



# Marina Housing Element Update

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Planning Commission  
November 10, 2022



# Agenda

- Summary of project team and background
- Housing Element basics
- Site Inventory process and new fair housing requirements
- Next Steps



# Project Team

- City of Marina
  - Guido Persicone, Community Development Director
- Consultant Team
  - Rincon Consultants, Inc
  - Veronica Tam and Associates, Inc.



# Housing Element Update Materials

- Project website has background information on the project, upcoming events, and ways to stay involved



SCAN ME

A screenshot of the City of Marina website. At the top, there is a navigation bar with "City Hall", "Services", and "Bu" (likely Budget). The City of Marina logo is centered, featuring a sun, waves, and the text "CITY OF MARINA CALIFORNIA". Below the logo is a dark teal sidebar menu with white text links: "Critical Fire", "ation/Police Station/", "Community Center", "Funding Needs", "Notify Me", "Remote Meetings", "Agenda Packets", "Housing Element", and "Service Requests". The main content area has a breadcrumb trail: "Home &gt; City Hall &gt; Departments &gt; Community Development". The main heading is "6th Cycle Housing Eleme" (likely "6th Cycle Housing Element Update"). Below it is a sub-heading "About the Housing Element". The text explains that the Housing Element is a State-mandated framework for housing planning. A list of purposes includes: "To provide an assessment of current and future housing needs", "To provide an assessment of constraints to housing development", and "To establish housing goals, policies, and programs, and identify barriers to development, and ensure compliance with state and local laws". The text concludes that the Housing Element is an eight-year plan and is currently underway, requiring certification by the Planning and Community Development (HCD) department.

# Community Outreach

- Virtual community workshop 1 held November 9
- Stakeholder interviews on-going
- Online survey



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# Housing Element Basics



## What is a Housing Element?

- One of eight mandatory elements of the General Plan
- Governed by California Government Code Article 10.6 (Sections 65580-65589.11)
- Updated every 8 years
- Only element that **MUST** be approved and certified by State



# Housing Element Components

## Housing Needs Assessment

- Housing trends, conditions, and needs

## Evaluation of Past Performance

- Review prior Housing Element policies and programs

## Housing Sites Inventory

- Available sites for all income levels based on the Regional Housing Needs Allocation (RHNA)

