

# Housing Action Plan

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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

## Consistency with General Plan and other Planning Frameworks

The City is in the process of updating its General Plan. Nine elements are required: Land Use, Circulation, Housing, Noise, Conservation; Safety; Open Space; Air Quality; and Environmental Justice. The City officially kicked off the update with a public presentation on January 25, 2023 at a joint study session with the City Council and Planning Commission. The 2023-2031 Housing Element will be incorporated into the General Plan. Individual elements will be reviewed to ensure internal consistency. If during the General Plan update, additional housing-related goals and policies are developed, the City will review the Housing Element to ensure those goals and policies serve to enhance the availability, affordability, and adequacy of housing in Marina.

## Goals and Policies

### 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

## Housing Policies

The policies for the 2023-2031 are carried forward and modified from the 2015-2023 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 2023-2031 for Monterey and Santa Cruz Counties of October 12, 2022.
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 and development 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. 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.
8. Seek to expand the availability of an adequate water supply to serve the long-term housing needs of the City.
9. Implement meaningful actions to affirmatively further fair housing for all.

## Housing Programs

Policies and programs from the 2015-2023 Housing Element (and the 2019 Midterm Update) 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, available resources, and changes necessary to comply with new state laws. Monitoring of program accomplishments will be conducted periodically through the Housing Element Annual Progress Report to the City Council and to the State Department of Housing and Community Development (HCD).

**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 2023-2031 for Monterey and Santa Cruz Counties of October 12, 2022.**

### Program 1.1: Provide Adequate Sites for RHNA and Monitoring of No Net Loss

For the 2023-2031 Housing Element planning period, the City of Marina has been assigned a Regional Housing Needs Allocation (RHNA) of 685 units, with the following income distribution: 94 very low income units; 62 low income units; 173 moderate income units; and 356 above moderate income units. Based on projected Accessory Dwelling Units (ADUs), units that have been approved or planned, the City has met the majority of its RHNA, with a remaining RHNA of only 16 moderate income units.

On February 7, 2023, the Marina City Council adopted the Downtown Marina Affordable Housing Overlay (AHO) to provide opportunities for near-term residential development potential. The AHO offers incentives to projects that incorporate affordable units by increasing the base density to a minimum of 30 units per acre and a maximum density of 35 to 50 units per acre, depending on location. Vacant and underutilized sites in the AHO can accommodate 532 additional units, including 72 units in the moderate income category using a conservative estimate. The City’s overall residential sites inventory offers capacity that exceeds its RHNA and is able to offer a buffer of at least 20 percent in all income categories.

To ensure that the City complies with SB 166 (No Net Loss), the City will monitor the consumption of residential and mixed-use acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction in capacity below the residential capacity needed to accommodate the remaining need for lower and moderate income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.



Timeline and Objectives:	<ul style="list-style-type: none"> <li>▪ Maintain a sites inventory that is adequate to accommodate the City’s entire RHNA of 685 units. The inventory includes capacity available in Marina Station, Sea Haven, and The Dunes, and the recently adopted Downtown Marina AHO.</li> <li>▪ By January 2024, make the sites inventory available on City website and update annually.</li> <li>▪ By December 2024, implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category, and include this data in the annual Housing Element Progress Report.</li> <li>▪ Annually outreach to property owners and assist developers in identifying vacant and underutilized properties in the City, particularly within the AHO for residential and mixed use development.</li> </ul>
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Responsible Agencies:	Community Development/Planning Services Division
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Funding Sources:	Departmental Budget
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### Program 1.2: Replacement Housing Requirements

Pursuant to new State law (AB 1397), non-vacant sites identified in the sites inventory with existing, vacated, or demolished residential uses and occupied by, or subject to an affordability requirement for, lower income households within the previous five years, must be replaced with units affordable to lower income households. As a condition of any development on the site, the replacement housing requirements must be consistent with those set forth in the State Density Bonus law.

Timeline and Objectives:	<ul style="list-style-type: none"><li>▪ Pursuant to State law, amend the Zoning Ordinance by the end of 2023 to include the replacement housing requirements on non-vacant sites used to fulfill the City’s lower income RHNA.</li><li>▪ Monitor development on non-vacant sites identified in Appendix C and ensure that any development, as a condition of project approval, replace the existing units occupied by or deed restricted for occupancy by lower income households are replaced.</li></ul>
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

### Program 1.3: Encourage Lot Consolidation to Facilitate Housing Development

While the City does not rely on small sites (less than 0.5 acre) to fulfill its RHNA, the City encourages the consolidation of small parcels to facilitate developments with quality site planning and amenities. 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 been successful in facilitating housing developments in the City recently. To facilitate lot consolidation, the City will:

- Post the Housing Element sites inventory online with information on lot consolidated potential;
- Assist interested developers in identifying sites with consolidation potential; and
- Provide technical assistance to developers and property owners how lot consolidation could help the site planning and design of a project to achieve the maximum allowable density.

