**Attachment "A"** to this Resolution).

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby amends the City of Marina General Plan by adopting the draft Midterm Review of the 2015-2023 Housing Element.

PASSED AND ADOPTED by the City Council/Airport Commission of the City of Marina at a regular meeting duly held on the 3rd day of December 2019 by the following vote:

AYES, COUNCIL MEMBERS: Berkley, Urrutia, O'Connell, Morton

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: Delgado

ABSTAIN, COUNCIL MEMBERS: None

ATTEST:

Gail Morton, Mayor Pro-Tem

Anita Sharp, Deputy City Clerk

ATTACHMENT A to EXHIBIT B**RESOLUTION NO. 2019-131**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA TO AMEND THE
CITY OF MARINA GENERAL PLAN BY ADOPTING A MIDTERM REVIEW OF THE 2015-
2023 HOUSING ELEMENT
(CITY-WIDE)**

Consistency Determination

CITY OF MARINA INTERIM HOUSING ELEMENT 2015-2023 CONSISTENCY WITH FORT ORD REUSE PLAN AND MASTER RESOLUTION CHAPTER 8 December 3, 2019	
FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	(Interim) Housing Element of the General Plan
<i>Natural Resources</i>	
(a) Prior to approving any development entitlements, each land use agency shall act to protect natural resources and open spaces on Fort Ord territory by including the open space and conservation policies and programs of the Reuse Plan, applicable to the land use agency, into their respective general, area, and specific plans.	The Interim Housing Element does not amend the General Plan land use map, rezone any parcels within Marina, or entitle any developments.
1. Each land use agency shall review each application for a development entitlement for compatibility with adjacent open space land uses and require suitable open space buffers to be incorporated into the development plans of any potentially incompatible land uses as a condition of project approval.	See above statement.
2. When buffers are required as a condition of approval adjacent to Habitat Management areas, the buffer shall be designed in a manner consistent with those guidelines set out in the Habitat Management Plan. Roads shall not be allowed within the buffer area adjacent to Habitat Management areas except for restricted access maintenance or emergency access roads.	The Housing Element does not entitle any properties. There are no roads or other infrastructure proposed to be constructed as a result of the Housing Element.
(b) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure consistency of future use of the property within the coastal zone through the master planning process of the California Department of Parks and Recreation, if applicable. All future use of such property shall comply with the requirements of the Coastal Zone Management Act and the California Coastal Act and the coastal consistency determination process.	There is one residential street and two housing units on another street that lie within the coastal zone. No housing rehabilitation or new housing construction is anticipated within the coastal zone during the Housing Element planning period.
(c) Monterey County shall include policies and programs in its applicable general, area, and specific plans that will ensure that future development projects at East Garrison are compatible with the historic context and associated land uses and development entitlements are appropriately conditioned prior to approval.	The East Garrison area of Monterey County is outside of the Marina city limits. The Housing Element covers only those areas within the Marina city limits.

CITY OF MARINA INTERIM HOUSING ELEMENT 2015-2023
CONSISTENCY WITH FORT ORD REUSE PLAN AND MASTER RESOLUTION CHAPTER 8
December 3, 2019

FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	(Interim) Housing Element of the General Plan
(d) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall limit recreation in environmentally sensitive areas, including, but not limited to, dunes and areas with rare, endangered, or threatened plant or animal communities to passive, low intensity recreation, dependent on the resource and compatible with its long term protection. Such policies and programs shall prohibit passive, low-density recreation if the Board finds that such passive, low-density recreation will compromise the ability to maintain an environmentally sensitive resource.	The Housing Element does not entitle any properties. There are no recreational facilities proposed to be constructed as a result of the Housing Element.
Historic Preservation	
(e) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas. Reuse of property in the Army urbanized footprint should be encouraged.	The Housing Element is a housing policy document. It does not amend the General Plan text or land use map, or rezone any parcels within Marina. Through acknowledgement of existing entitled strategic land developments in the Former Fort Ord, the Housing Element encourages the reuse of Army property to meet the allocated Regional Housing Needs Assessment.
(f) Each land use agency with jurisdiction over property in the Army urbanized footprint shall adopt the cultural resources policies and programs of the Reuse Plan concerning historic preservation, and shall provide appropriate incentives for historic preservation and reuse of historic property, as determined by the affected land use agency, in their respective applicable general, area, and specific plans.	The Housing Element is a housing policy document. It does not amend the General Plan land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects which have independently addressed historic preservation as appropriate.
(g) The County of Monterey shall amend the Greater Monterey Peninsula Area Plan and designate the Historic East Garrison Area as an historic district in the County Reservation Road Planning Area. The East Garrison shall be planned and zoned for planned development mixed uses consistent with the Reuse Plan. In order to implement this aspect of the plan, the County shall adopt at least one specific plan for the East Garrison area and such specific plan shall be approved before any development entitlement shall be approved for such area.	The East Garrison area of Monterey County is outside of the Marina city limits. The Housing Element covers only those areas within the Marina city limits.
Water, Sewer, Drainage & Waste	
(h) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.	The Housing Element does not entitle any properties. There are no sewage treatment facilities proposed to be constructed as a result of the Housing Element.
(i) Each land use agency shall adopt the following policies and programs: 1. A solid waste reduction and recycling program applicable to Fort Ord territory consistent with the provisions of the California Integrated Waste Management Act of 1989, Public Resources Code Section 40000 et seq.	The Housing Element does not amend the General Plan land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.

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FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	(Interim) Housing Element of the General Plan
2. (2) A program that will ensure that each land use agency carries out all action necessary to ensure that the installation of water supply wells comply with State of California Water Well Standards and well standards established by the Monterey County Health Department.	
3. A program that will ensure that each land use agency carries out all actions necessary to ensure that distribution and storage of potable and non-potable water comply with State Health Department regulations.	
(j) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to address water supply and water conservation. Such policies and programs shall include the following:	
1. Identification of, with the assistance of the Monterey County Water Resources Agency and the Monterey Peninsula Water Management District, potential reservoir and water impoundment sites and zoning of such sites for watershed use, thereby precluding urban development.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
2. Commence working with appropriate agencies to determine the feasibility of developing additional water supply sources, such as water importation and desalination, and actively participate in implementing the most viable option or options.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina. Thus it does not increase the demand on water resources available to the City.
3. Adoption and enforcement of a water conservation ordinance which includes requirements for plumbing retrofits and is at least as stringent as Regulation 13 of the Monterey Peninsula Water Management District, to reduce both water demand and effluent generation.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
4. Active participation in the support of the development of reclaimed or recycled water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for the territory within the jurisdiction of the Authority.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
5. Promotion of the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
6. Adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development at territory within the jurisdiction of the Authority to assure that it does not exceed resource constraints posed by water supply.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
7. Adoption of appropriate land use regulations that will ensure that development entitlements will not be approved until there is verification of an assured long-term water supply for such development entitlements.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
8. Participation in the development and implementation of measures that will prevent seawater intrusion into the Salinas Valley and Seaside groundwater basins.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the

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	City of Marina.
9. Implementation of feasible water conservation methods where and when determined appropriate by the land use agency, consistent with the Reuse Plan, including: dual plumbing using non-potable water for appropriate functions; cistern systems for roof-top run-off; mandatory use of reclaimed water for any new golf courses; limitation on the use of potable water for golf courses; and publication of annual water reports disclosing water consumption by types of use.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
(k) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will require new development to demonstrate that all measures will be taken to ensure that storm water runoff is minimized and infiltration maximized in groundwater recharge areas. Such policies and programs shall include:	
1. Preparation, adoption, and enforcement of a storm water detention plan that identifies potential storm water detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and provide for an augmentation of future water supplies.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
2. Preparation, adoption, and enforcement of a Master Drainage Plan to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan, and develop plans for the control of storm water runoff from future development. Such plans for control of storm water runoff shall consider and minimize any potential for groundwater degradation and provide for the long term monitoring and maintenance of all storm water retention ponds.	
(l) Each land use agency shall adopt policies and programs that ensure that all proposed land uses on the Fort Ord territory are consistent with the hazardous and toxic materials clean-up levels as specified by state and federal regulation.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
(m) Each land use agency shall adopt and enforce an ordinance acceptable to the California Department of Toxic Substances Control (DTSC) to control and restrict excavation or any soil movement on those parcels of the Fort Ord territory, which were contaminated with unexploded ordnance and explosives. Such ordinance shall prohibit any digging, excavation, development, or ground disturbance of any type to be caused or otherwise allowed to occur without compliance with the ordinance. A land use agency shall not make any substantive change to such ordinance without prior notice to and approval by DTSC.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
Traffic & Circulation	

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December 3, 2019

FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	(Interim) Housing Element of the General Plan
(n) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will help ensure an efficient regional transportation network to access the territory under the jurisdiction of the Authority, consistent with the standards of the Transportation Agency of Monterey County. Such policies and programs shall include:	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
1. Establishment and provision of a dedicated funding mechanism to pay for the fair share of the impact on the regional transportation system caused or contributed by development on territory within the jurisdiction of the Authority.	
2. Support and participate in regional and state planning efforts and funding programs to provide an efficient regional transportation effort to access Fort Ord territory.	
(o) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure that the design and construction of all major arterials within the territory under the jurisdiction of the Authority will have direct connections to the regional network consistent with the Reuse Plan. Such plans and policies shall include:	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
1. Preparation and adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development to assure that it does not exceed resource constraints posed by transportation facilities.	
2. Design and construction of an efficient system of arterials in order to connect to the regional transportation system.	
3. Designate local truck routes to have direct access to regional and national truck routes and to provide adequate movement of goods into and out of the territory under the jurisdiction of the Authority.	
(p) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to provide regional bus service and facilities to serve key activity centers and key corridors within the territory under the jurisdiction of the Authority in a manner consistent with the Reuse Plan.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
(q) Each land use agency shall adopt policies and programs that ensure development and cooperation in a regional law enforcement program that promotes joint efficiencies in operations, identifies additional law enforcement needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
Fire Protection	

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December 3, 2019

FORA Master Resolution Chapter 8 Sections 8.02.020 (a) to (t)	(Interim) Housing Element of the General Plan
(r) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure development of a regional fire protection program that promotes joint efficiencies in operations, identifies additional fire protection needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.
(s) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure that native plants from on-site stock will be used in all landscaping except for turf areas, where practical and appropriate. In areas of native plant restoration, all cultivars, including, but not limited to, manzanita and ceanothus, shall be obtained from stock originating on Fort Ord territory.	The Housing Element does not amend the General Plan text or land use map, or rezone any parcels within Marina. Rather, it provides an inventory of already entitled projects within the City of Marina.

City of Marina
Midterm Review of
2015-2023 Housing Element



Community Development Department
City of Marina
211 Hillcrest Avenue
Marina, CA 93933

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1. Introduction

1.1 Purpose of the Housing Element

State law recognizes the vital role local governments play in the supply and affordability of housing. Each governing body (City Council or Board of Supervisors) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city, city and county, or county. The Housing Element is one of the seven mandated elements of the local general plan.

Current state law delineating Housing Element requirements is found in California Government Code Sections 65580 through 65589.8, Chapter 1143, Article 10.6. On June 21, 2016, the City of Marina adopted its fifth cycle Housing Element update covering December 15, 2015 to December 15, 2023. However, because the adoption did not occur within 120 days of the statutory December 15, 2015 deadline, pursuant to State law, the City is required to provide a four-year update of the Housing Element by October 15, 2019. This midterm review of the 2015-2023 Housing Element is intended to meet the four-year update requirement, as well as address outstanding issues identified in State Department of Housing and Community Development (HCD) letter dated June 1, 2016. Furthermore, this update would address changes to State Housing Element law since June 2016.

Section 65583 states, “The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”

1.2 Organization of the Housing Element

The Housing Element is generally organized according to the data and analyses required by State law:

- Chapter 1: Introduction
- Chapter 2: Housing Needs Assessment
- Chapter 3: Housing Constraints
- Chapter 4: Housing Resources
- Chapter 5: Housing Action Plan

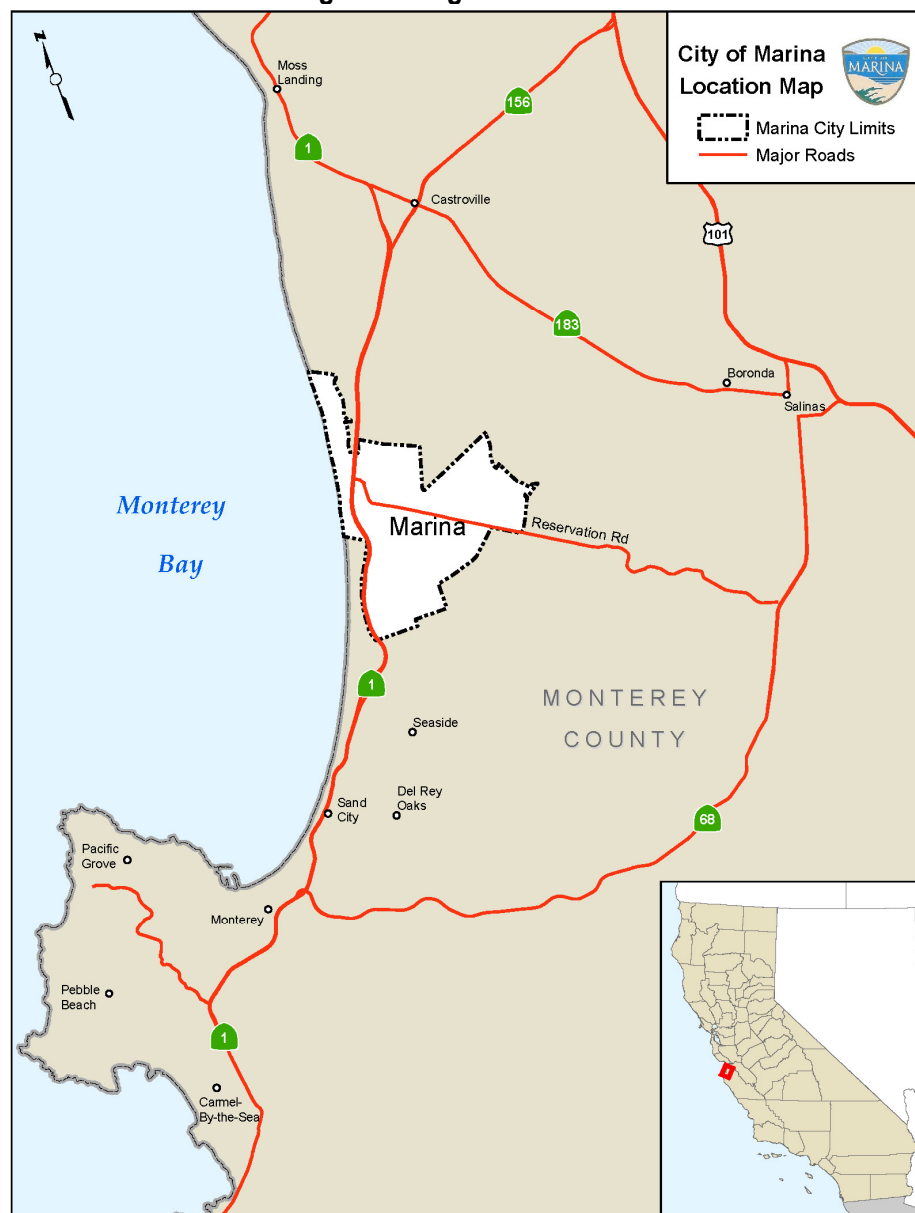
A review of the City’s accomplishments in implementing the previous Housing Element is included as an appendix.

1.3 Community Profile

1.3.1 Marina's Location

The City of Marina is located approximately 90 miles south of San Francisco, on the Central California coast (Figure 1). Situated on Monterey Bay ten miles northeast of Monterey, Marina is the northernmost city on the Monterey Peninsula. Incorporated in 1975, the City lies immediately adjacent to and includes portions of Fort Ord, a 44.4 square mile former U.S. Army base. Principal highway access to the community is via State Highway 1, which runs through the western portion of the City in a general northeasterly/southwesterly direction. The City's general planning area extends beyond the current City limits, being bounded on the north and east by the Salinas River, on the west by Monterey Bay and on the south by the City limits and City of Seaside.

Figure 1: Regional Location



1.3.2 Marina's History

The area known today as Marina was once owned by David Jacks and James Bardin, who in the mid-1800s owned much of the acreage that now constitutes the Monterey Peninsula. After Mr. Bardin passed away, his heirs sold much of the land to John Armstrong for farming and grazing; others purchased tracts for future development. Armstrong's descendants maintain ranching operations adjacent to Marina today. In the early 1900s the area was designated as "Bardin," then "Locke-Paddon Colonies," then "Paddonville," and finally by 1918, the land was renamed "Marina." It was about this time that the Southern Pacific Railroad, who had laid tracks through the area, was convinced by then owner William Locke-Paddon to make a flag stop for Locke's customers coming from San Francisco. It was his decision to change the name of the area to Marina. As the land was developed, areas were set aside for a school, church and other necessities of an organized city. William Locke-Paddon (1876-1972), is considered the father of Marina. Marina's first post office was established in April 1919, housed in conjunction with a general store and gasoline pump.

The former Fort Ord was established in 1917 as the nation entered into the 2-1/2 year old conflict of World War I. The establishment of the Fort brought along military personnel and their families, increasing the need for housing on- and off-base. As with the rest of the Monterey Peninsula, Marina witnessed a tremendous amount of growth and development during the 1930s through the 1950s, including schools, churches, businesses, community center and residential homes. The area thus transitioned from a quiet rural area. In 1956, the Marina Fire District was formed and Reservation Road began to develop as a commercial area.

After two unsuccessful attempts in the early 1970s, Marina incorporated as a general law city in November of 1975. In 1986, the City established a Redevelopment Project Area in the central commercial core of Marina along Reservation Road and Del Monte Boulevard. The Fort Ord Military Reservation was downsized and fully decommissioned in 1994. The Fort Ord Reuse Authority (FORA) was established in 1994 to prepare, adopt, finance and implement a plan for the land occupied by former Fort Ord. The former Army property was divided among the City of Seaside, City of Marina, unincorporated Monterey County and a new campus of California State University-Monterey Bay (CSUMB). With the base closure, the City's population dropped by 9,000, and nearly 23,000 jobs in the area were lost. The Fort Ord Base Reuse Plan adopted in 1996 defined land uses and water allocations for the former Army property. Within the City of Marina, four major projects took shape:

- **The Dunes** (originally known as "University Village"): a mixed use community on 429 acres
- **Cypress Knolls**: a senior housing community on 186 acres
- **Marina Heights**: residential community with parks and open space on 320 acres
- **Airport Economic Development Area**: a general aviation airport, business, light industry and recreational uses on 845 acres and including facilities of the University of California-Santa Cruz.

Two additional redevelopment projects areas were established at the former Fort Ord to help finance the public improvements needed to replace the deteriorated infrastructure left by the Army: the Airport in 1996 and the southern portion of the City in 1996. However, with the dissolution of Redevelopment in California, these redevelopment project areas have become defunct, and future improvements in these areas will need to rely on private investment moving forward.

The City's central downtown area suffered after the closure of Fort Ord. After numerous surveys, workshops and studies from the late 1970s through the 1990s, a downtown vitalization area was defined. Transit-oriented design, sustainability and high-density mixed-use development are core principles in the development of a Downtown Specific Plan. With the economic recession caused by the collapse of the housing market, the City lacked the funding and staffing, as well as development momentum to complete the Downtown Specific Plan.

In 2000, the City adopted a charter to move from a General Law city to a Charter City, giving the City supreme authority over municipal affairs.

1.4 Public Participation

Public participation is an important component of this Housing Element Update, and this update to the Housing Element provides residents and other interested parties opportunities for review and comment. Appendix A contains public outreach materials such as notices, flyers, and comments received as of the drafting of this Housing Element.

1.4.1 Interim 2015-2023 Housing Element (Adopted June 21, 2016)

In February 2016, the City initiated the process to update its Housing Element for the fifth cycle planning period (2015-2023), past the statutory deadline of December 15, 2015. Concurrently, the City was also preparing an application to the State Department of Housing and Community Development (HCD) for Community Development Block Grant (CDBG) funds for the construction of a much-needed senior center. Application for CDBG funds has a prerequisite – that the City has a current Housing Element. To meet this requirement, on advice of HCD, the City adopted an Interim Housing Element for the 2015-2013 planning period on June 21, 2016. The public participation process of the Interim Housing Element is described below.

A. Study Session

To kick off the Housing Element update process, the City conducted a joint study session before the Planning Commission and City Council:

Planning Commission and City Council Study Session

Tuesday, March 22, 2016
Council Chambers, 6:30 PM

Flyers of the meeting were posted at community locations and public counters, and sent to approximately 80 agencies and organizations, inviting their participation in the Housing Element process. These agencies and organizations include housing professionals, housing developers, and service providers that cater to the needs of lower and moderate income households and those with special housing needs.

Prior to submitting the Draft Housing Element to the State Department of Housing and Community Development (HCD) for the mandatory review, the City conducted a review of the Draft Housing Element before the Planning Commission on May 12, 2016.

B. Public Comments Received

The public comments received during the Joint Planning Commission and City Council Study Session center on the need for affordable housing and additional community participation to reshape the City's housing programs and policies. A summary of the public comments is provided in Appendix A.

In response to the public comments, the City committed to conducting addition public meetings to explore housing policy and program options. However, given the timeline established by the CDBG application (mentioned earlier), the City was unable to accommodate additional public meetings prior to adopting the Housing Element. Therefore, the Interim Element was adopted with a full understanding that a Final Housing Element for the 2015-2023 planning period will be prepared later after an expanded community outreach process.

C. Adoption Hearings

The City conducted additional public hearings before the Planning Commission (May 12, 2016) and City Council (June 21, 2016) prior to adoption of the Interim Housing Element.

1.4.2 Midterm Review of 2015-2023 Housing Element

A. Marina Downtown Vitalization Specific Plan

A major issue identified by HCD regarding the fifth cycle Housing Element is the lack of sites with appropriate densities and development standards to facilitate and encourage the development of housing affordable to lower income households. The original 2015-2023 Housing Element relied on the ability to development mixed use housing in the downtown area. However, existing mixed use development standards were deemed inadequate to facilitate lower income housing by HCD. To address HCD comments and to respond to market trends, the City is in the process of developing the Downtown Vitalization Specific Plan. An extensive public participation process has been implemented to solicit public input. Specifically, the following meetings were conducted to engage the community regarding the revitalization of the Downtown area:

<u>Table 1: Downtown Vitalization Specific Plan</u>		
<u>Date</u>	<u>Location</u>	<u>Topic</u>
<u>Ad Hoc Committee</u>		
<u>11/28/2017</u>	<u>Airport Conference Room</u>	<u>Previous planning efforts in the Downtown; strengths, weaknesses, threats, and opportunities analysis</u>
<u>1/3/2018</u>	<u>Airport Conference Room</u>	<u>Visual preference survey; map exercise</u>
<u>1/29/2018</u>	<u>Airport Conference Room</u>	<u>Community outreach strategy</u>
<u>2/20/2018</u>	<u>Airport Conference Room</u>	<u>Vision and goal statements</u>
<u>3/10/2018</u>	<u>Downtown Marina</u>	<u>Walk through Downtown to assess conditions</u>
<u>3/19/2018</u>	<u>Airport Conference Room</u>	<u>Findings from community walkabout</u>
<u>4/30/2018</u>	<u>Airport Conference Room</u>	<u>Street right-of-way cross section exercise; Downtown traffic study results</u>
<u>5/21/2018</u>	<u>Airport Conference Room</u>	<u>Street right-of-way cross section exercise</u>
<u>6/25/2018</u>	<u>Airport Conference Room</u>	<u>Bike lanes; street right-of-way presentations; districts and land uses</u>
<u>7/16/2018</u>	<u>Airport Conference Room</u>	<u>Districts and zoning; land use matrix</u>
<u>8/13/2018</u>	<u>Airport Conference Room</u>	<u>Design standards and guidelines</u>
<u>8/27/2018</u>	<u>Airport Conference Room</u>	<u>Design standards and guidelines; Del Monte Blvd extension</u>

<u>Table 1: Downtown Vitalization Specific Plan</u>		
<u>Date</u>	<u>Location</u>	<u>Topic</u>
<u>9/24/2018</u>	<u>Airport Conference Room</u>	<u>Development, parking, and landscaping standards</u>
<u>11/5/2018</u>	<u>Airport Conference Room</u>	<u>Review of draft Specific Plan</u>
<u>11/19/2018</u>	<u>Airport Conference Room</u>	<u>Review of draft Specific Plan</u>
<u>Open House</u>		
<u>12/10/2018</u>	<u>Vince DiMaggio Park</u>	<u>Open house for public to provide comment on draft of Specific Plan</u>
<u>Design Review Board</u>		
<u>12/19/2018</u>	<u>City Council Chambers</u>	<u>Introduce plan; schedule</u>
<u>1/16/2019</u>	<u>City Council Chambers</u>	<u>Onsite design standards; development standards</u>
<u>Planning Commission</u>		
<u>12/13/2018</u>	<u>City Council Chambers</u>	<u>Introduce plan; schedule</u>
<u>1/24/2019</u>	<u>City Council Chambers</u>	<u>Community identity; land use and development; economics</u>
<u>2/9/2019</u>	<u>City Council Chambers</u>	<u>Mobility; public facilities and infrastructure; environment</u>
<u>2/28/2019</u>	<u>City Council Chambers</u>	<u>Development standards; zoning</u>
<u>3/14/2019</u>	<u>City Council Chambers</u>	<u>Design standards and guidelines; Specific Plan appendix</u>
<u>City Council</u>		
<u>3/26/2019</u>	<u>City Council Chambers</u>	<u>Introduce plan; schedule (joint meeting with Planning Commission)</u>

B. Joint Planning Commission and City Council Meeting

On May 30, the City conducted a Joint Planning Commission and City Council meeting to review the key changes to the Housing Element – strategy for accommodating the Regional Housing Needs Allocation using the Downtown Vitalization Specific Plan. Comments received at the Joint Meeting are summarized in Appendix A.

2. Needs Assessment

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs.

2.1 Population Trends and Characteristics

Housing needs are influenced by population and employment trends. This section provides a summary of the changes to the population size, age, and racial/ethnic composition of the City of Marina. The data for this analysis was compiled primarily from the 2000 and 2010 U.S. Census, the 2010-2014 American Community Survey, 2015 California Department of Finance (DOF), and estimates supplemented by City and regional studies.

2.1.1 Historical, Existing, and Forecast Growth

The City of Marina is one of 12 cities within Monterey County. According to the U.S. Census, Monterey County's population was 415,057 in 2010. Population growth in Monterey County between 2000 and 2010 increased by slightly over three percent, and has slowed considerably since the 1990s (a 13-percent increase between 1990 and 2000). [Table 2](#) presents Monterey County and surrounding counties and their respective population trends.

Jobs and housing available at U.S. Army Fort Ord caused Marina's population to swell 28 percent from 1980 to 1990, and then drop nearly 29 percent from 1990 to 2000 when the base closed in 1994. Growth since 2000 has been minimal, as confirmed by building permit statistics and the DOF annual updates.

Table 2: Regional Population Trends (1990-2015)

County	1990	2000	2010	2015	% Change		
					1990-2000	2000-2010	2010-2015
Monterey County	355,660	401,762	415,057	425,413	+13.0%	+3.3%	+2.5%
San Luis Obispo County	217,162	246,681	269,637	274,293	+13.6%	+9.3%	+1.7%
Fresno County	667,490	799,407	930,450	972,297	+19.8%	+16.4%	+4.5%

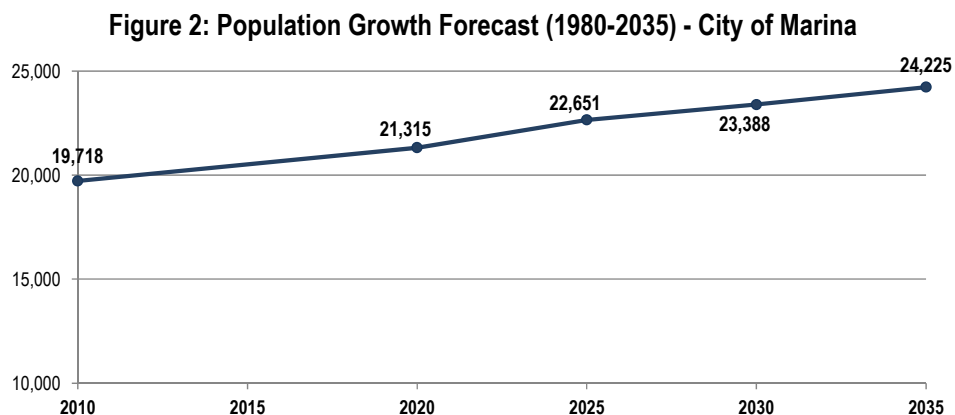
Sources: U.S. Census, 1990-2010; State Department of Finance Population and Housing Estimates, 2015

Table 3: Population Growth Trends (1980-2015) - City of Marina

Year	Population	Numerical Change	Percent Change
1980	20,647	--	--
1990	26,512	+5,865	+28.4%
2000	18,925	-7,587	-28.6%
2010	19,718	+793	+4.2%
2015	20,872	+1,154	+5.9%

Sources: U.S. Census, 1980-2010; State Department of Finance Population and Housing Estimates, 2015

Due to the redevelopment of former Fort Ord properties, the population is projected to increase steadily in the future. The Association of Monterey Bay Area Governments (AMBAG) prepared the following projections when developing the Regional Housing Needs Allocation (RHNA) goals. As indicated in Figure 2, AMBAG forecasts a further leveling off of the population growth over the next 25 years with an estimated Marina population of approximately 24,225 in 2035.



Sources: 1980, 1990, 2000 and 2010 US Census; AMBAG 2014 Regional Growth Forecast

2.1.2 Age Composition

The age profile of Marina residents in the 1990 Census shown in [Table 4](#) reflects the presence of Fort Ord, with nearly 46 percent of the population between 20 and 39, and only 7 percent aged 60 years or over. The 2000 Census reflects the impacts of the base closure. Specifically, young families populated the base housing, so the number of children under age 10 declined from 19 percent to 12 percent between 1990 and 2000. Similar to national trends, Marina's population is aging, which will lead to demand for senior housing. Adding in the "Boomers" who represented 8.7 percent of the population between 50 and 59 in 2000, by 2010 over 16 percent of the population was 60 and over.

Table 4: Age Distribution (1990-2010) - City of Marina

Age Group	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
0-9	5,039	19.1%	3,002	12.0%	2,642	13.4%
10-19	3,601	13.6%	3,256	13.0%	2,810	14.3%
20-29	7,006	26.5%	5,172	20.6%	3,334	16.9%
30-39	5,046	19.1%	4,839	19.3%	2,511	12.7%
40-49	2,329	8.8%	3,860	15.4%	2,546	12.9%
50-59	1,548	5.9%	2,182	8.7%	2,649	13.4%
60-69	1,219	4.6%	1,507	6.0%	1,630	8.3%
70-79	514	1.9%	986	3.9%	1,052	5.3%
80 Years and Over	134	0.5%	297	1.2%	544	2.8%
Total	26,436	100%	25,101	100%	19,718	100%

Source: 1990, 2000 and 2010 U.S. Census

2.1.3 Race and Ethnicity

The City's demographics have remained fairly stable since 2000. As of 2010, 36 percent of Marina's residents were "Non-Hispanic White" ([Table 5](#)), the largest proportion among all racial/ethnic groups in the City. Another 27 percent of residents were Hispanic/Latino. By comparison, the proportion of Hispanic residents countywide (55 percent) is approximately double that of the City's (27 percent).

Table 5: Racial and Ethnic Composition (2000-2010)

Ethnic Group	2000				2010			
	City of Marina		Monterey County		City of Marina		Monterey County	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Non-Hispanic White	9,500	37.8%	162,045	40.3%	7,112	36.1%	136,435	32.9%
Black/African American	3,494	13.9%	14,085	3.5%	1,413	7.2%	11,300	2.7%
Hispanic or Latino	5,822	23.2%	187,969	46.8%	5,372	27.2%	230,003	55.4%
Am. Ind./Alaska Native	125	0.5%	1,782	0.4%	60	0.3%	1,361	0.3%
Asian/Pacific Islander	4,481	17.9%	24,746	6.2%	4,333	22.0%	25,645	6.2%
Other	265	1.1%	1,190	0.3%	46	0.2%	741	0.2%
Two or more races	1,414	5.6%	9,945	2.5%	1,382	7.0%	9,572	2.3%
Total Population	25,101	100%	401,762	100%	19,718	100.0%	415,057	100%

Source: Bureau of the Census, 2000 and 2010.

2.2 Employment Trends

Housing needs are influenced by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality and/or pay of available employment can determine the need for various housing types and prices.

As shown in [Table 6](#), in 2010-2014, the two industries with the largest number of employed Marina residents were Educational, Health and Social Services (25.4 percent) and Arts, Entertainment, Recreation, Accommodation and Food Services (17.1 percent). Other industries generally represented similar shares of employed residents.

[Table 7](#) shows the Marina labor force, which decreased slightly from 11,400 in 2010 to 11,300 in 2015. According to the California Employment Development Department (EDD), the unemployment rate in Marina in 2015 was 8.4 percent, higher than the County's unemployment rate of 8.1 percent, and showed improvement over the past few years when the recession impacted the economic conditions in the region. According to EDD, statewide, job gains in nonfarm-related payroll have been consistently increasing in 2014 and 2015.

Table 6: Employment by Industry¹ (2010-2014)

Industry	Marina		Monterey County	
	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	207	2.2%	29,293	17.0%
Construction	349	3.7%	9,753	5.6%
Manufacturing	369	3.9%	8,662	4.9%
Wholesale Trade	111	1.2%	4,923	2.8%
Retail Trade	1,299	13.7%	18,932	10.8%
Transportation and Warehousing, and Utilities	308	3.3%	5,532	3.2%
Information	222	2.3%	2,449	1.4%
Finance, Insurance, Real Estate, and Rental and Leasing	306	3.2%	7,055	4.0%
Professional, Scientific, Management, Administrative, and Waste Management Services	734	7.7%	15,859	9.0%
Educational, Health and Social Services	2,407	25.4%	34,474	19.7%
Arts, Entertainment, Recreation, Accommodation and Food Services	1,617	17.1%	19,765	11.3%
Other Services (except Public Administration)	743	7.8%	8,983	5.1%
Public Administration	805	8.5%	9,775	5.6%
Total	9,477	100%	175,455	100%

Note: Data indicates the occupations held by Marina/Monterey County residents; the location of the related workplace is not indicated by this data.

Source: 2010-2014 ACS DP03

Table 7: Labor Force Trends (2000-2015) – City of Marina

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	11,400	10,300	1,100	9.7%
2011	11,200	10,400	800	7.5%
2012	11,500	10,700	800	6.8%
2013	11,300	10,600	700	6.0%
2014	11,700	10,900	800	6.8%
2015	11,300	10,300	1,000	8.4%

Source: State of California Employment Development Department (EDD), 2016.

2.3 Household Characteristics

This section describes Marina household characteristics. The Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit.

2.3.1 Household Formation and Composition

In 2010, the Census reported 6,845 households in Marina, an almost two percent increase from 2000 (see [Table 8](#)). In comparison, total households in Monterey County increased by about four percent during the same period. However, since 2010, when the County saw only a marginal increase in population, the City's population increased by an additional two percent.

Table 8: Total Households (1990 – 2015)

Jurisdiction	2000	2010	2015	Percent Change	
				2000-2010	2010-2015
City of Marina	6,745	6,845	6,972	1.5%	1.9%
Monterey County	121,236	125,946	126,025	3.9%	0.1%
California	11,502,870	12,577,498	12,830,035	9.3%	2.0%

Sources: U.S. Census, 2000 and 2010; State Department of Finance Population and Housing Estimates, 2015

According to the 2010 Census, approximately 43 percent of the City’s households in 2010 were owner-occupied households, representing a slight decrease from 2000 (see [Table 9](#) and [Table 10](#)). The household size remained also relatively stable, although there was a slight trend toward smaller households, with a small increase in one-person households from 21 percent in 2000 to 23 percent in 2010.

Table 9: Household Size Distribution (2000) – City of Marina

Household Size	Total Households ¹	% of Total	Renter-Households	% of Total ²	Owner-Households	% of Total ²
1 Person	1,426	21.1%	840	12.4%	586	8.7%
2 Persons	2,176	32.2%	1,007	14.9%	1,169	17.3%
3-4 Persons	2,207	32.7%	1,263	18.7%	944	14.0%
5+ Persons	940	13.9%	552	8.2%	388	5.7%
Total	6,749	100.0%	3,662	54.3%	3,087	45.7%

Notes:

1. Represents Total Households

2. Percent of Total Households

Source: U.S. Census 2000 SF3 H17

Table 10: Household Size Distribution (2010) – City of Marina

Household Size	Total Households ¹	% of Total	Renter-Households	% of Total ²	Owner-Households	% of Total ²
1 Person	1,587	23.2%	920	13.4%	667	9.7%
2 Persons	2,164	31.6%	1,084	15.8%	1,080	15.8%
3-4 Persons	2,140	31.3%	1,264	18.5%	876	12.8%
5+ Persons	954	13.9%	614	9.0%	340	5.0%
Total	6,845	100.0%	3,882	56.7%	2,963	43.3%

Notes:

1. Represents Total Households

2. Percent of Total Households

Source: U.S. Census 2010 SF1 QT-H2

The Census defines a family household as “two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit.” In 2010, less than half of all households were composed of families – 46 percent of total households. The proportion of married-couple families dropped from 68 percent to 50 percent between 1990 and 2000, and to 46 percent by 2010. In the same time periods, the percentage of single-parent families increased by nearly a third from 14 percent to 20 percent, and up to 23 percent by 2010 ([Table 11](#)). About 32 percent of all households in the City were families with children. Nearly 25 percent of households had at least

one elderly member (65+ years), and eight percent of all households were made up of an elderly person living alone. In 2010, the average household size in Marina was 2.75 persons per household, lower than in 2000 (3.05), and lower than the Monterey County average of 3.15 persons per household ([Table 11](#)).

Table 11: Household Type Characteristics (1990-2010) - City of Marina

Households	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Family Households	2,586	83.3%	4,812	71.3%	4,671	68.2%
Married-Couple Families	1,441	68.8%	3,445	51.1%	3,126	45.7%
Other Family, Male Householder	279	3.5%	349	5.2%	417	6.1%
Other Family, Female Householder	866	11.0%	1,018	15.1%	1,128	16.5%
Non-Family Households	1,322	16.7%	1,933	28.7%	2,174	31.8%
Householder Living Alone	978	12.4%	1,442	21.4%	1,587	23.2%
Householder 65 Years and Over	202	2.6%	431	6.4%	553	8.1%
Total Households	7,908	100%	6,745	100%	6,845	100%
Average Household Size	3.05	--	2.79	--	2.75	--
Total Population in Households	24,109	--	18,794	--	18,827	--

Source: U.S. Census 1990, 2000 and 2010 DP-1

2.3.2 Tenure

Tenure preferences are primarily related to household income, composition, and age of the householder. Approximately 43 percent of Marina's households were owner-households and 57 percent were renter-households in 2010. As shown in [Table 12](#), the rate of homeownership in Marina was lower than in Monterey County and California.

Table 12: Occupied Units by Tenure (1990-2010)

	Owner Occupied Housing		Renter Occupied Housing		Total	
	Number	%	Number	%	Number	%
1990						
Marina	2,728	34.5%	5,180	65.5%	7,908	100%
Monterey County	57,202	50.6%	55,763	49.4%	112,965	100%
California	5,773,943	55.6%	4,607,263	44.4%	10,381,206	100%
2000						
Marina	3,088	45.8%	3,657	54.2%	6,745	100%
Monterey County	66,213	54.6%	55,023	45.4%	121,236	100%
California	6,546,334	56.9%	4,956,536	43.1%	11,502,870	100%
2010						
Marina	2,963	43.3%	3,882	56.7%	6,845	100%
Monterey County	64,077	50.9%	61,869	49.1%	125,946	100%
California	7,035,371	55.9%	5,542,127	44.1%	12,577,498	100%

Source: U.S. Census 1990-2010 (H16, H004)

2.3.3 Household Income

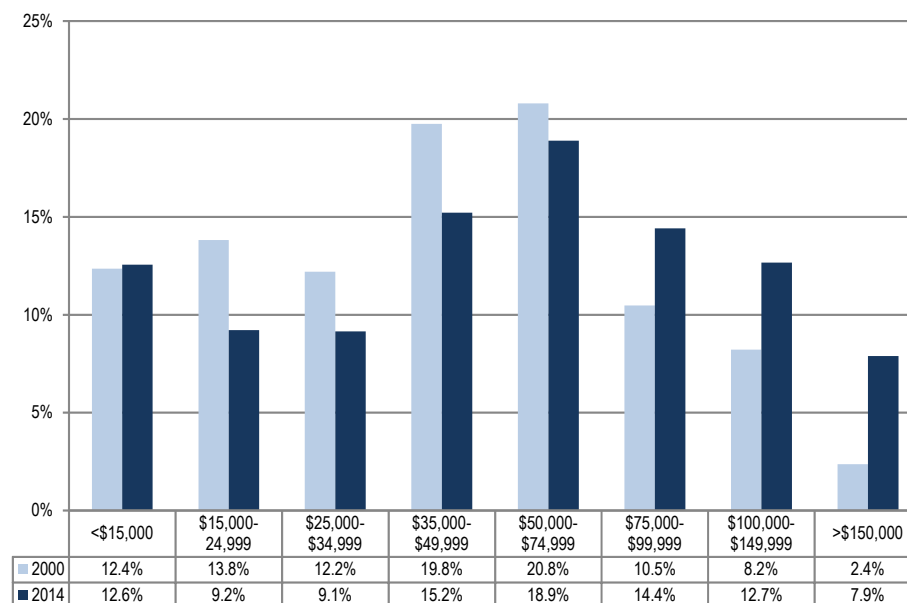
As indicated in [Table 14](#), according to the 2010-2014 American Community Survey (ACS), the median household income for the City of Marina was \$53,828. In 2014, about a fifth (19.8 percent) of the households earned less than \$35,000 and almost 34 percent of the households earned more than \$100,000 ([Figure 3](#) and [Table 13](#)). In 2014, the median income for owner-occupied households was nearly double that of renter-occupied households.

Table 13: Household Income by Tenure (2010-2014) – City of Marina

	Owner-Households		Renter-Households		Total Households	
	Number	%	Number	%	Number	%
Less than \$5,000	66	2.3%	163	4.1%	229	3.3%
\$5,000 to \$9,999	117	4.0%	165	4.2%	282	4.1%
\$10,000 to \$14,999	57	1.9%	298	7.5%	355	5.1%
\$15,000 to \$19,999	30	1.0%	313	7.9%	343	5.0%
\$20,000 to \$24,999	122	4.2%	171	4.3%	293	4.2%
\$25,000 to \$34,999	189	6.4%	442	11.2%	631	9.2%
\$35,000 to \$49,999	417	14.2%	632	16.0%	1,049	15.2%
\$50,000 to \$74,999	415	14.1%	888	22.4%	1,303	18.9%
\$75,000 to \$99,999	532	18.1%	462	11.7%	994	14.4%
\$100,000 to \$149,000	594	20.2%	280	7.1%	874	12.7%
\$150,000 or more	400	13.6%	144	3.6%	544	7.9%
Total	2,939	100.0%	3,958	100%	6,897	100%

Note: 1. Percentages may not equal 100% due to rounding
Source: ACS, 2010-2014 B25118

Figure 3: Household Income (2000 and 2014) – City of Marina



Sources: U.S. Census, 2000; American Community Survey, 2010-2014 B19001

Furthermore, the City's median income in 2014 was 8 percent lower than the County median income of \$58,582. [Table 14](#) shows median household income in the City, Monterey County, and State of California in 2000 and 2014.