## Constraints Analysis

- Analysis of barriers to housing development

## Policies and Actions

- Policies and actions to fulfill identified housing needs



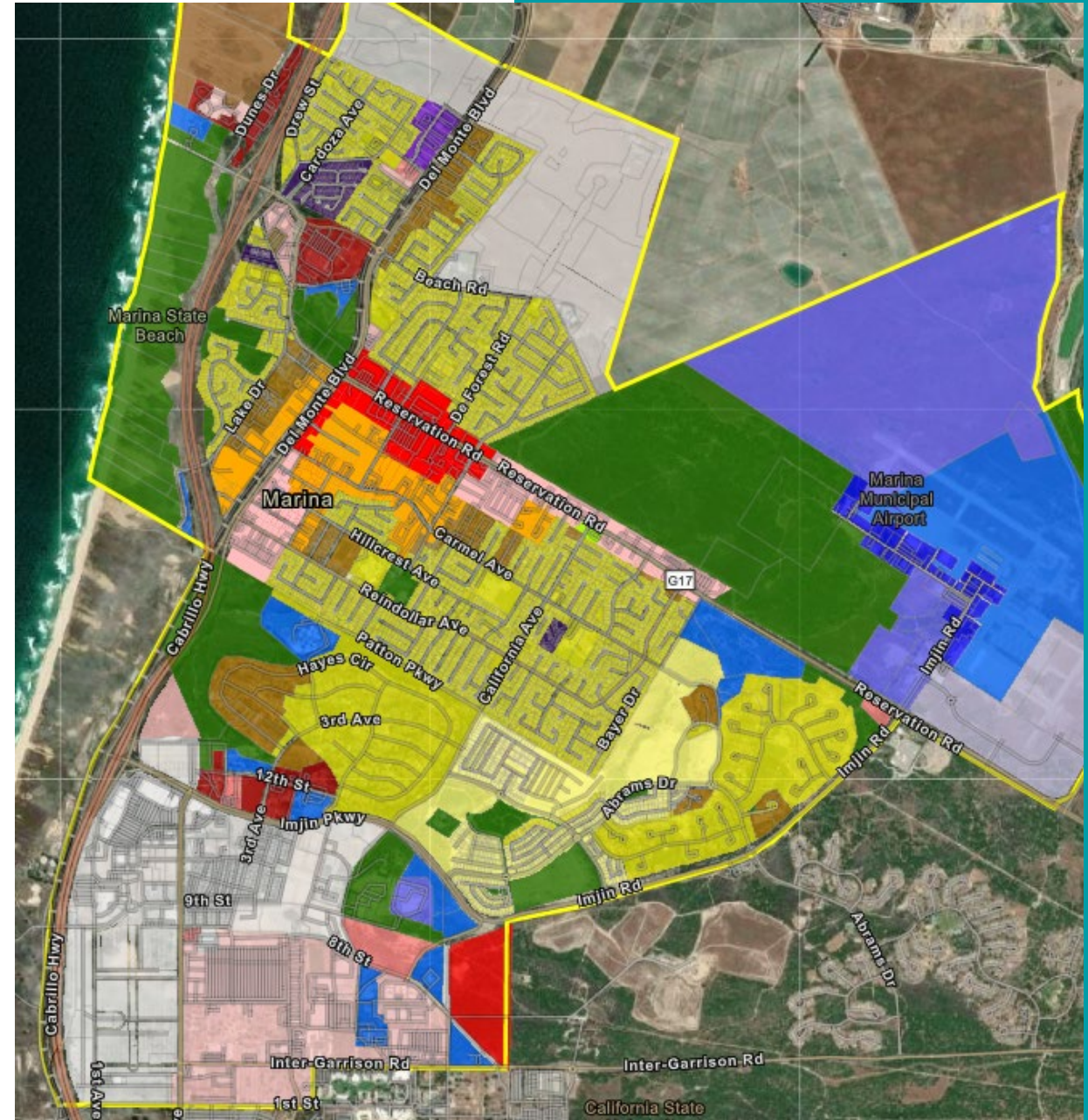
## New State Legislation

- SB35: Streamlined review (2017)
- SB 166: No Net Loss Zoning (2017)
- AB 686: Affirmatively Furthering Fair Housing (2018)
- SB 330: Housing Crisis Act (2019)
- California Comeback Plan: 31 new bills (2021)
- SB 9: Lot Splits (2021)
- AB 2011 and SB 6: Residential Development in Commercial Zones (2022)