Timeline and Objectives:	<ul style="list-style-type: none"><li>▪ Continue to promote lot consolidation with the goal of achieving four projects with lot consolidation over eight years.</li><li>▪ Assist developers in identifying opportunities for lot consolidation.</li></ul>
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

### Program 1.4: Affordable Housing in Faith Based Properties

Assembly Bill (AB) 1851 (2020) encourages the use of religious facility properties (including parking lots) for housing projects. Certain religious facility properties are zoned Public and Community Facilities (PCF) District, which does not allow multi-family residential. To facilitate the production of housing on religious facility sites, the City will create an overlay zone. The overlay will allow religious institution affiliated housing development by right, at a minimum of 20 dwelling units per acre and a maximum of 30 dwelling units per acre and include parking requirements consistent with State law.

Timeline and Objectives:	<ul style="list-style-type: none"><li>▪ In 2025, conduct outreach to religious institutions and affordable housing developers in Marina to provide information on housing opportunities on religious facility sites.</li><li>▪ By the end of 2025, establish a Religious Facility Housing Overlay.</li><li>▪ Pursue at least two affordable housing projects in the overlay.</li></ul>
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: Accessory Dwelling Units (ADUs)**

The City is experiencing a healthy trend of ADU production in recent years. The City will continue to facilitate the development of ADUs as an alternative source of moderately priced housing. While the City has limited financial capacity to assist with the production of ADUs, the City will proactively market the \$40,000 grants available from CalFHA (<https://www.calhfa.ca.gov/adu/>) to low and moderate income homeowners for the construction of ADUs.

Timeline and Objectives:	<ul style="list-style-type: none"> <li>▪ Facilitate construction of 88 ADUs over eight years.</li> <li>▪ By the end of 2023, develop and distribute ADU information, including resources available, on City website and at public counters.</li> <li>▪ By the end of 2024, develop incentives to encourage development of ADUs. Incentives may include pre-approved plans and financial assistance (from state programs if available) to assist lower income homeowners with construction, among others.</li> <li>▪ By the end of 2024, develop and include a Fair Housing Factsheet, especially on Source of Income protection (i.e., use of public subsidies such as Housing Choice Vouchers for housing payments) in the ADU application packet to expand acceptance of HCVs throughout the City.</li> <li>▪ Promote the availability of funding for ADUs, including the CalHFA ADU Grant Program that currently provides up to \$40,000 to reimburse homeowners for predevelopment costs necessary to build and occupy an ADU.</li> </ul>
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

**Program 2.2: Density Bonus**

The City’s Density Bonus provisions must be updated to reflect recent changes to State law, such as AB 1763, which made several changes to density bonus requirements for 100 percent affordable projects, and AB 2345, that further incentivizes the production of affordable housing.

Timeline and Objectives:	<ul style="list-style-type: none"> <li>▪ Amend, by the end of 2024, the City’s Density Bonus provisions to be consistent with recent changes to State Density Bonus Law. Ensure that the City’s inclusionary housing program complies with the State Density Bonus law.</li> <li>▪ Achieve 200 lower income affordable units between 2023 and 2031 through density bonus and inclusionary housing.</li> </ul>
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

**Program 2.3: Affordable Housing Development**

The City will facilitate the development of affordable housing for lower and moderate income households (including extremely low and disabled and developmentally disabled) 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.

- Provide priority processing for affordable housing projects and offer pre-application consultation.

Timeline and Objectives:	<ul style="list-style-type: none"> <li>▪ Annually meet with housing developers to discuss opportunities for affordable housing development.</li> <li>▪ By the end of 2024, evaluate the effectiveness of tools and incentives available to facilitate affordable housing with the goal of achieving 200 lower income affordable housing between 2023 and 2031. If tools and incentives are determined to be insufficient to foster affordable housing, develop/modify tools and incentives by the end of 2028.</li> </ul>
Responsible Agencies:	Community Development/Planning Services Division; City Manager’s Office/Housing
Funding Sources:	Departmental Budget

### Program 2.4: 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 is undertaking a comprehensive General Plan and Zoning Ordinance update. As part of this update, 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 3-1).