According to 2000 Census data and 2014 ACS data, in absolute terms, the median income in the City has decreased since 2000 ([Table 14](#)). When inflation is not factored in, the City and County posted significant median household income gains compared with 2000. However, adjusting the 2000 income for inflation to 2014 income numbers shows that renter-occupied households in the City and the County overall saw an actual decrease in median income, reflecting a trend nationwide. The decrease in median income may be attributed to the economic downturn that started in 2007 and has just recently started to level off.

Table 14: Median Household Income (2000 and 2014)

Jurisdiction	2000 Median Household Income		2014 Median Household Income (C)	% Change (B to C)
	Unadjusted 2000 (A)	Inflation Adjusted to 2013 (B)		
City of Marina	43,299	\$59,526	\$53,828	-9.6%
Owner-Occupied Households	56,488	\$77,658	\$78,894	+1.6%
Renter-Occupied Households	36,216	\$49,789	\$44,762	-10.1%
Monterey County	48,165	\$66,216	\$58,582	-11.5%
State of California	47,288	\$65,010	\$61,489	-5.4%

Sources: Bureau of the Census, 2000 HCT012; ACS, 2010-2014 B25119 ; CPI inflation Calculator, U.S. Department of Labor, Bureau of Labor Statistics

For the purposes of the Housing Element, the State Department of Housing and Community Development (HCD) has established five income groups based on Area Median Income (AMI):¹

- Extremely Low Income: up to 30 percent of AMI
- Very Low Income: 31-50 percent of AMI
- Low Income: 51-80 percent of AMI
- Moderate Income: 81- 120 percent AMI
- Above Moderate Income: >120 percent AMI

Pursuant to state and federal regulations, the Area Median Income refers to the median income for the Metropolitan Statistical Area. For the City of Marina, this area refers to Monterey County. County Median Income as published by HCD must be used to establish income groups for the purpose of the Housing Element.

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the Census Bureau that are largely not available through standard

¹ State income definitions are different than federal income definitions. For federal housing programs, eligibility is established for households with incomes up to only 80 percent of the AMI. These households, under the federal definition, are considered moderate income. For housing plans that are required by federal regulations, such as the Consolidated Plan and Analysis of Impediments to Fair Housing Choice, the federal income definitions are used.

Census products. The most recent estimates are derived from the 2008-2012 ACS. This dataset, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrates the extent of housing problems and housing needs, particularly for lower income households. According to the CHAS data ([Table 15](#)), extremely low (14 percent) and low income households (11 percent) comprised a quarter of all households in the City. Another 16 percent were within the low income (51 to 80 percent AMI) category. The majority of the City's households (58 percent) were within the moderate/above moderate income category (greater than 80 percent AMI). The proportion of moderate/above moderate income households in the City was lower than that for the County as a whole (60.1 percent in the City versus 58.2 percent in the County).

Table 15: Distribution by Income Group (2008-2012)

Jurisdiction	Total Households	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate Income (80%+)
City of Marina	6,774	14.2%	11.4%	16.2%	58.2%
Monterey County	125,130	10.5%	12.3%	17.1%	60.1%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers. Furthermore, because HUD programs do not cover households with incomes above 80 percent of the County Area Median Income (AMI), CHAS data does not provide any breakdown of income groups above 80 percent AMI. Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2008-2012

2.4 Housing Inventory and Market Characteristics

2.4.1 Housing Growth

Between 2000 and 2010, the housing stock in Marina saw the greatest decrease compared to the County and surrounding jurisdictions. By 2010, the City had approximately 7,200 units, a 16-percent decrease from 2000. The significant decrease was a result of the closure of Fort Ord. The majority of the units lost were in Fort Ord. According to the State Department of Finance, the housing stock in Marina was estimated at 7,334 units as of January 1, 2015, representing a less than two-percent increase from 2010 ([Table 16](#)), but a higher rate than the surrounding cities and the County as a whole

Table 16: Housing Unit Growth

Jurisdiction	# of Units 2000	# of Units 2010	# of Units 2015	Percent Change 2000-2010	Percent Change 2010-2015
Marina	8,537	7,200	7,334	-15.7%	1.9%
Carmel	3,334	3,417	3,417	+2.5%	0.0%
Seaside	11,005	10,872	10,913	-1.2%	+0.4%
Salinas	39,659	42,651	43,001	+7.6%	+0.8%
Monterey County	131,708	139,048	139,177	+5.6%	+0.09%

Sources: U.S. Census, 2000 and 2010; California Department of Finance, 2015

2.4.2 Unit Type and Size

Approximately 45 percent of the City's housing stock is composed of single-family units as shown in [Table 17](#). Twenty-eight percent of the City's units are within complexes of five or more units. Specifically, complexes such as Abrams Park and Patton Park, former Fort Ord housing, contain 546 of those 2,037 multi-family units. While the Department of Finance reports 252 mobile homes in Marina, the City's Mobile Home Rent Control program has a list of 399 mobile homes registered.

Owner-occupied housing units were predominately single-family detached units (88 percent), while the majority of renter-occupied units were multi-family units ([Table 18](#)). Between 2009 and 2013, more than half of renter-occupied units were two-bedroom units ([Table 19](#)). Studio and one-bedroom units made up 21 percent of the City's rental market. Marina's larger housing units (three or more bedrooms) were primarily ownership housing units. Additional housing units are available in mobile homes located in five mobile home parks throughout the City.

Table 17: Housing Inventory by Unit Type (1990-2015) – City of Marina

Unit Type	1990		2000		2010*		2015	
	Units	Percent of Total	Units	Percent of Total	Units	Percent of Total	Units	Percent of Total
1-unit, detached	2,978	36.0%	3,385	39.6%	3,517	45.8%	3,299	45.0%
1-unit, attached	1,545	18.7%	1,538	18.0%	724	9.4%	678	9.2%
2 to 4 units	1,193	14.4%	1,456	17.1%	1,140	14.8%	1,068	14.6%
5 or More units	2,014	7.7%	1,744	5.8%	2,037	26.5%	2,037	27.8%
Mobile home or trailer	493	6.0%	411	4.8%	269	3.5%	252	3.4%
Other	38	0.5%	9	0.1%	0	0.0%	0	0.0%
Total Housing Units	8,261	100.0%	8,543	100.0%	7,687	100.0%	7,334	100.0%

* No Census data collected on housing type in 2010. Data displayed for 2010 are estimates based on the ACS and are not exact.

Sources: U.S. Census, 1990, 2000. American Community Survey, 2006-2010; California Department of Finance, Housing Estimates, 2015

Table 18: Unit Type by Tenure (2009-2013) – City of Marina

Unit Type	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
Single-family, detached	2,645	88.2%	896	22.2%	3,541	50.3%
Single-family, attached	53	1.8%	430	10.6%	483	6.9%
Multi-family (2-4 units)	39	1.3%	932	23.1%	971	13.8%
Multi-family (5+ units)	15	0.5%	1767	43.7%	1,782	25.3%
Mobile Homes	248	8.2%	17	0.4%	265	3.7%
Other (Boats, RV, etc.)	0	0.0%	0	0.0%	0	0.0%
Total	3,000	100%	4,042	100%	7,042	100%

Source: American Community Survey, 2009-2013

Table 19: Unit Size by Tenure (2009-2013) – City of Marina

Unit Size	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
Studio	17	0.6%	148	3.7%	165	2.3%
1 bedroom	49	1.6%	711	17.6%	760	10.8%
2 bedrooms	223	7.4%	2211	54.7%	2434	34.6%
3 bedrooms	1954	65.1%	746	18.4%	2700	38.3%
4 bedrooms	695	23.2%	226	5.6%	921	13.1%
5 or more bedrooms	62	2.1%	0	0.0%	62	0.9%
Total	3,000	100%	4,042	100%	7,042	100%

Source: American Community Survey, 2009-2013

2.4.3 Vacancy Rates

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rental units have greater attrition than owner-occupied units. A healthy vacancy rate — one which permits sufficient choice and mobility among a variety of housing units — is considered to be two to three percent for ownership units and five to six percent for rental units. In 2000, the overall vacancy rate in Marina was 21 percent ([Table 20](#)). While the overall vacancy rate was reported by the 2010 Census at 4.9 percent, the detailed vacancy rate by the Census reported the for-rent vacancy at 3.6 percent and the for-sale vacancy at 2.4 percent. Other units were vacant due to foreclosures, seasonal occupancy, or other reasons.

Table 20: Occupancy Status (2000-2010) – City of Marina

Occupancy Status	2000		2010	
	Totals	Percent	Totals	Percent
Occupied Housing Units	6,745	79.0%	6,845	95.1%
Vacant Housing Units	1,792	21.0%	355	4.9%
For-Sale	--	6.4%	--	2.4%
For-Rent	--	2.9%	--	3.6%
Total Housing Units	8,537	100%	7,200	100%

Sources: U.S. Census 2000 (QT-H1), DP-1 and 2010 SF1, H3, DP-1

2.4.4 Housing Conditions

A. Age of Housing Stock

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may exhibit a need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs.

The age of Marina housing reflects the historical development of the City and Fort Ord, as shown in [Table 21](#). Only 11 percent of the City's total housing was built before 1960 and more than half of the housing was built during the decades of the 1960s and 1970s. [Table 21](#) provides a summary of the age

of the City's housing stock by tenure. Approximately 69 percent of owner-occupied units in the City were built before 1980 (over 30 years of age) and specifically, 10 percent were built before 1960. Of the renter-occupied units, 60 percent were built before 1980 and 13 percent were built before 1960. In Marina, habitable housing units are generally structurally sound and well maintained and few such units are considered candidates for demolition. Some units would be classified as requiring major rehabilitation.

Table 21: Tenure by Age of Housing Stock (2010-2014) – City of Marina

Year Built	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
2010 or later	0	0.0%	41	1.0%	41	0.6%
2000 to 2009	195	6.6%	146	3.7%	341	4.9%
1990 to 1999	343	11.7%	373	9.4%	716	10.4%
1980 to 1989	381	13.0%	1,031	26.0%	1,412	20.5%
1970 to 1979	686	23.3%	1,134	28.7%	1,820	26.4%
1960 to 1969	1,046	35.6%	730	18.4%	1,776	25.8%
1950 to 1959	231	7.9%	217	5.5%	448	6.5%
1940 to 1949	27	0.9%	148	3.7%	175	2.5%
1939 or earlier	30	1.0%	138	3.5%	168	2.4%
Total	2,939	100%	3,958	100%	6,897	100%

Source: American Community Survey, 2010-2014

B. Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to 2010-2014 ACS, 44 owner-occupied units in Marina lacked complete plumbing facilities and the same number of owner-occupied units lack complete kitchen facilities (Table 22). It should be noted that there might be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities. However, the Census typically undercounts substandard housing conditions as it is not able to report on other more subtle housing problems, such as inadequate wiring, leaks, or inadequate or lack of heating.

Table 22: Units Lacking Plumbing or Complete Kitchens (2010-2014) – City of Marina

Units	Owner-Occupied	Renter-Occupied	Total
Lacking Plumbing Facilities	44	0	44
Lacking Complete Kitchen Facilities	44	0	44

Source: American Community Survey, 2010-2014, B25049, B25053

C. Code Enforcement Activities

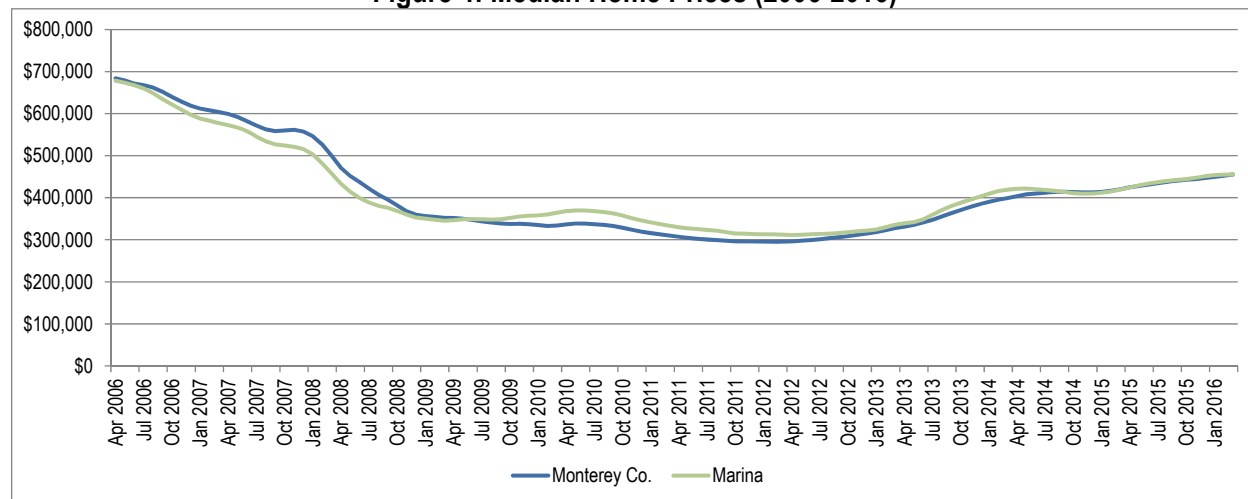
The Building Division has an ongoing program of residential property inspection at the time of sale or transfer of residential property since 2002. Typical code violations in the City include: unpermitted structures, dangerous buildings, residential property related issues (RPI) which include all building violations and unpermitted work found during mandatory resale inspections, overcrowding, unsanitary conditions, mold and insect infestation, and landlord tenant issues related to general maintenance problems. Zoning code violations occur primarily within multiple family buildings and various zoning violations are related to occupancy or misuse of zone.

2.4.5 Housing Costs and Affordability

A. Home Prices

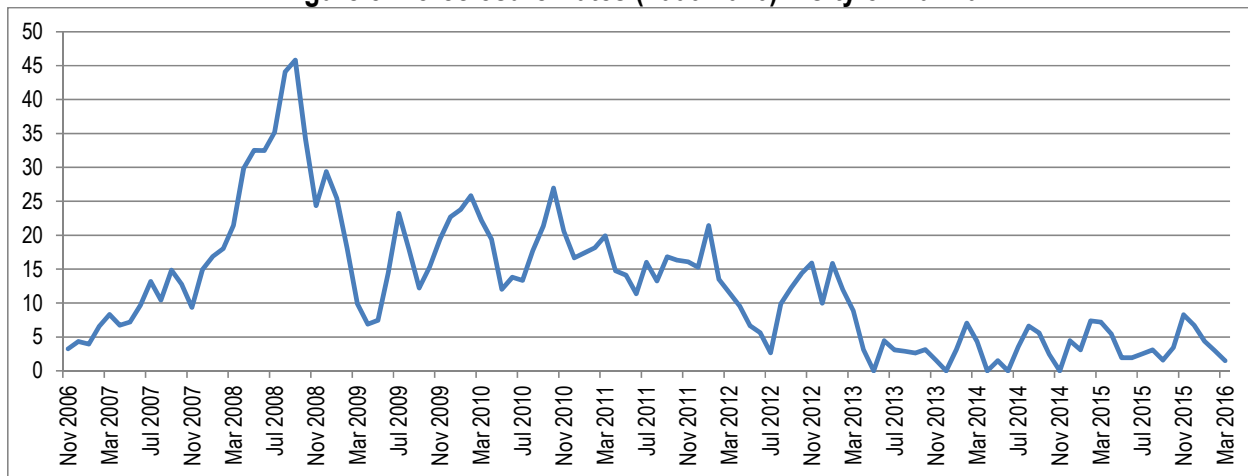
The real estate market in Monterey County took a hard hit, as similar to other regions in California. Prior to the housing market crash, median home prices in Marina and in the County were reported at \$678,500 and \$684,000, respectively. At the depth of the recession, median home price in Marina fell more than 50 percent to \$311,400 in April 2012. Prices are gradually rising with the recovery of the market but still significantly below its peak in 2006 (see Figure 4). Foreclosure rate in the City is also improving, from the peak of over 45 homes per 1,000 in September 2008 to the current rate of 1.5 homes per 1,000 in March 2016 (Figure 5).

Figure 4: Median Home Prices (2006-2016)



Source: Zillow.com, accessed April 2016.

Figure 5: Foreclosure Rates (2006-2016) – City of Marina



Source: Zillow.com, accessed April 2016.

[Table 23](#) displays current median home prices for Marina and neighboring jurisdictions within Monterey County. In February 2016, the median sales price for homes in Marina was \$517,000, an increase of close to 12 percent from the same month in 2015. The median price was also the highest among neighboring communities. The rate of home sale price increases between 2015 and 2016 in Marina outpaced the County.

Table 23: Median Home Prices (2014-2015)

Jurisdiction	# Sold	Median Price February 2016	Median Price February 2015	% Change 2015-2016
Carmel	16	\$984,500	\$850,000	15.8%
Gonzales	2	\$325,000	\$282,500	15.0%
King City	9	\$271,500	\$251,550	7.9%
Marina	21	\$517,000	\$462,000	11.9%
Monterey	32	\$584,000	\$550,000	6.2%
Pacific Grove	12	\$795,500	\$890,000	-10.6%
Pebble Beach	10	\$1,237,500	\$2,200,000	-43.8%
Salinas	112	\$417,500	\$367,500	13.6%
Seaside	19	\$402,500	\$310,000	29.8%
Monterey County	272	\$490,00	\$460,000	6.5%

Sourced: DQNews.com, California Home Sale Activity by City, 2016. Accessed March 31, 2016.

B. Average Rents

Information on current rental rates in the City was obtained through a review of advertisements on Craigslist during March through April 2016. Of the 81 available housing units for rent, the majority of the units were apartments (61 units) and 20 were single-family homes for rent. Overall, available rental housing ranged from single room studios to four-bedroom units. The majority of available units in the City were one- and two-bedroom apartment units and single-family homes with three or more bedrooms. [Table 24](#) summarizes average apartment rents by unit size. Overall, 81 units of varying sizes were listed as available for rent in March through April 2016 with an average rent of \$1,727.

Table 24: Average Rent by Unit Size (2015) – City of Marina

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Apartment	\$765	\$1,435	\$1,578	\$2,380	--
Single-Family Home	--	\$1,195	\$1,550	\$2,453	\$2,838

Source: www.craigslist.org, accessed March 2016

C. Affordability Gap Analysis

The costs of homeownership and renting can be compared to a household's ability to pay for housing to determine affordability in a community. Housing affordability is defined as paying no more than 30 to 35 percent of the gross household income (depending on tenure and income level) on housing expenses. [Table 25](#) summarizes affordable rents and purchase prices by income category based on the 2015 HCD median income of \$68,700 for Monterey County.² General cost assumptions for utilities, taxes, and property insurance are also shown. Affordable purchase price assumes a four-percent interest rate with a 30-year fixed rate mortgage loan and a 10-percent down payment. Given the high costs of homeownership, lower income households are usually confined to rental housing but the affordability problem also persists in the rental market. The situation is exacerbated for large households with lower and moderate incomes given the limited supply of large rental units, and for seniors with their fixed incomes.

² State and federal income limits differ. For the Housing Element, State income limits are used, which are usually higher than the federal levels used in the City's Consolidated Plan and other related documents.

Table 25: Housing Affordability Matrix (2015) - Monterey County

Income	Annual Income	Affordable Monthly Housing Costs		Utilities		Taxes and Ins.	Maximum Affordable Price	
		Rent	Sale	Rent	Sale		Rent	Sale
Extremely Low Income (0-30% AMI)								
1-Person	\$15,250	\$381	\$381	\$130	\$164	\$133	\$251	\$19,506
2-Person	\$17,400	\$435	\$435	\$140	\$182	\$152	\$295	\$23,448
3-Person	\$20,090	\$502	\$502	\$167	\$217	\$176	\$335	\$25,476
4-Person	\$24,250	\$606	\$606	\$193	\$252	\$212	\$413	\$33,063
5-Person	\$28,410	\$710	\$710	\$221	\$286	\$249	\$489	\$40,883
Very Low Income (30-50% AMI)								
1-Person	\$25,400	\$635	\$635	\$130	\$164	\$222	\$505	\$57,893
2-Person	\$29,000	\$725	\$725	\$140	\$182	\$254	\$585	\$67,319
3-Person	\$32,650	\$816	\$816	\$167	\$217	\$286	\$649	\$72,977
4-Person	\$36,250	\$906	\$906	\$193	\$252	\$317	\$713	\$78,446
5-Person	\$39,150	\$979	\$979	\$221	\$286	\$343	\$758	\$81,501
Low Income (50-80%AMI)								
1-Person	\$28,854	\$721	\$842	\$130	\$164	\$295	\$591	\$89,143
2-Person	\$32,976	\$824	\$962	\$140	\$182	\$337	\$684	\$103,141
3-Person	\$37,098	\$927	\$1,082	\$167	\$217	\$379	\$760	\$113,183
4-Person	\$41,220	\$1,031	\$1,202	\$193	\$252	\$421	\$838	\$123,224
5-Person	\$44,518	\$1,113	\$1,298	\$221	\$286	\$454	\$892	\$129,861
Median Income (80-100% AMI)								
1-Person	\$43,281	\$1,082	\$1,262	\$130	\$164	\$442	\$952	\$152,799
2-Person	\$49,464	\$1,237	\$1,443	\$140	\$182	\$505	\$1,097	\$175,890
3-Person	\$55,647	\$1,391	\$1,623	\$167	\$217	\$568	\$1,224	\$195,026
4-Person	\$61,830	\$1,546	\$1,803	\$193	\$252	\$631	\$1,353	\$214,161
5-Person	\$66,776	\$1,669	\$1,948	\$221	\$286	\$682	\$1,448	\$228,073
Moderate Income (100-120% AMI)								
1-Person	\$52,899	\$1,322	\$1,543	\$130	\$164	\$540	\$1,192	\$195,236
2-Person	\$60,456	\$1,511	\$1,763	\$140	\$182	\$617	\$1,371	\$224,390
3-Person	\$68,013	\$1,700	\$1,984	\$167	\$217	\$694	\$1,533	\$249,588
4-Person	\$75,570	\$1,889	\$2,204	\$193	\$252	\$771	\$1,696	\$274,786
5-Person	\$81,616	\$2,040	\$2,380	\$221	\$286	\$833	\$1,819	\$293,547

Notes:

- Assumptions: 2015 HCD income limits; Health and Safety code definitions of affordable housing costs (between 30 and 35% of household income depending on tenure and income level); HUD utility allowances; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 4% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.
- Monterey County: 4-person household median income = \$68,700

Sources: State Department of Housing and Community Development 2015 Income Limits; Housing Authority of the County of Monterey Utility Allowances, 2015; Veronica Tam and Associates, 2016

2.5 Housing Needs

This section provides an overview of existing housing needs in Marina. It focuses on four categories:

- Housing need resulting from housing cost burden;
- Housing need resulting from overcrowding;
- Housing need resulting from population growth and demolition of the existing housing stock; and,
- Housing needs of special needs groups such as elderly persons, large households, persons with disabilities, female-headed households, homeless persons, farmworkers, and college students.

2.5.1 Housing Cost Burden

Housing cost burden is generally defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance or overcrowding. This section uses data from the 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS provides information related to households with housing problems, including cost burden, overcrowding and/or without complete kitchen facilities and plumbing systems. The most recent estimates were posted by HUD in June 2015 and were derived from the 2008-2012 ACS.

As shown in [Table 26](#), a significant portion of households were experiencing cost burden greater than 30 percent. Among renters, almost 47 percent of households paid more than 30 percent of income towards housing costs. About 22 percent of renters paid more than 50 percent of their income towards housing costs. Cost burden rates were also high among Marina homeowners. Almost 42 percent of owner-households paid more than 30 percent of income towards housing costs, and 21 percent paid more than 50 percent of household income towards housing costs. [Table 27](#) provides further details of housing cost burden by income and household type.

Table 26: Housing Cost Burden by Tenure – City of Marina

Household	Cost Burden (30%+)	Severe Cost Burden (50%+)
Lower Income Households (80% AMI)		
Owner-Occupied	66.2%	53.8%
Renter-Occupied	78.3%	41.7%
All Households	75.2%	44.7%
All City Households		
Owner-Occupied	41.8%	20.9%
Renter-Occupied	46.7%	22.3%
All Households	44.7%	21.7%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2008-2012

Table 27: Housing Assistance Needs of Lower Income Households – City of Marina

Household by Type, Income & Housing Problem	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Ext. Low Income (0-30% AMI)	115	255	85	715	175	30	15	250	965
with any housing problems	73.9%	100.0%	100.0%	86.7%	100.0%	100.0%	100.0%	100.0%	90.2%
with cost burden > 30%	73.9%	98.0%	100.0%	86.0%	102.9%	100.0%	100.0%	102.0%	90.2%
with cost burden > 50%	73.9%	76.5%	100.0%	78.3%	91.4%	100.0%	100.0%	94.0%	82.4%
Very Low Income (31-50% AMI)	95	275	85	605	65	50	20	170	775
with any housing problems	52.6%	100.0%	94.1%	91.7%	29.2%	100.0%	100.0%	72.9%	87.6%
with cost burden > 30%	52.6%	100.0%	100.0%	92.6%	29.2%	100.0%	100.0%	72.9%	88.3%
with cost burden > 50%	26.3%	40.0%	41.2%	49.6%	29.2%	50.0%	0.0%	46.5%	48.9%
Low Income (51-80% AMI)	100	400	120	800	185	90	4	294	1,094
with any housing problems	4.0%	83.8%	87.5%	74.3%	10.8%	66.7%	100.0%	32.0%	62.9%
with cost burden > 30%	4.0%	76.3%	20.8%	60.5%	10.8%	66.7%	100.0%	32.0%	52.8%
with cost burden > 50%	4.0%	0.0%	0.0%	3.0%	10.8%	44.4%	0.0%	23.8%	8.6%
Moderate/Above Moderate Income (81% + AMI)	95	775	235	1,840	640	925	300	2,100	3,940
with any housing problems	15.8%	14.2%	59.6%	17.7%	24.2%	34.6%	50.0%	35.2%	27.0%
with cost burden > 30%	15.8%	13.5%	8.5%	10.3%	25.0%	34.1%	38.0%	33.5%	22.7%
with cost burden > 50%	0.0%	0.0%	0.0%	0.0%	8.6%	13.0%	1.3%	9.7%	5.2%
Total Households	405	1,705	525	3,960	1,065	1,095	339	2,814	6,774
with any housing problems	38.0%	57.2%	78.1%	52.9%	34.6%	42.0%	55.8%	42.9%	48.7%
with cost burden > 30%	38.0%	54.8%	41.0%	46.7%	35.6%	41.6%	45.1%	41.8%	44.7%
with cost burden > 50%	28.1%	17.9%	22.9%	22.3%	23.8%	19.6%	5.6%	20.9%	21.7%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2008-2012.

Note: HUD CHAS (Comprehensive Housing Affordability Strategy) data is based on tabulations from the ACS and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers.

2.5.2 Overcrowding

The definition of overcrowding used in the Housing Element is more than one person per room. Some households may not be able to accommodate high cost burdens for housing, but may instead accept smaller housing or reside with other individuals or families in the same home. Household overcrowding is reflective of various living situations: (1) a family lives in a home that is too small; (2) a family chooses to house extended family members; or (3) unrelated individuals or families are doubling up to afford housing. However, cultural differences also contribute to the overcrowded conditions. Some cultures tend to have larger household size than others due to the preference of sharing living quarters with extended family members as a way of preventing homelessness among family members. Overcrowding can strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes.

[Table 28](#) indicates that in 1990, overcrowding was 12 percent (944 units) of the total households. By 2000, overcrowding rate increased to 15.4 percent of all households. However, as previously discussed, household size in the City has been trending down and overcrowding decreased significantly according to the 2010-2014 ACS. Approximately five percent of all households in Marina were overcrowded and another two percent were severely overcrowded in 2010-2014. Overcrowding was more prevalent among renter-households than owner-households ([Table 28](#)). Countywide, a larger proportion of the households were considered overcrowded.

Table 28: Overcrowding by Tenure (1990-2014)

Jurisdiction	Overcrowded (1.01-1.5 occupants per room)			Severely Overcrowded (1.5+ occupants per room)		
	Renter	Owner	Total	Renter	Owner	Total
1990						
Marina	8.5%	4.0%	7.0%	6.1%	2.9%	5.0%
Monterey County	8.4%	4.0%	6.2%	13.5%	4.6%	9.0%
2000						
Marina	10.2%	4.6%	7.6%	19.6%	1.8%	7.8%
Monterey County	9.4%	5.3%	7.2%	12.9%	8.3%	13.4%
2014						
Marina	6.2%	2.5%	4.6%	3.8%	0.2%	2.3%
Monterey County	12.3%	4.4%	8.3%	6.6%	1.6%	4.1%

Sources: U.S. Census Bureau, Census 1990 and 2000; ACS, 2010-2014

2.5.3 Housing Growth Need (2014-2023)

The State of California determines the future housing needs for the counties that make up the AMBAG region. AMBAG is responsible for allocating the housing needs to each jurisdiction in its region. A local jurisdiction's share of regional housing needs is the number of additional housing units needed to accommodate the forecasted household growth, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve an optimum vacancy rate that allows for healthy functioning of the housing market. The allocation is divided into the four income categories: Very Low, Low, Moderate, and Above Moderate. The allocation is further adjusted to

avoid an over-concentration of lower income households in any one jurisdiction. [Table 29](#) shows the Regional Housing Needs Allocation for the City of Marina as determined by AMBAG.

Table 29: Regional Housing Needs Allocation (2014-2023) – City of Marina

	Total Construction Need	Extremely Low Income ¹	Very Low Income	Low Income	Moderate Income	Above-Moderate Income
Number of Housing Units	1,308	158	157	205	238	550

Note 1: The City's RHNA allocation for very low income units is 315 units; this allocation is evenly split between extremely low and very low income groups. AMBAG 5th Cycle RHNA Final Allocation Plan 2014-2023

2.5.4 Special Needs Groups

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to special needs. Special needs groups include seniors, persons with disabilities (including those with developmental disabilities), female-headed households, large households, homeless persons and persons at-risk of homelessness, and farmworkers.

A. Seniors

Seniors (persons age 65 and above) are gradually becoming a more substantial segment of a community's population. Americans are living longer and having fuller lives than ever before in our history and are expected to continue to do so. Elderly-headed households are vulnerable to housing problems due to limited income, prevalence of physical or mental disabilities, limited mobility, and high health care costs. The elderly, particularly those with disabilities, may face increased difficulty in finding housing accommodations.

According to the Census, the number of householders 65 years and over in Marina in 1990 was close to nine percent, and nearly 18 percent in 2000 ([Table 30](#)). Monterey County's percentage of householders 65 years and over saw a slight increase from 1990 to 2000, from 19 percent to 20 percent. By 2010, 11 percent of all residents in Marina were ages 65 and over. [Table 32](#) Approximately 25 percent of the City's households had an elderly member and 21 percent of households were headed by a senior resident, including eight percent of households where seniors were living alone ([Table 11](#)). Between 2000 and 2010, the number of elderly residents in owner-households decreased. In 2000, approximately 81 percent of elderly householders age 65 or older within the City of Marina lived in owner-households, compared to 74 percent in 2010 ([Table 31](#)).

Between 2010 and 2014, close to 14 percent of all seniors in Marina were living in poverty. Furthermore, the 2010-2014 ACS estimates 18 percent of Marina's elderly population had at least one disability and 19 percent had two or more disabilities ([Table 32](#)).

Table 30: Householders 65 Years and Over (1990-2010)

	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Marina	671	8.5%	1,205	17.9%	1,411	20.6%
Monterey County	21,664	19.2%	24,755	20.4%	26,913	21.4%

Source: 1990-2010 U.S. Census

Table 31: Householders by Tenure and Age – City of Marina

Householder Age	2000				2010			
	Owner-Occupied	%	Renter-Occupied	%	Owner-Occupied	%	Renter-Occupied	%
15-24 years	15	0.5%	307	8.4%	21	0.7%	350	9.0%
25-34 years	197	6.4%	1,047	28.6%	175	5.9%	933	24.0%
35-64 years	1898	61.5%	2,076	56.8%	1721	58.1%	2234	57.6%
65-74 years	651	21.1%	140	3.8%	504	17.0%	234	6.0%
75 plus years	327	10.5%	87	2.4%	542	18.3%	131	3.4%
Total	3,088	100%	3,657	100%	2,963	100%	3,882	100%

Source: U.S. Census 2000 and 2010 QT-H2

Table 32: Elderly with Disabilities Limiting Independent Living (2000-2014) – City of Marina

Disability Status	2000		2014 ¹	
	Total ²	% of People 65+	Total ³	% of People 65+
With One Type of Disability	291	16.3%	456	17.6%
With Two or More Types of Disability	455	25.5%	495	19.1%
Total with a Disability	746	41.9%	951	36.8%

Notes:

1. Estimated data from 2010-2014 ACS for illustrative purposes only

2. U.S. Census 2000: 65+ year olds: 1,782

3. ACS 2010-2014, 65+ year olds: 2,586

Sources: U.S. Census 2000 PCT026; ACS 2010-2014 C18108

As indicated in [Table 33](#), the 2010-2014 ACS estimates that the median household income for households with a householder age 65 years or older was \$45,000. This figure was close to half of the citywide median household income. According to the 2008-2012 CHAS data presented in [Table 27](#), 38 percent of elderly renter-occupied households and 36 percent of elderly owner-occupied households were experiencing housing cost burden. Furthermore, the majority of the City's senior-headed households were homeowners. Many may need financial assistance in making necessary repairs or accessibility improvements.

Table 33: Median Income of Senior-Headed Households (2000 and 2014) – City of Marina

Householder Age	2000	2014 ^{1,2}
65-74 years	\$37,917	\$45,000
75+ years	\$32,083	

Notes:

1. Estimated data from 2010-2014 ACS for illustrative purposes only.

2. The ACS reports median income for households with a householder age 65+ years

Sources: U.S. Census 2000 SF3 P56 and 2010-2014 ACS B19049

Resources Available

The Marina Senior Center offers a variety of recreational opportunities for the seniors of Marina and surrounding communities, including a senior lunch program, educational, recreational, fitness activities and senior trips. Monterey-Salinas Transit (MST) has established a taxi voucher program in conjunction with participating Monterey County cities, including the City of Marina, to assist seniors and persons with disabilities in accessing important locations within their community. The voucher provides up to \$17 fare meter reading and three dollar cash co-payment is required, while.

Regarding housing resources for seniors, the City's five mobile home parks include many senior residents, both owners and renters of mobile homes. One senior housing development – Marina Manor – has 39 rental units that are restricted for those aged 62 and older or people with a disability, with rents based on 50 to 60 percent of the area median income. In addition to the senior housing development listed below, seniors in the City are also served by four State-licensed residential care facilities for the elderly and three adult residential facilities, with a combined capacity to serve 90 persons.

B. Persons with Disabilities

Federal laws define a person with a disability as "any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment." In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

The U.S. Census Bureau classifies disabilities into the following categories:

- **Hearing difficulty:** Deaf or having serious difficulty hearing
- **Vision difficulty:** Blind or having serious difficulty seeing, even when wearing glasses
- **Cognitive difficulty:** Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- **Ambulatory difficulty:** Having serious difficulty walking or climbing stairs
- **Self-care difficulty:** Having difficulty bathing or dressing
- **Independent living difficulty:** Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping

According to the 2010-2014 ACS, approximately 12 percent (2,434 persons) of the Marina population over five years of age had one or more disabilities. The ACS tallied the number of disabilities by type for residents with one or more disabilities. Of those disabilities tallied between 2010 and 2014 ambulatory (52 percent) and cognitive (39 percent) difficulties were the most common ([Table 34](#)). However, the prevalence of certain disabilities varied by age. For example, cognitive difficulties accounted for 72 percent of disabilities tallied among five to 17 year olds, while 59 percent of disabilities tallied among seniors were ambulatory difficulties.

Table 34: Disability Characteristics (2010-2014) – City of Marina

Disability by Age and Type	5 to 17 years	18 to 64 years	65 years and over	Total
Total Persons with a Disability	0.8%	6.6%	4.7%	12.1%
Disability Type				
Hearing Difficulty	8.4%	18.7%	26.6%	21.2%
Vision Difficulty	6.5%	11.1%	20.1%	14.3%
Cognitive Difficulty	72.1%	39.2%	33.5%	39.1%
Ambulatory Difficulty	29.9%	49.4%	59.1%	51.9%
Self-Care Difficulty	12.3%	12.3%	25.3%	17.4%
Independent Living Difficulty ¹	--	33.5%	47.7%	36.9%
Total Persons with Disability²	154	1,329	951	2,434

Notes:

1. Tallied only for persons 18 years and over

2. Persons under 5 years of age are not included in this table.

Source: ACS, 2010-2014

Persons with Developmental Disabilities

As defined by State law, “developmental disability” means a severe, chronic disability of an individual who:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18³;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to about 296 persons in the City of Marina based on the 2010 Census population.

Resources Available

Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in-home social, educational, and medical support to address developmental and mental impairments. The California Department of Social Services, Community

³ The State of California defines developmental disabilities slightly differently than federal law. The main difference is at the manifestation age, where federal definition established that threshold at age 22.

Care Licensing Division reports that in Marina there are four State-licensed residential care facilities for the elderly, two adult residential facilities, and one adult day care facility.

The San Andreas Regional Center (SARC) is a community-based, private nonprofit corporation funded by the State of California to serve people with developmental disabilities as required by the Lanterman Developmental Disabilities Services Act (aka Lanterman Act). The Lanterman Act is part of California law that sets out the rights and responsibilities of persons with developmental disabilities. SARC is one of 21 regional centers throughout California and serves individuals and their families who reside within Monterey, San Benito, Santa Clara, and Santa Cruz Counties. The Regional Center provides diagnosis and assessment of eligibility and helps plan, access, coordinate, and monitor the services and supports that are needed because of a developmental disability. As of April 2016, the Regional Center had about 153 clients living in the City of Marina, about six percent of all clients in Monterey County. Among these clients, approximately 84 percent were residing at home with other family members or guardians. Only about 11 percent were living independently and another six percent were either residing in a community care facility, in a foster/family home, or in another type of residence.

C. Families with Children and Single Parent Households

According to the 2010 Census, approximately 37 percent of all households in Marina had children under the age of 18. Single-parent households, particularly female-headed households, often require special consideration and assistance as a result of their greater need for affordable housing, as well as accessible day care, health care, and other supportive services. Due to their relatively lower per-capita income and higher living expenses such as day-care, single-parent households have limited opportunities for finding affordable, decent, and safe housing. In 2010, approximately 825 single-parent households resided within Marina, representing 12 percent of the City's households. The majority (619) of these single-parent households were female-headed. Of particular concern are single-parent households with lower incomes. The 2010-2014 ACS shows that approximately 27 percent (302 households) of the City's female-headed households had incomes below the poverty level. By comparison, about 17 percent of all households had incomes below the poverty level.

Resources Available

Limited household income constrains the ability of single-parent households to afford adequate housing, childcare, health care, and other necessities. The City of Marina offers various programs for families with children. The City of Marina's Youth Center, at 211 Hillcrest Avenue, provides programs and classes including daily activities, camps, and drop-in recreation programs. The City of Marina's Teen Center, at 304 Hillcrest Avenue, offers a variety of recreational opportunities for teens including cultural events, dances, field trips and a Breakfast Club.

Single parent households in Marina can also benefit from general programs and services for lower- and moderate-income persons, including the Housing Authority of the County of Monterey Housing Choice Voucher program, and various community and social services provided by non-profit organizations in the region.

D. Large Households

Large households are defined as those with five or more members. These households are usually families with two or more children or families with extended family members such as in-laws or grandparents. It can also include multiple families living in one housing unit in order to save on

housing costs. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. To save for necessities such as food, clothing, and medical care, lower- and moderate-income large households may reside in smaller units, resulting in overcrowding.

In 2010, approximately 14 percent of all households in Marina had five or more members. Specifically, 12 percent of owner-households and 16 percent of renter-households in the City were considered to be large households ([Table 35](#)). The proportion of large households in Marina (13.9 percent) was lower than at the County level (21 percent).

Table 35: Large Households by Tenure (2010) – City of Marina

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	174	369	543
Six	78	134	212
Seven or more	88	111	199
Total Large Households	340	614	954
Total Households	2,963	3,882	6,845
Percent of Total Households	11.5%	15.8%	13.9%

Source: U.S. Census 2010 QT-H2

According to the 2008-2012 CHAS data ([Table 27](#)), 41 percent of large renter-occupied households and 45 percent of large owner-occupied households experienced housing cost burden that exceeded 30 percent of their gross household incomes. In comparison, 90 percent of the owner-occupied housing and only 24 percent of the City's renter-occupied housing had three or more bedrooms (refer to [Table 19](#)). Therefore, large renter-households were more likely to experience overcrowding than large owner-households.

Resources Available

Large households in Marina can benefit from general programs and services for lower and moderate income persons, including the Housing Authority of the County of Monterey Housing Choice Voucher program, and various community and social services provided by non-profit organizations in the region.

E. Homeless Persons

The member agencies of the Monterey County Coalition of Homeless Service Providers (CHSP) has worked together to conduct the 2017 Monterey County Point-in-Time Homeless Census and Survey. HUD's definition of homelessness for Point-in-Time counts was used. The definition includes:

- An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangement (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals), or
- An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

The result of the 2017 Monterey County Homeless Census and Survey was 2,837 persons: 2,113 homeless people on streets countywide (74 percent unsheltered), 724 (26 percent sheltered) homeless people in emergency shelters, transitional housing and domestic violence shelters, and excluding people in rehabilitation facilities, jails and hospitals. Marina State Beach and the vacant buildings and sites on former Fort Ord have provided opportunities for homeless people to improvise unsheltered. A total of 407 individuals were counted in the City of Marina, compared to 298 during the 2015 Point-in-Time Census, a 37-percent increase, but only 51 persons were unsheltered.

The data results also included a demographic survey of 654 individuals. Of the 654 surveys, 87 percent reported they were over the age of 25, 12 percent were between 18-24 years of age, and only one percent were under the age of 18. When asked about their ethnicity 52 percent of homeless survey respondents reported they were not Hispanic or Latino. In regards to race, 40 percent identified as White, 11 percent Black or African-American, two percent Hawaiian or Pacific Islander, two percent Asian, four percent American Indian or Alaskan Native and 40 percent reported “other” or multi-racial.