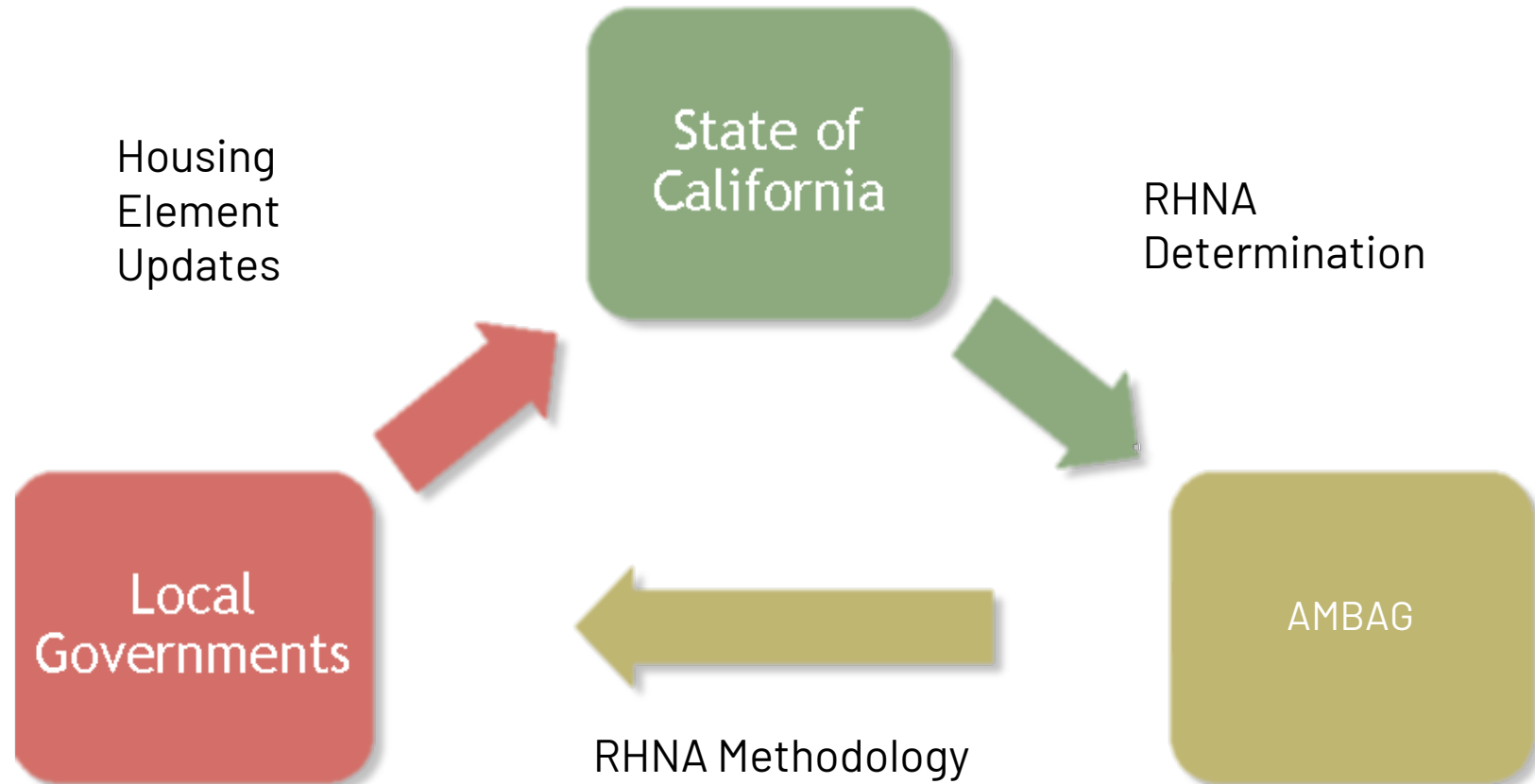


# Housing Element Site Inventory

- Used to identify sites to meet the City's Regional Housing Needs Allocation (RHNA)
- RHNA is the minimum number of housing units each community is required to provide "adequate sites" through zoning and aim to construct
- One of the primary criteria necessary to achieve HCD certification



# How is RHNA distributed?



# Household Income and Housing Affordability

## Very Low Income

- 31% to 50% AMI (\$24,480 to \$40,800 per year)

## Low Income

- 51% to 80% AMI (\$40,800 to \$65,280 per year)

## Moderate Income

- 80% to 120% AMI (\$65,280 to \$97,920 per year)