**Table 3-1 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:	<ul style="list-style-type: none"> <li>▪ By the end of 2024, 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, consistent with the General Plan. Ensure the Inclusionary Housing Ordinance is compliant with the State density bonus law.</li> <li>▪ Update the inclusionary ordinance to be applicable for projects that create more than 5 residential units.</li> <li>▪ Achieve 200 lower income affordable units between 2023 and 2031 through density bonus and inclusionary housing.</li> </ul>
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

### Program 2.5: Preferential Housing for Marina Workers and Residents

Lower income residents in Marina face disproportionate pressures from the housing market and more likely to be displaced than those making moderate and above moderate incomes. As an anti-displacement strategy, the City will continue to administer the Below Market Rate (BMR) program requires 30 percent of units for sale or rent to be made available according to the priority preference categories established in the “BMR Administrative Policies and Procedures” adopted by the City Council on March 1, 2021 and as amended.

Timeline and Objectives:	<ul style="list-style-type: none"> <li>▪ Ongoing monitoring and annually report to the City Council regarding the status of BMR units.</li> <li>▪ Assist 60 lower income households who are Marina residents and workers through the BMR inclusionary housing program.</li> </ul>
Responsible Agencies:	City Manager’s Office/Housing
Funding Sources:	Departmental Budget

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

### Program 3.1: Zoning Ordinance Amendments

The Zoning Ordinance will be amended to address various new State laws:

- **Employee Housing:** No areas in the City are designated or permit commercial farming activities. Amend the Zoning Ordinance to comply with the State Employee Housing Act, which requires employee housing for six or fewer employees to be treated as a single-family structure to be permitted in the same manner as similar uses in the same zone.
- **Accessory Dwelling Units (ADU):** The City adopted its ADU ordinance in 2020, which was amended in 2021 to modify the maximum allowable height to 24 feet if the accessory unit is provided on a second story. However, recent bills (AB 2221 and SB 897) passed in October 2022 provide additional clarifications to the Government Code regarding ADU regulations. The Zoning Ordinance will be amended to comply with State law.
- **SB 35 Processing Procedure:** The City will establish a standard procedure for processing SB 35 eligible projects, pursuant to State law.
- **SB 9 Processing Procedure:** The City will establish a standard procedure for processing SB 9 applications, pursuant to State law.

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- Timeline and Objectives:
- By the end of 2024, amend the Zoning Ordinance to address the topics and issues identified as part of the comprehensive Zoning Ordinance update.
  - By the end of 2024, develop and include a Fair Housing Factsheet, especially on Source of Income protection (i.e., use of public subsidies such as Housing Choice Vouchers for housing payments) in the SB9 application packet to expand acceptance of HCVs throughout the City.

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Responsible Agencies: Community Development/Planning Service Division

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Funding Sources: Departmental Budget

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### **Program 3.2: CUP for Multi-Family Housing Development in Nonresidential Zones**

In 2022, the City amended the Zoning Ordinance to simplify the list of permitted uses to include all multiple dwellings and dwelling groups, regardless of density, in all zones permitting multi-family uses. Multi-family housing as part of a mixed use development is conditionally permitted in the City’s C-1, C-2, and C-R zones. Given that recently approved State legislation is moving in the direction of by-right status for multi-family uses—regardless of density—in commercial zones, subject to some limitations, the City will continue to follow State legislation to determine if future changes to the MMC are needed to accommodate the goals of the Housing Element and General Plan and to maintain compliance with State law.

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- Timeline and Objectives:
- Annually review State legislation regarding multi-family housing in nonresidential zones to ensure compliance with State law.

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Responsible Agencies: Community Development/Planning Service Division

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Funding Sources: Departmental Budget

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### **Program 3.3: Design Review Process and Requirements**

Recent changes in State law drastically reduced the Design Review Commission’s purview, and the City’s well-developed objective design standards for a variety of development types (adopted in 2023) effectively will create an Administrative Design Review that will be implemented by City staff. In order to remove constraints arising from design review, the City will:

- Consolidate the Design Review Commission and Planning Commission into one body comprised of a maximum of seven appointed residents which will review mixed-use, multifamily and commercial developments, consistent with the majority of jurisdictions throughout the County of Monterey;
- When hearings are required, limit the number of hearings for solely design review approval (i.e., not including subdivision maps or other applications that may be involved) to no more than five hearings;
- Develop standard conditions of approval to provide consistency and certainty to applicants and approving bodies; and
- Clarify that decisions on appeals of housing developments must be based on objective standards consistent with State law and any appeal filed with the City shall be done within 10 calendar days post project approval.