When questioned about usual sleeping arrangements, nearly half of survey respondents reported currently living outdoors, either on the streets, in parks or encampment areas (39 percent). One quarter reported staying in a public shelter (emergency shelter, transitional housing facility or alternative shelter environment). Fourteen percent of survey respondents reported that they lived in vehicles (camper, car, van or RV). Thirteen percent of respondents reported they were sleeping in foyers, hallways or other indoor areas not meant for human habitation.

Over half of survey respondents (59 percent) reported they had been homeless for a year or more, a slight increase from 2015 (56 percent). It is notable that six percent of respondents had been homeless seven days or less which suggests a need for prevention services and potentially a larger number of persons who experience homelessness over a year or for many short periods of time.

Over half (52 percent) of respondents indicated they received government assistance through General Assistance, Food Stamps, WIC, SSI/SSDI, CalWorks, Medi-Cal/Medi-Care, Social Security or Veteran’s Benefits.

Approximately 19 percent of the respondents reported having experienced domestic violence. Survey respondents reported the following disabling conditions: drug and alcohol abuse (34 percent); psychiatric or emotional conditions (20 percent); chronic health problems (14 percent); Post-Traumatic Stress Disorder (PTSD) (18 percent); physical disability (12 percent); traumatic brain injury (8 percent); and HIV-AIDs related (two percent).

Resources Available

The following facilities offer emergency, transitional and supportive housing in Marina for homeless and special needs low income persons:

- **Shelter Cove:** Operated by Interim Inc., it serves 36 homeless and very low-income adults with a serious mental illness. The program offers a variety of services aimed at increasing self-sufficiency including case management, counseling and crisis intervention, and medication education and management. Educational and vocational services focus on social, living, interpersonal, study and job skills. Linkage to other services and service providers is also offered. Shelter Cove is a sober living model, with an emphasis on a Dual Diagnosis

population. Monterey County Behavior Health provides case coordination and representative payees.

- **Pueblo del Mar:** Operated by the Housing Authority, County of Monterey, Pueblo Del Mar offers 56 (2-bedroom) units of transitional supportive housing program for families in substance use recovery and homeless persons with disabilities.
- **Sandy Shores:** Operated by Interim Inc., it provides 28 units of permanent affordable and supportive group housing in two- and four-bedroom units for homeless adults with a serious mental illness. Offers a variety of services aimed at increasing self-sufficiency. Educational and vocational services focus on social, living, interpersonal, study and job skills. Linkage to other services and service providers is also offered. Monterey County Behavior Health provides case coordination and representative payees.
- **Coming Home, Veterans Transition Center:** This is a proposed transitional supportive housing project for homeless veterans (individuals or with their families). The Veterans Transition Project is a resource tool for homeless veterans to utilize in reaching reintegration and self-sufficiency in society. In a clean and sober environment, veterans can access case management services, life skill workshops, substance abuse counseling and temporary living quarters to assist during their journey towards establishing employment and permanent housing. The proposed permanent supportive housing project consists of 64 studio apartments and seven two-bedroom apartments.
- **Homeward Bound:** Operated by Community Homeless Solutions/Shelter Outreach Plus, Homeward Bound is 25-units (75 beds) of supportive transitional housing for homeless families. Services available include case management, literacy training, personal financial management and budgeting, clothing closet, individual and group therapy and recovery classes.
- **Lexington Court:** Community Homeless Solutions/Shelter Outreach Plus operates a transitional housing project for homeless families in a six-unit (18 beds) program open to intact families (married with children), and single dads with their children. Supportive services include case management, life skills workshops, and counseling. The Mobile Outreach Services team, the outreach component, provides harm reduction services to chronically street homeless individuals throughout Monterey County.
- **Men in Transition:** Community Homeless Solutions/Shelter Outreach Plus offers an eight unit (24 bed) transitional housing program. Supportive services will include case management, counseling, drug/alcohol counseling, life skills workshops and information and referral.
- **Women in Transition:** Community Homeless Solutions/Shelter Outreach Plus, Women in Transition program opened in 2015, which includes a 12-bed project providing housing for homeless single women with no children.

The facilities are geographically located within the city limits of Marina; the service area for these programs may extend beyond the city boundaries.

F. Farmworkers

Farm worker households tend to have high rates of poverty, live disproportionately in housing which is in the poorest condition, have very high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups. Specific information is lacking with regard to the housing needs of migrant and non-migrant farm workers in the City. Marina is not an agricultural center as is the City of Salinas further inland. The majority of residents are not employed by agricultural interests. According to the 2010-2014 ACS, there were 207 (2.2 percent) people employed in the “Agriculture, Forestry, Fishing and Hunting and Mining” industry in Marina. It is unknown how many people of the 207 people were directly employed in agriculture. Because of Marina’s coastal location and one mining operation (The CEMEX Lapis Facility), it is likely that the majority of these individuals were employed in either fishing- or mining-related occupations rather than in agriculture. Salinas and other valley communities have the majority of farm workers.

Resources Available

Housing for farm workers (e.g., multiple dwellings and dwelling groups) is allowed in the R-2 and R-3 Zoning Districts as a conditional use, and in the R-4 Zoning District as a permitted use. There are no conditions on the development of farm worker housing in Marina’s R-4 District because it is not differentiated from multi-family housing or dwelling groups (a “dwelling group” is defined as a group of two or more detached or semi-detached dwellings occupying a parcel of land in one ownership and having a common yard).

G. College Students

A significant presence of college students in a community usually places additional pressure on the local rental housing market. Typically, students need affordable rental housing near the college and their length of stay tends to be transient, revolving around the semesters.

In June 1994 a plan was approved to convert part of former Fort Ord into a university. Founded in 1995, California State University Monterey Bay (CSUMB) grew to 2,264 students during the 1999-2000 school year and 6,731 students by 2015.⁴ It’s most recently available 2007 master plan projects full-time equivalent student enrollment of 12,000 by 2025.⁵ The 2007 master plan assumes 60 percent of traditional full-time equivalent students will be housed on campus. As of 2016 CSUMB has initiated a process to update its campus master plan, and continues to move forward with an established growth target of more than 12,000 students over the coming decade.

Resources Available

CSUMB offers a variety of housing options for their students, including residence halls, suites, and apartment-style housing, including housing for students with families in their East Campus Apartments. Additionally, recently opened in the Fall of 2015, CSUMB’s Promontory apartments

⁴ CSU Monterey bay University Fact Book: 2015-2016.
<https://apps.otterlabs.org/iarapp/factbook/main/enrollment.php?reportYear=2015>. Accessed May 4, 2016.

⁵ Final Environmental Impact Report for the California State University Monterey Bay 2007 Master Plan. Accessed May 4, 2016.

offer upper-division students 176 two- to four-bedroom units of single occupancy and double occupancy rooms.

While student housing is currently provided by CSUMB, at least some students will reside in housing “in town” as part of the resident population of surrounding jurisdictions, sharing costs in single- and multi-family rental units. According to CSUMB, as of 2016, 45 percent of CSUMB students live on campus. Considering college students may have limited budgets due to the cost of education and limited time available for professional employment, the university population affects the need for affordable housing in Marina. Students may choose to live off campus to reduce living costs and may accept substandard housing or overcrowded conditions.

2.6 Publicly Assisted Housing

2.6.1 Housing Authority of the County of Monterey

The Housing Authority of the County of Monterey (HACM) administers the Housing Choice Voucher Program (HCV) for Marina residents. As of 2016, 258 Marina households (184 disabled households and 111 senior households) were receiving Housing Choice Vouchers. For the distribution of Voucher assistance within the City, HACM has established local preferences for disabled, veterans, elderly, working family, victims of disasters, substandard living conditions, job training program, and having section 8 revoked due to HUD funding shortage. As of 2016, there were 1,896 households on the waiting list for the HCV program. The HCV waiting list was opened for two weeks in September 2015. During this time, 5,541 applicants applied for housing assistance.

2.6.2 Affordable Housing Projects

Housing developments utilizing federal, state, and/or local programs, including state and local bond programs, Low-Income Housing Tax Credits (LIHTC), density bonus, or direct assistance programs, are often restricted for use as low income housing and provide another source of affordable housing for a jurisdiction. A number of developments in Marina have some or all of the units deed restricted as affordable for low to moderate income households. Together these projects provide 476 units of affordable housing.

Table 36: Publicly Assisted Housing Affordable Units

Property Name	Property Address	Funding Source	Unit Size	Total Affordable Units	Total Project Units	Date of Opening	Expiration of Affordability
Abrams Park	296 Carpenter Ct.	FOR A Inclusionary Requirement	2 BR - 97 4 BR - 97	38	194	2015	2070
Preston Park	682 Wahl Ct.	FORA Inclusionary Requirement	Office - 2 2 BR - 227 3 BR - 125	70	354	2015	2070
Marina Manor	3082 Sunset Ave.	LIHTC HOME CDBG	0 BR - 20 1 BR - 19	39	39	1995	2035
Charles Apartments	3109 Seacrest Ave.	Section 236	2 BR - 11 3 BR - 60 4 BR - 28 5 BR - 6	105	105	1972	2049
Cypress Gardens	3135 Seacrest Ave.	Section 236	1 BR - 16 2 BR - 80	96	96	1973	2049
University Villages Apartments	301 9 th St.	HOME MHP	1 BR - 14 2 BR - 56 3 BR - 38	108	108	2014	2069
Rockrose Gardens	3012–3032 Lexington Ct.	PRAC 811 MHSA HOME	1 BR - 20 2 BR - 1	20	21	2014	2069
Total				476	917		

Abbreviations: HOME: HOME Investment Partnerships Program (HUD); CDBG: Community Development Block Grant (HUD); MHP: Multifamily Housing Program (HCD); LIHTC: Low Income Housing Tax Credit; HTF: Housing Trust Fund; MHSA: Mental Health Services Act; PRAC (Project Rental Assistance Contract) Section 811 Supportive Housing for Persons with Disabilities (HUD); HUD Section 236 Preservation Program: Multifamily Affordable Housing Preservation Program.

Source: City of Marina, 2016.

2.6.3 Units at Risk of Converting to Market-Rate Housing

According to California Government Code Section 65583 (a) (8), (c) (6), jurisdictions must evaluate the potential for currently rent restricted low income housing units to convert to non-low income housing in ten years, and propose programs to preserve or replace these units. For this Housing Element, this ten-year analysis period covers from December 15, 2015 through December 15, 2025. This section identifies the City's assisted units "at-risk" of conversion to market rate housing.

All of the projects with affordable units maintain long-term affordability controls. No affordable units are at risk of converting to market-rate housing within the ten-year period covered in this Housing Element.

The City owns two of the affordable housing projects – Preston Park and Abrams Park. Both projects were acquired by the City using tax exempt bond funds. Pursuant to the City's General Plan on Inclusionary Housing requirement in the former Fort Ord, 20 percent of the units are required to be affordable to lower and moderate income households for 55 years. However, the City is struggling to generate adequate cash flows to repay the bonds. In the upcoming year(s), the City would explore financial strategies to improve the cash flow from these projects.

3. Housing Constraints

3.1 Governmental Constraints

Governmental constraints are potential and actual policies, standards, requirements, fees, or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land use issues. Federal and state programs and agencies play a role in the imposition of non-local governmental constraints and are beyond the influence of local government, and therefore cannot be effectively addressed in this document.

3.1.1 Land Use Element

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of a General Plan designates the general distribution, location, and extent of uses for land planned for housing, business, industry, open space, and public or community facilities. As it applies to housing, the Land Use Element establishes a range of residential land use categories, specifies densities (typically expressed as dwelling units per acre [du/ac]), and suggests the types of housing appropriate in a community.

A number of factors, governmental and non-governmental, affect the supply and cost of housing in a local housing market. The governmental factor that most directly influences these market conditions is the allowable density range of residentially designated land. In general, higher densities allow developers to take advantage of economies of scale, reduce the per-unit cost of land and improvements, and reduce development costs associated with new housing construction. Reasonable density standards ensure the opportunity for higher-density residential uses to be developed within a community, increasing the feasibility of producing affordable housing, and offer a variety of housing options that meet the needs of the community.

The City of Marina General Plan Community Land Use Element and General Plan Map provides for a range of residential building types and densities in various areas of Marina. [Table 37](#) summarizes the land use designations within the City that allow residential uses, as well as their permitted densities. The City of Marina provides a range of densities, from five units per acre for areas designated as “Single-family Residential,” to fifteen units to thirty-five units per acre for “Multiple-family Residential” areas, consistent with state housing law. Much of the future housing development lies within specific plans for major projects, which accommodate higher densities and mixed use. Developers have committed to provide 10 percent workforce housing in addition to 20 percent affordable inclusionary housing.

Table 37: General Plan Residential Land Use Designations

Land use Designation	Corresponding Zoning District	Intention	Permitted Density (du/acre)	
			Min	Max
Single Family Residential	R-1, R-2, R-3	Single-family detached homes	---	7.5
Marina Heights Residential	R-MH	Mix of housing types	5.5	6.5
Multi-Family Residential	R-4	Higher density housing, including live/work housing, townhomes and condominiums, and multi-family apartments.	15.0	35.0
Commercial -Multiple-Use ^{1,2}	C-R, C-1, C-2, PC	Residential-above-commercial	20.0	35.0
Commercial - Retail/Personal Services ³	C-R, C-2, C-1, PC	Residential-above-commercial	20.0	35.0

1. Within the University Villages area of the Multiple Use designation, the General Plan initially provides for no more than 300 total units on the 20 acres; however, an increased development potential of up to 400 additional units may be allowed if approved within the framework of a future specific plan adopted for the University Villages area.
2. Residential may occupy up to 70 percent of the total allowable floor area.
3. Residential up to 50 percent of the total floor area. Outside of Marina's Core Retail Area, the residential portion of a mixed use building may occupy up to 70 percent of the total allowable floor area.

Sources: City of Marina General Plan, 2006; and Municipal Code, 2016.

3.1.2 Zoning Ordinance

The Zoning Ordinance is the primary tool for implementing the General Plan Land Use Element. It is designed to protect and promote public health, safety and welfare, as well as to promote quality design and quality of life. Marina's residential zoning districts control both the use and development standards of each residential lot or parcel, thereby influencing the development of housing. The City has established six residential zoning districts (R-1, R-2, R-3, R-4), and three commercial districts (C1-, C-2, and C-R) that allow for residential uses. In addition to the underlying zoning, the City has also established the Coastal Zone Overlay District with special development standards and/or permit processing requirements. [Table 38](#) shows development standards by Zoning District for Marina.

A. Development Requirements

[Table 38](#) summarizes the City's residential zoning districts and their development requirements. The maximum number of units allowed in a multi-family residential development is determined primarily by the minimum lot area required per dwelling unit, the maximum allowable site coverage and the maximum permitted building height. Of these three regulations, the minimum lot area required per dwelling unit is the most important in determining the number of units that can be developed on a site. This regulation accounts for the minimum size of the unit based on bedroom count and the necessary parking and recreational space for each unit. Residential densities in Marina range from one unit per 5.5 acres in the MHR zone to a maximum of 43 units per net acre in the R-4 and C-R zones, excluding potential density bonuses.

Table 38: Residential Development Standards by Zoning District

Zoning District	Site Area (Sq. Ft.)	Density (du/ac)	Building Height (Ft.)	Site Width (Ft.)	Site Coverage	Front Setback (Ft.)	Side Setback (Ft.)	Rear Setback (Ft.)	Parking
Single-Family Residential (R-1)	6,000 ¹	<u>7.5</u>	30	50-60	35-40%	20	6	20	2
Duplex Residential (R-2)	6,000 ¹	10	30	60	40%	20	6	20	2
Limited Multiple-Family Residential (R-3)	6,000	15	35	60	60%	20	5	20	2 ³
Multiple-Family Residential (R-4)	6,000	15-43 ²	42	60	60%	12	5	10-20	2 ³
Marina Heights Residential (MHR)	2,500- 5,000	5.5-6.5	35	35-50	60-75%	10	5-10	5-20	2 ³
Commercial/Multiple-Family Residential (C-R)	6,000	25-43 ²	35-50	60	25-90%	10	5-10	10-20	.8-1
Retail Business District (C-1)	2,000	25	35-50	25	25-60%	10	5-10	5-20	--
General Commercial District (C-2)	2,000	8 ⁴	35	25	--	10	5-10	5-20	1 ³
Planned Commercial (PC)	--	5	35	--	25-30%	--	--	--	1 ³
Agricultural Residential (K)	10,000	4	25-35	60	35%	20	6	20	--

1. 7000 Sq.Ft. for a corner lot.
2. Minimum density requirements: 15 units per acre for any residential dwellings constructed after January 1, 2005; Maximum density: 35 units per acre for conditionally permitted uses; Maximum of 43 units or bedrooms per acre for boarding houses and single room occupancy dwellings and for affordable senior multiple dwellings
3. Section 17.44.010 of the Zoning Ordinance Parking requirements for multiple dwellings: One-bedroom units and efficiencies: one space for each unit plus one additional space for each five units; two-bedroom units: one and one-half spaces per unit plus one additional space for each five units; three or more bedroom units: two spaces for unit plus one additional space for each five units
4. For vertical mixed use development in the C-2 zone, residential uses are limited to studio and one-bedroom units with a minimum unit size of 525 square feet and a maximum unit size of 900 square feet, with a maximum density of one unit per five thousand square feet of lot area within the same building as commercial uses on the site and located above those commercial uses.
5. Residential uses, including transitional housing and supportive housing, not exceeding ten percent of total floor area of all uses in the district.

Source: City of Marina Zoning Ordinance, March 2016

D. Parking Requirements

[Table 39](#) summarizes residential parking requirements in Marina. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot area for residential development. The City determines the required number of parking spaces based on the type and size of the residential unit and has found the required parking spaces to be necessary to accommodate the number of vehicles typically associated with each residence. The City also provides reduced parking requirements for transitional and supportive housing, and senior housing projects, and affordable housing consistent with State Density Bonus law.

Table 39: Residential Parking Requirements

Type of Residential Development	Required Parking Spaces	
Single-Family Dwelling on a Single Lot	Two covered spaces per unit ¹	
Two Dwelling Units on a Single Lot ¹	Two per dwelling unit, one of which must be covered.	
Secondary Dwelling Units and Guest Houses	No additional parking required	
Multiple Dwellings	One-bedroom units	One space for each dwelling unit, which shall be covered ²
	Two-bedroom units	One and one-half spaces for each dwelling unit, one of which shall be covered ²
	Three or more bedroom units	Two spaces for each dwelling unit, one of which shall be covered ²
Condominium/Planned Development Projects and Condominium Conversions	One-bedroom units	One space for each dwelling unit, which shall be enclosed ³
	Two-bedroom units	Two spaces for each dwelling unit, which shall be enclosed ³
Affordable Housing	One-bedroom units	One on-site parking space ⁴
	Two-bedroom units	Two on-site parking spaces per dwelling unit ⁴
	Three or more bedroom units	Two and one-half parking spaces per dwelling unit ⁴
Rooming and Boarding Houses	One covered parking space for each bedroom.	
Mobile Home Parks	Two parking spaces for each mobile home site plus two additional spaces for each five mobile home sites or fraction thereof.	
Transitional Housing for Homeless Persons	Parking shall be provided at the rates as required elsewhere in this section except that the Planning Commission or City Council on appeal, may grant a use permit or amendment to an existing use permit, for a lesser number of parking spaces associated with transitional housing for homeless persons.	
Mixed commercial and residential use	One space per residential unit.	

Source: City of Marina Zoning Ordinance, 2016

Notes:

1. R-4 district may as an alternative have one space or two tandem spaces, one of which shall be in a garage
2. Plus one additional space for each five dwelling units or fraction thereof.
3. Plus two additional spaces for each five dwelling units or fraction thereof.
4. Parking may be provided by tandem parking and need not be covered or garaged, but may not be on-street parking.

E. Variety of Housing Opportunity

The City of Marina's Zoning Ordinance accommodates a range of housing types in the community. Permitted housing types include single-family residences (including manufactured homes), multi-

family housing, secondary dwellings, mobile homes, mixed use residential (apartments above commercial as an example), live-work housing as well as housing to meet special needs such as large group housing. [Table 40](#) below summarizes the types of housing permitted in each of Marina's residential and commercial zones either by right ("P") or as a discretionary use with a conditional use permit required ("C"). In 2011, the Zoning Ordinance was updated in accordance with the 2008-2014 Housing Element programs to remove barriers to [the](#) siting of housing for [a](#) variety of housing types.

Table 40: Housing Types Permitted In Marina's Zoning Districts

Type of Residential Use	Zoning District								
	R-1	R-2	R-3	R-4	MHR	C-R	C-1	C-2	K
Single-Family Unit ¹	P	P	P	P ² /C	P	--	C	C ³	P
Secondary Dwellings/Guest House	P	P	P	P	--	--	--	--	C
Multi-Family (≤25 du/ac)	--	--	--	P	--	C	C	C ³	--
Multi-Family (≥ 25 du/ac)	--	--	--	C	--	C	--	--	--
Condominium and/or Planned Development Projects	--	--	--	--	P	C	--	--	--
Mobile Home Park	--	--	--	C	--	--	--	--	--
Residential Mixed Use	--	--	--	--	--	C	C	C ³	--
Boarding House (≤2 persons)	P	P	P	--	--	P	--	--	P
Boarding House (≥ 3 persons)	--	--	C	--	--	--	--	--	--
Foster Home (≤ 6 children)	P	P	P	P	--	P	--	--	--
Day Care Home/Small (≤6 adults or ≤8 children)	P	P	P	P	--	P	--	--	--
Day Care Home/Large (9-14 children)	P	P	P	P	--	P	--	--	--
Residential Care/Small (≤ 6 persons)	P	P	P	P	--	P	--	--	--
Residential Care/Large (≥ 7 persons)	C ⁴	C	C	C	--	C	--	--	--
Rest Home/Nursing Home	--	C	--	C	--	C	--	--	--
Transitional and Supportive Housing	P	P	P	P	--	P	--	--	--
Single Room Occupancy Hotels	--	--	--	C	--	C	--	--	--
Emergency Shelter	--	--	--	P	--	P	--	--	--
Labor Camp	--	--	--	--	--	--	--	--	C

P= Permitted Use C= Conditional Use -- = Not Permitted

1. Single-family unit includes factory-built or modular dwellings consistent with CBC regulations.

2. Permitted: Single-family dwellings constructed prior to January 1, 2005

3. Single-family, duplex and multiple-family residential dwellings limited to studio and one-bedroom units with a minimum of five hundred twenty-five square feet and a maximum of nine hundred square feet to a maximum density of one unit per five thousand square feet of lot area within the same building as commercial uses on the site and located above those commercial uses.

4. Large Residential Care for the Elderly

Source: City of Marina Zoning Ordinance, 2016

(1) Single- and Multi-Family Uses

Single- and multi-family housing types include detached and attached single-family homes, duplexes, townhomes, condominiums, and multi-family rental apartments. Single-family housing units are permitted by right in all of the City's residential zoning districts, the MHR district and conditionally permitted in C-1 and C-2 commercial zoning districts. Multiple-family housing developments are permitted in the R-4 zoning district and conditionally permitted in the City's C-1, C-2 and C-R zone.

(2) Second Residential Units

Second residential units are attached or detached dwelling units that provide complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking and sanitation. Second dwelling units may be an alternative source of affordable housing for lower income households and seniors. These units typically rent for less than apartments of comparable size.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code, Section 65852.2). A jurisdiction cannot adopt an ordinance that totally precludes the development of second dwelling units unless the ordinance contains findings acknowledging that allowing second dwelling units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. An amendment to the State's second unit law in 2003 requires local governments to use a ministerial, rather than discretionary process for approving second dwelling units and allows jurisdictions to count second dwelling units towards meeting their regional housing needs goals. A ministerial process is intended to reduce permit processing time frames and development costs because proposed second dwelling units that are in compliance with local zoning regulations and standards can be approved without a public hearing.

The Marina Zoning Ordinance defines second residential units as "an attached or detached dwelling unit sited on the same parcel as the main building and which provides complete independent living facilities for one or two persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and laundry hook-ups." Second residential units are permitted within Marina's single-family residential zones. Second units are also subject to additional development standards (Marina Zoning Ordinance Section 17.06.040), including the following:

- There is one and only one single-family dwelling and no other main buildings on the building site.
- The building site is located in the R-1, R-2, R-3, or R-4 district and conforms to the minimum site area, minimum average lot width, and minimum lot depth requirements of the district in which it is located.
- If located in the R-4 district, the building site is not in excess of seven thousand five hundred square feet.
- The building site is not located within (1) a condominium or planned unit development project; or (2) in a mobile home or trailer park.
- The building site abuts upon and takes direct access from a public street.
- Maximum floor area shall not exceed whichever is less of: (1) ten percent of the site area, (2) two-thirds of the living area of the main building, or (3) nine hundred fifty square feet.

- The guest house or secondary dwelling shall incorporate or continue architectural features that are similar to and/or compatible with the main building
- Additional parking is not required, but any parking provided shall be in accordance with Chapter 17.44.
- The secondary dwelling or guest house does not qualify as a housing unit and shall not be counted towards meeting a housing unit density requirement for a project site and shall not be counted towards meeting an inclusionary housing requirement.
- No development shall be approved that would exceed the capacity of municipal utility systems.
- Concurrent with the project application a written commitment from the municipal water provider is required that verifies that capability of the municipal system to serve the proposed development.

(3) Manufactured Housing

State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zoning districts (Section 65852.3 of the California Government Code). There are no constraints on the location of factory-built housing since they are permitted in any zone accommodating single-family homes. Mobile homes are located within mobile home parks and building permits are routinely issued for the installation of new mobile homes, generally replacing previous mobile homes. Mobile home parks are conditionally permitted in the R-4 zoning district.

(4) Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer mentally disordered or otherwise handicapped persons is allowed by law. A State-authorized, certified or authorized family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes (commonly referred to as “group” homes) of six or fewer persons with disabilities than are required of the other permitted residential uses in the zone.

State-licensed residential care facilities for six or fewer residents, including foster care, must be permitted by right in all residential zones allowing single-family housing. Such facilities cannot be subject to more stringent development standards, fees or other standards than single-family homes in the same district. The City of Marina Zoning Ordinance contains provisions for residential care facilities for six or fewer persons. The City permits small residential care facilities (for six or fewer persons) by-right in all of the City’s residential zoning districts and in the C-R commercial zoning district, similar to any single-family use. Large residential care facilities (for seven or more persons) are conditionally permitted in all of the City’s residential zoning districts and in the C-R zoning district.

(5) Emergency Shelters

An emergency shelter is a facility that provides temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency. State law requires jurisdictions to identify adequate sites for housing which will be made available through appropriate zoning and development standards

to facilitate and encourage the development of a variety of housing types for all income levels, including emergency shelters and transitional housing (Section 65583(c)(1) of the Government Code). Recent changes in State law (SB 2) require that local jurisdictions make provisions in the Zoning Ordinance to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. Local jurisdictions may, however, establish standards to regulate the development of emergency shelters.

Section 17.04.292 of the Zoning Ordinance defines “emergency shelters” as: “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” Emergency Shelters are a permitted use in the R-4 (Multiple-Family) and C-R Mixed Commercial-Residential Use zones.

According to the 2017 Monterey County point-in-time homeless count, there were 407 homeless individuals in Marina, with only 51 of these homeless persons being unsheltered. Overall, about 600 parcels in the City are zoned for R-4 and C-R uses. As later shown in the Housing Resources section and in Appendix C of this Housing Element, vacant and underutilized R-4 and C-R sites in Downtown and Central Marina total more than ten acres.

(6) Transitional and Supportive Housing

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Under Housing Element law, transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (California Government Code Section 65582(h)).

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (California Government Code Sections 65582(f) and (g)).

Accordingly, State law establishes transitional and supportive housing as a residential use and therefore local governments cannot treat it differently from other similar types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The Marina Zoning Ordinance permits transitional and supportive housing by-right in all residential zones and in the C-R commercial zone, and conditionally permits them in the PC (Planned Commercial) district. However, such housing is omitted from the C-1 and C-2 zones where housing is also conditionally permitted. The City will amend its Zoning Ordinance to address this discrepancy.

(7) Single-Room Occupancy (SRO)

Single room occupancy (SRO) facilities are small studio-type units and are conditionally permitted in Marina's R-4 and C-R districts.

(8) Farmworker and Employee Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted.

Currently, the City's Zoning Ordinance does not comply with the Employee Housing Act. In the City's "K" agricultural-residential district, the Marina Zoning Ordinance permits by-right single-family dwellings and conditionally permits labor camps. The Zoning Ordinance makes no provisions for farmworker housing in its "A" (Limited Agricultural Uses Combining District) agricultural zone, and employee housing for six or fewer is not addressed in the Zoning Ordinance. The Zoning Ordinance will be amended to address farmworker housing in K and A zones, as well as employee housing for six or fewer persons as a residential use.

(9) Short-Term Rentals

Short-term rentals can present an issue to the local housing market by removing homes from the housing inventory for permanent residents, exacerbating the shortage of housing in the community. These concerns are being considered in the development of the new ordinance.

F. Density Bonus Ordinance

California Government Code Section 65915 provides that a local government shall grant a density bonus of at least 20 percent (five percent for condominiums) and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to provide at least:

- Five percent of the units for very low income households;
- Ten percent of the units for lower income households;
- Ten percent of the condominium units for moderate income households;
- A senior citizen housing development; or
- Qualified donations of land, condominium conversions, and child care facilities.

The density bonus law also applies to senior housing projects and projects which include a child care facility. In addition to the density bonus stated above, the statute includes a sliding scale that requires:

- An additional 2.5 percent density bonus for each additional increase of one percent Very Low income units above the initial five percent threshold;
- A density increase of 1.5 percent for each additional one percent increase in Low income units above the initial 10 percent threshold; and
- A one percent density increase for each one percent increase in Moderate income units above the initial 10 percent threshold.

These bonuses reach a maximum density bonus of 35 percent when a project provides either 11 percent very low income units, 20 percent low income units, or 40 percent moderate income units. In

addition to a density bonus, developers may also be eligible for one of the following concessions or incentives:

- Reductions in site development standards and modifications of zoning and architectural design requirements, including reduced setbacks and parking standards;
- Mixed used zoning that will reduce the cost of the housing, if the non-residential uses are compatible with the housing development and other development in the area; and
- Other regulatory incentives or concessions that result in "identifiable, financially sufficient, and actual cost reductions."

Jurisdictions also may not enforce any development standard that would preclude the construction of a project with the density bonus and the incentives or concessions to which the developer is entitled. To ensure compliance with the State density bonus law, jurisdictions must reevaluate their development standards in relation to the maximum achievable densities for multi-family housing.

In accordance with Chapter 4.3 Section 65915 *et. seq.* of the California Government Code, the City of Marina adopted a Density Bonus Ordinance (City of Marina Zoning Ordinance Section 17.45.040) and periodically amends this ordinance to comply with updates to State requirements.

3.1.3 Downtown Vitalization Specific Plan

The City is embarking on the Downtown Vitalization project to create a Downtown District to enhance the historical downtown corridor. The City's focus is on the Reservation Road corridor, between the intersections of Del Monte Boulevard and De Forest Avenue including the Marina Main Post Office and future Monterey Salinas Transit (MST) countywide hub and mixed use development. The boundary of the Downtown Vitalization District is defined by the parcels along the North side of Reservation Road, the West side of Del Monte Boulevard, and the South side of Reindollar Avenue, west of Sunset Avenue. The entire district is approximately 320 acres in area. Proposed uses for this Vitalization District include mixed-use commercial/residential, residential, recreational, and civic uses.

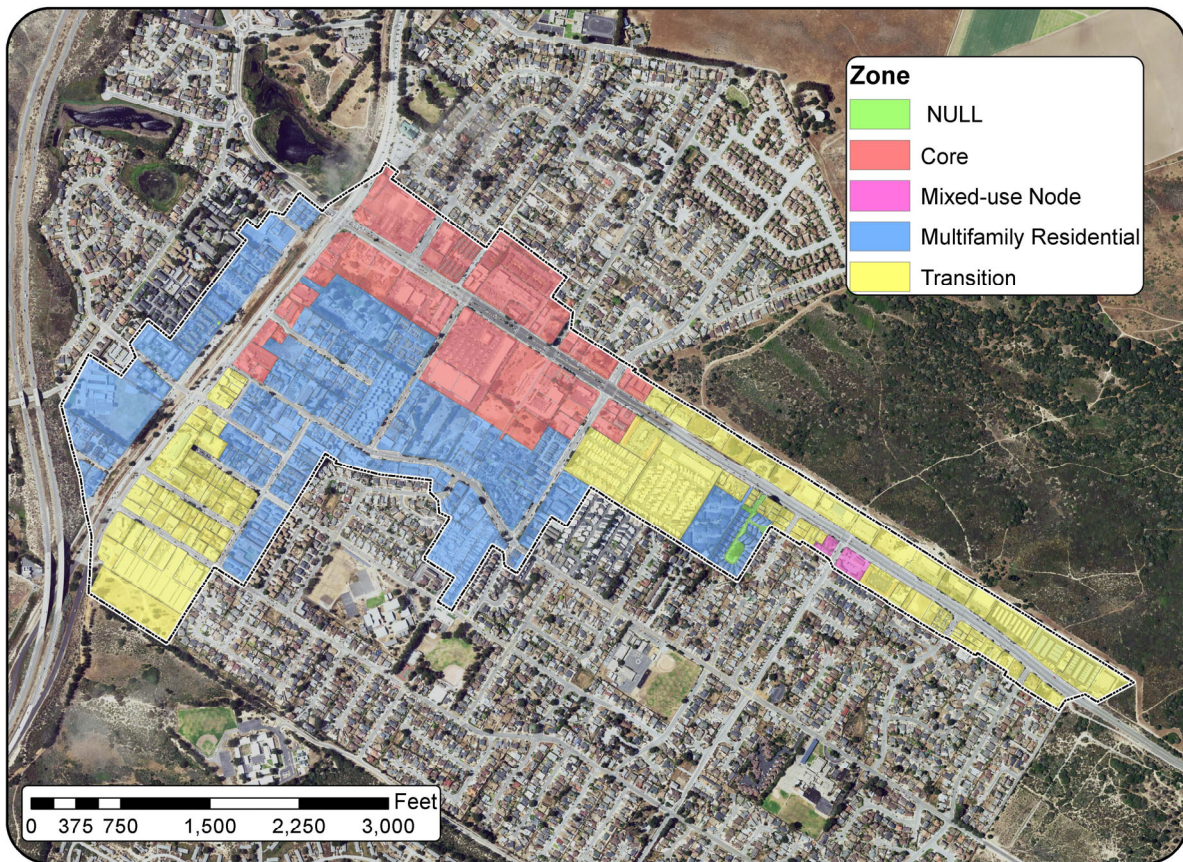
A. Land Use Plan

The Downtown Vitalization Specific Plan (DVSP) establishes three land use designations: Multifamily Residential; Downtown Commercial Core; and Downtown Transition. A small area is also designed Mixed Use Node. Figure 6 illustrates the land use plan for the DVSP.

- **Multifamily Residential (R4):** This designation is intended to facility medium to high density multi-family housing of up to three stories in height with up to 37 units per acre. Multi-family residential uses near the Core are critical for providing an affordable housing supply and population to support businesses Downtown.
- **Downtown Transition District:** This district is intended for retail, service, and hospitality businesses that serve citywide or regional populations, along with multi-family housing of up to 50 units per acre. Commercial uses are located on portions of the City's primary high-capacity arterial roads, Reservation Road and Del Monte Boulevard.
- **Downtown Commercial Core District:** This district is established to encourage a mix of retail, office, commercial, entertainment, residential, and civic uses within a compact, walkable

urban form focused along the portions of Reservation Road and Del Monte Boulevard. The Downtown Commercial Core District is distinguished from the Downtown Transition District in terms of scale, use, and intensity of new development. Overall, the Specific Plan calls for an additional 2,400 units in Downtown Marina. The majority of the new units are anticipated to be developed in the Core and Transition districts.

Figure 6: Downtown Vitalization Specific Plan Conceptual Land Use Plan



A. Land Development Code

The City is also preparing a new Development Code to implement the DVSP. The proposed development standards are summarized in the following table.

Table 41: Downtown Vitalization Specific Plan – Land Development Code

	Multifamily Residential (R4)	Commercial Core	Transition
<u>Residential Density</u>	<u>20-37 du/ac</u>	<u>20-70 du/ac</u>	<u>20-50 du/ac</u>
<u>Setbacks</u>			
<u>Front</u>	<u>10'</u>	<u>0'</u>	<u>10-25'</u>
<u>Side</u>	<u>5'</u>	<u>0'</u>	<u>10'</u>
<u>Rear</u>	<u>15-20'</u>	<u>10'</u>	<u>10'</u>
<u>Lot Coverage (min-max)</u>	<u>---</u>	<u>70%</u>	<u>25-50%</u>
<u>Max. Building Height</u>	<u>42'</u>	<u>60' or 5 stories whichever is less on Reservation Road and Del Monte Blvd</u> <u>36' or 3 stories whichever is less on other streets</u>	<u>36' or 3 stories whichever is less</u>
<u>Residential Parking</u>		<u>0-1 bd (min-max): 0.5-1.5 stalls/unit</u> <u>2+ bd (min-max): 0.5-2.0 stalls/unit</u>	

Source: Draft Land Development Code, December 2018.

3.1.4 Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

The Building Division of the Department of Community Development is responsible for the enforcement of Building Codes in the City. The Building Division provides plan-checks and inspections. Building Code enforcement is basically conducted through scheduled inspections of new construction, remodeling and rehabilitation projects, and upon re-sale or transfer of ownership of residential property. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits

The City of Marina Building Division enforces the 2016 Edition of the California Building Code, as amended. The City has not imposed unique or unusual restrictions on housing for the disabled, such as minimum distances between housing for persons with disabilities or other regulations that could constrain the development or retrofitting of housing for disabled persons. The City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with the requirements of the Americans with Disabilities Act (ADA) and the state's ADA equivalent—Chapter 11B, "Accessibility," of the 2016 California Building Code. The City works with applicants who need special accommodations in their homes. The City's Building Code, local amendments and code enforcement activities are not constraints to the development, maintenance or preservation of housing.

3.1.5 Housing for Persons with Disabilities

A. Land Use Controls

As previously stated, the City of Marina Zoning Ordinance contains specific provisions for residential care facilities for six or fewer persons. The City permits small residential care facilities (for six or fewer persons) by-right in all of the City's residential zoning districts and in the C-R commercial zoning district, similar to any single-family use. Large residential care facilities (for seven or more persons) are conditionally permitted in all of the City's residential zoning districts and in the C-R zoning district.

B. Reasonable Accommodation

Building and development standards may constrain the ability of persons with disabilities to live in housing units that are suited to their needs. Applying the principle of reasonable accommodation, the City understands its affirmative duty to be flexible in the application of land use and zoning regulations, rules, and procedures for equal access to housing for people with disabilities. The City will adopt a formal reasonable accommodation ordinance within one year of Housing Element adoption.

C. Definition of Family

The City Zoning Ordinance defines "family" as one or more persons occupying a premise, and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary servants." This definition of "family" is not overly restrictive to the occupancy of a housing unit.

D. Building Code

As indicated above, the City of Marina has adopted the 2013 California Building Standards Code and routinely adopts updates as they become available. The City has not adopted any special amendments to this Code that would impede housing for persons with disabilities. The City's building codes require that new residential construction comply with the federal American with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to the physical disabled. The provision of fully accessible units may increase overall project development costs; however, unlike the UBC, enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

Compliance with building codes and the ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing. Current building codes require that all ground floor multi-family units be handicapped-accessible, as well as elevator-served buildings. The City encourages and facilitates the construction of supportive housing by allowing such projects by-right in all residential zones.

3.1.6 Planning and Development Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City of Marina relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed.

A. Planning Fees

Planning fees for Marina are summarized in [Table 42](#). The City's fee schedule remained flat for more than ten years between 2007 and 2018. In July 2018, the City adjusted the fee schedule for Local Coastal Plan Amendment, General Plan Amendment, Zoning Text Amendment, and Environmental Clearance from a fixed-fee basis to one that reflects the actual costs. The fee for Conditional Use Permit also increased. However, these adjustments are not anticipated to significantly impact residential development as residential development in residential zones is by right. Furthermore, future residential development will likely occur in the downtown areas. With the adoption of the Downtown Vitalization Specific Plan (discussed later), residential development will also be by right.

Because of limited resources, the City does not typically offer fee waivers; however, the City Council may approve a waiver, offer deferred or reduced fees, or supplement fees with funds from the In-lieu Fee Fund, for affordable housing projects.

Table 42: Fees for Services - Planning Applications, Environmental and Subdivision

Service	Description	Fee
Administrative Conditional Use Permit	Staff level review of application for conditional uses on specific parcels of land to determine conformance with City codes, regulations and standards	\$1,005 per application
Conditional Use Permit	Review an application for conditional uses on specific parcels of land to determine conformance with City codes, regulations and standards.	<u>\$5,350</u> per application
Conditional Use Permit Amendment	Staff level review of a request for a minor amendment to an approved conditional use permit to determine conformance with City codes, regulations and standards	<u>\$4,135</u> per application
Administrative Site and Architectural Design Review	Staff review of Site and Architectural Design Review project proposal for consistency with City design guidelines and standards	\$320 per application
Site and Architectural Design Review	Design Review Board and Planning Commission review of Site and Architectural Design Review project proposal for consistency with City design guidelines and standards	\$3,275 per application
Site and Architectural Design Review Amendment	Staff review of an amendment to a Site and Architectural Design Review project proposal for consistency with City design guidelines and standards	\$975 per application
Administrative Coastal Development Permit	Staff level review of a request for approval of a conditional use on a specific parcel of land within the coastal zone to determine conformance with City codes and standards, including the Local Coastal Program.	<u>\$255</u> per application
Coastal Development Permit	Review of a proposed development in the coastal zone for conformance with state regulations.	<u>\$885</u> per application <u>This fee is to be charged in addition to usual fees for projects in the Coastal Zone.</u>
Local Coastal Program Amendment	Review of a proposed amendment to an already approved Local Coastal Program	<u>Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus and outside costs.</u>

Table 42: Fees for Services - Planning Applications, Environmental and Subdivision

Service	Description	Fee
Coastal Development Permit Exemption	Staff level review and determination of an exemption for a proposed development in the coastal zone from the application of Local Coastal Program standards.	<u>\$255</u> per application
General Plan Amendment	Make recommendations and prepare reports regarding a proposed amendment to the City General Plan.	<u>Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus any outside costs.</u>
Specific Plan Review	Planning Commission and City Council consideration of a Specific Plan that will set design guidelines and development standards for a specific area of the City.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved and any outside costs.
Specific Plan Amendment	Planning Commission and City Council consideration of an amendment to an adopted Specific Plan.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved and any outside costs.
Zoning Text/Map Amendment	Planning Commission and City Council consideration of an amendment to the zoning ordinance text or zoning map.	<u>Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus any outside costs.</u>
Variance Application	Planning Commission consideration of a request for a variance to the yard, height, coverage and/or area regulations of the zoning ordinance	<u>\$4,745</u> per application
Development Agreement	Develop, negotiate and enforce an agreement to develop land within specific physical requirements.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved and any outside costs, including City Attorney and consultants.
Annexation Review	Review and process a request to annex to the City.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus any outside costs.
Environmental Negative Declaration	Processing of environmental documents of a proposed development and the review necessary to determine that a project requires a Negative Declaration.	<u>Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus any outside costs.</u>
Environmental Impact Report Review	Review of a consultant-prepared Environmental Impact Report to determine its compliance with CEQA.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus any outside costs.
Tentative Parcel Map Review	Review of a tentative parcel map to assure accuracy and compliance with City codes and standards.	<u>\$3,845</u> per map
Tentative Map Review	Review of a tentative map (5 or more lots) to assure accuracy and compliance with City codes and standards.	5-20 lots - <u>\$7,925</u> per map 20+ lots - Deposit and fee agreement with charges at the Fully Allocated Hourly Rates for all personnel involved and any outside costs.

