

Introduction

This Housing Element is the City's eight-year blueprint for meeting the housing needs of Marina from 2023 to 2031. The Housing Element provides a coordinated strategy for preserving the city's existing housing stock and advancing opportunities for new housing for all residents. The City is adopting this strategy as a part of its General Plan, which is the blueprint for how the city and residents will grow in the future. The Housing Element is the only element required to be updated every 8 years as mandated by California Government Code Section 65581.

Meeting current and projected housing needs ensures Marina can accommodate its share of the Regional Housing Needs Allocation (RHNA). The Housing Element identifies constraints to housing production as well as policies and actions to help overcome these constraints.

Consistency with the General Plan

The Housing Element is one of seven required elements of the City's General Plan which include land use, transportation, conservation, noise, open space, safety, and housing (elements can be combined or renamed as determined by the City). California Government Code Section 65583(c) requires the Housing Element to maintain internal consistency with other General Plan Elements. Marina's current General Plan was originally adopted in 2000 and has since been amended through 2010. The General Plan consolidates the seven required elements in to four elements: the Community Land Use Element, the Community Infrastructure Element, the Community Development and Design Element, and the Program and Implementation Element.

The Housing Element builds upon policies set forth within the Community Land Use Element which includes meeting the City's housing need and land use regulations. The City is currently embarking on a comprehensive General Plan update and will ensure the Housing Element and all other elements are consistent.

All elements of the General Plan bear equal weight, and no element has legal precedence over another. California Government Code Section 65583 (c) requires the Housing Element to maintain internal consistency with other General Plan Elements. For example, residential density limits established by the Land Use Element are reflected in the Housing Element and form the basis for analyzing residential capacities within the City. The City will ensure that internal consistency is maintained, through the comprehensive General Plan update or other means.

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 December 15, 2019. The City adopted the Midterm Review of 2023-2031 Housing Element on December 3, 2019. This update fulfills the 2023 – 2031 update cycle for jurisdictions within the Association of Monterey Bay Area Governments (AMBAG) region.

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.”

This Housing Element covers the planning period from June 30, 2023 to December 15, 2031. The Housing Element is intended to adequately plan for the existing and future housing needs of the Community, including a “fair share” of the regional housing need. State Law generally provides great flexibility in the content of a General Plan to reflect the values and needs of a community. However, State Law is more specific and clearly defines what must be addressed in Housing Elements. The Housing Element identifies policies, programs, and objectives that focus on the following:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites to accommodate future housing needs for all income segments of the community;
- Assisting in the development of affordable housing;
- Removing governmental constraints to housing development; and
- Promoting equal housing opportunities for all Marina residents.

Organization of the Housing Element

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

- Chapter 1: Housing Needs and Constraints Assessment
- Chapter 2: Housing Resources
- Chapter 3: Housing Action Plan

The research and analysis that inform the update are compiled in appendices at the end of the document, including a review of the City’s accomplishments in implementing the previous Housing Element:

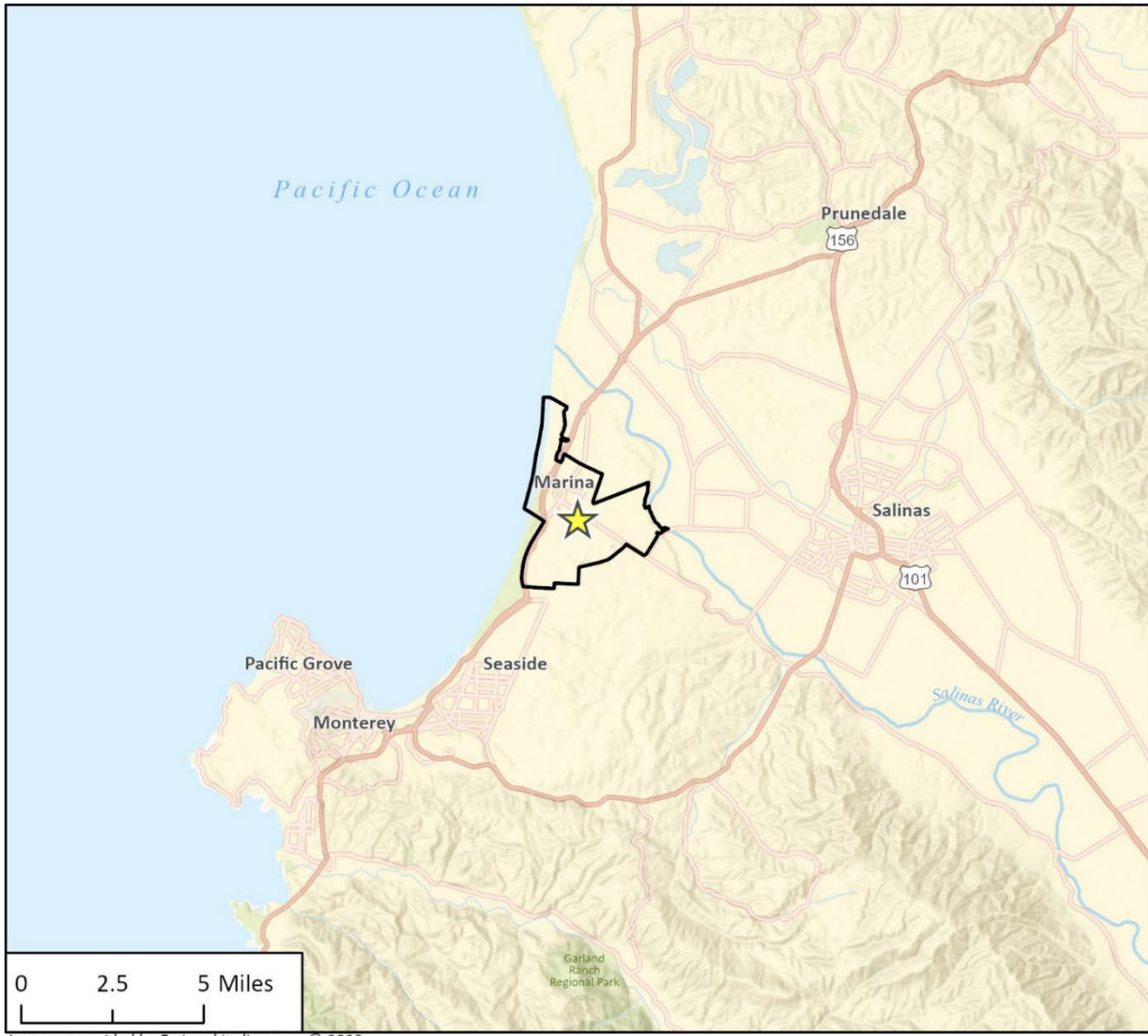
- Appendix A: Affirmatively Furthering Fair Housing
- Appendix B: Review of Past Accomplishments
- Appendix C: Public Outreach