Timeline and Objectives:	<ul style="list-style-type: none"> <li>▪ By the end of 2024, amend Zoning Ordinance to establish Administrative Design Review.</li> <li>▪ In 2027, review the effectiveness of the Administrative Design Review process utilizing Objective Design Standards. As appropriate, make improvements to the standards and process to streamline the review and approval process.</li> </ul>
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:	<ul style="list-style-type: none"> <li>▪ Annually pursue funding opportunities available at local, state, and federal levels and pursue funding as appropriate, such as State CDBG and HOME funds. Specifically, pursue Permanent Local Housing Allocation (PLHA) for new construction, rehabilitation, and acquisition/rehabilitation activities, as well as provision of housing assistance, and preservation and improvement of mobile home parks.</li> <li>▪ Facilitate the development of 200 affordable units, prioritizing funding opportunities for projects that include units for extremely low income and special needs households.</li> </ul>
Responsible Agencies:	City Manager’s Office/Housing
Funding Sources:	Departmental Budget

### Program 4.2: Rental Assistance

Both project-based vouchers and tenant-based Housing Choice Vouchers are important resources for very low income and extremely low income households. The VTC-Lightfighter Village is in the process of securing 17 project-based vouchers.

In addition, the HACM also administers the tenant-based Housing Choice Vouchers (HCV) program. HCVs allow recipients move to housing options of their choice. Two bills that became effective in

2020 provide "source of income" protection to households using public assistance for housing payments, including rent subsidies such as HCVs.

Timeline and Objectives:	<ul style="list-style-type: none"> <li>▪ Continue to support the HACM’s pursue of additional funding from HUD for project-based and tenant-based rental assistance, with the goal of increasing their use in Marina by 10 percent over eight years.</li> <li>▪ By the end of 2024, develop and include a Fair Housing Factsheet, especially on Source of Income protection (i.e., use of public subsidies such as Housing Choice Vouchers for housing payments) in the ADU and SB 9 application packets to expand acceptance of HCVs throughout the City.</li> </ul>
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:	<ul style="list-style-type: none"> <li>▪ Ongoing implementation.</li> <li>▪ Inspect 200 properties annually and refer income-eligible households to available resources for rehabilitation.</li> </ul>
Responsible Agencies:	Community Development/Building Division
Funding Sources:	Departmental Budget

**Program 5.2: Conservation of Existing Affordable Housing**

The City has an inventory of 616 housing units that are deed restricted as affordable housing; none is considered to be at risk of converting to market-rate housing within the next ten years. The City will continue to monitor the status of its affordable housing resources and work to conserve all units to the extent feasible.

Timeline and Objectives:	<ul style="list-style-type: none"> <li>▪ Annually monitor the affordable units by maintaining contact property owners regarding their intent to maintain the units as affordable housing, with the goal of preserving 616 affordable units in the inventory.</li> <li>▪ When a Notice of Intent to convert from low income housing to market-rate housing is received (three years in advance pursuant to State law), work with property owners to ensure that the tenants are properly noticed and provided information on potential resources for assistance, and any applicable displacement and relocation requirements are complied with.</li> <li>▪ On an ongoing basis, work with nonprofit housing providers to pursue funding to preserve and improve existing affordable housing.</li> </ul>
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 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



Timeline and Objectives:	<ul style="list-style-type: none"> <li>▪ 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. The City estimates providing information and referral to 20 households annually.</li> <li>▪ Annually update information on available resources for energy conservation improvements.</li> </ul>
Responsible Agencies:	Community Development/Planning Services Division and Building Division
Funding Sources:	Departmental Budget

**Policy 7: 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 7.1: Special Needs Housing – Removal of Constraints**

The City will amend the Zoning Ordinance to remove potential constraints to housing for persons with special needs. These include:

- **Transitional Housing:** Amend the Zoning Ordinance to incorporate the provision of transitional in commercial, mixed use, and mobile home park zones where housing is also permitted. Provisions for transitional 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.
- **Supportive Housing:** In 2022, the City amended the Zoning Ordinance to address AB 2162 to permit supportive housing in all residential, and commercial and mixed use zones where multi-family and mixed use housing is permitted. However, the Zoning Ordinance will need to be amended to specify that no minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.
- **Residential Care Facilities (Seven or More Persons):** The City permits large residential care facilities in all residential zones and in the C-R zone subject to approval of a CUP. However, the required approval finding regarding compatibility with neighborhood character may be considered subjective with the potential to constrain the development of large residential care facilities. The City will amend the Zoning Ordinance to revise the findings for approval to ensure they are objective and provide for certainty in outcomes.
- **Reasonable Accommodation:** The required findings for approval include evaluation of compatibility with neighborhood character and increased traffic. However, no objective standards have been established for the evaluation. The City will amend the Zoning Ordinance to revise the findings for approval to ensure they are objective and provide for certainty in outcomes.