Table 42: Fees for Services - Planning Applications, Environmental and Subdivision

Service	Description	Fee
Tentative Map Review Amendment	Staff review of an amendment to an approved tentative map.	<u>Administrative - \$3,015 per application</u> <u>Council - \$5,005 per application</u>
Final Parcel Map Review	Review of a final parcel map (4 lots or less) for compliance with City codes and standards, as well as the Subdivision Map Act.	<u>\$3,135 per map</u>
Final Map Review	Review of a final map (5 lots or more) for compliance with City codes and standards, as well as the Subdivision Map Act. This includes the subdivision improvement agreement.	<u>Administrative - \$3,380 per map</u> <u>Council - \$5,000 deposit and fee agreement with charges at the Fully Allocated Hourly Rates for all personnel involved and any outside costs.</u>
Final Map Amendment Review	Review of a minor amendment to an already approved and recorded final map.	\$1,115 per application
Lot Line Adjustment	Review of proposed adjustment of any property boundaries and recordation.	<u>\$2,870 per adjustment</u>
Engineering Design Exception	Processing a request for an exception to City standard specifications and plans.	\$465 per application
Reversion to Acreage	Review of a request to revert multiple lots to one lot under the terms of the Subdivision Map Act.	<u>Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus any outside costs.</u>
Certificate of Compliance	Prepare a certificate of compliance to exempt the applicant from the Subdivision Map Act.	<u>\$1,250 per application or a deposit as determined by staff.</u>
Administrative Consistency Determination Requirement to FORA	Staff submission of materials and information to the Fort Ord Reuse Authority to support a finding of consistency with the Base Reuse Plan. May also require attendance at Administrative Committee and FORA Board meetings	<u>\$1,010 per application</u>
Legal Consistency Determination Requirement to FORA	Legislative submission of materials and information to the Fort Ord Reuse Authority to support a finding of consistency with the Base Reuse Plan. May also require attendance at Administrative Committee and FORA Board meetings	<u>\$2,020 per application</u>

Source: City of Marina, Resolution No. 2018-51, effective July 15, 2018.

B. Development Impact Fees

Until 1978, property taxes were the primary revenue source for financing the construction of infrastructure and improvements required to support new residential development. The passage of Proposition 13 in 1978 has limited a local jurisdiction's ability to raise property taxes and significantly lowered the ad valorem tax rate, increasing reliance on other funding sources to provide infrastructure, public improvements, and public services. An alternative funding source widely used among local governments in California is the development impact fee, which is collected for a variety of improvements including water and sewer facilities, parks, and transportation improvements.

To enact an impact fee, State law requires that the local jurisdiction demonstrate the “nexus” between the type of development in question and the impact being mitigated by the proposed fee. Also, the amount of the fee must be roughly proportional to the impact caused by the development.

Nevertheless, development impact fees today have become a significant cost factor in housing development.

The City of Marina collects development impact fees to offset impact costs associated with traffic, sewers, storm drains, and parks. The fees were calculated according to the “Public Facilities Impact Fees Study” initially prepared in 2005 and then updated in 2011 and in 2016. [Table 43](#) summarizes the development impact fees required by the City and local agencies for residential development. The City assesses impact fees on a per unit basis, depending on housing type (single-family or multi-family project). In addition to these fees, Fort Ord Reuse Authority (FORA) and Transportation Agency of Monterey County (TAMC) charge a fee per housing unit depending on housing type and project location ([Table 43](#)).

Projects located within the FORA jurisdiction must pay FORA Basewide Community Facilities District fees for capital projects. Neither FORA projects nor FORA fees are included in the City of Marina Public Facilities Impact Fees, thus there is no “double collection” of fees for required improvements. The FORA Board adopted Resolution 05-15 and Ordinance 05-01 on October 14, 2005 to establish a three-tier reduced Maximum Special Tax for new residential property that includes affordable/below market housing, in order to encourage affordable and workforce housing.

Monterey County Regional Development Impact Fees were established by the TAMC in conjunction with city/county jurisdictions. Projects in the former Fort Ord area are not required to pay this fee.

While there is no reduced fee for affordable housing, the fees vary according to architectural type and project location. The fees for multi-family and attached units are less than single-family units. According to the pro forma of a recently approved affordable housing project, the total development impact fees and permit processing fees total about \$24,000 per multi-family unit or about seven percent of the total development costs. [Fees for a single-family, the fees total around \\$30,000.](#)

Table 43: Marina Development Impact Fees

Impact Fees	Fee Amounts (per dwelling unit)			
	Single-family	Multifamily	Senior Homes	Assisted Living – Senior
Public Buildings	<u>\$3,313</u>	<u>\$3,067</u>	<u>\$2,208</u>	<u>\$1,227</u>
Public Safety	<u>\$3,313</u>	<u>\$3,067</u>	<u>\$2,208</u>	<u>\$1,227</u>
<u>Transportation Facilities</u>	<u>\$8,384</u>	<u>\$5,857</u>	<u>\$3,241</u>	<u>\$2,325</u>
Parks	<u>\$6,217</u>	<u>\$5,757</u>	<u>\$4,145</u>	<u>\$2,303</u>
Water and Sewer ²	\$6,859	\$6,859	\$6,859	\$6,859
School ³	\$3.36 per square foot	\$3.36 per square foot	\$0.38 per square foot	\$0.54 per square foot (Office/Industrial rate)
FORA – New Residential	\$23,279 per dwelling unit			\$3,054 per acre (Office/Industrial rate)
FORA – Existing Residential ⁴	\$6,996 per dwelling unit			\$3,054 per acre (Office/Industrial rate)
Regional Development Impact Fee for Non-FORA properties ⁵	\$2,004	\$1,227-\$1,407	\$777	\$777

1. City of Marina Development Impact Fee Study, 2016

2. Marina Coast Water District, FY 2015-2016. Fort Ord Water and Sewer: \$11,332

3. School fees established by Monterey Peninsula Unified School District September 28, 2015.

4. May apply to Affordable/Below Market Rate Housing. Special formulas for fees for residential housing that includes below market rate housing. Figures as of July 1, 2015.

5. Fees established by Transportation Agency of Monterey County (TAMC) - Regional Development Impact Fee (RDIF), 2013 update. Single-family in Peninsula area: \$4,399; Apartment: \$3,089; Condo/Townhome: \$2,694; Multi-Family/Secondary Unit: \$1,705

3.1.7 Local Processing and Permit Procedures

The development review process can affect housing costs. Because of interest rates and inflation in the price of materials, the longer it takes for a development proposal to be approved, the higher the development costs. Development application processing has basic time requirements as a result of the City's obligation to evaluate projects adequately, as well as the requirements of state law. These include consistency with the General Plan and Zoning Ordinance, requirements of the Subdivision Map Act, and compliance with the California Environmental Quality Act (CEQA).

A. Residential Permit Processing

In the City of Marina ministerial projects include the construction of single-family residences and secondary dwellings on existing lots, and the construction of multi-family residential housing at densities not exceeding 25 units per acre, and condominium/planned development projects in the MHR zone. Also, Chapter 16.18 of the Zoning Ordinance describes the procedures for tentative parcel maps for minor subdivisions (four lots or fewer). They are reviewed and approved administratively by the Community Development Director and do not require a public hearing or approval by either the Planning Commission or City Council. The City has amended its Zoning Ordinance to permit emergency shelters housing by right in the R-4 and C-R zones and transitional and supportive housing in all residential zones and C-R zone.

Discretionary projects requiring a Conditional Use Permit (CUP) and approval from the Planning Commission include major subdivisions of land (into typically 5 or more parcels), condominium/planned development projects in the C-R zone, the development of multi-family residential housing at densities exceeding 25 units per acre in the R-4 and C-R Zone, single-room occupancy and a change

in the use of a property including the civilian reuse of former military lands. Additionally, a conditional use permit is currently required for single-room occupancy hotels. The findings required for the approval of a CUP are that “the establishment, maintenance or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city; and in the Coastal Zone the use is consistent with all applicable local coastal land use plan recommendations and requirements.” However, with the adoption of the Downtown Vitalization Specific Plan, approval of residential development in the downtown would no longer require a CUP. Since much of the future residential development is expected to occur within the Downtown, the CUP process is not anticipated to serve as a constraint to residential development.

The review and entitlement process is initiated by the submission of an application. If the environmental review of the project can be accomplished without the processing of an Environmental Impact Report (EIR), public hearing(s) are scheduled and held by the Planning Commission and, if an EIR is required, by the City Council. Additionally, City Council review and approval is necessary for: (a) proposed amendments to the General Plan or Zoning Ordinance which may be associated with a project proposal, (b) projects subject to an appeal to the City Council, and (c) major subdivisions. The entire process is about 90 days if turn-around time by the applicant is reasonable (two to three weeks). The need for City Council action on a project or related to a project will add a month or two months to the process. The need to contract with environmental consultants for necessary environmental studies will typically add two or three months to the process. The determination of the need for an EIR will add six months to a year of processing time. The City’s development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Table 44 summarizes the reviewing authority and requirements for the City’s most common permit applications.

Table 44: Review Authority for Permits and Entitlements

Application	Final Authority	Design Review Subcommittee Required	Public Hearing Required
Use Permit	Planning Commission	✓	✓
Conditional Use Permit	Planning Commission	✓	✓
Coastal Development Permit	Planning Commission	✓	✓
Variance	Planning Commission	✓	✓
Amendments	Planning Commission	✓	✓
Tentative Subdivision Tract Map	City Council		
Final Subdivision Tract Map	City Council		
Development Agreements	Planning Commission and City Council		✓

Source: City of Marina, 2016

B. Site and Design Reviews

New development in Marina is subject to review by the City’s Site and Architectural Design Review Board comprised of residents and/or design professionals appointed by the City Council and serving as an advisory committee to the Planning Commission. The City relies upon adopted Design Guidelines and Standards for landscaping, parking design, lighting and signs to assist applicants. While

the Zoning Ordinance establishes basic quantitative standards with respect to minimum lot size, setbacks, parking, etc., the Design Guidelines supplement these standards. All residential projects (of two or more units, excluding secondary dwellings) and subdivisions of five or more lots are required to comply with the City's Design Guidelines and Standards. This document, available on the City's website, sets forth specific and objective standards for landscaping, site and parking lot, exterior site and building lighting, and signs. For each set of design standards, performance objectives are outlined. Landscaping requirements include planting plan, tree removal, and irrigation plan. Site and parking lot design focuses on vehicular and pedestrian safety. Exterior lighting design seeks to maintain subdued and uniformed lighting that minimizes glare.

The Draft Downtown Vitalization Specific Plan also includes specific guidelines for cultural and landscaping elements; roofs, building forms, and exterior walls; doors and windows; colors and materials; and ornamentation and landscaping.

All of the recently approved projects in Downtown and Central Marina are able to achieve the maximum allowable density. Therefore, the City's design guidelines and review process have not constrained housing development. Section 17.50.060 of the Zoning Ordinance also outlines the process for appeals of the Site and Architectural Design Review Board's recommendation to either the Planning Commission or the City Council.

C. Typical Processing Times

Processing times for development review vary, based on the size of the project and the extent of environmental review required, and can range from six months to more than one year if an EIR is required. When an application is submitted, it is reviewed within 30 days to verify that it is complete or the applicant is notified that it is incomplete. Once the application is complete, typical processing times are as follows, in line with the requirements of the State Permit Streamlining Act of 1992 (Table 45). Typical processing time is about one month a single-family home, and about four to six months for a multi-family housing project, unless delayed by the environmental clearance process due to significant environmental impacts.

Table 45: Permit Streamlining Act - Processing Times		
Application	Final Authority	Processing Time
Subdivision Parcel Map (Tentative)	Planning Commission and City Council	40-45 Days
Subdivision Parcel Map (Final)	City Council	21 Days
Tentative Subdivision Tract Map	Planning Commission and City Council	45-60 Days
Subdivision Tract Map (Final)	City Council	21 Days
Negative Declaration	--	Additional 15 Days
Environmental Impact Report	--	1 Year or More

D. Environmental Review

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Marina has a number of environmental constraints due to its sensitive habitats, coastal location and conservative approach to preserving its unique natural surroundings. Because of these environmental constraints, larger residential projects have required the preparation of

Environmental Impact Reports (EIRs). An EIR is required of all developments that have the potential of creating significant impacts that cannot be mitigated, which is highly typical of large projects approved under Specific Plans. At the same time, most residential projects in Marina are either Categorically Exempt or require only an Initial Study and Negative Declaration. The Negative Declaration process typically takes two to three weeks to complete, depending on staffing levels and workloads. Categorically Exempt developments such as second residential units require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

3.1.8 California Coastal Act

A. Housing Requirements in the Coastal Zone

California Government Code §65588(d) requires that the Housing Element update take into account any low or moderate income housing provided or required in the Coastal Zone pursuant to Section 65590 (the Mello Act). State law requires that jurisdictions monitor the following:

- The number of new housing units approved for construction within the Coastal Zone (after January 1, 1982);
- The number of low or moderate income units required to be provided in new developments either within the Coastal Zone or within three miles of the Coastal Zone;
- The number of existing housing units in properties with three or more units occupied by low or moderate income households that have been authorized for demolition or conversion since January 1, 1982; and
- The number of low or moderate income replacement units required within the Coastal Zone or within three miles of the Coastal Zone.

In order to receive a demolition or a conversion permit, the request must comply with the Mello Act.

B. Coastal Zone in Marina

The Coastal Zone is generally defined as that land and water area which extends inland 1,000 yards from the mean high tide line of the Pacific Ocean and seaward to the State's outer limit of jurisdiction. City of Marina has approximately three miles of coastal frontage,

Residential uses in the Marina Coastal Zone are limited to the area east of Highway 1, adjacent to the vernal ponds. Residential densities of four to eight dwelling units to the acre are proposed. Since public purchase of all the vernal ponds, their wetlands and their protective setbacks (at least 100 feet) is unlikely, the Local Coastal Land Use Plan (LCLUP) provides that residential uses in this area be clustered on portions of sites which would least affect the wetlands and would protect other environmentally sensitive or visually significant attributes of the sites, as described in the LCLUP.

There is one residential street and two housing units on another street that lie within the coastal zone. No city-sponsored housing rehabilitation or new housing construction within the coastal zone is anticipated during the Housing Element planning period.

3.1.9 On/Off-Site Improvements

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Ultimately, however, the additional costs for residential land development and infrastructure maintenance are borne by the homeowners and their associations. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

As a condition for development, street right-of-ways, and/or easements for publicly owned and maintained facilities shall be conveyed to the City in accordance with current policy and shall include a plat and legal description.

Policies for the City's development and improvement standards are described in the City's [General Plan, Zoning](#), building and subdivision ordinances. Development standards which influence the availability and cost of housing include: lot size, setbacks, site coverage, lot frontage, open space and parking requirements, building height, etc. On-site and off-site improvements may be required pursuant to Chapter 15.36 of the Municipal Code and include infrastructure and other services needed to facilitate residential developments such as water and sewer lines, fire hydrants, surface drainage, sidewalks and street dedications and/or improvements. Requirements for such improvements have been deemed important to the health, safety and welfare of Marina citizens and may therefore be established as conditions of approval of use permits, site design review, variance and subdivisions (Section 15.36.020). Where required, necessary improvements must be installed prior to execution of building permits. The "Design Standards of the Public Works Division" contain the detailed design specifications for public improvements.

3.1.10 Inclusionary Housing Program

Inclusionary housing describes a local government requirement that a specified percentage of new housing units be reserved for, and affordable to, lower and moderate income households. The goal of inclusionary housing programs is to increase the supply of affordable housing commensurate with new market-rate development in a jurisdiction. This can result in improved regional jobs-housing balances and foster greater economic and racial integration within a community. The policy is most effective in areas experiencing a strong demand for housing.

The City of Marina adopted an Inclusionary Housing Program (IHP) (Marina Zoning Ordinance Section 17.45.030) to expand affordable housing options in Marina. Marina's IHP requires developers of 20 or more units, and all existing occupied housing in Marina's former Fort Ord to set aside a minimum percentage of housing units affordable to specific income groups according to the affordability distribution illustrated in [Table 46](#).

However, a technical inconsistency regarding the inclusionary housing requirements exists. The [City of Marina General Plan](#) (adopted December 31, 2005) requires a 20 percent 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 also require 20 percent affordable housing. Marina Municipal Code (MMC) Section 17.05.030 C (2), on the other hand, requires a 40 percent total affordable requirement on the former Fort Ord. The General Plan and Specific Plans supersede the Municipal Code and thus this is a technicality. Furthermore, maintaining the existing housing with a 40 percent affordable units has become financially challenging. However, remedying this inconsistency has been on hold due to lack of staff resources. This Housing Element includes a program to revise the Municipal Code to match the General Plan and Specific Plans.

Table 46: Inclusionary Housing Requirements

Planning Areas	% of Required Affordable Housing by Income				Total Affordable Requirement (% of Total Units)
	Very Low (50% AMI)	Low (80% AMI)	Moderate (120% AMI)	Workforce (150% AMI)	
Citywide For-Sale or Rental Housing: New Construction or Substantially Rehabilitated	6%	7%	7%	10% ¹	20+%
Former Fort Ord: Existing Occupied Housing	15%	15%	10%	0%	40% ¹

Note:

1. Inclusionary housing requirement for existing occupied housing on the former Fort Ord can be fulfilled by providing fewer moderate income housing units than required above if a greater percentage of very low and low income housing units are provided and the total number of very low, low and moderate income units is not less than 40 percent.

Source: Section 17.45.030, City of Marina Zoning Ordinance, 2016

The City Council may approve alternatives for meeting the inclusionary housing requirement. These may include:

- A dedication of land within or contiguous to the residential development, sufficient to accommodate at least the required inclusionary units for the residential development;
- Acquisition and rehabilitation of affordable units at the same level of affordability as required for the inclusionary units;
- Preservation of publicly assisted rental units at risk of converting to market-rate housing;
- Conversion of a sufficient number of existing market-rate units to inclusionary units to provide the same number of affordable units as would be required on-site;
- Acquisition/rehabilitation of affordable housing, preservation of at-risk housing, and conversion of market-rate units to affordable units;
- Construction of special needs housing (shelters, transitional housing, etc.) meeting the housing needs for special needs groups as identified in the housing element

3.1.11 Affirmatively Furthering Fair Housing

The City of Marina is not an entitlement jurisdiction that receives Community Planning and Development grants from HUD, such as Community Development Block Grant (CDBG) or HOME Investment Partnership Act (HOME) funds. Therefore, the City is not required to prepare an Analysis of Impediments to Fair Housing Choice or Assessment of Fair Housing. Nevertheless, the City recognizes the State and Federal Fair laws and administers housing programs and implement housing-related policies in a manner that fosters equal housing opportunities. Furthermore, the City will be making the following Zoning Code amendments to expand housing choices and access to housing:

- [Transitional and supportive housing in commercial and mixed use zones](#)
- [Reasonable accommodation procedures](#)
- [Farmworker housing](#)
- [Employee housing](#)

[In addition, the City refers residents to various housing agencies for fair housing complaints.](#)

3.2 Environmental and Infrastructure Constraints

3.2.1 Environmental Constraints

Environmental hazards affecting housing units include seismic hazards, flooding, toxic and hazardous waste, fire hazards and noise. The following hazards may impact future development of residential units in the City.

A. Seismic Hazards

The principal active faults in the region, the San Andreas fault and the San Gregorio fault, have been responsible for several moderate to large historic earthquakes and are associated with well-defined zones of active seismicity. These faults traverse Monterey County, and many areas therein are susceptible to seismic hazards including strong ground shaking, liquefaction, and earthquake-induced landslides. In addition, erosion hazards are present in the agricultural areas of the Salinas and Pajaro Valleys. Coastal erosion of dunes, cliffs, and bluffs are a serious problem in Monterey County. Coastal erosion of cliffs is concentrated along the Big Sur Coast due to very steep terrain; but there are locally severe erosion problems in the south Monterey Bay area, mainly due to highly erosive windblown sand and particularly in the incorporated and unincorporated areas around Marina, Sand City, Monterey, and Fort Ord. Potential geologic and soil hazards can be increased by inappropriate development, seismic activity and heavy rains.

B. Flooding

Potential water-related hazards in Marina include flooding, tsunami, and sea level rise. Flood hazards include coastal inundation, flash flooding down watercourses and channels throughout the community, and sheet flooding across low lying areas adjacent to these watercourses. A tsunami is a series of ocean waves triggered by the displacement of a large volume of water after a submarine disturbance, such as an underwater earthquake or landslide. While there is no record of large or moderate tsunamis in the Marina area, the potential for tsunami damage exists, as it does in most coastal California communities. Global climate changes affecting sea level have been observed over time and if observed patterns continue, a sea level rise should be expected. Sea level rise is a long-range concern and while predictions vary, a significant rise in sea level rise could adversely affect land use, transportation and water quality in low-lying coastal areas. With the exception of essential support facilities for coastal-dependent industry, the City of Marina's Local Coastal Program (LCP) (in accordance with the California Coastal Act) restricts all structural development on the ocean-side of the dunes, within a tsunami run-up zone, or within the area subject to wave erosion.

C. Fire

Marina residents enjoy access to and views of natural open spaces. Several neighborhoods in Marina are adjacent to expansive open space resources, such as the Locke-Paddon Wetlands Community Park, the Marina State Beach, Fort Ord National Monument and the Marina Dunes Preserves. These large

open space areas at the urban-wildland interface contain vegetation that provides fuel for wildfires which can threaten life and property in Marina. Fire hazards in Marina exist primarily as wildfire potential in open areas and habitat areas. The California Department of Forestry rates wildlands for fire hazards based on slope, climate, fuel loading and water availability. The grassland slopes of the Marina Planning Area are classified as having a "moderate" fire hazard rating, while the areas dominated by chaparral and/or oak woodland are considered to pose a "high" to "extreme" fire hazard. The Marina Fire Department conducts an annual weed abatement inspection program throughout the City beginning in April through July. This program has reduced the potential for devastating wild land-fires. To enhance fire protection services, the City of Marina participates in a mutual aid agreement with all fire departments in Monterey County.

D. Noise

Excessive noise can adversely affect human health and well-being, economic productivity, and property values, especially in areas where sensitive land uses such as senior housing, schools, child care, and hospitals are located. Mobile and stationary noise sources contribute to overall noise levels, and the impacts of both must be analyzed when considering environmental effects of new development. Potentially significant sources of noise within the Marina Planning Area include vehicular traffic, airport operations, and industrial-type uses such as the wastewater treatment plant and landfill operations.

E. Radiological Hazards

Regulations which govern the storage, use, transportation and disposal of radioactive materials are administered by the Radiological Health Branch of the California Department of Health Services. Under the current City of Marina Zoning Ordinance, industrial activities which seek to locate in an "M" (Industrial) district are not permitted if such activities emit radioactivity at any point which is dangerous to human beings (Zoning Ordinance Section 17.30.040).

F. Hazardous Materials

In the City of Marina, there are two major areas of concern related to hazardous materials. One concern relates to the clean-up or remediation of identified hazardous waste sites on former Fort Ord lands, and the other concern relates to the disposal of household (and possibly other types of) hazardous waste at the regional landfill north of Marina.

The City contains one Federal Superfund site, Fort Ord, which would expose people to hazards. Fort Ord was a major U.S. Army Base and added to the Superfund: National Priorities List of Hazardous Waste Sites on February 21, 1990. While most of the former Fort Ord is now part of the Fort Ord National Monument, other areas have been converted from military to civilian land uses under the direction of FORA. While many old military buildings and infrastructure remain abandoned, others have been demolished. Hazardous and toxic waste materials and sites at the former Fort Ord consist of a wide variety of materials including: industrial chemicals, petrochemicals, domestic and industrial wastes (landfills), asbestos and lead paint in buildings, above- and underground storage tanks, and ordnance and explosives, including unexploded ordnance.

3.2.2 Infrastructure Constraints

A. Water

The Marina Coast Water District (MCWD) is the water purveyor for the City of Marina, including the former Fort Ord. MCWD provides water resources to City residents through pumping of groundwater from the Salinas Valley Groundwater Basin, which lies completely within the Salinas River Valley and consists of four distant by hydrologically-linked sub-areas. The groundwater basin is the sole source of all portable water for the City.

B. Wastewater

Wastewater collection and treatment are important components of protecting public and environmental health. The Monterey Regional Water Pollution Control Agency (MRWPCA) owns and operates a sanitary sewer system that serves a population of approximately 250,000 people in 11-member entity jurisdictions. The MRWPCA provides wastewater treatment for Marina, as well as the City of Del Rey Oaks, City of Monterey, City of Pacific Grove, City of Salinas, City of Sand City, City of Seaside, Castroville Community Services District, and the Marina Coast Water District. The Marina Coast Water District provides wastewater collection services to the area of Marina and the former Fort Ord. Wastewater collected from the City of Marina is treated at the MRWPCA's regional treatment plant located north of Marina.

3.3 Economic Factors

Non-governmental constraints are primarily market-driven and generally outside the direct control of local governments. Some impacts of non-governmental or market constraints can be offset to a minimal extent by local governmental actions, but usually the effects are very localized and have little influence on the total housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing in Marina consist of three major factors: price of land, availability of financing, cost of construction/availability of labor, and jobs/housing balance.

The City has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are available. Regional demand and costs have a great impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions, which are not controlled by the City.

The major barrier to providing housing for all economic segments of the community concerns the nature of the housing market itself. Development costs have risen to the point where building housing affordable to all economic segments of the community is difficult to achieve in California.

3.3.1 Housing Market Conditions

The fourth cycle Housing Element (2008-2014) occurred during the depth of the recession triggered by the collapse of the housing market and the elimination of redevelopment. Construction activities came to a standstill and several developers with entitled projects either went out of business or decided not to pursue the projects. The City is only beginning to see renewed interest in development recently, as evident in the list of current projects approved in 2018 (see **Error! Reference source not found.**). These projects would add at 214 units, including 131 affordable units to the City's housing inventory.

3.3.2 Construction Labor Shortage and Construction Costs

Construction costs are primarily determined by the costs of materials and labor. California is 200,000 construction workers short to meet Governor Newsom’s housing goals. This number comes from a new study for Smart Cities Prevail. The study finds that California lost about 200,000 construction workers since 2006. Many lost their job during the recession and found work in other industries. UCS housing economist Gary Painter also says that California has “a shortage of construction workers at the price people want to pay.” However, the dilemma is that higher pay for construction workers would increase the overall construction costs for housing. In some cases, developers are “importing” workers from out of state for the construction work and pay for their temporary housing during the construction periods.

Another cost component is the costs of materials, which vary depending on the type of unit being built and the quality of the product being produced. Construction material costs are set by regional and national factors that rarely impede housing development in specific localities though.

3.3.3 Land Costs

The cost of land represents an ever-increasing proportion of the total housing development cost. Based on the acquisition costs of properties acquired by the former Redevelopment Agency in 2009, residential land in Marina was priced at about \$10 per square foot. Today, the value of land has appreciated with the recovery of the economy. Allowing development on smaller lots has the effect of lowering land costs per unit. Section 17.20.190 of the Marina Municipal Code provides alternative regulations for small lot single-family dwellings in the R-4 zone.

Based on the Low Income Housing Tax Credit (LIHTC) application of the University Village Apartments, the average cost of construction, including land, for the 108-unit affordable housing project was \$273,000 per unit.

3.3.4 Availability of Home Financing

The availability of financing can affect a person’s ability to purchase or improve a home, the therefore influence the demand and improvement of ownership housing. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with federal government assistance. Locally assisted mortgages (such as first-time homebuyer programs) are not subject to HMDA reporting.

summarizes the disposition of loan applications submitted to financial institutions for home purchase, home refinance and home improvement loans within Marina in 2017. Included is information on loan applications that were originated (approved); approved but not accepted by the applicant; denied; and withdrawn by the applicant or closed for incomplete information.

It is generally recognized now that a major cause of the housing crisis was the significant relaxation of underwriting criteria on home mortgages, leading many households to purchase homes that they could not afford over the long term. Any reduction in household income due to lay-offs or reduced hours precipitated loan defaults. In the current market, lenders report that capital is available to highly

qualified buyers, but the lack of both housing inventory and buyer confidence in the market continue to restrain the housing market recovery.

Table 47: Mortgage Lending Approval Rates – Marina (2017)

Loan Type	Total Applications	Loans Originated	Approved, But Not Accepted	Applications Denied	Withdrawn or Incomplete				
Conventional	247	173	70.0%	5	2.0%	26	10.5%	43	17.4%
Government Backed	74	51	68.9%	3	4.1%	4	5.4%	16	21.6%
Home Improvement	49	24	49.0%	3	6.1%	10	20.4%	12	24.5%
Refinancing	384	214	55.7%	8	2.1%	65	16.9%	97	25.3%
Total	754	462	61.3%	19	2.5%	105	13.9%	168	22.3%

Source: Lending Patterns™ 2017; accessed 2019.

In 2017, a total of 247 households applied for conventional home purchase loans in the City of Marina. The overall approval rate for conventional loans was 72 percent and 11 percent of applicants were denied. A total of 74 households applied for government backed loans (e.g. FHA, VA) in 2017. The approval rate for this loan type was slightly higher than for conventional home purchase loans (73 percent). About 14 percent of applications for government backed loans were denied. The majority of all loan applications in Marina were for refinancing (51 percent). A total of 384 home refinance applications were filed by residents in the City in 2017. Approval rates for home refinancing were the lowest of all loan types at 58 percent.

3.3.5 Foreclosures

Foreclosure activities have been limited in the City in recent years. As of April 2019, only four homes were listed as foreclosures on realtytrac.com, two homes in pre-foreclosure, one home was being auctioned, and one home was bank-owned. The housing market in Marina has recovered from the recession.

3.3.6 Community Response to Intensification

Residents of Marina understand the need for additional housing in the City. In general the community is receptive to the Downtown Vitalization Specific Plan (DVSP). As part of the development of the DVSP, the City consulted with residents and community stakeholders multiple times and has arrived at a Draft DVSP that provides for the intensification of Downtown Marina. The residential sites inventory presented in the next section identify the parcels with the most potential for development over the next few years. However, specific groups in the region (such as Landwatch) are monitoring the redevelopment of the former Fort Ord, another area with significant residential development potential. Outreach and education is the City's main strategy for communicating with residents and stakeholders regarding a sustainable approach to growth in the community.

3.3.7 Energy Conservation

The City Building Division enforces the State Energy Efficiency Standards for Residential and Nonresidential Buildings (Government Code Title 24, Part 6) and requires Title 24 calculations during plan check. The City has adopted the California Green Building Standards Code, 2013 Edition. The

City supports the elimination of contamination in older buildings (lead based paint and asbestos) during rehabilitation and code compliance inspections.

The City promotes energy audits and resident participation in energy conservation programs such as AMBAG/PG&E's Energy Watch program, and the Marina Coast Water District's Water Wise Landscape Incentive Program. Water-saving retrofits are required prior to resale of homes. The City encourages low-income homeowners or renters to apply for free energy audits and Weatherization Services through the Home Energy Assistance Program (HEAP) program of Central Coast Energy Services. Weatherization and insulation services reduce heating and cooling costs for low-income families.

The Abrams Park community continues to implement water and energy saving programs, some inspired by the residential management company's (Alliance Residential) Focus Green Initiative. Devices designated as water or energy saving are purchased and installed as replacement fixtures are needed. Additionally, PG&E has been working with residents in the Below Market and Section 8 programs to weatherize their homes at no cost to the resident or the community. Planned landscaping changes will reduce the amount of water usage in the common areas of the community, and will continue to evolve into larger cost savings while working in conjunction with MCWD. The Abram's community also participates in an appliance buy-back program where used and/or broken appliances are purchased from the community and recycled. The approved Cypress Knolls neighborhood project incorporated green building principles and solar energy devices throughout the development, although the project has not been awarded for construction.

The City disseminates information about energy conservation programs by providing informational flyers at City offices and public buildings, announcements at City Council meetings and links on the City's website. The City works closely with the Marina Coast Water District Water Conservation Coordinator. A monthly tenant's newsletter distributed to the households at the Abrams and Preston Park housing developments frequently contains energy conservation information. The City also encourages the use of emerging technologies to reduce high demands for electricity and natural gas, particularly passive solar, and where feasible other renewable energy technologies. Beginning in 2010, all new housing in subdivisions of 50 or more in California must offer solar energy as an option for homebuyers.

4. Housing Resources

This chapter of the Housing Element addresses the resources available to the City of Marina in implementing the goals, policies, and programs contained in this Housing Element, specifically regarding the potential for future residential development. Resources covered in this chapter include potential development sites, financial resources, and administrative resources.

4.1 Regional Housing Needs Allocation (RHNA)

State law requires localities demonstrate that “adequate sites” will be made available to facilitate and encourage a sufficient level of new housing production. The adequacy of sites is determined by ensuring that appropriate zoning, development standards, public services and facilities will be in place to facilitate the production of new housing [Government Code § 65583 (c)]. The required level of new housing is established by state law as a local jurisdiction’s share of the region’s projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction’s ability in providing adequate land to accommodate the RHNA. The Association of Monterey Bay Area of Governments (AMBAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

4.1.1 AB 1233 RHNA Carryover Analysis

A. AB 1233 Requirement

AB 1233 was signed into law on October 5, 2005, and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the RHNA for the new cycle.

H. Applicability to Marina

This law affects the City of Marina’s 2015-2023 Housing Element, requiring the City to address its deficit in sites, if any, from the previous 2008-2014 Housing Element. In the previous planning period, the RHNA assigned to Marina was 1,913 units, consisting of: 427 very low income units; 322 low income units; 363 moderate income units; and 801 above moderate income units. The 2008-2014 Housing Element identified a shortfall in sites for 532 units, consisting of 296 very low income units, 180 low income units, and 56 moderate income units. Specifically, Program 1.1 of the 2008-2014 Housing Element committed the City to completing the planning and rezoning of the Downtown Specific Plan (DSP). As part of the DSP adoption, ensure that at least 27 acres within the DSP area at 20 units per acre to accommodate this RHNA shortfall.

Due to lack of funding and a dampened housing market, the City did not complete the DSP as scheduled. Therefore, the City has incurred a carryover of RHNA under AB 1233. The potential AB 1233 carryover penalty will be equal to the portion of RHNA not accommodated either through actual housing production or land made available for residential development within each income category.

The R-4 zoning has a minimum density of 15 units per acre and a maximum density of 25 units per

acre, 35 units per acre with conditionally permitted use, and 43 units/bedrooms for boarding houses, SROs and affordable senior housing. For sites zoned C-1, the density allows up to 25 units per acre, in accordance with Section 17.22.120, Development Standards-Mixed Use developments. The maximum density for sites zoned R-1 is 4 units per acre and in C-2, 8 units per acre. For C-R properties, a density range of 25 to 35 units per acre is provided. However, because the mixed use development standards in the commercial zones have limited proven records for facilitating high-density residential uses at the time, this assessment of AB 1233 penalty assumes these commercial sites could only facilitate above moderate income housing. Based on available sites included in the fourth cycle 2008-2014 Housing Element and housing units constructed during the fourth cycle, the City has an AB 1233 penalty of 323 units (199 very low income, 98 low income, and 26 moderate income units) to be carried forward to the fifth cycle.

Table 48: Calculation of RHNA Surplus/(Shortfall) from 2008-2014 Housing Element

	Very Low	Low	Moderate	Above Moderate	Total
RHNA for 2008-2014 Housing Element	427	322	363	801	1,913
Available Sites Included in 2008-2014 Housing Element					
Central Marina ¹					
R-1	0	0	0	26	26
R-4	28	28	0	0	56
Monterey- Salinas Transit Station	12	3	2	48	65
Marina Station ²	27	32	23	243	325
Former Fort Ord					
Marina Heights ³	[93] ³	[93] ³	12	396	594
The Dunes	74	87	75	623	859
Cypress Knolls	43	50	50	484	624
CSUMB – North Campus Housing	0	0	175	317	492
Units Constructed or Approved During 4th Cycle But Not Included in 2008-2014 Housing Element					
CHISPA Senior Housing	23	24	0	0	47
Interim Inc. Rockrose Gardens	21	0	0	0	21
Total Capacity	228	224	337	2,137	3,109
RHNA Surplus/(Shortfall)	(199)	(98)	(26)	1,336	1,196

Notes:

1. In the 2008-2014 Housing Element, the original sites inventory includes some commercially zoned properties. Since the feasibility analysis was not performed at the time, this update only includes sites zoned R-1 and R-4.
2. Marina Station offers a capacity of 1,360 units. However, the 2008-2014 Housing Element assumes only 40 percent may be developed during the planning period.
3. Marina Heights has an inclusionary requirement of 186 units, which the developer fulfilled by purchasing affordability covenants on Abrams Park (132 units) and Preston Park (54 units). However, the exact timing and nature of this transaction cannot be established. These units cannot be assumed to qualify for RHNA credits and therefore, are not included in the unit totals for lower income categories.

4.1.2 RHNA for 2015-2023 Housing Element

For the 2015-2023 Housing Element, the RHNA for Marina is established at 1,308 units, consisting of 315 very low income units, 205 low income units, 238 moderate income units, and 550 above moderate income units. The Housing Element must demonstrate that it has adequate sites to

accommodate this RHNA. The adequacy of the City's sites inventory in meeting this RHNA is presented later under Section 4.2, Inventory of Sites, on page 70.

A. Credits toward RHNA

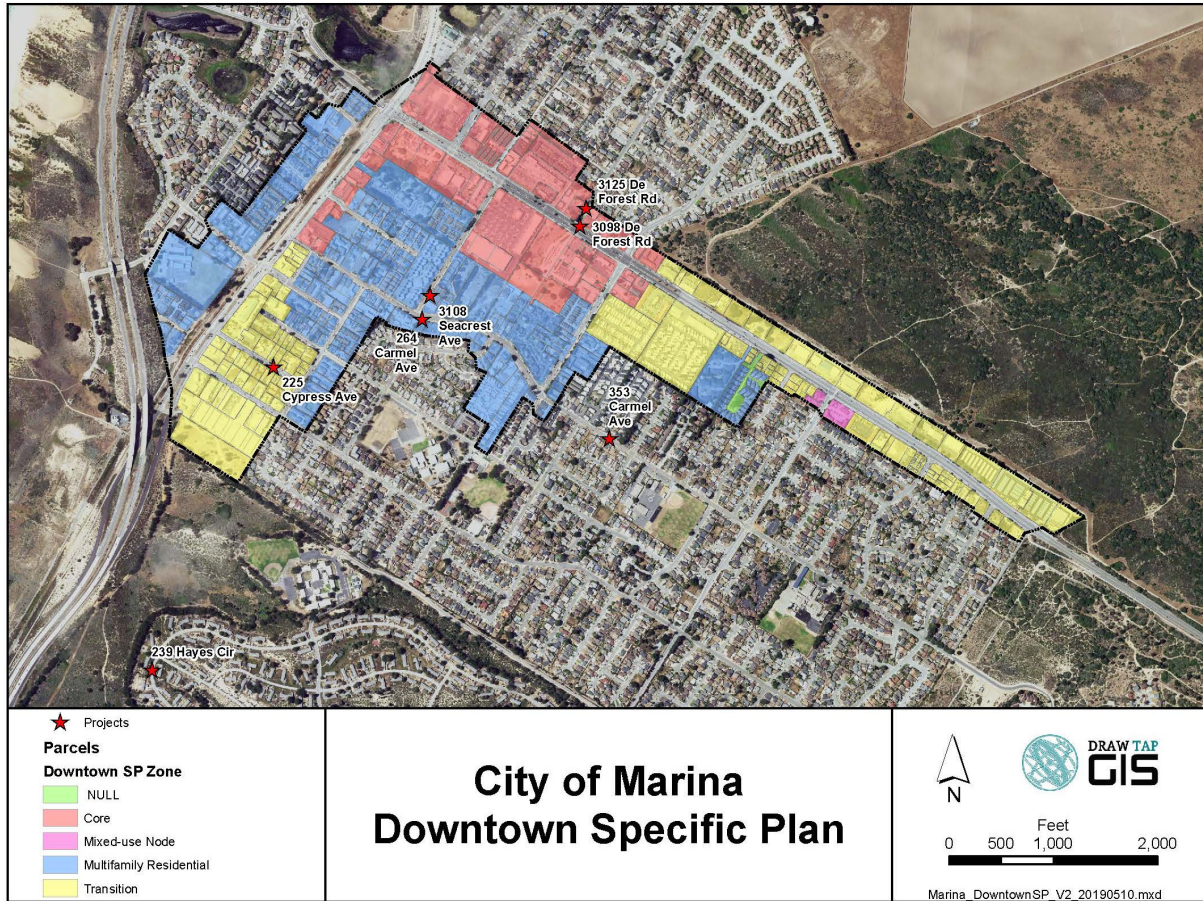
As the City continues to recover from the recession, housing construction activities have restarted. Between 2015 and 2018, 600 housing units have been constructed or are under construction. Among the 600 new units, 48 affordable units are provided – 47 units as part of CHISPA's Junsay Oaks project (41 very low income and one low income) and one very low income inclusionary unit as part of an apartment project.

In addition, 168 units have been approved, including the 71-unit Veteran Transition Center housing project that would be affordable to very low income veterans. Additional affordable units are also provided through the City inclusionary housing program and density bonus provisions, where deed restrictions for affordability were part of the project approvals. Almost all of the current projects are located within the proposed Downtown Vitalization Specific Plan area (see Figure 7).

Table 49: Housing Units Constructed, Under Construction, or Approved

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>RHNA for 2015-2023 Housing Element</u>	<u>315</u>	<u>205</u>	<u>238</u>	<u>550</u>	<u>1,308</u>
<u>Units Constructed/Under Construction</u>					
<u>2015</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>61</u>	<u>61</u>
<u>2016</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>74</u>	<u>74</u>
<u>2017</u>	<u>42</u>	<u>6</u>	<u>147</u>	<u>22</u>	<u>217</u>
<u>2018</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>248</u>	<u>248</u>
<u>Subtotal</u>	<u>42</u>	<u>6</u>	<u>147</u>	<u>405</u>	<u>600</u>
<u>Current Approved Projects</u>					
<u>Veteran Transition Center Housing</u>	<u>71</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>71</u>
<u>225 Cypress</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>11</u>	<u>12</u>
<u>3108 Seacrest</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>10</u>	<u>11</u>
<u>3125 De Forest</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>48</u>	<u>58</u>
<u>264 Carmel</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>9</u>	<u>10</u>
<u>353 Carmel</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>
<u>Subtotal</u>	<u>83</u>	<u>1</u>	<u>0</u>	<u>84</u>	<u>168</u>
<u>Total</u>	<u>125</u>	<u>7</u>	<u>147</u>	<u>489</u>	<u>768</u>

Figure 7: Location of Current Projects



4.1.3 Overall RHNA Obligations

Between the carried over penalty from the fourth cycle and the fifth cycle RHNA, less the units constructed, under construction, or approved the City has an overall remaining RHNA obligation of 863 units, including 685 lower income units, as summarized in Table 50.