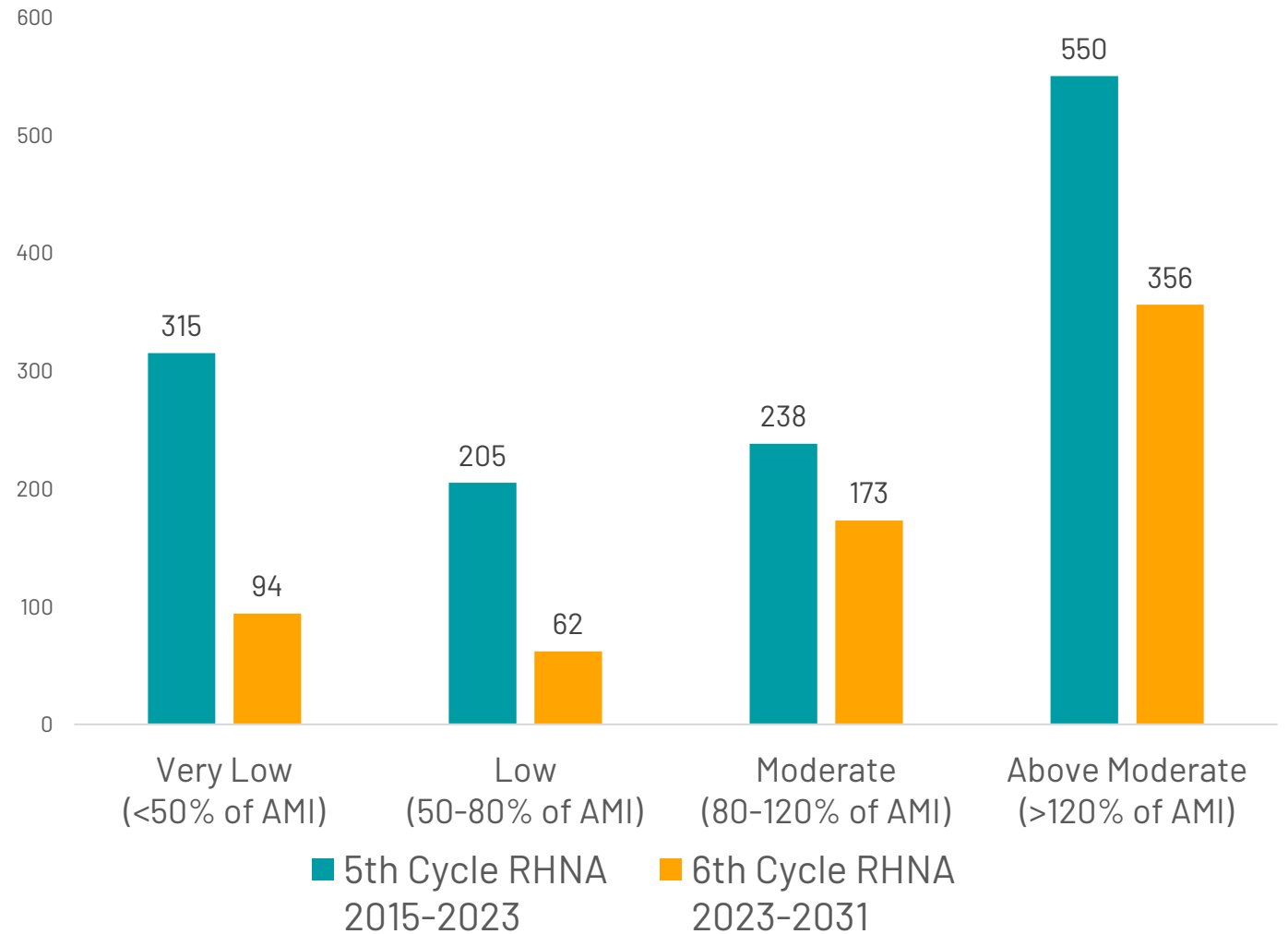
## Above Moderate

- Over 120% AMI (Over \$97,920 per year)

Income categories defined by the State based on percentages of the Area Median Income (AMI) in Monterey County for a household of four:  
**\$81,600**

# RHNA allocations for the City of Marina

6 <sup>th</sup> Cycle RHNA Allocation	
Very Low	94
Low	62
Moderate	173
Above Moderate	356
<b>Total</b>	<b>685</b>