Community Profile

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

Figure 1 Regional Location

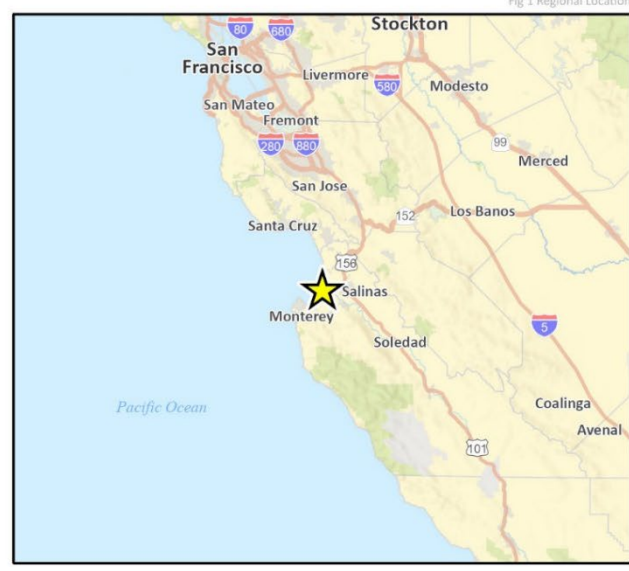


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Fig 1 Regional Location

★ Project Location



the northernmost city on the Monterey Peninsula. 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 northeasterly/southwesterly direction. The City's general planning area extends beyond the current City limits, 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.

Marina's History

The area known today as Marina was once owned by David Jacks and James Bardin during the mid-1800s. At the time, Mr. Jacks and Mr. Bardin owned much of the acreage that now constitutes the Monterey Peninsula. After Mr. Bardin passed away, his heirs sold a significant portion of their land to John Armstrong for farming and grazing and to other parties 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 Lock-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. William Locke-Paddon (1876-1972), is considered the father of Marina. William Locke-Paddon subdivided the land into 5-acre plots in hopes of creating a farming community. As the land was developed, areas were set aside for a school, church, and other necessities of an organized city.

The former Fort Ord was established in 1917 as the nation entered into 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 tremendous growth and development during the 1930s through the 1950s, including schools, churches, businesses, a community center, and residential homes. The area thus transitioned from a quiet rural area to a city.

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 construction of Highway 1 changed the character of the city. 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.

The city's central downtown area suffered after the closure of Fort Ord. After numerous surveys, workshops, and studies completed throughout the late 1970s to 1990s, the City created the Downtown Vitalization District in an effort to create a pedestrian-friendly and visitor-serving commercial district. The Downtown Specific Plan incorporates the core principles of transit-oriented design, sustainability, and high-density mixed-use development. Adoption of the Downtown Specific Plan is anticipated by December of 2023.

Data Sources and Methods

Data from a variety of sources is used to complete the Housing Element. The most cited source is the U.S. Census, which provides consistent demographic characteristics that are widely accepted. The American Community Survey is a feature offered by the U.S. Census and includes five-year estimates on population and demographic characteristics. Other data sources include the following:

- Association of Monterey Bay Area Governments
- California Department of Housing and Community Development (HCD)
- California Housing Finance Agency
- California Tax Credit Allocation Committee
- Comprehensive Housing Affordability Strategy (CHAS)
- California Department of Finance (DOF)
- Home Mortgage Disclosure Act (HMDA) lending data
- Monterey County Point-in-Time Count
- State Employment Development Department (EDD) data on wage and labor statistics
- United States Department of Housing and Urban Development (HUD)

Public Participation

The Housing Element was prepared in conjunction with a community outreach effort, to ensure it reflects the values and preferences of the community. The City of Marina sought feedback from community members through interviews, surveys, and public meetings, as well as a virtual study session with the Planning Commission. In addition, the outreach effort included conversations with housing developers and affordable housing providers, and with representatives of persons with special needs such as seniors, people with disabilities, and people experiencing homelessness. The City contacted over 12 stakeholders and organizations (complete list provided in Appendix C) to inform the organizations about the Housing Element update and seek input. These entities were included in all notifications associated with the Housing Element update, including community meetings and the housing survey. A summary of public participation is detailed in Appendix C.

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