Table 50: Overall RHNA Obligations

	Very Low	Low	Moderate	Above Moderate	Total
2008-2014 AB1233 Carried Forward	199	98	26	---	323
2015-2023 RHNA	315	205	238	550	1,308
Credits (see Table 49)	(125)	(7)	(147)	(488)	(768)
Total	389	296	117	61	863

4.2 Inventory of Sites

The assessment of available land was made from a careful review of the Community and Land Use Element of the General Plan, Zoning Ordinance, and Specific Plans. The following tables summarize the potential for committed housing development in each of Marina's four major geographic areas:

- Downtown Marina
- Central Marina, which consists of much of the existing developed area of Marina exclusive of Marina Station and former Fort Ord
- Marina Station, formerly referred to as the incorporated portion of Armstrong Ranch
- Former Fort Ord property in the southern portion of Marina

4.2.1 Downtown Marina

(1) Existing Development

Downtown Marina is generally suburban in nature, dominated by a mixture of single-story retail commercial and office buildings, single family homes, and one- to two-story multifamily residential units. The existing retail and office commercial uses are located primarily along Reservation Road and Del Monte Boulevard, and are predominantly oriented in a strip mall configuration with the buildings positioned at the back of large surface parking lots. Currently, the Downtown consists of approximately 825,000 square feet of commercial uses, 160 single family homes, and 1,550 multi-family residential units. Buildings date primarily from the postwar era, with significant shopping centers dating from the late 1950s. Single uses dominate most parcels in Downtown Marina. As part of the Downtown Vitalization Specific Plan (DVSP), the City commissioned a market study that identifies unfulfilled market supply for consumer demand in Marina. The study outlines strategies designed to transform Downtown Marina into an effective place to live, shop, and visit.

(2) Current Trends

As the City is recovering from the housing market implosion and recession, the City is beginning to see revived interest in residential and mixed use development in Downtown. As shown in Figure 7, all the recently approved projects are located in and around Downtown Marina. Specifically, two projects are located within the proposed Downtown Core, one project in Downtown Transition, and two projects in the Downtown Multifamily district. While these projects were approved under the current zoning and process (CUP), they demonstrate the interest and feasibility of multi-family and affordable housing development in Downtown. Even small lots (about 0.25 acre) are able to accommodate new housing construction that include affordable units (see Table 51). These projects also set the trends of recycling underutilized properties into higher density residential uses. Overall, the recent projects achieved an average density of 35 units per acre. With the adoption of the DVSP, anticipated by the Spring of 2020, the increased density and by-right development process would further facilitate the revitalization of Downtown Marina.

Table 51: Current Projects

Project Address	Type	Zoning	Site Size	Density	Density with Bonus	Existing Uses	Approved	Number of Units	Number of Affordable Units
<u>Veterans Transition Center Housing</u> <u>229-239 Hayes Circle</u>	<u>Apt</u>	<u>R-4</u>	<u>2.40</u>	<u>29.6</u>	<u>---</u>	<u>SF home</u>	<u>11/20/2018</u>	<u>71</u>	<u>71 Very Low</u>
<u>225 Cypress</u>	<u>Apt</u>	<u>C-R</u>	<u>0.28</u>	<u>35.0</u>	<u>42.0</u>	<u>SF home & mobile home</u>	<u>3/5/2018</u>	<u>12</u>	<u>1 Very Low</u>
<u>3108 Seacrest</u>	<u>Apt</u>	<u>R-4</u>	<u>0.24</u>	<u>35.0</u>	<u>41.2</u>	<u>Vacant</u>	<u>11/20/2018</u>	<u>11</u>	<u>1 Very Low</u>
<u>3125 De Forest</u>	<u>Apt</u>	<u>SP</u>	<u>1.43</u>	<u>35.0</u>	<u>40.6</u>	<u>Vacant</u>	<u>12/4/2018</u>	<u>58</u>	<u>10 Very Low</u>
<u>264 Carmel</u>	<u>Apt</u>	<u>R-4</u>	<u>0.25</u>	<u>35.0</u>	<u>39.6</u>	<u>SF home</u>	<u>8/21/2018</u>	<u>10</u>	<u>1 Low</u>
<u>353 Carmel</u>	<u>Apt</u>	<u>R-4</u>	<u>0.20</u>	<u>33.0</u>	<u>---</u>	<u>SF home</u>	<u>1/10/2019</u>	<u>6</u>	<u>---</u>
<u>Average Density</u>			<u>4.80</u>	<u>35.0</u>				<u>168</u>	

(3) Vacant and Underutilized Sites

Based on existing uses, discussions with property owners, and interested developers, City staff identified a list of properties within the proposed DVSP with the most potential for near-term development. Current trends in the City indicate development projects achieving an average density of 35 units per acre. For the purposes of this Housing Element, a conservative assumption of 30 units per acre is used. Considering that the Downtown Core and Transition districts could accommodate up to 70 and 50 units per acre, respectively, this average density is conservative.

Table 52: Development Potential on Vacant and Underutilized Sites within Proposed DVSP

Zoning	Minimum Density	Maximum Density	Average Density	Number of Parcels	Total Acres	Development Potential	
						Minimum	Average
<u>Core</u>	<u>20 du/ac</u>	<u>35 du/ac</u>	<u>30 du/ac</u>	<u>5</u>	<u>6.13</u>	<u>121</u>	<u>182</u>
<u>Transition</u>	<u>20 du/ac</u>	<u>35 du/ac</u>	<u>30 du/ac</u>	<u>13</u>	<u>13.70</u>	<u>267</u>	<u>404</u>
<u>R-4</u>	<u>20 du/ac</u>	<u>35 du/ac</u>	<u>30 du/ac</u>	<u>6</u>	<u>12.68</u>	<u>251</u>	<u>378</u>
<u>Total</u>				<u>24</u>	<u>32.51</u>	<u>639</u>	<u>964</u>

Note: R-4 properties include a proposed project of 94 units on two adjacent parcels. Project will provide 80 market-rate units and 14 affordable units (4 very low, 4 low, and 6 moderate).

4.2.2 Central Marina

Established residential neighborhoods to the north and south of Downtown Marina have limited land available with development potential for new housing. However, some infill sites in these areas have been identified with the potential for residential development (Table 53). All of these sites were originally included in the 2008-2014 Housing Element and remain available today. City staff reviewed the parcels for potential and constraints. Based on the recycling trend as demonstrated by the various current projects (most projects at 30 or above units per acre), these residential properties in Central Marina have real potential for future residential development. Specifically, two adjacent parcels are being considered for a 94-unit development. All of these sites are served with adequate infrastructure. Non-vacant parcels were characterized as underutilized if: site coverage of buildings was estimated at 40 percent or less, land dedicated to parking appears in excess of the need, the current use is much

less than the General Plan/Zoning Ordinance allows (for example one housing unit on a parcel zoned for multi-family), building configuration for the use might be considered functionally obsolescent, and/or obvious opportunities for consolidation with adjacent vacant and/or underutilized parcels. Parcels that are no longer available or do not anticipated to be redeveloped in the near future have been removed from the original inventory. Parcels that are being proposed to be redesignated as DVSP have been included under Downtown Marina and therefore not duplicated. A detailed inventory is included in Appendix C.

Table 53: Development Potential on Vacant and Underutilized Sites within Central Marina

Zoning	Max. Density	Minimum Density	Average Density	Number of Parcels	Total Acres	Development Potential	
						Minimum	Average
R-1	4 du/ac	4 du/ac	4 du/ac	10	5.12	22	27
R-4	35 du/ac	15 du/ac	30 du/ac	7	3.93	56	150
Total				17	9.05	78	177

Note: R-4 properties include a proposed project of 94 units on two adjacent parcels. Project will provide 80 market-rate units and 14 affordable units (4 very low, 4 low, and 6 moderate).

4.2.3 Monterey-Salinas Transit (MST) Station

A Specific Plan for the Monterey-Salinas Transit (MST) mixed use project was adopted by the City Council in October 2006. The Specific Plan states 55 to 65 units will be included in a mixed use project on the 3.3-acre property at the corner of Reservation Road and DeForest Road. The plan calls for a mix of housing units – studios, one, two and three bedroom units with 25 percent affordable. A minimum of 30 percent of the first 30 units will be affordable to low income households; 20 percent of the units above 30 units must be affordable according to the City’s inclusionary housing standards: six percent very low income, seven percent low income and seven percent moderate income. Due to the recession, the project was at a standstill. As the City is experiencing an active housing market, MST is actively soliciting development proposals for the site.

4.2.4 Marina Station

Armstrong Ranch is a 2,000-acre single-owned property immediately adjoining and to the north of developed portions of the City. A portion of it lies within the City’s municipal boundary (320 acres) and the remaining greater part lies within the City’s Sphere of Influence but north of the City’s Urban Growth Boundary. The 320 acres of land within the current City boundaries is known as “Marina Station” and a Specific Plan was adopted in March 2008.

Marina Station is designed according to neo-traditional planning principles of walkability, sustainability, mixed use and a range of housing types. The plan accommodates the proximity of the Marina Municipal Airport which constrains residential and other uses on the eastern portion of the area. The Specific Plan Land Use Map in Figure 8 shows the areas designated for residential, parks, commercial-residential, and industrial uses. Table 54 describes the zoning, total number of units and units per gross or net acre in the Marina Station Specific Plan area. There are six types of housing units accommodated within three zones: villas and large homes in the Neighborhood Edge Zone; apartments, row homes and town homes in the Neighborhood Center Zone; and villas, large homes, small homes, cottages, row homes, town homes, and arboleda lane homes (small lot single-family homes with entry access from a narrow lane) in the Neighborhood General Zone.

The Development Agreement recorded for the project specifies 30 percent of the units are to be below market housing. An Affordable Housing Agreement fulfilling the requirements of the Inclusionary Housing Ordinance, Chapter 17.45 of the Zoning Ordinance, will be approved by the City Council prior to submission of a final map. [Table 55](#) summarizes the potential units by type and affordability level.

Figure 8: Marina Station Specific Plan Land Use Map

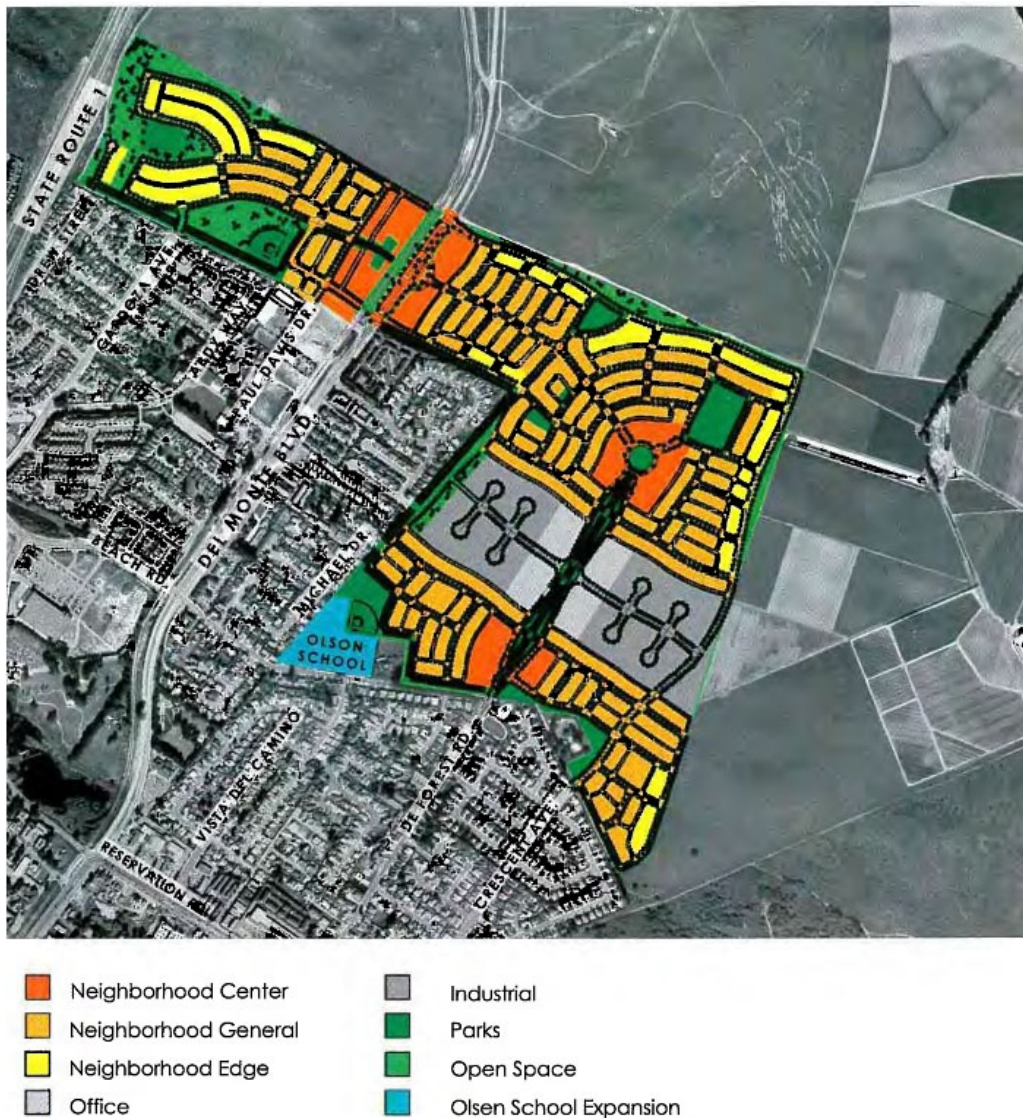


Table 54: Residential Development in Marina Station

Land Use	Estimated Units Allowed	Gross Acres	Approx. Units per Gross Acre	Net Acres	Approx. Units per Net Acre
Neighborhood Edge (NE) (127 single family units + 20 carriage units)	157	47	3.3	31	5.1
Neighborhood General (NG) (702 single family units + 62 carriage units)	764	132	5.5	81	9.0
Neighborhood Center (NC) ¹ (48 single family units + 391 apartments)	439	26.5	16.6	17.5	25.1
Total² (887 single family units + 473 apartments)	1,360	205.5	6.6	129.5	10.5

Notes:

1. The NC Zone also allows up to 60,000 square feet of retail space.

2. The actual number of units may vary.

Source: Specific Plan approved March 2008.

Table 55: Potential Units by Type and Affordability

Housing Type	Total
Small Single Family Dwelling- Market	887
Small Single Family Attached – Market	201
Single Family Attached – Moderate Income	35
Apartments – Very Low	82
Apartments – Low	95
Apartments – Moderate	60
Total	1,360

4.2.5 South Marina – Fort Ord

Redevelopment of the former Fort Ord property within the City of Marina is governed by the Fort Ord Base Reuse Plan of 1996. The Plan provides for residential development in four geographic areas: [Sea Haven \(formerly Marina Heights\)](#); Cypress Knolls; The Dunes (originally known as University Villages), and California State University-Monterey Bay. Rehabilitation of former Army housing was not economically feasible due to severely dilapidated conditions.

During the 2000-2007 Housing Element period, the City Council approved Specific Plans for [Sea Haven \(formerly known as Marina Heights\)](#) and The Dunes, and a tentative map for Cypress Knolls. [Table 56](#) describes each project's acreage by zoning and housing type and the number of planned new units. The locations of the residential and mixed-use sites are shown in the land use maps of the Specific Plan for Marina Heights ([Figure 9](#)), Specific Plan for The Dunes ([Figure 10](#)), and Tentative Map for Cypress Knolls ([Figure 11](#)).

Table 56: South Marina (Former Fort Ord) – Residential Development Commitments

Project Planning Area	Acreage	Average Density ¹ (units per acre)	Zoning District	Housing Type	Number of Planned New Units
<u>Sea Haven (formerly Marina Heights)</u>	4	26	Villages Homes	Multi-family Residential	102
	186	5	R-1 and Village Homes	Single-family Residential	948
Cypress Knolls	127.7	4.93	R-1	Single-family Residential—Age Restricted	630
	8.33	17.05	R-4	Multi-family Residential	142
	3.9	7		Senior Assisted Living	60
The Dunes (formerly University Villages)	13.5	20	Multiple Use	Multi-family Residential	271
	119	8	University Villages Residential	Single-family Residential	614
				Duplex	352
CSUMB	54.5	6	Undetermined	Single-family Residential	317
	8.5	20		Multi-family Residential	175
Total					<u>3,611</u>

The Dunes is committed to 20 percent very low to moderate income housing and an additional five percent for workforce. Cypress Knolls is committed to 20 percent very low to moderate income housing and an additional ten percent for “bridge”/workforce income levels. Marina Heights is committed to 342 affordable units, of which 186 are provided as part of the rehabilitated units in Abrams Park and Preston Park, and the remaining 156 onsite within the Marina Heights project. Due to the strict requirements under State law for using existing units to fulfill the RHNA, the 186 units in Abrams Park and Preston Park will most likely not qualify for RHNA credits and therefore not included in this sites inventory.

The entitlement approvals of these projects included benchmarks for development schedules for each type of housing. Due to changing conditions in the housing and financial markets, construction schedules have been constantly adjusting. With the revived housing market in Marina, construction has begun in Sea Haven and The Dunes. Table 57 summarizes the remaining capacity in these areas.

However, the original developer for Cypress Knoll no longer has the capacity to implement the project. A new developer intends to propose a revised project for the site. An updated status of CSUMB is also not available. As it is not likely that Cypress Knoll and CSUMB would be developed in the next two years, the City does not plan to rely on these sites for its remaining RHNA for the fifth Housing Element cycle.

Figure 9: Marina Heights Specific Plan



Figure 11: Cypress Knolls Tentative Map

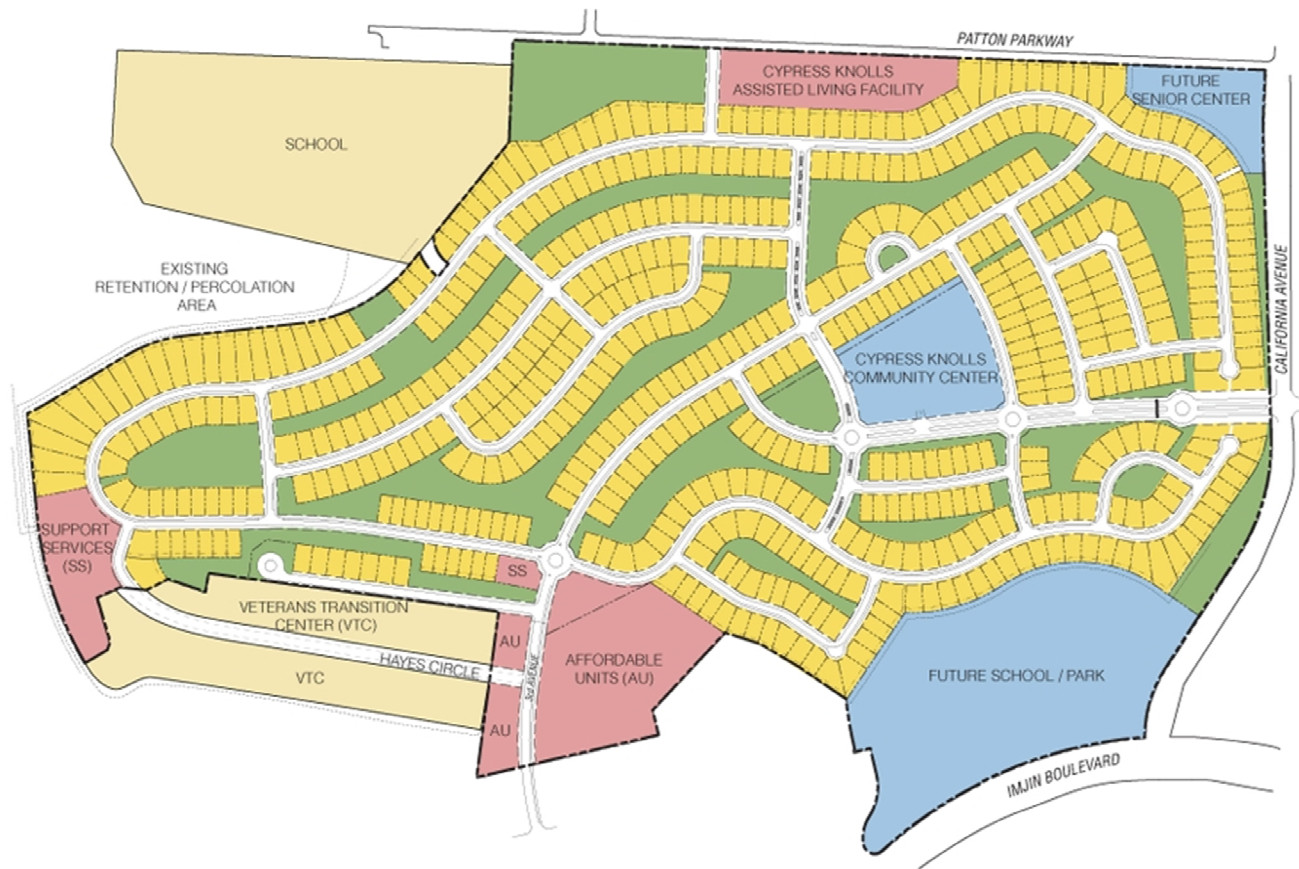


Table 57: South Marina (Former Ford Ord) – Remaining Residential Development Capacity

	Total	Units Developed Prior to 5 th Cycle RHNA	Units Permitted between 2015 and May 2019	Remaining Capacity
Sea Haven (formerly Marina Heights)				
Single Family – market	<u>840</u>	0	<u>238</u>	<u>602</u>
Small Single Family - workforce	108	0	<u>0</u>	<u>108</u>
Single Family attached - workforce	51	0	<u>0</u>	<u>51</u>
Single Family attached – moderate	51	0	<u>0</u>	<u>51</u>
Total	1,050	0	<u>238</u>	<u>812</u>
Cypress Knolls				
Single Family – market	<u>620</u>	0	<u>0</u>	<u>620</u>
Single Family Attached – workforce	71	0	<u>0</u>	<u>71</u>
Single Family Attached – moderate	48	0	<u>0</u>	<u>48</u>
Apartments – very low	43	0	<u>0</u>	<u>43</u>
Apartments – low	50	0	<u>0</u>	<u>50</u>
Total	<u>832</u>	0	<u>0</u>	<u>832</u>
The Dunes				
Single Family – market	<u>927</u>	131	<u>111</u>	<u>685</u>
Single Family Attached- workforce	62	0	<u>0</u>	<u>62</u>
Single Family Attached- low	53	0	<u>0</u>	<u>53</u>
Single Family Attached – moderate	87	0	<u>0</u>	<u>87</u>
Apartments – very low	74	74	0	<u>0</u>
Apartments – low	34	34	0	<u>0</u>
Total	1,237	239	<u>111</u>	<u>887</u>
CSUMB				
Single-Family	317	0	<u>0</u>	<u>317</u>
Multi-Family	175	<u>175</u>	0	<u>0</u>
Total	492	<u>175</u>	<u>0</u>	<u>317</u>
Total Units – South Marina/Former Fort Ord	3,611	414	349	2,848

4.2.6 Summary of Development Capacity for RHNA

As previously, the City of Marina has a remaining RHNA obligation of 863 units for the 2015-2023 planning period (see Table 50). Table 58 summarizes the remaining capacity available in the various areas of focus. Based on average density for sites in the proposed DVSP and Central Marina, and development agreements in the various specific plan areas (excluding Cypress Knoll and CSUMB), the City has adequate capacity to accommodate its RHNA for the 2015-2023 Housing Element for all income categories. Even if the DVSP and Central Marina sites are developed at the minimum density of 20 units per acre, the overall sites inventory would provide for 940 lower income units, 235

moderate income units, and 2,666 above moderate income units, adequate for the City's remaining RHNA obligations.

The entire lower income RHNA obligation can be satisfied by residential-only sites in Central Marina, the proposed DVSP, and adopted specific plans. Most sites are vacant or significantly underutilized. Furthermore, the sites in the DVSP have not been used in the previous Housing Element cycle to satisfy the RHNA.

Table 58: Summary of Sites Inventory for 2015-2023 Housing Element

	Very Low	Low	Moderate	Above Moderate	Total
Remaining RHNA Obligations	389	296	117	61	863
Available Sites					
Downtown <u>Vitalization Specific Plan</u> (average 30 du/ac)					
Core	91	91	0	0	182
Transition	202	202	0	0	404
R-4	189	189	0	0	378
Central Marina (Excluding Downtown) (average 30 du/ac)					
R-1	0	0	0	27	27
R-4 ¹	32	32	6	80	150
Monterey- Salinas Transit Station	12	3	2	48	65
Marina Station	82	95	95	1,088	1,360
Former Fort Ord					
Sea Haven (formerly Marina Heights)	0	0	51	761	812
The Dunes	0	53	87	747	887
Total Capacity	608	665	241	2,751	4,265
RHNA Surplus/(Shortfall)	219	369	124	2,690	3,402
Longer-Term Development Potential					
Cypress Knolls	43	50	48	570	711
CSUMB – North Campus Housing	0	0	0	317	317

- Two parcels are being proposed for a 94-unit development with 14 affordable units (4 very low, 4 low, and 6 moderate income units). While this project is only in the pre-application stage, this summary conservatively uses the proposed income distribution for assessing potential capacity.

4.2.7 Environmental Constraints

Within Marina Station and the south Marina/former Fort Ord areas, there are no known environmental constraints to developing the identified sites. Environmental Impact Reports were certified for the Specific Plans for Marina Station, Marina Heights and University Villages/The Dunes and the Tentative Map of Cypress Knolls. The EIRs identified potential impacts and mitigations and the City Council approved Mitigation Monitoring and Reporting Programs for each project. Downtown and Central Marina are already developed areas and there are no environmental constraints anticipated on the housing sites that would preclude development or redevelopment in the future.

4.2.8 Infrastructure

Water delivery systems and sewer treatment capacity is available within the planning period for the identified sites. The City Council adopted a Capital Improvements Program, with periodic updating, designed to ensure that adequate public improvements are available to support the new development in a timely manner.

Water Supply Assessments for each major project were approved by the City Council and the Board of the Marina Coast Water District to confirm a sufficient supply of water for the project in conformance with the requirements of State Water Code Section 10910 and State Government Code Section 77473.7.

The Marina Coast Water District is aware of priority water and sewer services procedures for developments with units affordable to lower income households, in accordance with State Government Code Section 65589.7.

4.3 Financial Resources

With the dissolution of the Redevelopment Agency in 2012, the City lost its most significant financial resource for affordable housing development. As a small community, the City does not qualify as an entitlement jurisdiction to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds directly from HUD. The City periodically applies for the State CDBG and HOME funds through a competitive process to support a variety of housing and community development activities. Most recently, the City utilized HOME funds to assist the development of two affordable housing projects – the 108-unit University Villages and 21-unit Rockrose Gardens.

Low Income Housing Tax Credits (LIHTC) is the most significant affordable housing funding program today, nationwide. However, the LIHTC is a highly competitive program and projects with high levels of funding leverage from other sources would compete well in the program.

4.4 Administrative Resources

Three non-profit housing organizations in Monterey County have the experience and resources to assist at-risk units or to develop new affordable housing: South County Housing, Mid-Peninsula Housing Coalition and Community Housing (CHISPA). Alliance Residential Company is a private corporation also with demonstrated experience in affordable housing management in Marina. The City of Marina has maintained a good working relationship with all four entities for many years and expects to continue to collaborate on affordable housing projects and programs. The State Department of Housing and Community Development maintains a roster of entities with the legal and managerial capacity to acquire and manage at-risk projects which is available on their website.

5. Housing Action Plan

This chapter describes housing goals, policies, and programs for the City of Marina. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City's action plan and constitute the City's local housing strategy.

Section 65583(b) of the State Government Code describes the requirements for the City's housing programs in the following areas:

- Provide adequate sites
- Assist in the development of adequate housing to meet the needs of extremely low, very low, low and moderate income households
- Address governmental constraints
- Conserve and improve the condition of the existing affordable housing stock
- Promote equal housing opportunities
- Preserve units at-risk

5.1 Consistency with General Plan and other Planning Frameworks

5.1.1 Coordination with Reuse of Former Fort Ord Lands

The policies contained herein have evolved over the course of three previous Housing Elements, and the response to the closing of Fort Ord. The Base Reuse Plan for Fort Ord established the framework for reuse of housing and property. The City of Marina's General Plan and project specific plans implement the goals of the Base Reuse Plan.

On June 10, 2016, FORA adopted the Regional Urban Design Guidelines (RUDG). These guidelines are required Base Reuse Plan policy refinements intended to facilitate community reuse goals. The guidelines were developed under a broadly-inclusive public planning process that incorporated significant local resident, property owner and stakeholder input. FORA jurisdictions, including the City of Marina, must consider these guidelines when submitting proposed land use plans, zoning codes, entitlements and other implementing actions. FORA must then determine the consistency of such plans, zoning, and actions with the guidelines (and other BRP requirements).

5.1.2 General Plan Provisions to Support Housing Element Goals

In addition to the inclusionary housing requirement, other key housing provisions of Marina's 2006 General Plan provided the direction and framework for the Marina Housing Element update. One of the principal goals and prevailing theme of Marina's General Plan is the attainment of a jobs-housing balance through economic development that generates substantial high quality jobs and through establishment of a jobs-housing phasing program. Other key General Plan provisions call for construction of a diverse mix of housing types to accommodate a broad range of life-styles and income levels, especially with respect to matching the needs of the City's current and projected future workforce (General Plan Policies 2.17 and 2.28). As individual elements of the General Plan are

updated, the City will conduct a consistency analysis to ensure internal consistency among the various elements is maintained.

5.2 Goals and Policies

5.2.1 Housing Element Goals

The follow housing goals are implemented through a number of housing policies:

- Ensure the provision of adequate sites for a range of housing types to ensure housing is available for a range of needs
- Assist in the development of adequate housing to meet the needs of extremely low, very low, low and moderate income households
- Address governmental constraints to the construction and preservation of housing where feasible
- Conserve and improve the condition of the existing affordable housing stock
- Promote equal housing opportunities to address a range of community needs

5.2.2 Housing Policies

The policies for the 2015-2023 are carried forward and modified from the 2008-2014 Housing Element:

1. Ensure that adequate vacant land or property suitable for residential development or redevelopment is available to meet the City's construction need as adopted by the Association of Monterey Bay Area Governments (AMBAG) in the Regional Housing Needs Plan 2014–2023 for Monterey and Santa Cruz Counties of June 11, 2014.
2. Facilitate and encourage a variety of housing options to accommodate the City's share of Regional Housing Needs Allocation (RHNA).
3. Ensure that City site improvement standards, development review procedures, and development fees do not serve to unduly constrain the development, conservation, and rehabilitation of housing.
4. Pursue and monitor funding sources at the federal, state or local levels, particularly those sources that facilitate nonprofit acquisition of housing, which may become available for the preservation of at-risk projects, rehabilitation of existing housing, and construction of new affordable housing.
5. Continue to encourage the conservation of existing dwelling units throughout the City.
6. Support and initiate, where feasible, public and private energy conservation programs that would reduce the energy needs and costs of housing in Marina.

7. Support efforts to minimize and prevent housing discrimination in compliance with state law on the basis of race, color, sex, sexual orientation, religion, age, marital status, children (i.e., families with children), or disability.
8. Provide opportunity for and encourage the development of adequate housing for the City's special needs groups including the elderly, disabled (including those with developmental disabilities), large households, female-headed families, farmworkers, and those in need of emergency shelter.
9. Seek to ensure the availability of an adequate water supply to serve the long-term housing needs of the City.
10. Minimize greenhouse gas emissions.

5.3 Housing Programs

Policies and programs from the 20080-2014 Housing Element have been incorporated herein. As a result of the analysis of effectiveness in Appendix B, they have been updated, modified, or deleted as necessary to reflect accomplished programs, existing and projected needs, constraints, and available resources. Monitoring of program accomplishments will be conducted periodically primarily through the annual General Plan review process and reported to the City Council.

Policy 1: Ensure that adequate vacant land or property suitable for residential development or redevelopment is available to meet the City's construction need as adopted by the Association of Monterey Bay Area Governments (AMBAG) in the Regional Housing Needs Plan 2014–2023 for Monterey and Santa Cruz Counties of June 11, 2014.

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 has also incurred a carryover of 323 units (199 very low income, 98 low income, and 26 moderate income units) from the previous fourth Housing Element cycle. Combined and taken into consideration of housing units constructed and approved since the beginning of the fifth cycle, the City has an overall RHNA obligation of 863 units (389 very low income, 296 low income, 117 moderate income, and 61 above moderate income units).

The City's current land use policies, as guided by its General Plan, Zoning Ordinance, and adopted Specific Plans, do not offer adequate capacity to accommodate the City's overall RHNA obligations. However, the City is actively pursuing the adoption of the Downtown Vitalization Specific Plan (DVSP), along with a new Development Code to implement the proposed DVSP. The DVSP will provide three land use districts: Core (20-70 du/ac), Transition (20-50 du/ac), and Multifamily (20-37 du/ac), with the potential to add 2,400 new units to Downtown Marina. Adoption of the DVSP and development code is anticipated to complete by Spring 2020 due to the need to conduct community outreach and CEQA environmental clearance.

Timeline and Objectives:	▪ <u>Adopt the proposed Downtown Vitalization Specific Plan and Development Code by Spring 2020.</u>
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	- Annually update the City's progress in implementing the various specific plans and monitor the sites inventory to ensure adequate capacity is available for its <u>remaining RHNA of 863 units</u>. <u>Maintain contact with property owners and</u> assist developers in identifying vacant and underutilized properties in the Central and Downtown Marina areas for residential and mixed use development.
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Program 1.2: Mixed Use/Increased Density – MST Site

A minimum of 55 units are anticipated 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 County Area Median Income (AMI), plus 20 percent of the units above 30 will be affordable at the levels specified in the City's inclusionary housing ordinance.

Timeline and Objectives:	<u>Actively pursue a developer for the MST site.</u> - Achieve 55 units, including 15 low and moderate income units.
Responsible Agencies:	Community Development/Planning Services Division; Monterey-Salinas Transit
Funding Sources:	Departmental Budget

Program 1.3: Mixed Use/Increased Density – Monitoring Housing Production

The City has been actively monitoring the development of mixed use and residential developments in relation to the RHNA: for example in the Specific Plan areas of The Dunes, Marina Station, and Downtown. While the locations and number of units in mixed use projects are firmly established in the Specific Plans of The Dunes and Marina Station projects and committed in Development and Disposition Agreements, the location and development of mixed use projects in other areas are subject to changes in development trends and market conditions. The City will continue to monitor the progress of development in the Downtown/central Marina area. The proposed DVSP includes development standards and incentives that would facilitate residential development based on market feasibility as demonstrated by recent projects.

Timeline and Objectives:	<u>Adopt DVSP by Spring 2020 with increased density and flexible development standards.</u> <u>Continue to monitor development trends to identify appropriate incentives and remove constraints in order to implement the DVSP and also to achieve a range of housing options that are needed in the community.</u>
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Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Program 1.4: Encourage Lot Consolidation to Facilitate Housing Development

In 2010, the City developed a formal application process for parcel mergers to encourage and facilitate parcel consolidation to accommodate the development of housing. The process has facilitated several recent housing developments in the City.

Timeline and Objectives:	- Continue to promote lot consolidation by posting requirements/application form on City website <u>with the goal of achieving one project with lot consolidation annually.</u> - Assist developers in identifying opportunities for lot consolidation.
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Policy 2: Facilitate and encourage a variety of housing options to accommodate the City's share of Regional Housing Needs Allocation (RHNA).

Program 2.1: Density Bonus

The City will 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 be applied to that project. Most recent housing projects in the City have utilized the density bonus provisions to increase density and accommodate affordable units.

Timeline and Objectives:	<u>Amend, by the end of 2020, the City's Density Bonus provisions to be consistent with recent changes to State Density Bonus Law.</u> <u>Achieve 200 lower income affordable units between 2015 and 2023 through density bonus and inclusionary housing (132 lower income units constructed/approved as of May 2019).</u>
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Program 2.2: Affordable Housing Development

The City will facilitate the development of affordable housing for lower and moderate income households through the following:

- Work with interested developers to identify appropriate sites for affordable housing.
- Work with or assist 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 including housing for extremely low income households, seniors, and the disabled.
- Provide priority processing for affordable housing projects and offer pre-application consultation.

Timeline and Objectives:	▪ Annually meet with housing developers to discuss opportunities for affordable housing development. ▪ Annually evaluate the effectiveness of tools and incentives available to facilitate affordable housing <u>with the goal of achieving 200 lower income affordable housing between 2015 and 2023 ((132 lower income units constructed/approved as of May 2019).</u>
Responsible Agencies:	Community Development/Planning Services Division; City Manager's Office/Housing
Funding Sources:	Departmental Budget

Program 2.3: Inclusionary Housing Requirements

All new development or redevelopment of 20 or more residential units and all existing housing in Marina's former Fort Ord occupied as of July 1, 2003 is required to provide at minimum a specified number of housing units affordable to specific income groups. The City of Marina General Plan (adopted December 2005) requires a 20 percent 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 also require 20 percent affordable housing. However, the Marina Municipal Code Section 17.05.030C(2) requires a 40 percent total affordable requirement on the former Fort Ord. This requirement is not consistent with the General Plan and the specific plans. The City will amend the Zoning Ordinance to change the total affordable requirement in existing housing in Marina's former Fort Ord, occupied as of July 1, 2003, to 20 percent (see Table 59)

Table 59: Inclusionary (Affordable) Housing Requirements - Proposed Revision to Municipal Code

Planning Area	Percent of Required Affordable Housing by Income Category				Total Affordable Requirement (Percentage of Total Units)
	Very Low (≤ 50% AMI)	Low (50 – 80% AMI)	Moderate (80- 120% AMI)	Below-Market Rate (120 – 150% AMI)	
Citywide: New or Rehabilitated Housing	6 Percent	7 Percent	7 Percent	10 Percent Voluntary, incentive based	20+
Former Fort Ord: Existing Occupied Housing as of 7/1/2003	6 Percent	7 Percent	7 Percent	0	20

Timeline and Objectives:	Amend the Zoning Ordinance, by the end of <u>2020</u>, to change the total affordable requirement in existing housing in Marina's former Fort Ord, occupied as of July 1, 2003, to 20 percent, <u>consistent with the General Plan. Ensure the Inclusionary Housing Ordinance is compliant with the State density bonus law.</u>
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Program 2.4: Rezone Additional Land for Mobile Home Park

Mobile homes represent an important resource for affordable housing. The City may consider rezoning additional land for use and development of a new mobile home park.

Timeline and Objectives:	Evaluate, every two years, the need and market conditions for additional mobile home parks.
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Program 2.5: Preferential Housing for Marina Workers and Residents

The City will continue to monitor ongoing administration of Below Market Rate (BMR) housing to ensure 30 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.

Timeline and Objectives:	Ongoing monitoring and annually report to the City Council regarding the status of BMR units.
Responsible Agencies:	City Manager's Office/Housing
Funding Sources:	Departmental Budget

Policy 3: Ensure that City site improvement standards, development review procedures, and development fees do not form an undue constraint on the development, conservation, and rehabilitation of housing.

Program 3.1: Improvement Standards Review

The City will 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.

Timeline and Objectives:	▪ Review improvement standards every three years. <u>If constraints are identified, work to modify standards and procedures with six months of the review.</u>
Responsible Agencies:	Community Development/Planning Service Division
Funding Sources:	Departmental Budget

Program 3.2: Zoning Ordinance Amendments

In 2011, the City amended the Zoning Ordinance to address a variety of housing-related requirements. Additional cleanup efforts are identified as part of this Housing Element update. These include:

- **Transitional and Supportive housing:** Amend the Zoning Ordinance to incorporate the provision of transitional and supportive housing in commercial and mixed use zones where housing is also permitted. Provisions for transitional and supportive housing will be consistent with State law, to be permitted as a residential use in the same manner as similar uses in the same zone.
- **Employee Housing:** Amend the Zoning Ordinance to comply with the State Employee Housing Act, which requires farmworker housing up to 36 beds or 12 units to be treated as an agricultural use in K (Agricultural-Residential District) and A (Limited Agricultural Uses Combining District), and employee housing for six or fewer employees to be treated as a regular residential use to be permitted in the same manner as similar uses in the same zone.
- **Density Bonus Replacement Requirement and Extended Affordability Covenants:** Amend the Zoning Ordinance to be consistent with the most recent changes in State law.

Timeline and Objectives:	▪ Amend the Zoning Ordinance to address the provision of transitional housing, supportive housing, and employee housing <u>by the end of 2020.</u>
Responsible Agencies:	Community Development/Planning Service Division
Funding Sources:	Departmental Budget

Policy 4: Pursue and monitor funding sources at the federal, state or local levels, particularly those sources that facilitate nonprofit acquisition of housing, which may become available for the preservation of at-risk projects, rehabilitation of existing housing, and construction of new affordable housing.

Program 4.1: Affordable Housing Resources

With the dissolution of the Redevelopment Agency, the City lacks a steady source of revenue to support affordable housing development and provide assistance to lower and moderate income households. 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
- Rehabilitation assistance

Specifically, the City will pursue opportunities that benefit those with special housing needs, including the extremely low income, elderly, disabled (including developmental disabilities), and families with children. The City will encourage the development of affordable family housing to include child care facilities on site.

Timeline and Objectives:	▪ Annually explore funding opportunities available at local, state, and federal levels and pursue funding as appropriate. <u>Specifically, pursue SB 2 planning and affordable housing grants.</u>
Responsible Agencies:	City Manager's Office/Housing
Funding Sources:	Departmental Budget

Policy 5: Continue to encourage the conservation of existing dwelling units throughout the City.

Program 5.1: Property Inspection/Code Enforcement

The City will 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.

Timeline and Objectives:	▪ <u>Ongoing implementation.</u> ▪ <u>Inspect 200 properties annually.</u>
Responsible Agencies:	Community Development/Building Division
Funding Sources:	Departmental Budget

Program 5.2: Conservation of Existing Affordable Housing

The City has an inventory of 476 housing units that are deed restricted as affordable housing, although none is considered to be at risk of converting to market-rate housing within the next ten years. The City will work to conserve its existing affordable housing inventory.

Timeline and Objectives:	▪ Annually monitor the affordable units by contacting property owners regarding their intent to maintain the units as affordable housing. ▪ When a Notice of Intent to convert from low income housing to market-rate housing is received (typically one year in advance of conversion), work with property owners to ensure that the tenants are properly noticed and provided information on potential resources for assistance, and any application displacement and relocation requirements are complied with. ▪ On an ongoing basis, work with nonprofit housing providers to pursue funding to preserve and improve existing affordable housing.
Responsible Agencies:	City Manager's Office/Housing
Funding Sources:	Departmental Budget

Policy 6: Support and initiate, where feasible, public and private energy conservation programs that would reduce the energy needs and costs of housing in Marina.