# How can Marina satisfy its RHNA in the Site Inventory?

1. Existing housing projects under review

2. Accessory Dwelling Unit trends

3. Identify vacant and underutilized land that allows housing

4. If needed, rezone areas for housing

5. Implement policies/programs to overcome constraints to housing development and implement new State laws



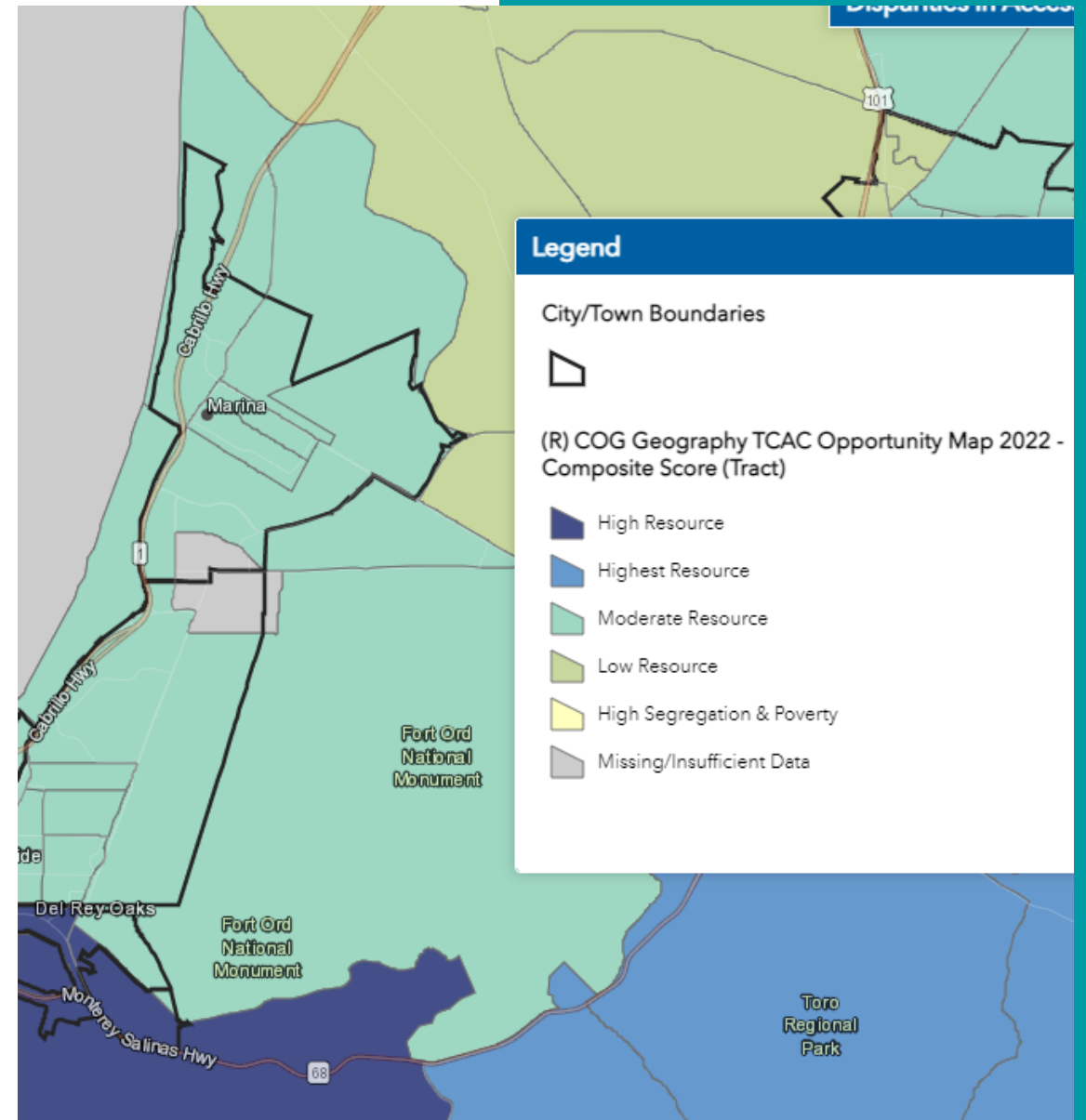
# Preliminary Site Inventory Approach

- HCD sign-off on 5<sup>th</sup> cycle requirements
- Utilize existing projects under planning and building review
- Re-use available sites identified in the 5<sup>th</sup> cycle



# AB 686 Fair Housing Requirements

- Outreach
- Assessment of Fair Housing
- Sites Analysis
- Priorities, Goals, and Actions





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# Next Steps



# Tentative Schedule

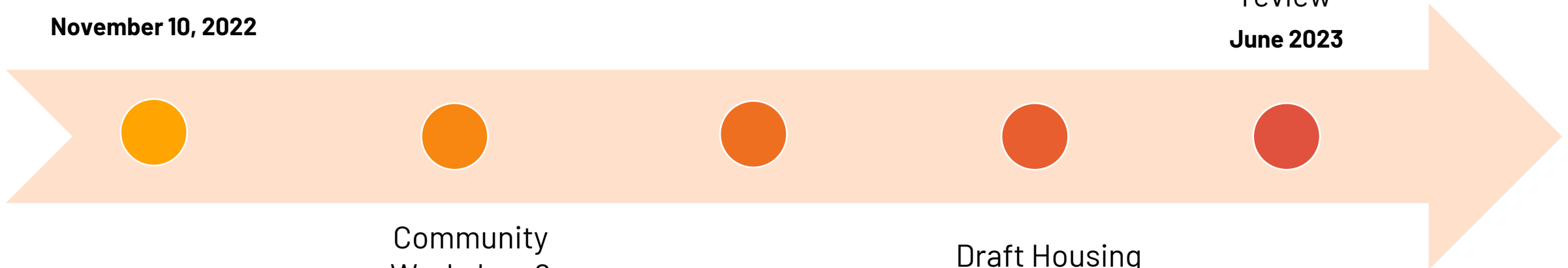
Planning  
Commission Study  
Session  
**November 10, 2022**

Public  
Hearings on  
Draft Housing  
Element  
**April/May 2023**

Submit  
Housing  
Element to  
State HCD for  
review  
**June 2023**

Community  
Workshop 2  
Site Inventory and  
Fair Housing  
**February 2023**

Draft Housing  
Element for Public  
Review  
**March/April 2023**



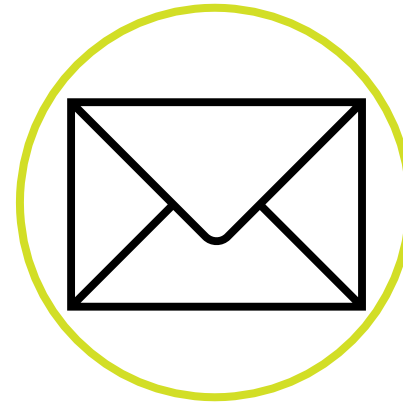
# Stay Involved



**Upcoming  
Workshops**



**Survey**



**Written  
Comments**



**Formal  
Hearings**

# Thank you!

Contact us with any questions or additional comments:



Guido Persicone: [gpersicone@cityofmarina.org](mailto:gpersicone@cityofmarina.org)

Ryan Russell: [rrussell@rinconconsultants.com](mailto:rrussell@rinconconsultants.com)