Program 6.1: Energy Conservation

The City will 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 (AMBAG).

Timeline and Objectives:	▪ Continue to provide 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. ▪ Annually update information on available resources for energy conservation improvements.
Responsible Agencies:	Community Development/Planning Services Division and Building Division
Funding Sources:	Departmental Budget

Policy 7: Support efforts to minimize and prevent housing discrimination in compliance with state law on the basis of race, color, sex, sexual orientation, religion, age, marital status, children (i.e., families with children), or disability.

Program 7.1: Fair Housing Outreach

The City will continue to promote equal housing opportunity by providing fair housing information on 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 [and ECHO Housing](#).

Timeline and Objectives:	▪ Provide links to fair housing resources on City website and distribute informational materials on fair housing at public locations by the end of 2019 .
Responsible Agencies:	Community Development/Planning Services Division; City Manager's Office/Housing
Funding Sources:	Departmental Budget

Policy 8: Provide opportunity for and encourage the development of adequate housing for the City's special needs groups including the elderly, disabled (including those with developmental disabilities), large households, female-headed families, farmworkers, and those in need of emergency shelter.

Program 8.1: Special Needs Housing – Removal of Constraints

The City will adopt a reasonable accommodation ordinance to assist persons with disabilities. Ongoing review of Zoning Ordinance to identify and remove any constraints and ensure that reasonable accommodations are provided in regard to ensuring housing opportunities for persons with disabilities.

Timeline and Objectives:	▪ Adopt a Reasonable Accommodation Ordinance that provides exceptions to land use and zoning by the end of 2020 and annually monitor the effectiveness of the ordinance in facilitating housing for persons with disabilities.
Responsible Agencies:	Community Development/Planning Services Division and Building Division
Funding Sources:	Departmental Budget

Policy 9: Seek to ensure the availability of an adequate water supply to serve the long-term housing needs of the City.

Program 9.1: Collaboration with Water Resources Agencies

The City will continue to work with the Marina Coast Water District, Fort Ord Reuse Authority and other appropriate agencies to secure sufficient water resources to meet the expected needs of projected housing developments through 2023.

Timeline and Objectives:	Meet with various water resources agencies at least annually to discuss water resources and strategies for meeting the projected housing needs in the region.
Responsible Agencies:	City of Marina Administration; Community Development/ Planning Services Division
Funding Sources:	Departmental Budget

Policy 10: Minimize greenhouse gas emissions.

Program 10.1: Greenhouse Gas Reduction

To assist local governments, the State of California Attorney General has prepared and maintains through updates, a list of “Generally Applicable Global Warming Measures” that are known to reduce the global warming related impacts of a project. As appropriate, the City will incorporate these measures as design features of a project, to reduce project specific greenhouse gas emissions to the maximum extent feasible.

Timeline and Objectives:	As part of project review, encourage the incorporation of best practices to achieve greenhouse gas emissions reductions and encourage LEED or equivalent certification for all developments.
Responsible Agencies:	Community Development/ Planning Services Division and Building Division
Funding Sources:	Departmental Budget

5.4 Quantified Objectives

The Housing Element is required to provide quantified objectives for new construction, rehabilitation, and conservation. Housing needs in Marina far exceeded the resources available to the City. The quantified objectives, as permitted under State law, are established at levels that acknowledge the limited resources available. These objectives are general estimates only. The City will work diligently to achieve or exceed these objectives.

Table 60: Quantified Objectives (2015-2023)

	Extremely Low Income ¹ (30% AMI)	Very Low Income (50% AMI)	Low Income (80% AMI)	Moderate Income (120% AMI)	Above Moderate Income
<u>Remaining</u> RHNA	<u>194</u>	<u>195</u>	<u>296</u>	<u>117</u>	<u>61</u>
New Construction ²	<u>50</u>	<u>50</u>	<u>100</u>	<u>150</u>	<u>400</u>
Rehabilitation ³	<u>20</u>	<u>40</u>	<u>40</u>		
Conservation (include Preservation of At-Risk Housing) ⁴	238	238			

Notes:

1. State Housing Element law requires local jurisdictions establish quantified objectives to include also extremely low income households. For projected RHNA housing needs, local jurisdictions can evenly split the very low income RHNA into extremely low and low income.
2. New construction objectives are estimated at about 25 percent of the extremely low/very low income RHNA and 25 percent of the low income RHNA.
3. The City currently does not offer a rehabilitation program. However, this Housing Element includes future action to pursue funding to reinstate the rehabilitation assistance programs.
4. Although the City does not have any at-risk projects, the City will continue to monitor its affordable housing inventory of 238 affordable units.

Appendix A: Public Participation

A.1 Study Session

On May 30, 2019, the City conducted a Joint City Council and Planning Commission Study Session to discuss the 2019 Midterm Review of the Marina Housing Element. The Study Session discussed the purpose, requirement, and process for the Midterm Review, as well as key issues to be addressed for the Marina Housing Element to achieve compliance with State law. The Planning Commission and City Council expressed support for the Downtown Vitalization Specific Plan as a key strategy for providing adequate sites for the City's RHNA obligations, due to the goal of preserving existing single-family neighborhoods and limitations for growth in other areas and also acknowledged the water supply issues. The City Council also directed staff to continue working on Zoning Code amendments to address the City's inclusionary housing and density bonus provisions. A resident also spoke at the Joint Meeting and expressed support for the Downtown Vitalization Specific Plan and the Housing Element.

Appendix B: Review of 2015-2023 Housing Element Accomplishments

The following reviews the City's accomplishments since adoption of the fifth cycle Housing Element on June 20, 2016.

Table B-1: Mid-Term Review of 2015-2023 Housing Element Program Accomplishments

<u>Program Name</u>	<u>Summary Program Description</u>	<u>Accomplishments/ Progress in Implementation</u>
<u>Policy 1: Ensure that adequate vacant land or property suitable for residential development or redevelopment is available to meet the City's construction need as adopted by the Association of Monterey Bay Area Governments (AMBAG) in the Regional Housing Needs Plan 2014-2023 for Monterey and Santa Cruz Counties of June 11, 2014.</u>		
<u>Program 1.1</u> <u>Provide Adequate Sites for RHNA</u>	<u>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.</u>	<u>Total units toward RHNA since 2015 – 600 units:</u> <u>• Very Low – 42 units</u> <u>• Low – 6 units</u> <u>• Moderate – 147 units</u> <u>• Above Moderate – 405 units</u> <u>Total Remaining RHNA – 708 units:</u> <u>• Very Low – 273 units</u> <u>• Low – 200 units</u> <u>• Moderate – 92 units</u> <u>• Above Moderate – 143 units</u> <u>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 2020.</u>
<u>Program 1.2</u> <u>Mixed Use/ Increased Density/MST site</u>	<u>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.</u>	<u>A developer has expressed interest in developing on the site, but no development plan for this site has been received.</u>

Table B-1: Mid-Term Review of 2015-2023 Housing Element Program Accomplishments

<u>Program Name</u>	<u>Summary Program Description</u>	<u>Accomplishments/ Progress in Implementation</u>
<u>Program 1.3</u> <u>Mixed Use/Increased Density -</u> <u>Monitoring Housing Production</u>	<u>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.</u>	<u>Currently Black Bear building permit software is available to track housing construction data within the City of Marina.</u> <u>At the Dunes on Monterey Bay, building permits were issued for 111 units. Recently approved projects in the Downtown have also added 168 new units, including 84 affordable units.</u> <u>Housing development within the Marina Station Specific Plan area and Downtown Marina has been slow to non-existent during the economic downturn.</u>
<u>Program 1.4</u> <u>Encourage Lot Consolidation to</u> <u>Facilitate Housing Development</u>	<u>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).</u>	<u>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.</u>
<u>Policy 2. Facilitate and encourage a variety of housing options to accommodate the City's share of Regional Housing Needs Allocation (RHNA).</u>		
<u>Program 2.1</u> <u>Density Bonus</u>	<u>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.</u>	<u>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.</u> <u>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.</u>

Table B-1: Mid-Term Review of 2015-2023 Housing Element Program Accomplishments

<u>Program Name</u>	<u>Summary Program Description</u>	<u>Accomplishments/ Progress in Implementation</u>
<u>Program 2.2</u> <u>Affordable Housing Development</u>	<u>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.</u>	<u>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.</u>
<u>Program 2.3</u> <u>Inclusionary Housing Requirements</u>	<u>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.</u>	<u>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.</u> <u>Marina Municipal Code (MMC) Section 17.05.030 C (2) requires a 40% total affordable requirement on the former Fort Ord.</u> <u>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.</u> <u>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.</u>
<u>Program 2.4</u> <u>Re-Zone Additional land for Mobile Home Park</u>	<u>Consider re-zoning additional land for use and development of a new mobile home park.</u>	<u>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.</u> <u>The City evaluates the need for rezoning land for mobile home parks every two years.</u>

Table B-1: Mid-Term Review of 2015-2023 Housing Element Program Accomplishments

<u>Program Name</u>	<u>Summary Program Description</u>	<u>Accomplishments/ Progress in Implementation</u>
<u>Program 2.5</u> <u>Preferential Housing for Marina Workers and Residents</u>	<u>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.</u>	<u>This is an ongoing program.</u> <u>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.</u>
<u>Policy 3. Ensure that City site improvement standards, development review procedures, and development fees do not form an undue constraint to the development, conservation, and rehabilitation of housing.</u>		
<u>Program 3.1</u> <u>Improvement Standards Review</u>	<u>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.</u>	<u>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.</u> <u>The City amended the zoning code to allow accessory dwelling units in all residentially zoned districts.</u>
<u>Program 3.2</u> <u>Zoning Ordinance Amendments</u>	<u>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.</u>	<u>The zoning amendments are expected to occur with the Zoning Ordinance update in 2020.</u>
<u>Policy 4. Pursue and monitor funding sources at the federal, state or local levels, particularly those sources that facilitate nonprofit acquisition of housing, which may become available for the preservation of at-risk projects, rehabilitation of existing housing, and construction of new affordable housing.</u>		
<u>Program 4.1</u> <u>Affordable Housing Resources</u>	<u>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.</u>	<u>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.</u>

Table B-1: Mid-Term Review of 2015-2023 Housing Element Program Accomplishments

<u>Program Name</u>	<u>Summary Program Description</u>	<u>Accomplishments/ Progress in Implementation</u>
<u>Policy 5. Continue to encourage the conservation of existing dwelling units throughout the City.</u>		
<u>Program 5.1</u> <u>Property Inspection/Code Enforcement</u>	<u>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.</u>	<u>This is an ongoing program.</u>
<u>Program 5.2</u> <u>Conservation of Existing Affordable Housing</u>	<u>The city will work to conserve its existing affordable housing inventory of 476 units.</u>	<u>This is an ongoing program.</u> <u>Affordable units are monitored by legal staff on a consistent basis. This program is implemented as situations arise.</u>
<u>Policy 6. Support and initiate, where feasible, public and private energy conservation programs that would reduce the energy needs and costs of housing in Marina.</u>		
<u>Program 6.1</u> <u>Energy Conservation</u>	<u>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.</u>	<u>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.</u> <u>All information provided by the City is current and up to date.</u>
<u>Policy 7. Support efforts to minimize and prevent housing discrimination in compliance with state law on the basis of race, color, sex, sexual orientation, religion, age, marital status, children (i.e. families with children), or disability.</u>		
<u>Program 7.1</u> <u>Fair Housing Outreach</u>	<u>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.</u>	<u>This is an ongoing program.</u> <u>Information and links in regards to fair housing are updated as needed.</u>

Table B-1: Mid-Term Review of 2015-2023 Housing Element Program Accomplishments

<u>Program Name</u>	<u>Summary Program Description</u>	<u>Accomplishments/ Progress in Implementation</u>
<u>Policy 8. Provide opportunity for and encourage the development of adequate housing for the City's special needs groups including the elderly, disabled (including those with developmental disabilities), large households, female-headed families, farmworkers, and those in need of emergency shelter.</u>		
<u>Program 8.1 Special Needs Housing – Removal of Constraints</u>	<u>Adopt a reasonable accommodation ordinance to assist persons with disabilities. Ongoing review of Zoning Ordinance to identify and remove any constraints and ensure that reasonable accommodations are provided in regard to ensuring housing opportunities for persons with disabilities.</u>	<u>The City is expecting to adopt a Reasonable Accommodation Ordinance that provides exceptions to land use and zoning in 2020.</u>
<u>Policy 9. Seek to ensure the availability of an adequate water supply to serve the long-term housing needs of the city.</u>		
<u>Program 9.1 Collaboration with Water Resource Agencies</u>	<u>Continue to work with the Marina Coast Water District, Fort Ord Reuse Authority and other appropriate agencies to secure sufficient water resources to meet the expected needs of projected housing developments through 2023.</u>	<u>Staff continues to participate with the MCWD and FORA to monitor land development entitlements in relation to the City's water allocation and available water supply.</u> <u>Meetings occur at least annually.</u> <u>The City is currently working with the Marina Coast Water District on projected housing units for the Downtown Vitalization Plan.</u>
<u>Policy 10. Minimize greenhouse gas emissions</u>		
<u>Program 10.1 Greenhouse Gas Reduction</u>	<u>To assist local governments, the State of California Attorney General has prepared and maintains through updates, a list of "Generally Applicable Global Warming Measures" that are known to reduce the global warming related impacts of a project. As appropriate, incorporate these measures as design features of a project, to reduce project specific greenhouse gas emissions to the maximum extent feasible.</u>	<u>This is an ongoing program.</u> <u>City staff ensures that all land development projects incorporate best management practices to achieve greenhouse gas emissions reductions, and encourage LEED or equivalent certification for all developments with the goal of reducing Marina's greenhouse gas emissions over time. These measures are, wherever feasible, incorporated into project design, through developer/staff negotiations, rather than as project mitigation.</u>

Appendix C: Detailed Sites Inventory

Table C-1: Central Marina Sites Inventory

Map ID	APN	Property Address	Acres	Sq. Ft.	General Plan Land Use	Existing Use	Zone	Min. Density (du/ac)	Average Density (du/ac)	Underutilization Potential	Residential Development Potential (Units)	
											Minimum	Average
<u>1</u>	<u>033-011-006</u>	<u>3320 Abdy Way</u>	<u>1.6</u>	<u>90,169</u>	<u>Single Family</u>	<u>Vacant</u>	<u>R-1</u>	<u>4</u>	<u>7</u>	<u>Vacant. Property. Owner has applied to change zoning from C-R to be consistent with General Plan for a residential development of 11 units at 7 units per acre.</u>	<u>6</u>	<u>11</u>
<u>2</u>	<u>032-352-003</u>	<u>3055 California Ave.</u>	<u>0.14</u>	<u>6,098</u>	<u>Single Family</u>	<u>Vacant</u>	<u>R-1</u>	<u>4</u>	<u>4</u>	<u>Vacant</u>	<u>1</u>	<u>1</u>
<u>3</u>	<u>032-352-004</u>	<u>3057 California Ave.</u>	<u>0.14</u>	<u>6,098</u>	<u>Single Family</u>	<u>Vacant</u>	<u>R-1</u>	<u>4</u>	<u>4</u>	<u>Vacant</u>	<u>1</u>	<u>1</u>
<u>4</u>	<u>032-352-005</u>	<u>3059 California Ave.</u>	<u>0.15</u>	<u>6,534</u>	<u>Single Family</u>	<u>Vacant</u>	<u>R-1</u>	<u>4</u>	<u>4</u>	<u>Vacant</u>	<u>1</u>	<u>1</u>
<u>5</u>	<u>032-352-006</u>	<u>3061 California Ave.</u>	<u>0.13</u>	<u>5,663</u>	<u>Single Family</u>	<u>Vacant</u>	<u>R-1</u>	<u>4</u>	<u>4</u>	<u>Vacant</u>	<u>1</u>	<u>1</u>
<u>6</u>	<u>032-383-053</u>	<u>414 Reindollar Ave.</u>	<u>1.51</u>	<u>65,776</u>	<u>Single Family</u>	<u>Church</u>	<u>R-1</u>	<u>4</u>	<u>4</u>	<u>Current building and parking occupy 1/3 of parcel. This is a small religious facility. Throughout the State, small congregations are closing, merging, or disposing properties due to financial constraints. Another similar property is being proposed for redevelopment. See Table C-2.</u>	<u>6</u>	<u>6</u>
<u>7</u>	<u>033-011-008</u>	<u>3302 Abdy Way</u>	<u>0.20</u>	<u>8,712</u>	<u>Single Family</u>	<u>Vacant w/parking</u>	<u>R-1</u>	<u>4</u>	<u>4</u>	<u>Vacant w/parking</u>	<u>1</u>	<u>1</u>
<u>8</u>	<u>033-011-009</u>	<u>3300 Abdy Way</u>	<u>0.23</u>	<u>10,019</u>	<u>Single Family</u>	<u>Vacant w/parking</u>	<u>R-1</u>	<u>4</u>	<u>4</u>	<u>Vacant w/parking</u>	<u>1</u>	<u>1</u>
<u>9</u>	<u>033-012-025</u>	<u>179 Healy Ave.</u>	<u>0.17</u>	<u>7,405</u>	<u>Single Family</u>	<u>Vacant</u>	<u>R-1</u>	<u>4</u>	<u>4</u>	<u>Vacant</u>	<u>1</u>	<u>1</u>
<u>10</u>	<u>033-031-005</u>	<u>3360 Drew St.</u>	<u>0.85</u>	<u>37,026</u>	<u>Single Family</u>	<u>1 housing unit</u>	<u>R-1</u>	<u>4</u>	<u>4</u>	<u>Current use does not match General Plan/Zoning Potential.</u>	<u>3</u>	<u>3</u>
Subtotal			<u>5.12</u>	<u>243,501</u>						<u>-</u>	<u>22</u>	<u>27</u>

Table C-1: Central Marina Sites Inventory

Map ID	APN	Property Address	Acres	Sq. Ft.	General Plan Land Use	Existing Use	Zone	Min. Density (du/ac)	Average Density (du/ac)	Underutilization Potential	Residential Development Potential (Units)	
											Minimum	Average
R-4												
11	032-031-001	3298 Del Monte Blvd	0.22	9,583	Multi-Family	Motel w/parking	R-4	15	30	A 94-unit is current being proposed on these two parcels. However, because no application has been submitted, capacity on these two parcels is estimated at the minimum density. This proposal includes 80 market rate units and 14 affordable units (4 very low income, 4 low income, and 6 moderate income)	3	94
12	032-031-003	3298 Del Monte Blvd	1.71	74,488	Multi-Family	Motel w/parking	R-4	15	30		25	
13	032-151-012	3141 A & B California Ave.	0.38	16,553	Multi-Family	2 housing units	R-4	15	30	Current use does not match General Plan/ Zoning Potential. Current recycling trend of similar properties is active.	5	10
14	032-151-013	3139 A & B California Ave.	0.40	17,424	Multi-Family	2 housing units	R-4	15	30	Current use does not match General Plan/ Zoning MF Potential. Current recycling trend of similar properties is active.	6	12
15	032-151-014	3137 A & B California Ave.	0.39	16,988	Multi-Family	2 housing units	R-4	15	30	Current use does not match General Plan/ Zoning MF Potential. Current recycling trend of similar properties is active.	5	10
16	032-212-007	331 Carmel Ave.	0.27	11,761	Multi-Family	1 housing unit	R-4	15	30	Parcel more than 50% vacant. Current use does not match General Plan/ Zoning MF Potential. Current recycling trend of similar properties is active.	4	8

Table C-1: Central Marina Sites Inventory

Map ID	APN	Property Address	Acres	Sq. Ft.	General Plan Land Use	Existing Use	Zone	Min. Density (du/ac)	Average Density (du/ac)	Underutilization Potential	Residential Development Potential (Units)	
											Minimum	Average
17	033-141-023	184 Paddon Pl.	0.56	24,394	Multi-Family	1 housing unit	R-4	15	30	Current use does not match General Plan/Zoning MF Potential. Current recycling trend of similar properties is active.	8	16
Subtotal			3.93	171,191							56	150
Total			9.05	414,692							78	177

Table C-2: Downtown Marina Sites Inventory (Proposed Zoning)

Map ID	APN	Property Address	Acres	SQ. FT	General Plan Land Use	Existing Use	Proposed Zone	Min. Density (du/ac)	Average Density (du/ac)	Underutilization Potential	Residential Development Potential (Units)		
											Minimum	Average	
Core													
18	032-121-024	331-335 Reservation Rd.	1.01	43,813	Multiple Use	Vacant	Core	20	30		20	30	
19	032-171-033	3141 Crescent Ave.	0.60	26,352	Multiple Use	Vacant	Core	20	30		12	18	
20	032-181-002	204-212 Reservation Rd.	2.06	89,687	Multiple Use	Mixed Res. and Com.	Core	20	30	Under-utilized – Improvement to Land Ratio very low – Property owner considering developing	41	61	
21	032-181-003	214-222 Reservation Rd.	2.04	88,748	Multiple Use	Mixed Res. and Com. w/Parking	Core	20	30	Under-utilized – Improvement to Land Ratio very low – Property owner considering developing	40	61	
22	032-191-002	3120 Del Monte Rd.	0.42	18,439	Multiple Use	Com. w/parking	Core	20	30	Surface parking occupies a significant portion of property.	8	12	
Subtotal			19.47	825,734							-	121	182
Transition													
23	032-121-018	355 Reservation Rd.	0.99	43,199	Multiple Use	Vacant	Transition	20	30		19	29	
24	032-121-020	383 Reservation Rd.	1.06	46,013	Multiple Use	Vacant	Transition	20	30		21	31	
25	033-111-023	Reservation Rd.	0.83	36,155	Visitor-Serving	Vacant	Transition	20	30		16	24	
26	032-421-014	3006 Hwy 1	4.78	208,216	Multiple Use	Vacant	Transition	20	30		95	143	
27	032-312-032	213 Reindollar Ave	0.34	15,000	Multiple Use	Vacant	Transition	20	30		6	10	
28	032-312-019	Reindollar Ave	0.37	16,302	Multiple Use	Vacant	Transition	20	30		7	11	
29	032-121-006	337 Reservation Rd	0.52	22,779	Multiple Use	2 SFD	Transition	20	30	Owner is looking to redevelop or sell	10	15	
30	032-121-025	327 Reservation Rd	0.69	30,137	Multiple Use	2 SFD	Transition	20	30	Owner is looking to redevelop or sell	13	20	
31	032-121-019	365 Reservation Rd	1.00	43,560	Multiple Use	Small office building and yard	Transition	20	30	Parcel is underutilized.	20	30	

Table C-2: Downtown Marina Sites Inventory (Proposed Zoning)

Map ID	APN	Property Address	Acres	SQ. FT	General Plan Land Use	Existing Use	Proposed Zone	Min. Density (du/ac)	Average Density (du/ac)	Underutilization Potential	Residential Development Potential (Units)	
											Minimum	Average
32	032-121-042	425-435 Reservation Rd.	1.61	70,132	Multiple Use	Vacant	Transition	20	30		32	48
33	032-141-029	432 Reservation Rd.	0.73	31,799	Multiple Use	Vacant	Transition	20	30		14	21
34	032-141-030	430 Reservation Rd.	0.24	10,454	Multiple Use	Vacant	Transition	20	30		4	7
41	032-303-039	3074 Del Monte	0.52	22,864	Multiple Use	Commercial use with parking	Transition	20	30	Property is underutilized and owner has explicitly indicated the intent to redevelop the property with residential mixed use.	10	15
Subtotal			13.70	596,610							267	404
R-4												
35	032-201-003	271 E. Carmel Ave.	1.03	44,759	Multi-Family	Church	R-4	20	30	Under-utilized – Owner intends to develop soon – 100% residential	20	30
36	032-201-004	273 Carmel Ave.	2.01	87,373	Multi-Family	2 housing units	R-4	20	30	Under-utilized – New ownership plans to develop soon	40	60
37	032-201-005	283 Carmel Ave.	1.92	83,709	Multi-Family	2 housing units	R-4	20	30	Under-utilized – Current recycling trend of similar properties is active.	38	57
38	032-201-031	271 Carmel Ave.	0.17	7,379	Multi-Family	Parking	R-4	20	30	Under-utilized – Owner intends to develop soon – 100% residential – Combined with 271 E. Carmel above (Map ID 35).	3	5
39	032-192-051	205 Mortimer Ln.	1.17	51,132	Multi-Family	Vacant	R-4	20	30		23	35
40	033-111-027-000	150 Reservation Rd	6.38	277,912	Retail-Service	Vacant	R-4	20	30	Owner plans to request R-4 designation to develop apartments on site	127	191
			12.68	552,264							251	378
Total			31.98	1,393,049							629	949

Figure C-1: Vacant and Underutilized Sites in Central Marina and Downtown Marina



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



June 1, 2016

Mr. Taven M. Kinison Brown, Acting Planning Services Manager
Community Development Department
City of Marina
211 Hillcrest Avenue
Marina, CA 93933

Dear Mr. Kinison Brown:

RE: Review of the City of Marina's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of Marina's draft housing element received for review on May 16, 2016. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on May 26, 2016, with you and the City's consultant, Ms. Veronica Tam of Veronica Tam and Associates.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (GC, Article 10.6). The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must have adopted its housing element within 120 calendar days from the statutory due date of December 15, 2015 for AMBAG localities. Since the element will be adopted after this date, GC Section 65588(e)(4) requires the element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For information on housing element adoption requirements, visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

For your information, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP). This program replaces the former Mobilehome Park Resident Ownership Program (MPROP) and allows expanded uses of funds. The purposes of this new program are to loan funds to facilitate converting mobilehome park ownership to park residents or a qualified nonprofit corporation, and assist with repairs or accessibility upgrades meeting specified criteria. This program supports housing element goals such as encouraging a variety of housing types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Applications are accepted over the counter beginning March 2, 2016 through March 1, 2017. Further information is available on the Department's website at: <http://www.hcd.ca.gov/financial-assistance/mobilehome-park-rehabilitation-resident-ownership-program/index.html>.

Mr. Taven M. Kinison Brown, Acting Planning Services Manager
Page 2

We are committed to assisting the City of Marina in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,



Glen A. Campora
Assistant Deputy Director

Enclosure

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APPENDIX CITY OF MARINA

The following changes would bring Marina's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Among other resources, the Housing Element section contains the Department's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at www.hcd.ca.gov/hpd/housing_element2/index.php and includes the Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

The City has a regional housing need allocation (RHNA) of 1,308 housing units, of which 520 are for lower-income households. To address this need, the element relies on vacant and underutilized sites, including sites in Specific Plan Areas and nonresidential zoned sites. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses, as follows:

4th Cycle Unaccommodated Need: If the City failed to make adequate sites available to accommodate the regional housing need in the prior planning period, the City must zone or rezone sites to accommodate any unaccommodated need within the first year of the 2015-2023 planning period (Section 65584.09). Program 1.1 was necessary to demonstrate compliance with the adequate sites requirement in the previous planning period, however it was not completed (page 61). The housing element indicates that 44 units affordable to very low-income households and 24 units affordable to low-income household were built in the 2008-2014 planning period, but provides no information documenting how affordability of the units was determined. To credit these units toward reducing the unaccommodated need, the housing element must describe the City's methodology for assigning these units to the various income groups based on actual sales price or rent level of the units and demonstrate their availability in the planning period. To demonstrate adequate sites were made available in the prior planning period, the housing element must include an analysis or programs demonstrating compliance with the statutory requirements. For additional information, see Department's AB 1233 Memorandum at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf and *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php.

Sites Inventory: The housing element relies upon Specific Plan areas to accommodate the City's regional housing need for lower-income households. While the housing element indicates the Specific Plans' residential capacity and estimates the number of units by income group, it does not provide any analysis demonstrating suitability of sites for development in the planning period or potential affordability. To utilize residential capacity in Specific Plans, the element must:

- Indicate whether suitable sites have approved or pending projects or are suitable for development in the planning period.
- If projects are approved or pending, describe the status of the project, including any necessary approvals or steps prior to development, development agreements, conditions or requirements such as phasing or timing requirements that impact development in the planning period, and the affordability of the project's units based on anticipated rents, sales prices or other mechanisms (e.g., financing, affordability restrictions) ensuring their affordability.
- For suitable sites without pending or approved projects, the element must list sites by parcel number or unique reference, size, general plan designation, zoning and include a calculation of the realistic capacity of each site.

For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_land.php.

Realistic Capacity: The housing element uses the minimum residential density of the C-1 and C-R zones to estimate the number of residential units that can be accommodated on each site in the inventory. The estimate of the number of residential units for each of these sites must also account for land use controls and development standards, such as those found in Municipal Code Sections 17.21.035, 17.21.060, 17.21.170, 17.22.100, 17.22.120, and could reflect recently built densities. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php.

Suitability of Non-Vacant Sites: The element generally describes underutilized sites stating "site coverage of buildings was estimated at 40% or less, land dedicated to parking appears in excess of the need, the current use is much less than the General Plan/zoning ordinance allows, building configuration for the use might be considered functionally obsolescent, and/or obvious opportunities for consolidation with adjacent vacant and/or underutilized sites" (page 63). However, the methodology of underutilized sites to accommodate the regional housing need for lower-income households must also describe the extent to which existing uses may impede additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites (Section 65583.2(g)). For sites with residential uses, the inventory could also describe structural conditions or other circumstances and trends demonstrating the redevelopment potential to more intense residential uses. For nonresidential sites, the inventory could also describe whether the use is operating, marginal or discontinued, and

the condition of the structure or could describe any expressed interest in redevelopment. For information and sample analysis, see the *Building Blocks* at: http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#nonvacant.

Nonresidential Zoned Sites: The element relies upon nonresidential zoned sites, e.g. commercial and mixed use sites, to accommodate nearly the entire RHNA for lower-income households. To support this estimate, the element must include analysis of residential development on nonresidential zoned sites. For example, the analysis could include the following:

- Discussion of development trends such as the typical number or proportion of residential projects built in nonresidential zones.
- Discussion of residential development trends (regionally or locally) in nonresidential zones.
- Description of any existing or planned policies, programs, or local guidance or efforts promoting residential development in nonresidential zones.
- Description of any existing, or planned, mix-use or overlay zoning, performance standards, or incentives for promoting residential development in nonresidential zones.
- Demonstrate a surplus of nonresidentially zoned sites relative to the regional housing need.

For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php.

Small Sites: The element identifies several sites, less than one acre in size, to accommodate a portion of the RHNA for lower-income households. The element must describe whether these small parcels are expected to develop individually or be consolidated with the other small parcels. *For parcels anticipated to be consolidated*, the element must demonstrate the potential for lot consolidation. For example, analysis describing the City's role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for redevelopment, recent trends of lot consolidation, and information on the owners of each aggregated site. *For parcels anticipated to develop individually*, the element must describe existing and proposed policies or incentives the City will offer to facilitate development of small sites. This is important given the necessary economies of scale to facilitate development of housing affordable to lower-income households. For example, most assisted housing developments utilizing State or federal financial resources typically include at least 50 to 80 units. For additional information and sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#capacity.

Sites with Zoning for a Variety of Housing Types:

- **Emergency Shelters:** The element must demonstrate the R4 and CR zones have sufficient capacity to accommodate the identified housing need for emergency shelters (Section 65583(a)(4)). As nearly all of the R4 and CR zones are nonvacant, the element should describe the potential for capacity,

such as adaptive reuse on the identified sites. For additional information and a sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_variety.php#Emergency.

- Transitional Housing and Supportive Housing: For your information, in 2014 GC Section 65582 was updated and the definitions of transitional housing and supportive housing were revised. The zoning ordinance definitions should be reviewed to ensure consistency with the statute. For more information, see the *Building Blocks* at <http://www.hcd.ca.gov/housing-policy-development/senate-bill-745/sb745memo042414.pdf>.
2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7) (Section 65583(a)(5)).*

Land-Use Controls: Footnote 1 to Table 36 appears to limit the capacity of a zone (page 36). Footnote 4 to Table 37 appears to indicate that there are minimum unit sizes (page 37). If there are capacity limits and/or minimum unit sizes, the housing element should describe them, as well as any minimum lot size requirements for exclusive residential use, minimum commercial requirements, residential floor area limitations, or unit and bedroom limitations and include analysis that evaluates their cumulative impacts on the cost and supply of housing, including the ability to achieve maximum densities. Finally, programs must be included to address constraints on development.

Fees and Exaction: While the element indicates that total fees for a development was \$24,000 per unit (page 49), it does not indicate whether the fees were for a single family or multifamily development. The element must identify the total amount of fees and their proportion to the development costs for both single family and multifamily housing. For information and a sample analysis and tables, see *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/CON_fees.php.

Local Processing and Permit Procedures: While the element generally describes the timeframe for each processing and permit procedure, it must describe and analyze the City's permit processing and approval procedures by zone and housing type (e.g., multifamily rental housing, mobilehomes, housing for agricultural employees, supportive housing). The analysis must evaluate the processing and permit procedures' impacts as potential constraints on housing supply and affordability. For example, the analysis should consider processing and approval procedures and time for typical single- and multi-family

developments, including type of permit, level of review, approval findings and any discretionary approval procedures. For additional information and sample analysis, see the *Building Blocks* at our Department's website:
http://www.hcd.ca.gov/hpd/housing_element2/CON_permits.php

The element indicates multifamily development of more than 25 units per acre and multifamily development in the CR and C1 zones requires a Conditional Use Permit (CUP) (page 39). The element must analyze the CUP process as a potential constraint on housing supply and affordability. The analysis should identify findings of approval for the CUP and their potential impact on development approval certainty, timing, and cost. The element must demonstrate this process is not a constraint or it must include a program to address and remove or mitigate the CUP requirement. For information, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/CON_permits.php.

Design Review: While the element mentions a design review process, it must describe and analyze the design review guidelines and process, including approval procedures, decision-making criteria, and processing time, for their impact as potential constraints on housing supply and affordability. For example, the analysis could discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate. For information and sample analysis, see *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/CON_permits.php

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

To address the program requirements of GC Section 65583)(c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

Program 1.1 could describe any incentives provided to promote residential development on the identified underutilized sites.

Program 1.2 should describe a timeline for the development of the site.

Program 1.3 should describe any existing incentives provided to encourage mixed use development and include a quantified objective.

Program 1.4 should describe any incentives provided to encourage lot consolidation and include a quantified objective.

Program 2.1 should clarify that what is meant by “Government Code Section 65915 as well as the City’s inclusionary housing requirement shall be applied to the project in the aggregate.” For example, the program could be revised to indicate that “a density bonus shall be granted in compliance with state density bonus law.”

Program 2.2 should define “affordable housing” and describe the next steps and timelines after “considering” reduced, deferred, or waived fees and evaluate tools and incentives. For example, the program could be revised to indicate “biennial review of fees, tools, and incentives and revise, as appropriate.” The program should also include a quantified objective.

Program 3.1 should describe the next steps and timelines after the zoning ordinance is reviewed. For example, the program could be revised to state “the zoning ordinance will be revised, as appropriate, once the review is completed.”

Program 4.1 should define “affordable housing” and include a quantified objective.

Program 5.1 should include a quantified objective. For example, the quantified objective could be “20 inspections per year.”

Program 6.1 could include a quantified objective.

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in Finding A1, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Program 3.2 should be revised to ensure transitional housing and supportive housing are allowed in all zones allowing residential uses, including the MHR, K, C1, and C2 zones. Also, the program should clarify that employee housing of 12 units or 36 beds is treated as an agricultural use in all zones allowing agricultural uses.

3. *The housing element shall contain programs which address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3)).*

As noted in Finding A2, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

C. Public Participation

Local governments 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 element shall describe this effort (Section 65583(c)(8)).

While the housing element summarizes the public comment received, it could also describe how they were considered and incorporated into the element. During the period between the date of this review letter and the adoption of the final housing element, the City should continue its diligent public participation efforts to include all economic segments of the community. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/GS_publicparticipation.php.

D. Consistency with General Plan

The housing element shall describe the means by which consistency will be achieved with other general plan elements and community goals (Section 65583(c)(7)).

The element must describe how consistency was achieved and how it will be maintained during the planning period. For example, the element could include a program to conduct an internal consistency review of the General Plan as part of the annual General Plan implementation report required by Section 65400. The annual report can also assist future updates of the housing element. For additional information and a sample program, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/OR_costal.php

For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available data, including, but not limited to, data and analysis applicable to spheres of

influence areas pursuant to GC Section 56430. The Department urges the City to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



August 15, 2019

Mathew Mogensen, Assistant City Manager
City of Marina
211 Hillcrest Avenue
Marina, CA 93933

Dear Mathew Mogensen:

**RE: Review of the City of Marina's 5th Cycle (2015-2023) Draft 4 Year Housing
Element Update**

Thank you for submitting the City of Marina's draft housing element update received for review on June 19, 2019, along with revisions received on August 8, 14 and 15, 2019. Pursuant to Government Code section 65585, subdivision (b), the Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by various communications including a telephone conversation on July 29, 2019 with you; Fred Aegerter, Community Development Director; Christine Hopper, Planning Services Manager; and Veronica Tam, the City's consultant.

The draft housing element, incorporating the revisions submitted, meets most of the statutory requirements of state housing element law (Government Code, Article 10.6). However, the housing element cannot be found in full compliance until the city has rezoned sites to address the unaccommodated need from the 4th cycle pursuant to Gov. Code 65584.09 as described below.

Pursuant to Gov. Code Section 65584.09, a jurisdiction that failed to identify or make available adequate sites to accommodate all of the previous cycle's housing need must zone or rezone adequate sites to accommodate all of the previous cycle's unmet housing need within the first year of the next housing element cycle. However, as this year has passed and the Program 1.1 to address the 297-unit shortfall has not been completed, the housing element is out of compliance and will remain out of compliance until the actions have been completed to address the 297-unit shortfall.

In addition, the city commits to complete Program 3.3: CUP for Multi-Family Housing Development. This program is critical to accommodate a variety of housing types available to all economic segments of the community, including the special-needs population. The city must monitor and report on the results of this program and others through the annual progress report, required pursuant to Gov. Code Section 65400.

Government Code section 65588, subdivision (e)(4) requires a jurisdiction that failed to adopt its housing element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The City of Marina did not meet the requirements of Gov. Code section 65588, subd. (e)(4); therefore, it is subject to the four-year revision requirement until the city has adopted at least two consecutive updated revisions by the applicable due dates. The next opportunity to adopt on time will be on or before December 15, 2019.

The housing element identifies sites smaller than one-half acre in the R-4, Core and Transitional zones to accommodate housing for lower-income households. Absent the sufficient evidence or analysis required by Gov. Code section 65583.2, subd. (c)(2)(A), HCD did not consider these sites suitable to accommodate any portion of the Regional Housing Needs Allocation for lower-income households. As such, Marina should not consider them adequate, available or additional sites pursuant to Gov. Code Section 65863 (No-Net Loss Law).

Public participation in the development, adoption, and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the city should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

For your information, some general plan element updates are triggered by housing element adoption. For example, a jurisdiction must address environmental justice in its general plan by the adoption of an environmental justice element, or by the integration of environmental justice goals, policies, and objectives into other general plan elements upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018. (Gov. Code, § 65302, subd. (h).) In addition, the safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management and be revised upon each housing element revision. (Gov. Code, § 65302, subd. (g).) HCD urges the City of Marina to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, CalTrans Senate Bill (SB) 1 Sustainable Communities grants; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and the SB 2 Planning grant as well as ongoing SB 2 funding consider housing element compliance and/or annual reporting requirements pursuant to Gov. Code section 65400. By having a compliant housing element, the city will meet housing element requirement for these funding sources.

HCD appreciates the efforts Veronica Tam, the City's consultant, provided in preparation of the housing element and looks forward to receiving Marina's' adopted housing element. If you have any questions or need additional technical assistance, please contact Fidel Herrera, of our staff, at (916) 263-7441.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Zachary Olmstead', with a stylized flourish extending to the right.

Zachary Olmstead
Deputy Director



MINUTES

Thursday, May 30, 2019

6:00-9:00 P.M. Open Session

**SPECIAL JOINT MEETING OF CITY COUNCIL
AND PLANNING COMMISSION**

Council Chambers
211 Hillcrest Avenue
Marina, California

1. CALL TO ORDER
2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency)

MEMBERS PRESENT: Council Members: Lisa Berkley, Adam Urrutia, Frank O'Connell, Mayor Pro Tem/Vice Chair Gail Morton
MEMBERS ABSENT: Mayor/Chair Bruce C. Delgado (Excused)

MEMBERS PRESENT: Planning Commission Members: Thomas Mann, Jeffrey Weekley, Brian McCarthy, Victor Jacobsen, Katherine Biala, David Bielsker
MEMBERS ABSENT: Chairperson David Burnett (Excused)
3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
4. OTHER ACTIONS:
 - a. City Council and Planning Commission to Receive Information Regarding a Midterm Review of the 2015-2023 Housing Element and a Draft Sites Inventory Strategy.

Veronica Tam provided summary of report

City of Marina Midterm Review of 2015-2023 Housing Element

Background: Fifth cycle update (2015-2023) - Statutory deadline December 15, 2015.

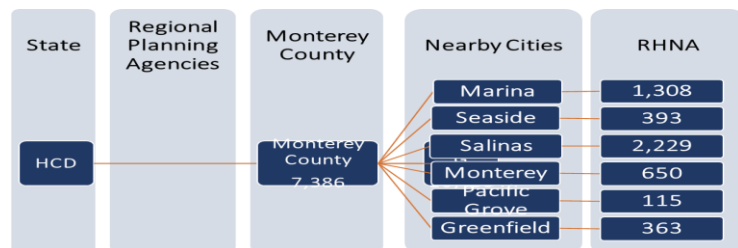
Marina Housing Element adopted on June 21, 2016 - As "Interim" Housing Element to be eligible for CDBG funding application - Subject to a four-year review and update for not meeting the December 2015 deadline - Did not achieve "certification" (compliance) status because the key issues (availability of sites) were not addressed due to time constraint.

Consequence of Continued Non-Compliance: Risk of Litigation (HCD monitoring non-compliant jurisdictions; City of Huntington Beach sued by AG for continued inaction) - Ineligibility for State grants (SB 2 grant – 1st round - \$125,000 block grant for planning; State HOME funds).

MINUTES for Special Joint City Council/Planning Commission Meeting of Thursday, May 30, 2019 Page 2

Housing Element Requirements: Provide a variety of housing types of all income groups; Assist in the development of lower and moderate-income housing; Remove constraints to housing; Conserve and improve existing housing; Promote fair housing.

Regional Housing Needs Allocation (RHNA) – 2015-2023



RHNA Requirements: Jurisdictions must plan for the RHNA

Adequate sites with: Appropriate density and development standards (at least 20 du/ac for lower income RHNA); Vacant and underutilized sites with near-term development potential; Development process and fees do not constrain housing development.

2019 Midterm review of Housing Element: Comply with the 4-year review and update requirement; Address outstanding issues outlined in HCD letter dated June 1, 2016 (Unmet Regional Housing Needs Allocation (RHNA) from 4th cycle; RHNA for 5th cycle; Sites Inventory based on existing General Plan and zoning - Feasibility and capacity - Suitability of non-vacant sites - Residential uses in commercial zones - Development review and approval process.

Overall RHNA obligations: 4th cycle Housing Element RHNA; Committed to adopting a Downtown Specific Plan to rezone 27 acres for high density residential; Delayed DSP; Unmet RHNA rollover to 5th cycle. 5th cycle Housing Element RHNA; Overall obligations = RHNA (4th & 5th) – Units built/approved.

OVERALL RHNA OBLIGATIONS					
	Very Low	Low	Moderate	Above Moderate	Total
4th Cycle RHNA	427	322	363	801	1,913
Units Planned/Zoned in 4 th Cycle HE	-184	-200	-337	-2,137	-3,041
Units Constructed in 4 th Cycle	-44	-24	---	---	-68
Not Planned/Zoned	199	98	26	---	323
5th Cycle RHNA	315	205	238	550	1,308
Units Constructed (2015-2018)	-42	-6	-147	-405	-600
Entitled Projects	-83	-1	0	-84	-168
Not Planned/Zoned	190	198	91	61	540
Overall RHNA Obligations (Not Planned/Zoned 4th and 5th RHNA)	389	296	117	61	863

CURRENT PROJECTS									
Project Address	Type	Zoning	Site Size	Density	Density with Bonus	Existing Uses	Approved	Number of Units	Number of Affordable Units
Veterans Transition Center Housing 229-239 Hayes Circle	Apt	R-4	2.40	29.6	---	SF home	11/20/2018	71	71 Very Low
225 Cypress	Apt	C-R	0.28	35.0	42.0	SF home & mobile home	3/5/2018	12	1 Very Low
3108 Seacrest	Apt	R-4	0.24	35.0	41.2	Vacant	11/20/2018	11	1 Very Low
3125 De Forest	Apt	SP	1.43	35.0	40.6	Vacant	12/4/2018	58	10 Very Low
264 Carmel	Apt	R-4	0.25	35.0	39.6	SF home	8/21/2018	10	1 Low
353 Carmel	Apt	R-4	0.20	33.0	---	SF home	1/10/2019	6	---
Average Density			4.80	35.0				168	

New State Laws: New Housing Element law places significant requirements for qualifying sites: Default density is 20+ du/ac; Estimate of capacity based on minimum density or demonstrated trend; Non-vacant site requires demonstration of trends and feasibility; Reusing undeveloped sites identified in previous Housing Element subject to higher standards.

New RHNA Requirements: No Net Loss – when sites feasible for lower income housing (20+ du/ac) are developed with fewer than anticipated affordable units, reassess ability to meet remaining RHNA; Continued Ability to Meeting RHNA – not just at time of Housing Element adoption.

Strategy for Meeting RHNA: Must identify vacant and underutilized sites with adequate density and development standards to accommodate RHNA; HCD rejected City existing zoning for residential uses in commercial areas; Reliance on Downtown Vitalization Specific Plan area for lower/moderate income RHNA (Downtown Core (20-70 du/ac); Downtown Transition (20-50 du/ac); Multifamily Residential (20-37 du/ac); Assumption – average development density at 30 du/ac - Unbuilt capacity from adopted Specific Plans.

SUMMARY OF SITES INVENTORY					
	Very Low	Low	Moderate	Above Moderate	Total
Remaining RHNA Obligations	389	296	117	61	863
Available Sites					
Downtown Vitalization Specific Plan (average 30 du/ac)					
Core	91	91	0	0	182
Transition	194	195	0	0	389
R-4	189	189	0	0	378
Central Marina (Excluding Downtown) (average 30 du/ac)					
R-1	0	0	0	27	27
R-4	32	32	6	80	150
Monterey- Salinas Transit Station	12	3	2	48	65
Marina Station	82	95	95	1,088	1,360
Former Fort Ord					
Sea Haven (formerly Marina Heights)	0	0	51	761	812
The Dunes	0	53	87	747	887
Total Capacity	600	658	241	2,751	4,250
RHNA Surplus/(Shortfall)	211	362	124	2690	3,387

Next Steps: Revise 2015-2023 Housing Element to incorporate new sites strategy; Submit HE for 60-day HCD review – June 2019; Address HCD comments –September 2019; Housing Element adoption – November 2019; Concurrent efforts to pursue adoption of Downtown Vitalization Specific Plan and implementing Development Code – Spring 2020; Housing Element remains out of compliance until DVSP and Development Code are adopted.

Planning Commission Questions: What is the public process? Since 4th Cycle news laws were passed in 2017 but in this next submission we're only going to address what was not acceptable when we did it in 2016. So, are there things in 2017 that we need to update before we do that? On the current projects chart – is Junsay Oaks included in that chart? Affordable Housing Unit Reporting - Is there any reporting for the University Village Apartments? Will this come back to the Planning Commission soon? AB1482 passed related to rental caps, has there been any discussion about aligning our affordable housing unrestricted deed units with this potentially new law? If not, do we need to have it or can we presume that if they comply with the law they'll still be affordable? Do we need to consider this potential new law in our planning?

Council Member Questions: The two lawsuits that are pending, Huntington Beach and Marin the distinction is that they rezoned and now don't have as adequate housing to meet their RHNA number but the difference in the law is that now everybody can immediately be referred to the Attorney General for action if in fact you don't have a housing element but different premise for a lawsuit, correct? What is the deadline for the SB2 Grant? Why are the affordable houses from Sea Haven in Cycle 4 allowed in Cycle 5? So, if housing in one cycle are not built we can reallocate them and count them as new? Is there a particular size of a dwelling that will qualify for a RHNA number, to accommodate a number of bedrooms, number of people? Does the EIR need to be completed on the Downtown Specific Plan or can we just adopt the SP plan? How does this affect the application for the SB2 grant? Is there any way to speed up the environmental review process? Can you explain what the full process is for the environmental review? Our MMC provides for 40% affordable and in our interim HE it says we were going to bring that into conformity with what's require in the Fort Ord Reuse Plan and what's required in some of our general plan, have we done that or is that part of this 4-year cycle? Density Bonus Ordinance – if we're going through this process at the 5-year cycle will the density bonus be corrected? Comprehensive review and certification by 2023, correct? When do we start this? Where does it go on the Council Project List? Where does it fit into our budget?

Public Comments:

- Grace Silva-Santella – Appreciates the questions and explanations on the mitigated market constraints because that was a new phrase. How does workforces housing fit into the summary of the site inventory chart? Sounds like the questions on ADU's might have been answered there. My understanding that the downtown vitalization meeting where there were a number of properties in this area that there could be a quite a bit of pushback from owners and wondered if there was any chance our downtown vitalization plan was going to get slowed down because of private owner's pushback or because of some kind of organized legal efforts. If so, is that going to make it hard to meet the deadlines that you are hoping meet?

Council Questions Continued: EIR Challenge – Are you saying a homeowner/landowner that has land within the specific plan would be able to challenge the plan before it's approved, before council approves it other than through CEQA? So, once we do an EIR there's a chance/opportunity for the public or any agreed person to challenge the CEQA process? Once that gets concluded and you have a certified EIR we're able to go forward, then approve a specific plan as the city which allows our housing element to be certified and at the point, yes, we might be able to get sued but it's not going to be slowing down the process for certification?

5. ADJOURNMENT: The meeting adjourned at 7:20 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Gail Morton, Mayor Pro-Tem

RESOLUTION NO. 2019-14

A RESOLUTION OF THE CITY OF MARINA PLANNING
COMMISSION RECOMMENDING THAT THE CITY COUNCIL
ADOPT A NEGATIVE DECLARATION OF NO SIGNIFICANT
ENVIRONMENTAL IMPACT FOR THE DRAFT MIDTERM REVIEW
OF THE 2015-2023 HOUSING ELEMENT TO THE GENERAL PLAN

WHEREAS, for the purposes of compliance with the California Environmental Quality Act (CEQA), an Initial Study was prepared for the draft Midterm Review of the Draft 2015-2023 Housing Element to determine if the project could have a significant impact on the environment, and;

WHEREAS, the Initial Study determined that a Negative Declaration (ND) of no significant environmental impact is appropriate (**EXHIBIT A**), and;

WHEREAS, the Negative Declaration was circulated for public review from October 15, 2019 to November 14, 2019, and no comments were received, and;

WHEREAS, the California Environmental Quality Act (CEQA) Statutes and Guidelines provide that a Negative Declaration may be adopted for a project where the project will not have a significant effect on the environment and that mitigation measures are not required, and;

WHEREAS the Planning Commission of the City of Marina, following the posting of Notice of Intent to Adopt a Negative Declaration, conducted a duly noticed public hearing on the draft Negative Declaration for the proposed Midterm Housing Element at its meeting on November 21, 2019, considered the information in the staff report, any written comments received prior to or during the meeting, and oral testimony presented at the public hearing, and;

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it recommends that the City Council adopt a Negative Declaration of no significant environmental impact for the Draft Midterm Review of the 2015-2023 Housing Element to the General Plan with the following required findings:

Negative Declaration Findings

1. That an Initial Study and Negative Declaration was prepared by the City of Marina as the Lead Agency and was properly circulated for public review and comment for a minimum of 20 days from October 15, 2019 to November 14, 2019.
2. That on the basis of the whole record before it, there is no substantial evidence that the Draft Midterm Review of the 2015-2023 Housing Element will have a significant effect on the environment.
3. That the Initial Study and proposed Negative Declaration for Draft Midterm Review of the 2015-2023 Housing Element were independently reviewed and analyzed by the Planning Commission and reflect the independent judgment and analysis of the Planning Commission.

4. That such independent judgment is based on substantial evidence in the record.
5. That the Project complies with CEQA, and that the proposed ND is legally adequate.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 21st day of November 2019, by the following vote:

AYES, BOARD MEMBERS: Burnett, Biala, Bielsker, Mann, McCarthy, Jacobsen

NOES, BOARD MEMBERS: None

ABSENT, BOARD MEMBERS: Weekley

ABSTAIN, BOARD MEMBERS: None

David Burnett, Chair

ATTEST:

Christy Hopper
Planning Services Manager
City of Marina

RESOLUTION NO. 2019-15

A RESOLUTION OF THE CITY OF MARINA PLANNING
COMMISSION RECOMMENDING THAT THE CITY COUNCIL
AMEND THE CITY OF MARINA GENERAL PLAN BY ADOPTING
THE DRAFT MIDTERM REVIEW OF THE 2015-2023 HOUSING
ELEMENT TO THE GENERAL PLAN

WHEREAS, on May 30, 2019 the Planning Commission and City Council held a public meeting to review the Draft Housing Element and authorized staff to submit the updated draft to the California Department of Housing and Community Development (HCD), and;

WHEREAS, the draft Housing Element was submitted to HCD on June 17, 2019 for a mandatory 60-day review; and,

WHEREAS, the Department of Housing and Community Development returned final comments on the draft Housing Element document (Housing Element **EXHIBIT A** and HCD Letter **EXHIBIT B**), and;

WHEREAS, the Planning Commission has considered the comments from HCD, and;

WHEREAS, on November 21, 2019, the Planning Commission of the City of Marina conducted a duly noticed public hearing to consider its recommendation to the City Council on the Housing Element, and;

WHEREAS, the Planning Commission finds that the Housing Element would not have a significant effect on the environment and that no mitigation measures have been conditioned, and;

WHEREAS, the Planning Commission finds that the Housing Element is consistent with community values and needs as articulated by the Community Goals and Primary Policies of the General Plan, and;

WHEREAS, the Planning Commission recommended that the City Council consider adopting a Negative Declaration for the Housing Element Update 2015-2023 (PC Resolution #__), and;

WHEREAS, the Planning Commission recommends that the City Council find that the Housing Element fully and accurately documents housing needs for all sectors and income groups within the City of Marina and presents appropriate policies and programs to enable the City to address these needs.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it recommends that the City Council amend the City of Marina General Plan by adopting the Draft Midterm Review of the 2015-2023 Housing Element to the General Plan.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 21st day of November 2019, by the following vote:

AYES, BOARD MEMBERS: Burnett, Biala, Bielsker, Mann, McCarthy, Jacobsen

NOES, BOARD MEMBERS: None

ABSENT, BOARD MEMBERS: Weekly

ABSTAIN, BOARD MEMBERS: None

David Burnett, Chair

ATTEST:

Christy Hopper
Planning Services Manager
City of Marina

RESOLUTION NO. 2019-130

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA,
ADOPTING A NEGATIVE DECLARATION OF NO SIGNIFICANT
ENVIRONMENTAL IMPACT FOR THE MIDTERM REVIEW OF THE 2015-
2023 HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS, for the purposes of compliance with the California Environmental Quality Act (CEQA), an Initial Study was prepared for the Midterm Review of the 2015-2023 Housing Element to determine if the project could have a significant impact on the environment; and,

WHEREAS, the Initial Study determined that a Negative Declaration (ND) of no significant environmental impact is appropriate (“Exhibit G” to the December 3, 2019 City Council staff report); and,

WHEREAS, a Notice of Intent to adopt a Negative Declaration was published in the Monterey Herald and the County Clerk Recorder’s Office on October 15, 2015, and a Notice of Completion was filed with the State Clearing House on October 15, 2019; and,

WHEREAS, the Negative Declaration was circulated for public review from October 15, 2019 to November 14, 2019, and no comments were received; and,

WHEREAS, the California Environmental Quality Act (CEQA) Statutes and Guidelines provide that a Negative Declaration may be adopted for a project where the project will not have a significant effect on the environment and that mitigation measures are not required; and,

WHEREAS the Planning Commission of the City of Marina conducted a duly noticed public hearing on the draft Negative Declaration for the proposed Housing Element Update at its meeting on November 21, 2019, considered the information in the staff report, any written comments received prior to or during the meeting, and oral testimony presented at the public hearing; and,

WHEREAS, the Planning Commission has recommended that the City Council adopt a Negative Declaration of no significant environmental Impact (PC Resolution No. 2019-14, “Exhibit E” to the December 3, 2019 City Council staff report).

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Marina hereby adopts a Negative Declaration for the Midterm Review of the 2015-2023 Housing Element with the following findings:

Negative Declaration Findings

1. That an Initial Study and Negative Declaration was prepared by the City of Marina as the Lead Agency and was properly circulated for public review and comment for a minimum of 30 days from October 15, 2019 to November 14, 2019.
2. That on the basis of the whole record before it, there is no substantial evidence that the Midterm Review of the 2015-2023 Housing Element will have a significant effect on the environment.
3. That the Initial Study and proposed Negative Declaration for the Midterm Review of the 2015-2023 Housing Element were independently reviewed and analyzed by the Planning Commission and City Council and reflect the independent judgment and analysis of the City Council.
4. That such independent judgment is based on substantial evidence in the record.

5. That the Project complies with CEQA, and that the proposed Negative Declaration is legally adequate.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 3rd day of December 2019, by the following vote:

AYES, COUNCIL MEMBERS: Berkley, Urrutia, O'Connell, Morton

NOES, COUNCIL MEMBERS: None

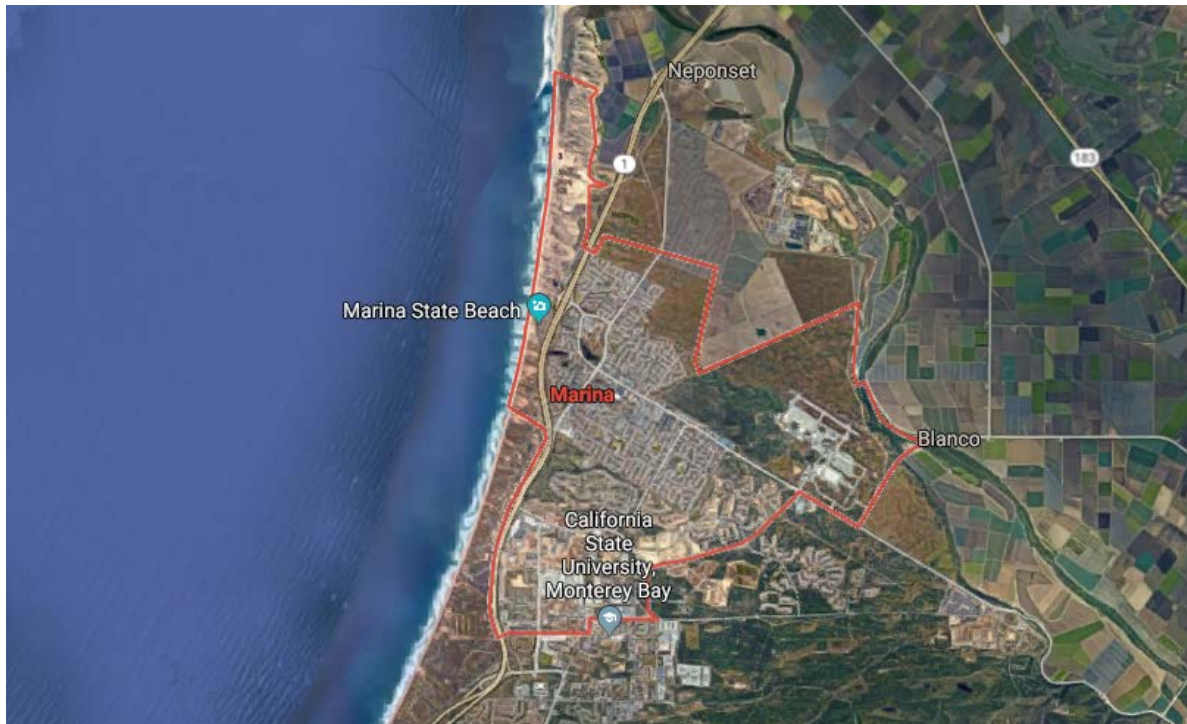
ABSENT, COUNCIL MEMBERS: Delgado

ABSTAIN, COUNCIL MEMBERS: None

Gail Morton, Mayor Pro-Tem

ATTEST:

Anita Sharp, Deputy City Clerk



2015-2023 Housing Element Update

Initial Study–Negative Declaration

prepared by

City of Marina

Department of Community Development

209 Cypress Avenue

Marina, California 93933

Contact: Christy Hopper, Planning Services Manager

prepared with the assistance of

Rincon Consultants, Inc.

437 Figueroa Street, Suite 203

Monterey, California 93940

October 2019



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Environmental Scientists | Planners | Engineers

rinconconsultants.com

2015-2023 Housing Element Update

Initial Study–Negative Declaration

prepared by

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Department of Community Development

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Initial Study

1. Project Title

City of Marina Housing Element Update

2. Lead Agency Name and Address

City of Marina
209 Cypress Avenue
Marina, California 93933

3. Contact Person and Phone Number

Christy Hopper, Planning Services Manager
831-884-1220

4. Project Location

City of Marina (citywide). Figure 1 and Figure 2 show the regional context and location of the City of Marina in the Monterey Bay region.

5. Project Sponsor's Name and Address

City of Marina
209 Cypress Avenue
Marina, California 93933

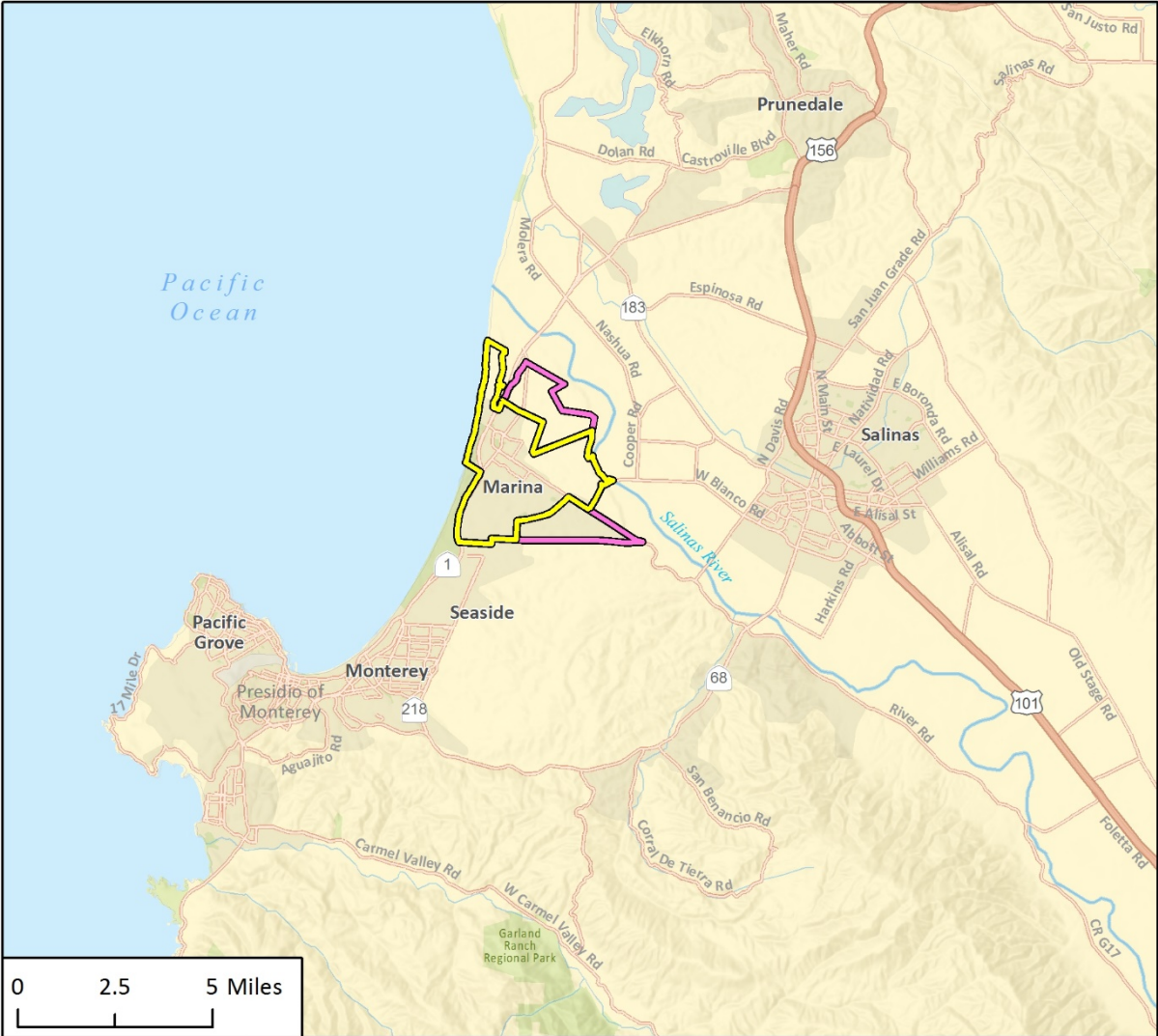
6. General Plan Designation

Various (see Land Use Map on file at the City; Figure 2.2 of the General Plan), including parks and open space, residential, commercial, industrial, and public facilities land uses.

7. Zoning

Various (see Zoning Map on file at the City, adopted December 2006), including business park, retail, commercial, California State University Monterey Bay, open space, public facility, residential, and other districts.

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2019.

- City of Marina Boundary
- City of Marina Sphere of Influence

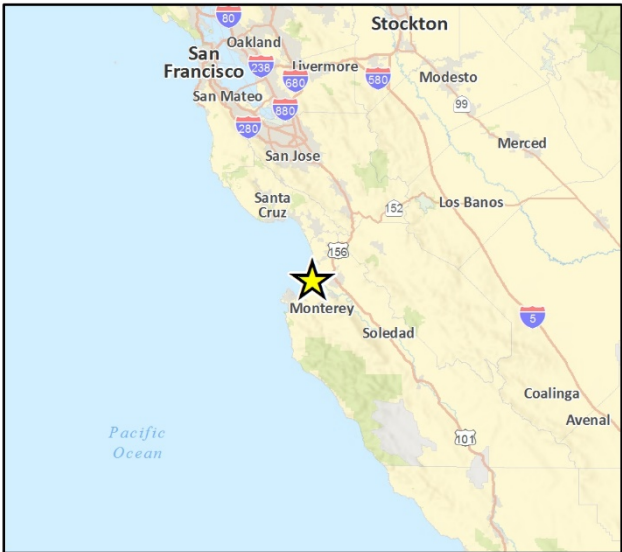
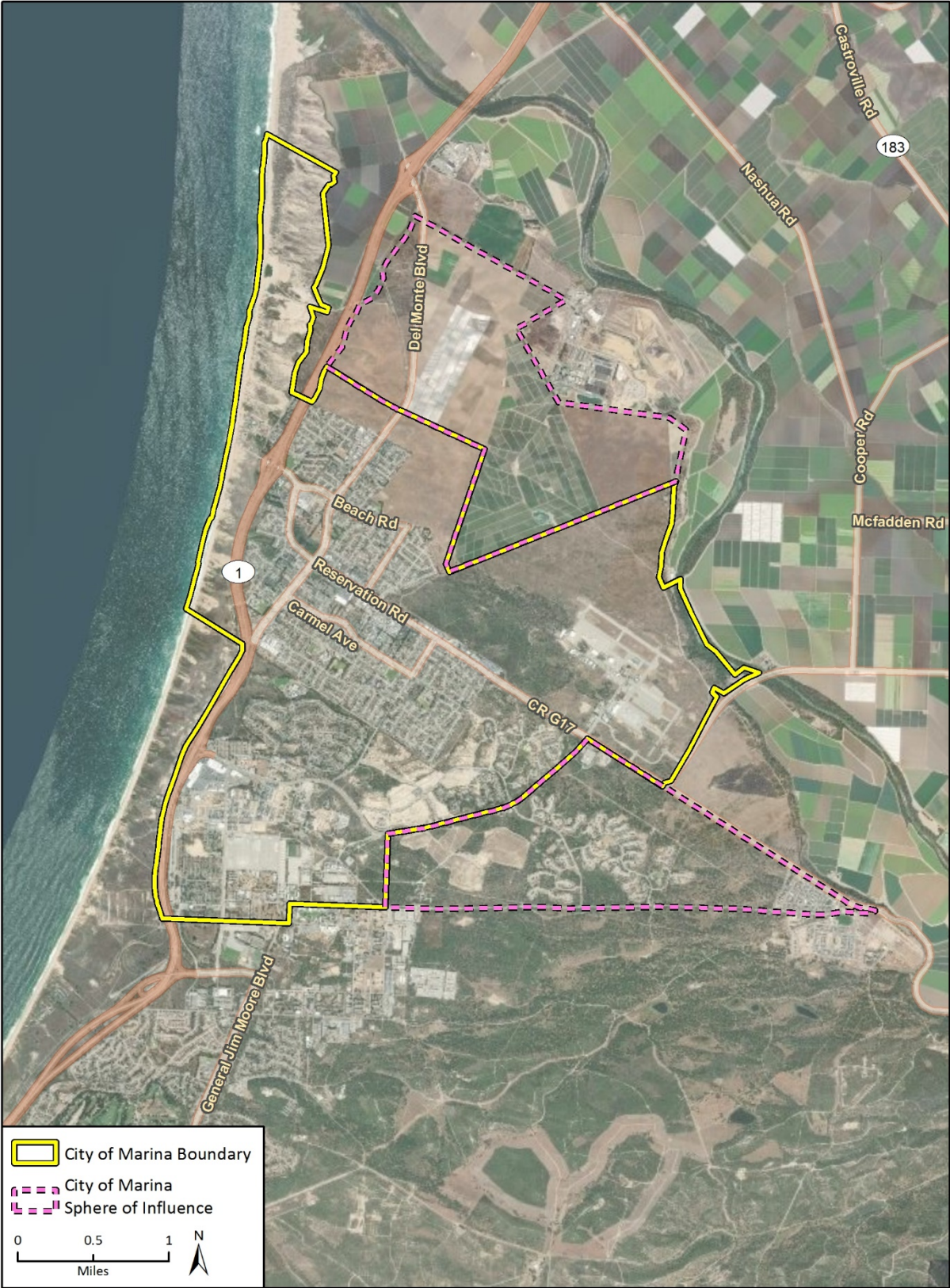


Fig 1 Regional Location

Figure 2 Project Location



Imagery provided by Microsoft Bing and its licensors © 2019.

Fig. 2 Project Location

8. Description of Project

The City of Marina prepared the Midterm Review of 2015-2023 Housing Element Update to comply with the legal mandate that requires each local government to plan adequately to meet the existing and projected housing needs of all economic segments of the community. The Housing Element is one of the seven state-mandated elements of the local general plan and is required to be updated every five years. An interim 2015-2023 Housing Element Update was adopted in June 2016; however, this 2019-dated Housing Element Update is required, as the June 2016 Update was not adopted within 120 days of the statutory December 15, 2015 deadline. Therefore, the Housing Element Update cycle was reduced to four years for the City of Marina.

The updated Housing Element is a policy document. It implements the different types of single-family, multi-family, and mixed-use developments envisioned by the Land Use Element, specific plans, and other land use plans. As such, the updated Housing Element would not result in any additional physical environmental impacts, beyond those evaluated as part of the review of the Land Use Element.

Section 65588(a) of the California Government Code requires each city to update its Housing Element as frequently as appropriate, but at least every eight years, to evaluate all of the following:

- 1) The appropriateness of the City's housing goals, objectives, and policies in contributing to the attainment of the state housing goal
- 2) The effectiveness of the City's housing element in attaining of the community's housing goals and objectives
- 3) The progress of the City's implementation of the Housing Element.

As part of the Housing Element Update, the City's local housing needs are evaluated, and a realistic set of programs are developed to meet those needs. Section 65583(a) of the California Government Code requires housing elements to include an assessment of housing needs, an inventory of resources, and an assessment of constraints relevant to meeting the needs, including the following:

- An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels
- An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and analysis of the relationship of zoning and public facilities and services to these sites
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit
- An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels
- An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels

- An analysis of any special housing needs, such as those of the elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter
- An analysis of opportunities for energy conservation with respect to residential development
- An analysis of existing assisted housing developments that are eligible from change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use

The California Government Code requires that the appropriate council of governments determine each locality's share of the region's existing and future housing needs. The State Department of Housing and Community Development establishes the "future housing need" for each region and the responsible Council of Governments distributes this need by defining the number of additional housing units that are to be accommodated in each jurisdiction's Housing Element Update.

The Association of Monterey Bay Area Governments (AMBAG) is responsible for establishing the regional housing needs allocations for all jurisdictions in Monterey, San Benito, and Santa Cruz counties. On June 11, 2014, AMBAG adopted a Regional Housing Needs Allocation (RHNA) Plan for 2014-2023. The RHNA Plan distributes housing unit allocations among its member agencies, including the City of Marina. The City is required to demonstrate how its planning programs include provisions for meeting the projected increases in the number and type of housing units. The City is required by state law (California Government Code 65584[d]) to demonstrate how, through the Housing Element Update, the City would:

- Increase the housing supply and the mix of housing types, tenure, and affordability in an equitable manner
- Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns
- Promote an improved intraregional relationship between jobs and housing
- Allocate a lower portion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category
- Affirmatively further fair housing

According to AMBAG, the projected need for new housing construction by December 2023 in Marina is 1,308 units (AMBAG 2014). This allocation does not take into consideration the 323 units per AB 1233, which penalizes jurisdictions that failed to provide adequate sites for housing development per the AB 1233 timeline requirements. Table 1 shows this housing needs allocation and the percentage in each income category of the total allocation.

The Housing Element itself does not provide specific new housing projects to meet the RHNA allocations. Rather, it identifies sites that can accommodate growth under existing land use and zoning designations to demonstrate compliance with the RHNA. The Housing Element does not create new or additional housing, nor result in zoning amendments that would increase residential development potential. Under existing land use policies, the 1,308 units could be constructed independent of the adoption of the Housing Element. As development projects are proposed in the future, CEQA review on a project-by-project basis will be required.

Table 1 Marina 2014-2023 Regional Housing Need Allocation by Income

Income Group	Households	Percentage
Very Low	315	24.1%
Low	205	15.7%
Moderate	238	18.2%
Above Moderate	550	42.0%
Total	1,308	100.0%

Source: AMBAG 2014

Revisions to the 2016 Interim Housing Element Update

The 2019 Housing Element Update (analyzed within this document) includes the following revisions and updates to the 2016 Update:

- Description of public comments and public meetings conducted in 2016 during the Housing Element Update process.
- Discussion of the Downtown Vitalization Specific Plan (DVSP), which is intended to address the development standards in downtown Marina, including the provision of low-income mixed-use housing in this area. This plan calls for the addition of 2,400 units in downtown Marina, with the majority located in areas designated as Downtown Transition District and Downtown Commercial Core District.
- Updated 2017 estimates of the homeless population in the city, including demographics, sleeping arrangements, length of homelessness, receipt of government aid, experience of domestic violence, and prevalence of disabling conditions.
- Proposed Zoning Ordinance amendments to address farmworker housing in K and A zones, employee housing for six or fewer persons as a residential use, transitional and supportive housing in commercial, mixed use, and mobile home park zones, and reasonable accommodation procedures.
- Description of short-term rentals and the relation to housing shortages in the community.
- Revisions to various planning application fees per City of Marina Resolution No. 2018-51.
- Discussion of construction worker availability and costs.
- Updated (2017) housing data, including mortgage lending approval rates, applications for conventional home purchase loans and associated data, and foreclosures.
- Description of existing development, current trends, and vacant or underutilized sites in the city.
- Updates to City Housing Programs, including adopting the Downtown Visualization Specific Plan and Development Code, pursuing a developer of the Monterey-Salinas Transit site, and achieving 200 lower income affordable units via density bonus and inclusionary housing projects.
- Results of the public participation process through May 2019.

These revisions have not constrained housing development in the city, including changes to the City's design guidelines and review process.

Housing Needs within the City of Marina

The City has a surplus of 1,196 total housing units from the 2008-2014 Housing Element; however, there is a shortage of very low, low, and moderate income housing, and a large surplus of above moderate income housing. In 2018, numerous development projects were approved by the City. These projects would add approximately 214 units, including 131 affordable housing units, to the City's housing inventory.

While the RHNA requires a total of 1,308 housing units plus 323 units per the AB 1233 penalty be constructed in the City, given the construction of housing projects between 2015 and 2018, as well as current approved projects, the remaining housing to be provided totals 832 units, as shown in Table 2. The development potential on sites within downtown Marina can accommodate an estimated 964 housing units (639 units at minimum buildout density), and within central Marina can accommodate an estimated 177 housing units (78 units at minimum buildout density); the Monterey-Salinas Transit Station has 65 units of remaining capacity; the Marina Station has 1,360 units of remaining capacity; and the former Fort Ord area has 1,699 units of remaining capacity under planned projects. Therefore, the City has a total capacity of 4,265 housing units, which meets the RHNA requirements to provide 832 total new housing units. The DVSP, which is planned for completion and certification prior to adopting the 2019 Housing Element Update, would enhance the ability of the City to meet the RHNA obligations for housing by income level (refer to Table 2 for specific requirements). Additional areas within the city have long-term development potential, including the CSUMB campus and Cypress Knolls; however, these were not included in the total capacity estimates as the timing of development in these areas is uncertain.

Table 2 Overall RHNA Obligations

Income Group	Households	Percentage ¹
Very Low	388	46.1%
Low	295	34.3%
Moderate	115	13.6%
Above Moderate	34	7.1%
Total	832	100.0%

1 – Numbers may not add due to rounding.

Source: City of Marina 2019

9. Surrounding Land Uses and Setting

The planning area for the updated Housing Element comprises all land in Marina, and the City's Sphere of Influence. The city is in western Monterey County and comprises a mixture of urban uses including residential, commercial, industrial, and public land uses, as well as agricultural production, open space, public facilities, and some vacant land. The California State University Monterey Bay campus is in the southern portion of the city. Surrounding land uses include mainly agriculture and open space in unincorporated areas of the county to the north and east, and the City of Seaside to the south. The Pacific Ocean borders the city to the west.

10. Other Public Agencies Whose Approval is Required

The project requires the following discretionary approvals from the City:

- Adoption of the Initial Study-Negative Declaration (IS-ND)
- Adoption of the 2015-2023 Housing Element Update

No discretionary approvals from other agencies are required.

11. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

To date, the City has not received a request for consultation under AB 52.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology/Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology/Water Quality | ☐ Land Use/Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population/Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities/Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

Determination

Based on this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

Title

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Except as provided in Public Resources Code Section 21099, would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☐ | ☒ |
| b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☐ | ☒ |
| d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ |

- a. *Would the project have a substantial adverse effect on a scenic vista?*
- b. *Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*
- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

The City of Marina features a number of natural and human-made scenic resources. The City is unique because the former Fort Ord along the city's southern and eastern edges, Armstrong Ranch

to the north, and Monterey Bay and its adjoining public land to the west serve to clearly distinguish the city from its neighboring jurisdictions (City of Marina 2000a). State Route (SR) 1 passes through the city on its western boundary, along the Pacific Ocean. SR 1 is considered an Officially Designated State Scenic Highway (California Department of Transportation 2019).

The Housing Element Update itself does not create physical residential growth and would not impact the scenic quality of the designated scenic highway, community, scenic vistas, or produce substantial light or glare beyond what is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 period that could accommodate the required 832 housing units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. The Housing Element Update does not specify designs of proposed housing units, nor does it compel construction of any kind. Future development would be reviewed to determine compliance with the City's development standards, as well as to determine impacts to scenic vistas, or resources that may be specific to future projects. In order to obtain the necessary land use entitlements, future projects would have to meet the requirements of the Zoning Ordinance that is already in place, including provisions to incorporate acceptable aesthetic designs in the City of Marina. Future projects would be required to comply with applicable General Plan policies requiring new development to protect scenic resources. No mitigation measures are required for the Housing Element Update.

Furthermore, the following policies in the City's General Plan would limit light and glare from new development:

- Policy 4.20: To reduce glare and lighting visible from residential neighborhoods, the use of reflective surfaces and neon lighting on commercial buildings shall be limited.
- Policy 4.122 The City shall require that lighting of streets and other public areas in proximity to areas of natural open space be shielded and as unobtrusive as possible so as to direct light away from habitat reserve areas and other areas of natural open space. The same requirements shall follow for outdoor lighting on private development sites adjacent to such lands.

Street lighting and park lighting is required to comply with Chapter IV of the City Design Guidelines and Standards, which includes shielding of light fixtures. Overall, the Housing Element Update would introduce no new impact related to light and glare.

NO IMPACT

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*
- c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

- e. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

No Important Farmland or Williamson Act contracts exist in or around the City of Marina (DOC 2016, 2018). Limited acreage in the City's sphere of influence is used for agricultural production. None of the development anticipated under the City's General Plan would result in cancelation or termination of any current Williamson Act contracts. Additionally, many agricultural lands to the east and north of the City boundaries, outside the City's Sphere of Influence, are under Williamson Act contracts. The Housing Element Update itself does not create residential growth and does not involve changes that would convert any Prime Farmland, Unique Farmland, Farmland of Statewide Importance, timberland, or forestland to nonagricultural or non-forest use beyond what is anticipated in the existing General Plan. Overall, the Housing Element Update would not directly change land use to conflict with existing zoning and existing Williamson Act contracts. Implementation of the Housing Element Update would not include the loss or conversion of forestland and no impact on agricultural resources would occur because of the Housing Element Update.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

- a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*
- c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*
- d. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The City of Marina is in the North Central Coast Air Basin. Air quality in this basin is monitored by the Monterey Bay Air Resources District (MBARD). MBARD maintains seven air quality monitoring stations (Carmel Valley, Hollister, King City, Pinnacles, SLV Middle School, Salinas, and Santa Cruz), three of which are in Monterey County (MBARD 2019). MBARD sets limits on the quantities of air pollution that may be emitted and has permit authority over new or major modifications to existing stationary sources of air pollution. Control of mobile sources is exercised at the state (California Air Resources Board) and federal (Environmental Protection Agency) levels for the Monterey Bay area.

The Housing Element Update itself does not create physical residential growth and would not impact air quality beyond what is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown

Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. Projects that are consistent with the General and Specific Plans are deemed to be consistent with applicable air quality management plans since the regional air quality impacts associated with implementation of the General Plan have already been considered in the formulation of the plan. Residential uses typically do not create objectionable odors. No impacts would result beyond those anticipated in the General Plan because of the Housing Element Update, and no mitigation measures are required.

NO IMPACT

4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in*

local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

- b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

While the majority of the city is developed with urban uses, some areas may include sensitive plant and animal species. Existing undeveloped lands provide open space and may support habitats considered sensitive to the region, particularly in the former Fort Ord.

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in biological resource impacts beyond that already anticipated by the existing General Plan. Adopting the Housing Element Update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. The Housing Element Update itself would not have any impact on any riparian habitat or sensitive natural community.

The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. The level and significance of environmental impacts resulting from future residential development projects would be further assessed on a project-specific basis in accordance with CEQA. Each individual project would also be required to evaluate potential impacts to biological resources and to minimize or eliminate potentially adverse impacts to sensitive resources in conformance with City's Zoning Ordinance and General Plan policies, and all applicable Fort Ord Reuse Authority, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and U.S. Fish and Wildlife Service guidelines and policies. No mitigation measures are required for the Housing Element Update.

NO IMPACT

- d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in biological resource impacts beyond that which is

already anticipated by the existing General Plan. Thus, no impacts related to biological resources would occur because of the Housing Element Update.

Future residential development would be reviewed on a project-by-project basis to determine compliance with the City's Zoning Ordinance and General Plan policies, as well as to determine impacts to migratory fish or wildlife species. Any potentially significant impacts to biological resources would be mitigated on a project-specific basis to the extent feasible, in accordance with all applicable state and federal agency guidelines set forth by California Department of Fish and Wildlife and (if appropriate) U.S. Fish and Wildlife Service, as a part of the application and review process for development in the City. Future developments would also be reviewed to determine compliance with the Fort Ord Habitat Management Plan (where applicable) and any other adopted Habitat Conservation Plans or Natural Community Conservation Plans. Projects would be required to minimize or eliminate potential impacts on a project specific basis. It is not anticipated that buildout of the Housing Element would interfere with the provisions of an adopted Habitat Conservation Plan or any other similar plans. No mitigation measures are required for the Housing Element Update.

NO IMPACT

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5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*
- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Lands throughout the city and region contain a wide variety of cultural resources that are significant to the area's local history, regional architecture, archaeology, and culture. The city was once inhabited by the Ohlone peoples (City of Marina 2000b). Sites inhabited by the Ohlone peoples can be found at the confluence to streams, other areas of similar topography along streams, or in the vicinity of springs (City of Marina 2000b). The benches and terraces adjacent to the Salinas River and the peripheries of wetlands, such as vernal pools, contain high probability for cultural resources. Therefore, all areas in the city east of SR 1 are characterized as having a moderate potential for archaeological resources being present (City of Marina 2000b). Historic resources related to more recent settlement exist on lands in the city, including historic structures and districts. For example, several historical sites have been identified in the area including the Old Windmill site and Stilwell Hall (City of Marina 2000b). The existing General Plan includes goals, policies, and programs that would protect historically and culturally significant archeological resources and sites from future development so that they are conserved for future generations.

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in cultural resource impacts beyond that anticipated by the adopted Land Use Element of the General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station,

Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, adopting the Housing Element Update itself would not cause any substantial adverse change in the significance of a historical, cultural, or archaeological resource. In addition, each future housing development project would be required to be evaluated for the potential for occurrence of historical resources on site. On a case-by-case basis appropriate mitigation measures would be identified to prevent the loss of important historical and archeological resources in accordance with CEQA. Specific projects would also be analyzed for compliance with all applicable state and federal guidelines for the preservation of historical and archeological resources. In addition, specific housing projects would be reviewed for compliance with City development standards and would be required to comply with CEQA Guidelines Section 15000 et seq. which set procedures for notifying the County Coroner and Native American Heritage Commission for identification and treatment of human remains if they are discovered during construction. No mitigation measures are required for the Housing Element Update.

NO IMPACT

6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

- a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The City of Marina General Plan contains policies to prevent excessive energy consumption of resources related to new developments, including transportation-related energy use. Please refer to Community Goal 1.18.6 and Housing Policy 2.31.10 for examples of such measures. Further, the city is served by Monterey Bay Community Power (in cooperation with Pacific Gas and Electric [PG&E], which is responsible for billing and maintenance), which provides carbon-free electricity. The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in increased energy demand. All future residential development projects would be reviewed for consistency with the General Plan goals and policies, as well as the California Building Code. Thus, no impacts related to the inefficient use of energy are anticipated to occur because of the Housing Element Update.

NO IMPACT

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7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒
2. Strong seismic ground shaking?	☐	☐	☐	☒
3. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
4. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c. Be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

- a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*
- a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*
- a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*
- a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

The city is located in a region characterized by moderate to high levels of seismic activity. The principal active faults in the region include the San Andreas Fault, which is 15 to 20 miles east-northeast of the city, and the San Gregorio Fault, which is approximately 15 miles west-southwest of the city (USGS 2019). Other geologic hazards in and in the vicinity include flooding, liquefaction, erosion, and poor foundation conditions to adverse soil properties (City of Marina 2000a; FEMA 2017).

Seismic activity caused by active and potentially active faults in the region, as with anywhere in California, could result in seismic ground shaking in the city. The General Plan states that “policies of the Community Land Use element prohibit development on land where there is a significant potential threat to life or property due to very high seismic shaking or seismically induced ground failure, flooding, or landslides” (City of Marina 2000a). Soils reports and structural engineering in accordance with local seismic influences would be required in conjunction with new development proposals, where appropriate. General Plan policies would control the density and type of development permitted in areas with identified geologic constraints.

The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. The proposed Housing Element Update does not establish a growth need that would result in geologic impacts beyond those anticipated by the General and Specific Plans. Future projects would be evaluated for impacts related to seismic ground shaking, ground failure, inundation, landslides, and flooding, as well as for consistency with relevant General Plan policies and Zoning Ordinance requirements. Seismic safety issues would be addressed through California Building Code, California Residential Code, and implementation of the recommendations on foundation and structural design contained in geotechnical investigations for specific projects. No mitigation measures are required for the Housing Element Update.

NO IMPACT

- b. Would the project result in substantial soil erosion or the loss of topsoil?*
- d. Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in geologic or soil impacts beyond that already anticipated by the adopted General Plan. As such, adopting the Housing Element Update would not by itself result in substantial soil erosion or the loss of topsoil, nor would it result in projects that would be located on expansive soils, creating substantial risk to life or property. Marina General Plan Policy 4.126.1 requires the preparation of erosion control and landscape plans for all new subdivisions and major projects with a high potential for erosion, and Marina General Plan Policy 4.124.1 requires erosion control measures be implemented during construction. As discussed above, the City's established development review process would ensure that impacts to soil erosion and loss of topsoil would be mitigated to the extent feasible. No mitigation measures are required for the Housing Element Update.

NO IMPACT

- c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*

Within the city there are potential unstable soil units in the dune formation west of SR 1 and along the Salinas River (City of Marina 2000a). The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in geologic or soil impacts beyond that already anticipated by the adopted General Plan. As such, adopting the Housing Element Update would not by itself result in development located on unstable soil. The City's established development review process would ensure that impacts from unstable soil would be mitigated to the extent feasible. Future development projects would be subject to environmental review, and would be required to comply with development standards and building code regulations as required by state law and City policy. No mitigation measures are required for the Housing Element Update.

NO IMPACT

- e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

All new development in the city is anticipated to be connected to the municipal waste disposal system. However, the Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in increased demand in the municipal waste disposal system. Thus, no impacts related to the use of septic systems are anticipated to occur because of the Housing Element Update.

NO IMPACT

- f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Numerous resources have been discovered in the county (UCMP 2019). The existing General Plan includes goals, policies, and programs that would protect paleontologically significant resources and

sites from future development so they are conserved for future generations, including Policies 2.35.2, 4.126, and 5.9.5. The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in paleontological resource impacts beyond that anticipated by the adopted Land Use Element of the General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, adopting the Housing Element Update itself would not cause any substantial adverse change in the significance of a paleontological resource. On a case-by-case basis, appropriate mitigation measures would be identified to prevent the loss of important paleontological resources in accordance with CEQA. Specific projects would also be analyzed for compliance with all applicable state and federal guidelines for the preservation of paleontological resources. No mitigation measures are required for the Housing Element Update.

NO IMPACT

8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The Housing Element Update itself does not create physical residential growth and would not generate greenhouse gas (GHG) emissions beyond what is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. Existing regulations that would apply to any future residential development, including the California Green Building Standards Code, adopted by the City to incentivize green building, would substantially reduce GHG emissions associated with future projects. While future projects would still emit GHGs, there is adequate land zoned for residential development in the city to meet the RHNA, and the proposed Housing Element does not recommend any land use designation or zoning map changes. No impacts would result beyond those anticipated in the General Plan because of the Housing Element Update, and no mitigation measures are required.

NO IMPACT

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9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

Within the city there are few businesses currently handling hazardous materials or generating hazardous waste. These include automotive repair facilities, paint contractors, medical service providers, and dry cleaner services. Buildout of the Housing Element Update would not include these types of facilities, and is not anticipated to create any health hazards. Development of vacant areas in the city and in the undeveloped expansion areas may expose people to hazards resulting from existing businesses exposure to dust and pesticides associated with agricultural operations in the northern part of the city.

The city contains one Federal Superfund site, Fort Ord, which would expose people to hazards. Fort Ord was a major U.S. Army Base and added to the Superfund: National Priorities List of Hazardous Waste Sites on February 21, 1990 (DTSC 2019, Fort Ord Cleanup 2019). While most of the former Fort Ord is now part of the Fort Ord National Monument, other areas have been converted from military to civilian land uses under the direction of Fort Ord Reuse Authority. While many old military buildings and infrastructure remain abandoned, others have been demolished. Hazardous and toxic waste materials and sites at the former Fort Ord consist of a wide variety of materials including: industrial chemicals, petrochemicals, domestic and industrial wastes (landfills), asbestos and lead paint in buildings, above- and underground storage tanks, and ordnance and explosives, including unexploded ordnance. Although the former Fort Ord base is a listed Superfund site, the Army is undergoing remediation of the base, which will ensure contamination is removed from the site. Therefore, this site would not cause a significant hazard to new residential developments in the city upon remediation.

If any individual projects within 0.25 mile of a school are proposed, CEQA would require the City to make individual determinations as to whether construction could result in hazardous materials exposure.

The Housing Element Update itself does not create physical residential growth. Implementation of the Housing Element Update's assigned growth need would not require the use of any significant amounts of hazardous materials. No significant amounts of hazardous materials would be transported, used, or disposed of in conjunction with housing units specified by the Housing Element Update. There would be no long-term significant hazards associated with the Housing Element. Incidental amounts of hazardous materials could be used during construction or operation of future residential projects. However, each development would be subject to environmental review and an analysis of hazards and hazardous materials. No mitigation measures are required for the Housing Element Update.

NO IMPACT

- d. *Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Future residential development anticipated by the Housing Element Update may be located on or near sites identified on hazardous material lists. Through the City's development review process, it would be determined whether a Phase 1 Environmental Site Assessment would be necessary to determine whether a proposed development site is on or in the immediate vicinity of any known hazardous material sites. Where appropriate, mitigation measures would be required at that time to reduce potential hazards to the public to a level that is less than significant. No impacts related to hazardous material sites because of the Housing Element Update itself are anticipated to occur. No mitigation measures are required for the Housing Element Update.

NO IMPACT

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The Marina Municipal Airport is located in the eastern portion of the city. The majority of the city is in the Marina Municipal Airport influence area, per the Airport Land Use Compatibility Plan (Monterey County Airport Land Use Commission 2019). However, the Housing Element Update itself does not create physical residential growth. Implementation of the Housing Element Update's assigned growth need would not place housing within the airport land use plan area, and the Housing Element does not involve changes that would result in hazards related to the Marina Municipal Airport. However, each development would be subject to environmental review and an analysis a projects proximity to the airport. No mitigation measures are required for the Housing Element Update.

NO IMPACT

- f. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Development under the Housing Element Update is not anticipated to interfere with any emergency response programs or plans. Individual development would need to be evaluated for specific impacts regarding emergency response issues on a case by case basis. The Housing Element Update itself does not create physical residential growth and would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Without specific details regarding future residential developments, it is infeasible to identify specific potential conflicts with an emergency response plan with any precision. However, through the City's development review process, future development projects would be evaluated for consistency with adopted emergency response plans and would include measures if necessary to reduce impacts to the extent feasible. No mitigation measures are necessary.

NO IMPACT

- g. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

The California Department of Forestry and Fire Protection identifies the city as an area of local responsibility (California Department of Forestry and Fire Protection [CAL FIRE] 2007a). Wildfire

hazards are low to moderate throughout the city, with some areas of high fire hazard, but no areas of very high fire hazards (County of Monterey 2015, CAL FIRE 2007b). Through the City's development review process, future residential development projects would be evaluated to determine potential hazards related to the exposure of people or structures to a significant risk of loss due to wildland fires. The review process would ensure consistency with applicable adopted General Plan policies setting standards and would impose mitigation for ensuring fire safety, where appropriate. Each future development project would be required to demonstrate consistency with the goals, policies, and actions of the adopted General Plan. No mitigation measures are required for the Housing Element Update.

NO IMPACT

10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☐	☒
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
(iv) Impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Surface waters may be affected by development associated with buildout of the Housing Element. Future land uses replacing undeveloped areas may discharge substantial pollutants into surface waters including the Salinas River, which forms the northern boundary of the city. Development has the potential to result in increased surface runoff that could affect surface water quantities. As housing units are developed in conformance with the Housing Element Update, wastewater would discharge into the local sewer system and on-site drainage would flow into the local storm drain system. As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control both construction and operation (occupancy-phase) storm water discharges. In California, the State Water Quality Control Board administers the NPDES permitting program and is responsible for developing permitting requirements. Each proposed future project would be evaluated as appropriate on an individual basis for reduction of impacts in conformance with the NPDES program, and in conformance with any requirements for the preparation of an erosion and sediment control program, otherwise termed a Stormwater Pollution Prevention Plan (SWPPP). These measures are part of the existing development review process for development projects in the city, and would ensure that impacts are reduced to the extent feasible. The Housing Element Update does not provide for development of industrial or commercial uses for which waste discharge requirements may be required. No impact related to water-quality standards or waste treatment requirements would occur because of the Housing Element Update.

NO IMPACT

- b. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The Marina Coast Water District (MCWD) is the water purveyor for the city, including portions of the former Fort Ord. MCWD provides water resources to city residents through pumping of groundwater from the Salinas Valley Groundwater Basin, which lies completely within the Salinas River Valley and consists of six hydrologically linked sub-areas. The groundwater basin is the sole source of all potable water for Marina (MCWD 2019a).

Buildout of the Housing Element would result in increased water consumption in the city, thus potentially requiring additional groundwater pumping. Development may also affect the quality and quantity of groundwater. The proposed Housing Element Update does not establish a growth need that would result in an increase in water demand beyond that anticipated by the existing General Plan. Through the City's development review process, future development would be evaluated as appropriate for potential impacts to groundwater supply and recharge on a local as well as regional basis as each future development project is proposed. No mitigation measures are required for the Housing Element Update.

NO IMPACT

- c.(i) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*

- c.(ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- c.(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

Drainage patterns may be altered because of buildout of the Housing Element. In addition, development in undeveloped areas would result in changes to absorption rates and the rate and amount of surface runoff. The Housing Element Update itself does not create physical residential growth and would not impact hydrology and water quality beyond that which is anticipated in the existing General Plan. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. Ultimate buildout of the assigned dwelling units is not expected to substantially alter the existing drainage pattern of the area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site. All developed sites would connect to the storm drain system and as such are not anticipated to generate significant erosion, siltation, or stormwater impacts. Each future residential development would be evaluated on a project-by-project basis regarding drainage patterns and stormwater runoff on an individual basis in order to obtain building permit approval. No mitigation measures are required for the Housing Element Update.

The City participates in the National Flood Insurance Program, which provides flood insurance to residents and businesses in known flood hazard areas (FEMA 2019). The General Plan includes policies designated to mitigate such flooding hazards. Future developments that would occur in conformance with the Housing Element Update would be subject to floodplain development requirements to limit the personal and property damage that may occur due to flooding and inundation. Each development would be evaluated on an individual basis and would be required to comply with building codes and regulations, FEMA rules, and the City General Plan and Zoning Ordinance. Policies embodied in the General Plan Community Design and Development Element set standards and measures for development in flood prone areas that prevents flood damage. No impact related to flood hazards would occur because of the Housing Element Update, and no mitigation measures are required.

NO IMPACT

- d. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

Marina is adjacent to the Pacific Ocean, and a tsunami event strong enough to inundate the city is possible. Along the immediate coastline, flooding from tidal inundation resulting from underwater seismic disturbances could occur. However, existing dunes effectively restrict the zone of tsunami-induced flooding along much of Marina's coastline. To avoid the hazards associated with tsunami-induced flooding, Marina's Local Coastal Program (in accordance with the California Coastal Act) generally prohibits development on the ocean side of the dunes or in the mapped tsunami run-up zone (California Coastal Commission 2013). An additional flood hazard is posed by potential damage to or rupture of existing reservoirs in the upper Salinas Valley, such as San Antonio and Nacimiento, but this would impact only a small area of the city along the northeast boundary (County of Monterey 2015). The Housing Element Update would not increase exposure to tsunami risk because it would not directly facilitate new housing development. The Housing Element Update does not establish a growth need beyond that anticipated by the General Plan. Individual projects to be constructed under the Housing Element Update would be evaluated for consistency with the Zoning Ordinance, California Building Code, and General Plan, and would be subject to individual environmental review. No mitigation measures are required for the Housing Element Update.

NO IMPACT

- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The Central Coast Regional Water Quality Control Board (RWQCB) maintains a Water Quality Control Plan for the basin (Central Coast RWQCB 2019) and the Monterey County Water Resources Agency maintains the Monterey County Groundwater Management Plan (Monterey County Water Resources Agency 2006). These plans include objectives and implementation actions for the preservation of water quality and groundwater supply in the County. The proposed Housing Element Update does not establish a growth need that would result in an increase in water demand beyond that anticipated by the existing General Plan. Through the City's development review process, future development would be evaluated as appropriate for potential impacts to water quality, and groundwater supply and recharge on a local as well as regional basis as each future development project is proposed. No mitigation measures are required for the Housing Element Update.

NO IMPACT

11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

- a. *Would the project physically divide an established community?*
- b. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Implementation of the Housing Element Update would not significantly divide any community or reduce access to community amenities. The Housing Element identified where development could occur to meet RHNA in existing land use and zoning designations; it would not result in land use changes or future development that could not otherwise occur. All future residential development projects would be reviewed for consistency with the General Plan, Zoning Ordinance, the Installation-Wide Multispecies Habitat Management Plan for Former Ford Ord (USACE 1997), and other applicable plans and policies. No mitigation measures are required for the Housing Element Update.

Chapter 633, Statutes of 2007 (Senate Bill 2) strengthens housing element law to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters. The City's Zoning Code lists "Emergency Shelters" as a use permitted by right in the R-4 and C-R Zones. No physical impact would occur with this action.

NO IMPACT

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12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

A portion of the city has been classified under the Surface Mining and Reclamation Act as Mineral Resources Zone – 2 for construction aggregate (California Division of Mines and Geology n.d.). Development under the General Plan would prevent extraction of these existing mineral resources in portions of the city. The City's General Plan EIR has determined this impact to be significant and unavoidable (City of Marina 2000b). The Housing Element Update itself does not create physical residential growth and would not result in the loss of locally important mineral resources or recovery sites beyond that anticipated by the General Plan. Without specific details regarding future residential developments, it is infeasible to identify specific potential conflicts with mineral resource areas with any precision. However, through the City's development review process, future development projects would be evaluated for compatibility with mineral resources and would include measures if necessary to ensure that impacts are less than significant. No mitigation measures are necessary.

NO IMPACT

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13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project result in:

- Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- Generation of excessive groundborne vibration or groundborne noise levels?
- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☐	☒

- Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*
- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. This development may produce increased noise levels. Short-term noise and vibration increases could arise from project construction, while long-term increases are typically associated with increased traffic.

The Housing Element Update itself does not create physical residential growth and does not involve changes that would result in noise levels beyond those anticipated by the existing General Plan. Housing units developed in conformance with the Housing Element Update may increase noise levels because of construction activities, increased vehicular traffic, and equipment usage. However, future development would be required to comply with General Plan noise and land use compatibility guidance as well as the City noise ordinance. Individual projects to be constructed in support of the assigned housing need would be evaluated for consistency with the City's General Plan and Zoning Ordinance, and would be analyzed under CEQA on a project-by-project basis. No mitigation measures are required for the Housing Element Update.

NO IMPACT

14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

- a. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

As of January 2019, the population of Marina was 22,957 (California Department of Finance 2019). The General Plan describes the pattern and intensity of future development, including residential, commercial, industrial, recreation, and open space land uses. Infill and redevelopment in the city would avoid urban sprawl by making efficient use of lands designated for community development purposes. Land uses proposed under the General Plan would result in additional housing and employment opportunities.

The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, the proposed Housing Element Update does not establish a growth need that would result in population beyond that anticipated by the General and Specific Plans. No mitigation measures are required for the Housing Element Update.

NO IMPACT

- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

Future developments that would be constructed in conformance with Housing Element Update would be on vacant or underutilized land in the city. No existing housing is anticipated to be displaced that would not be replaced, and provision of replacement housing for certain types of housing is addressed in the Housing Element policies. Implementation of the Housing Element

City of Marina
2015-2023 Housing Element Update

Update would increase access to housing to meet housing needs in the city. No impact related to housing displacement would occur, and no mitigation measures are required for the Housing Element Update.

NO IMPACT

15 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1 Fire protection?	☐	☐	☐	☒
2 Police protection?	☐	☐	☐	☒
3 Schools?	☐	☐	☐	☒
4 Parks?	☐	☐	☐	☒
5 Other public facilities?	☐	☐	☐	☒

- a.1. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.2. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.3. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.4. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

- a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas.

Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, the proposed Housing Element Update does not establish a growth need that would result in a need for public services beyond that anticipated by the General and Specific Plans. In addition, as growth in conformance with the Housing Element Update occurs, any needs that arise would be addressed and met as each development is proposed, and would be funded through the payment of development fees or project specific mitigation, as appropriate and in accordance with Section 65995 (h) of the California Government Code (Senate Bill 50, August 27, 1998). Each project would also be evaluated for compliance with the City General Plan and Zoning Ordinance. No mitigation measures are required for the Housing Element Update.

NO IMPACT

16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, the proposed Housing Element Update does not establish a growth need that would result in a need for parkland or recreational facilities beyond that anticipated by the General and Specific Plans. Future residential development in conformance with the Housing Element Update would be subject to the City's development review process where impacts to parkland would be further evaluated and developers required to pay Quimby fees, or funding equivalent to the provision of parkland. No mitigation measures are required for the Housing Element Update.

NO IMPACT

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17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	■
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	■
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☐	☐	☐	■
d. Result in inadequate emergency access?	☐	☐	☐	■

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

New trips would be generated by buildout of the Housing Element. This planned development, the potential population increase, and tourist related activities may generate additional vehicular movement, impact existing transportation systems, and create a demand for additional parking. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, the proposed Housing Element Update does not establish a growth need that would result in traffic impacts beyond that anticipated by the General and Specific Plans. Through the City's development review process, future development projects would be evaluated for potential traffic impacts. Appropriate mitigation measures would be required to reduce potential project specific traffic impacts in order to maintain consistency with the General Plan and the Zoning Ordinance. No mitigation measures are required for the Housing Element Update.

The Housing Element Update does not involve the alteration of existing alternative transportation oriented policies or the creation of policies that would conflict with the General Plan or other adopted transportation oriented policies or plans. No impacts related to conflicting transportation policies would occur because of the Housing Element Update, and no mitigation measures are required.

NO IMPACT

- b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

Implementation of the Housing Element Update would increase access to housing to meet housing needs in the city. However, the Housing Element Update would not substantially increase vehicle miles travelled in the city, as the total required increase in housing units (832) was anticipated for development under existing General Plan and Zoning designations. Additionally, public transit options are available at the Marina Transit Exchange, which provides access to six regular bus routes and one on-call bus route (Monterey-Salinas Transit 2019). Furthermore, bicycle routes are present on city roadways, including the Monterey Bay Coastal Recreation Trail, which provide additional alternate transportation options (City of Marina 2010). Therefore, the Housing Element Update would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b).

NO IMPACT

- c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*
- d. Would the project result in inadequate emergency access?*

The Housing Element Update would not change air traffic patterns, increase hazards due to a road design feature, or result in inadequate emergency access. General Plan implementation is not expected to interfere with emergency access or create road hazards. All future residential development in conformance with the Housing Element Update would continue to be reviewed on a project specific basis by the Fire Department and other agencies to ensure that adequate emergency access is provided and no unsafe access conditions would result. No mitigation measures are required for the Housing Element Update.

NO IMPACT

18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☐	☐	☒
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

To date, the City has not received a request for consultation under AB 52. As such, the City assumes that no tribal cultural resources are present within the City for the purposes of this analysis. Because this project does not entail any ground disturbance or development, the City assumes for the purposes of this draft that there are no tribal cultural resources present that may be impacted by future residential development in conformance with the Housing Element Update.

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in impacts to tribal cultural resources. The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for

development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, adopting the Housing Element Update itself would not cause any substantial adverse change in the significance of tribal cultural resource. In addition, each future housing development project would be required to be evaluated for the potential for occurrence of tribal cultural resources on-site. On a case-by-case basis appropriate mitigation measures would be identified to prevent the loss of important tribal cultural resources in accordance with CEQA. Specific projects would also be analyzed for compliance with all applicable state guidelines for the preservation of tribal cultural resources. No mitigation measures are required for the Housing Element Update.

NO IMPACT

19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Water

The protection of water quality in the region is under the jurisdiction of the Central Coast RWQCB. The federal and state Clean Water Acts provide regulatory authority over the RWQCB. The RWQCB Basin Plan sets standards for water contaminant levels (Central Coast RWQCB 2019). The Housing Element Update identifies available sites for residential development during the 2015-2023 RHNA Period that could accommodate the required total 832 units. Sites that were anticipated for development under existing General Plan and Zoning designations include buildout of central Marina, the Monterey-Salinas Transit Station, Marina Station, and former Fort Ord areas. Undeveloped areas in the City, including those listed above, have the ability to satisfy the total 832-unit RHNA requirement. The DVSP increases the allowable housing density of certain sites within downtown Marina, enabling the City to more easily meet and exceed the RHNA housing goal for the City. As such, the proposed Housing Element Update does not establish a growth need that would result in water supply needs beyond that anticipated by the existing General Plan. Future residential development projects would be required to maintain consistency with all City standards. Appropriate mitigation measures would be required of individual residential developments to reduce potential project specific water quality impacts to the extent feasible. No mitigation measures are required for the Housing Element Update.

The MCWD is the water purveyor for the City including the former Fort Ord. There are three supply wells in Central Marina located in the 900-foot aquifer of the Salinas Valley Water Basin and three groundwater wells in the Ord Community located in the lower 180-foot and 400-foot aquifers of the Salinas Valley Groundwater Basin (MCWD 2019a). Water is treated at each well site to disinfect and remove the naturally occurring hydrogen sulfide that can sometimes cause odor problems (MCWD 2019a). MCWD also has a desalination plant with capacity to supply up to 300,000 gallons of potable water per day. However, with the recent rise in energy costs and the fact that the additional water supply is not needed at this time, the desalination plant is not being operated (MCWD 2019b). The MCWD Urban Water Management Plan calculated existing and future water demands in the city, and confirmed that the existing and proposed water infrastructure could adequately serve the city's residents over the 20-year planning period. Sufficient available water exists in the Marina service area to meet the expected water demands through 2025 with a surplus of 688 acre feet per year (MCWD 2005). The proposed Housing Element Update does not directly establish a growth need that would result in increased groundwater pumping or demand of water supplies beyond that anticipated by the existing General Plan. No mitigation measures are required for the Housing Element Update.

Wastewater

Monterey One Water (M1W), formerly the Monterey Regional Water Pollution Control Agency, provides wastewater treatment for Marina and the Marina Coast Water District (MCWD) provides wastewater collection services to the city and the former Fort Ord. Wastewater generated from the city is treated at the M1W regional treatment plant located north of Marina. The regional facility has a design capacity of 29.6 million gallons per day and currently receives average flows of 18.5 million gallons per day (M1W 2019). The M1W Sewer System Management Plan requires a System Evaluation and Capacity Assurance Plan (SECAP) which ensures that the system would be able to meet the needs of future population growth (M1W 2019b).

The proposed Housing Element Update does not directly establish a growth need that would result in water or wastewater infrastructure needs beyond that anticipated by the existing General Plan. Future residential development in conformance with the Housing Element Update would be

evaluated to determine adequacy of utility infrastructure as part of the standard City development review process. No mitigation measures are required for the Housing Element Update.

Electricity, Natural Gas, and Telecommunications

Pacific Gas and Electric (PG&E) and Monterey Bay Community Power jointly provide electricity services to Marina, PG&E provides natural gas, and multiple telecommunications companies provide services, including AT&T, Xfinity, Viasat, and SuddenLink (Highspeedinternet.com 2019). The proposed Housing Element Update does not directly establish a growth need that would result in electricity, natural gas, and telecommunications infrastructure needs beyond that anticipated by the existing General Plan. Future residential development in conformance with the Housing Element Update would be evaluated to determine adequacy of utility infrastructure as part of the standard City development review process. No mitigation measures are required for the Housing Element Update.

NO IMPACT

- d. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The city is served by the Monterey Regional Waste Management District. Solid waste is taken to Monterey Peninsula Landfill north of the city. The Monterey Peninsula Landfill has an approximate capacity of 49.7 million cubic yards, of which 48.6 million cubic yards is remaining (CalRecycle 2019). The remaining capacity is expected to last until February 2107, at present recycling and disposal rates (CalRecycle 2019). The proposed Housing Element Update is a policy document and would not directly impact solid waste facilities. Furthermore, the Housing Element Update does not establish a growth need that would result in solid waste disposal needs beyond that anticipated by the existing General Plan. Future development in conformance with the Housing Element Update would be reviewed for compliance with applicable federal, state, and City policies and development standards. No mitigation measures are required for the Housing Element Update.

NO IMPACT

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20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒
a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				
b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes				

or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

CAL FIRE identifies the city as an area of local responsibility (CAL FIRE 2007a). Wildfire hazards are low to moderate throughout the city, with some areas of high fire hazard, but no areas of very high fire hazards (County of Monterey 2015, CAL FIRE 2007b). The proposed Housing Element Update does not directly establish a growth need that would result in increased impacts related to wildfires beyond that anticipated by the existing General Plan. Future residential development in conformance with the Housing Element Update would be evaluated for wildfire safety, including the ability of emergency vehicles to access the site, ease of evacuation, exacerbation of fire risk, and proximity to areas prone to flooding or landslide, as part of the standard City development review process. No mitigation measures are required for the Housing Element Update.

NO IMPACT

21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

- a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in reduced biological habitats or any biological or cultural resource impacts beyond that already anticipated by the existing General Plan. Adopting the Housing Element Update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. In addition, the Housing Element Update itself would not have a substantial adverse effect on any riparian habitat or sensitive natural community. In addition, through the City's development review

process, future development projects would be evaluated for potential direct and indirect impacts on biological and cultural resources. Appropriate mitigation measures would be required to reduce potential impacts to the extent feasible and would be required to comply with the General Plan and Zoning Ordinance via project-specific CEQA review. No mitigation measures are necessary for the Housing Element Update.

NO IMPACT

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in contribution to potential cumulative impacts beyond that already anticipated by the existing General Plan, as analyzed in the General Plan EIR regarding cumulative impacts (refer to Section 14.E of the General Plan EIR). In addition, through the City’s development review process, future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City General Plan and Zoning Ordinance. Through this review process, potential cumulative impacts to various natural and human-made resources would be evaluated and mitigated as appropriate. No mitigation measures are necessary as the existing City development review process is sufficient to maintain impacts at a less than significant level.

NO IMPACT

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

The Housing Element Update itself does not create physical residential growth and does not establish a growth need that would result in substantial direct or indirect adverse impacts on human beings. Through the City’s development review process, future residential development projects would be evaluated for potential direct and indirect impacts on human beings. Appropriate mitigation measures would be required to reduce potential impacts to a level that is less than significant. No impact related to environmental effects that would have adverse effects on humans would occur because of the Housing Element Update, and no mitigation measures are necessary.

NO IMPACT

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List of Preparers

Rincon Consultants, Inc. prepared this IS-ND under contract to the City of Marina. Persons involved in data gathering analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

Megan Jones, MPP, Principal
Aileen Mahoney, Lead Analyst, Associate Environmental Planner
Hannah Haas, MA, RPA, Archaeologist
Jonathon Schuhrke, GIS Analyst
April Durham, PhD, Technical Editor
Rose Gregory, Document Formatting and Production Specialist

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Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of December 3, 2019

CITY COUNCIL TO CONDUCT A PUBLIC HEARING AND CONSIDER A RESOLUTION ADOPTING A NEGATIVE DECLARATION OF NO SIGNIFICANT ENVIRONMENTAL IMPACT FOR THE DRAFT MIDTERM REVIEW OF THE 2015-2023 HOUSING ELEMENT; AND A RESOLUTION AMENDING THE CITY OF MARINA GENERAL PLAN BY ADOPTING A DRAFT MIDTERM REVIEW OF THE 2015-2023 HOUSING ELEMENT, AND FINDING THE DRAFT MIDTERM REVIEW OF THE 2015-2023 HOUSING ELEMENT CONSISTENT WITH THE FORT ORD BASE REUSE PLAN.

REQUEST:

It is requested that the City Council consider opening a public hearing, receive testimony from the public, and:

1. Approve Resolution No. 2019-, adopting a Negative Declaration of no significant environmental impact for the Draft Midterm Review of the 2015-2023 Housing Element to the General Plan, and;
2. Approve Resolution No. 2019- , amending the City of Marina General Plan by adopting the Draft Midterm Review of the 2015-2023 Housing Element to the General Plan.

BACKGROUND:

In early 2016, the City had begun working on drafting the 2015-2023 Housing Element. A draft of the document was provided to the California Housing and Community Development Department (HCD) and comments were received on June 1, 2016. At the time the City was interested in submitting for Community Development Block Grant (CDBG) funding for a priority project. On June 21, 2016, the City adopted an Interim 2015-2023 Housing Element, so that the City could apply for the CDBG grant funds.

The Housing Element is one of the seven state-mandated elements of the local general plan and is required to be updated every eight years. An interim 2015-2023 Housing Element Update was adopted in June 2016; however, this 2019-dated Housing Element Update is required, as the June 2016 Update was not adopted within 120 days of the statutory December 15, 2015 deadline. Therefore, the Housing Element Update cycle was reduced to four years for the City of Marina.

The City Council has approved a contract with Veronica Tam Associates to assist with performing the Midterm Review and addressing the HCD comments on the prior draft.

ANALYSIS:

The City of Marina prepared the draft Midterm Review of 2015-2023 Housing Element Update to comply with the legal mandate that requires each local government to plan adequately to meet the existing and projected housing needs of all economic segments of the community (see “**EXHIBIT A**” –changes tracked to show revisions from 2016 Interim Housing Element).

‘Section 65588(a) of the California Government Code requires each city to update its Housing Element as frequently as appropriate, but at least every eight years, to evaluate all of the following:

1. The appropriateness of the City's housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
2. The effectiveness of the City's housing element in attaining of the community's housing goals and objectives; and,
3. The progress of the City's implementation of the Housing Element.

As part of the Housing Element Update, the City's local housing needs are evaluated, and a realistic set of programs are developed to meet those needs. Section 65583(a) of the California Government Code requires housing elements to include an assessment of housing needs, an inventory of resources, and an assessment of constraints relevant to meeting the needs, including the following:

- An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels.
- An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and analysis of the relationship of zoning and public facilities and services to these sites
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit
- An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels
- An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels
- An analysis of any special housing needs, such as those of the elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter
- An analysis of opportunities for energy conservation with respect to residential development
- An analysis of existing assisted housing developments that are eligible for change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

Regional Housing Needs Assessment

The California Government Code requires that the appropriate Council of Governments determine each locality's share of the region's existing and future housing needs. The State Department of Housing and Community Development establishes the "future housing need" for each region and the responsible Council of Governments distributes this need by defining the number of additional housing units that are to be accommodated in each jurisdiction's Housing Element Update.

The Association of Monterey Bay Area Governments (AMBAG) is responsible for establishing the regional housing needs allocations for all jurisdictions in Monterey, San Benito, and Santa Cruz counties. On June 11, 2014, AMBAG adopted a Regional Housing Needs Allocation (RHNA) Plan for 2014-2023. The RHNA Plan distributes housing unit allocations among its member agencies, including the City of Marina. The City is required to demonstrate how its planning programs include provisions for meeting the projected increases in the number and type of housing units. The City is required by state law (California Government Code 65584[d]) to demonstrate how, through the Housing Element Update, the City would:

- Increase the housing supply and the mix of housing types, tenure, and affordability in an equitable manner
- Promote infill development and socioeconomic equity, the protection of environmental and

- agricultural resources, and the encouragement of efficient development patterns
- Promote an improved intraregional relationship between jobs and housing
- Allocate a lower portion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category
- Affirmatively further fair housing

According to AMBAG, the projected need for new housing construction by December 2023 in Marina is 1,308 units (AMBAG 2014). This allocation does not take into consideration the 323 units per AB 1233, which penalizes jurisdictions that failed to provide adequate sites for housing development per the AB 1233 timeline requirements. Table 1 shows this housing needs allocation and the percentage in each income category of the total allocation.

The Housing Element itself does not provide specific new housing projects to meet the RHNA allocations. Rather, it identifies sites that can accommodate growth under existing land use and zoning designations to demonstrate compliance with the RHNA. The Housing Element does not create new or additional housing, nor result in zoning amendments that would increase residential development potential. Under existing land use policies, the 1,308 units could be constructed independent of the adoption of the Housing Element. As development projects are proposed in the future, CEQA review on a project-by-project basis will be required.

Table 1 Marina 2014-2023 Regional Housing Need Allocation by Income

Income Group	Households	Percentage
Very Low	315	24.1%
Low	205	15.7%
Moderate	238	18.2%
Above Moderate	550	42.0%
Total	1,308	100.0%

Source: AMBAG 2014

Note the total units above does not include the 323 additional carryover units required from not meeting RHNA goal from previous planning cycle. See Housing Needs Analysis below for further explanation.

Revisions to the 2016 Interim Housing Element Update

Since the City undertook the preparation of a full update to its Housing Element in 2016, this Midterm Review of the 2015-2023 Housing Element document primarily addresses comments received by the State Housing and Community Development (HCD) in 2016 (“**EXHIBIT B**”), the City’s current RHNA requirement, the inventory of available sites, and other updates to data where applicable.

In summary, the 2019 Midterm Review of the Housing Element (analyzed within this document) includes the following revisions and updates to the 2016 Update:

- Description of public comments and public meetings conducted in 2016 during the Housing Element Update process.
- Discussion of the Downtown Vitalization Specific Plan (DVSP), which is intended to address the development standards in downtown Marina, including the provision of low-income mixed-use housing in this area. This plan calls for the addition of 2,400 units in downtown Marina, with the majority located in areas designated as Downtown Transition District and Downtown Commercial Core District.
- Updated 2017 estimates of the homeless population in the city, including demographics, sleeping arrangements, length of homelessness, receipt of government aid, experience of domestic violence, and prevalence of disabling conditions.

- Proposed Zoning Ordinance amendments to address farmworker housing in K and A zones, employee housing for six or fewer persons as a residential use, transitional and supportive housing in commercial, mixed use, and mobile home park zones, and reasonable accommodation procedures.
- Description of short-term rentals and the relation to housing shortages in the community.
- Revisions to various planning application fees per City of Marina Resolution No. 2018-51.
- Discussion of construction worker availability and costs.
- Updated (2017) housing data, including mortgage lending approval rates, applications for conventional home purchase loans and associated data, and foreclosures.
- Description of existing development, current trends, and vacant or underutilized sites in the city.
- Updates to City Housing Programs, including adopting the Downtown Visualization Specific Plan and Development Code, pursuing a developer of the Monterey-Salinas Transit site, and achieving 200 lower income affordable units via density bonus and inclusionary housing projects.
- Results of the public participation process through May 2019.

These revisions have not constrained housing development in the city, including changes to the City's design guidelines and review process.

Housing Needs Analysis

The City has a surplus of 1,196 total housing units from the 2008-2014 Housing Element; however, there is a shortage of very low, low, and moderate-income housing, and a large surplus of above moderate-income housing. In 2018, numerous development projects were approved by the City. These projects would add approximately 214 units, including 131 affordable housing units, to the City's housing inventory.

While the RHNA requires a total of 1,308 housing units plus 323 units per the AB 1233 penalty be constructed in the City, given the construction of housing projects between 2015 and 2018, as well as current approved projects, the remaining housing to be provided totals 832 units, as shown in Table 2. The development potential on sites within downtown Marina can accommodate an estimated 964 housing units (639 units at minimum buildout density), and within central Marina can accommodate an estimated 177 housing units (78 units at minimum buildout density); the Monterey-Salinas Transit Station has 65 units of remaining capacity; the Marina Station has 1,360 units of remaining capacity; and the former Fort Ord area has 1,699 units of remaining capacity under planned projects. Therefore, the City has a total capacity of 4,265 housing units, which meets the RHNA requirements to provide 832 total new housing units. The DVSP, which is planned for completion and certification prior to adopting the 2019 Housing Element Update, would enhance the ability of the City to meet the RHNA obligations for housing by income level (refer to Table 2 for specific requirements). Additional areas within the city have long-term development potential, including the CSUMB campus and Cypress Knolls; however, these were not included in the total capacity estimates as the timing of development in these areas is uncertain.

Table 2 Overall RHNA Obligations

Income Group	Households	Percentage ¹
Very Low	388	46.1%
Low	295	34.3%
Moderate	115	13.6%
Above Moderate	34	7.1%
Total	832	100.0%

HCD Review of the Draft Midterm Housing Element

The Draft Midterm Housing Element was submitted to HCD for review on June 17, 2019 for a mandatory 60-day review. During the review period, HCD requested additional revisions to the Draft Housing Element. Key comments focus on:

- Elaboration on public participation efforts for the Downtown Vitalization Specific Plan and Housing Element.
- Extent of extremely low-income households with housing problems.
- Relationship between agricultural zoning and farmworker housing.
- Description of location of zoning districts that permit emergency shelters by right pursuant to State law.
- Explanation of design review process.
- Housing activities in the coastal zone.
- Clarifications on two affordable housing projects (CHISPA Senior Housing and Veteran Transition Center).
- Elaboration on the appropriateness and feasibility of sites for the RHNA.
- Strengthen the Housing Program commitment to accommodate the RHNA with the adoption of Downtown Vitalization Specific Plan.
- Program to address new state laws – Supportive housing, Accessory Dwelling Units, Short-Term Rentals
- Program to address development procedures – CUP for multi-family housing.

On August 15, 2019, the Department of Housing and Community Development issued a conditional approval of the draft Midterm Review of the 2015-2023 Housing Element, indicating that the City is not in full compliance until the City has rezoned sites to address the unaccommodated need 4th Cycle requirements (“**EXHIBIT C**”).

Public Review

On May 30, 2019, the City Council and the Planning Commission held a joint meeting to receive a presentation on the draft Midterm Review of the 2015-2023 Housing Element. Discussion and comments received are contained in the minutes that meeting contained in “**EXHIBIT D**”. The public review draft of the Midterm Review of the 2015-2023 Housing Element was made available for public review from July 12, 2019 to August 12, 2019. Additionally, staff held an Open House for the Public to review the draft of the Midterm Review of the Housing Element on Tuesday, July 30, 2019 from 5 pm to 8 pm at Vince DiMaggio Park.

Planning Commission Review and Recommendation

On November 21, 2019, the City of Marina Planning Commission held a public hearing to review the Negative Declaration of no significant environmental impact for the Draft Midterm Review of the 2015-2023 Housing Element to the General Plan, and the Draft Midterm Review of the 2015-2023 Housing Element. Following the public hearing, the Planning Commission voted unanimously to approve resolutions recommending approval to the City Council. See “**EXHIBITS E**” AND “**F**” to this staff report.

ENVIRONMENTAL DETERMINATION:

The CEQA analysis focused on the environmental effects of the proposed Housing Element policies and programs on a City-wide (program-level) basis. Policies in the present Draft Midterm Review of the 2015-2023 Housing Element do not propose to change land use or rezone any specific parcels for housing within Marina.

A Notice of Intent to adopt a Negative Declaration was published in the Monterey Herald and the County Clerk Recorder's Office on October 15, 2015, and a Notice of Completion was filed with the State Clearing House on October 15, 2019. The draft Negative Declaration (**"EXHIBIT G"**) was circulated for public review from October 15, 2019 to November 14, 2019. No comments were received.

COUNCIL PRIORITIES

At the March 2019 City Council retreat, the council identified a number of priorities. This item was established as Council Priority number 50 Housing Element Update.

FISCAL IMPACT:

Not at this time.

CONCLUSION:

It is recommended that the City Council hold a public hearing to consider approving resolutions adopting a Negative Declaration of no significant environmental impact and the Draft Midterm Review of the 2015-2023 Housing Element to the General Plan.

Respectfully submitted,

Matt Mogensen
Assistant City Manager
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina

- Exhibit "A" – Draft Midterm Review of 2015-2023 Housing Element with tracked changes
- Exhibit "B" – June 1, 2016 HCD Review of the City of Marina's 5th Cycle (2015-2023) Draft Housing Element
- Exhibit "C" – August 15, 2019 HCD Review of the City of Marina's 5th Cycle (2015-2023) Draft 4 Year Housing Element Update
- Exhibit "D" – May 30, 2019 Special Joint Meeting of City Council and Planning Commission
- Exhibit "E" – PC Resolution No. 2019-14 Recommending that the City Council Adopt a Negative Declaration of No Significant Environmental Impact for the Draft Midterm Review of the 2015-2023 Housing Element to the General Plan
- Exhibit "F" – PC Resolution No. 2019-15 Recommending the City Council Amend the City of Marina General Plan by Adopting the Draft Midterm Review of the 2015-2023 Housing Element to the General Plan
- Exhibit "G" – Draft Negative Declaration of no significant environmental impact for the Draft Midterm Review of the 2015-2023 Housing Element to the General Plan,