Timeline and Objectives:	<ul style="list-style-type: none"> <li>Amend the Zoning Ordinance to address the topics and issues identified as part of the comprehensive Zoning</li> </ul>
Responsible Agencies:	Community Development/Planning Service Division
Funding Sources:	Departmental Budget

**Policy 8: Seek to expand the availability of an adequate water supply to serve the long-term housing needs of the City.**

**Program 8.1: Collaboration with Water Resources Agencies**

The City will continue to work with the Marina Coast Water District and other appropriate agencies to secure sufficient water resources to meet the expected needs of projected housing developments through 2031.

Timeline and Objectives:	<ul style="list-style-type: none"> <li>Meet with various water resources agencies at least annually to discuss water resources and strategies for meeting the projected housing needs in the region.</li> </ul>
Responsible Agencies:	City of Marina Administration; Community Development/ Planning Services Division
Funding Sources:	Departmental Budget

**Policy 9: Implement meaningful actions to affirmatively further fair housing.**

**Program 9.1: Affirmatively Furthering Fair Housing**

The City is committed to affirmatively further fair housing in the community. Actions to foster equal housing opportunities are centered on several theme:

- Collaborate with and support efforts of organizations dedicated to eliminating housing discrimination in Marina.
- Facilitate the development of a variety of housing types to foster housing mobility.
- Pursue actions and policies that mitigate economic displacement of residents.
- Distribute new affordable housing opportunities throughout the City to avoid overconcentration low income housing in specific neighborhoods.
- Employ place-based strategies for neighborhood improvements.

The City’s actions to further fair housing are summarized in Table 3-2.

**Table 3-2 Affirmatively Furthering Fair Housing Action Matrix**

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics <sup>1</sup>
<b>Fair Housing Enforcement and Outreach</b>				
AFFH: Outreach Actions	Provide links to fair housing resources on City website and distribute informational materials on fair housing at public locations. Organizations linked on the City website may include but are not limited to: HACM; HUD, FHEO, Monterey County Housing Resources Center and ECHO Housing.	By July 2024; and update annually thereafter	Citywide	Contact ECHO in 2024 to establish baseline service records for Marina and seek to increase outreach and service to residents, landlords, and housing professionals by 20 percent over eight years
	Refer inquiries for services and complaints to the appropriate agencies, including HACM; HUD, FHEO; as well as other agencies such as the Monterey County Housing Resources Center and ECHO Housing.	Annually	Citywide	
	Expand efforts and promote language access by posting fair housing information on Facebook, NextDoor, and/or other social media platforms least once a year. Information will be provided in English and Spanish as needed by the City’s population to provide information for the City’s Hispanic who may have a language barrier at home.	Annually	Citywide	
	Conduct targeted fair housing outreach to residents in areas with minority and LMI concentration by contacting the Student Housing Office at Cal State University Monterey Bay to provide fair housing information. (While the CSUMB is not located in 141.02, many students living off campus are likely located in this census tract.)	January 2024	Census Tract 141.02	
<b>Housing Mobility</b>				
Program 2.1: Accessory Dwelling Units (ADUs)	Develop and distribute ADU information, including resources available, on City website and at public counters.	By the end of 2023	Citywide, with emphasis in higher resource tracts and single-family neighborhoods	Facilitate construction of 88 ADUs; seek to achieve 50 percent of the ADUs in higher resource areas
	Develop incentives to encourage development of ADUs. Incentives may include pre-approved plans and financial assistance (from state programs if available) to assist lower income homeowners with construction, among others.	By the end of 2024		
	Develop and include a Fair Housing Factsheet, especially on Source of Income protection (i.e., use of public subsidies such as Housing Choice Vouchers for housing payments) in the ADU application packet to expand acceptance of HCVs throughout the City.	By the end of 2024		

City of Marina  
**2023-2031 Housing Element Update**

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics <sup>1</sup>
Program 7.1: Special Needs Housing – Removal of Constraints and Program 3.2: Zoning Ordinance Amendments	<p>The City will amend the Zoning Ordinance to remove potential constraints to housing for persons with special needs and employees.</p> <p>Support the implementation of the Affordable Housing Overlay to promote affordable housing options. Outreach to housing developers to discuss opportunity sites and incentives available.</p>	<p>By the end of 2023</p> <p>Annually</p>	<p>Citywide</p> <p>Census Tract 141.01 and 142.02</p>	<p>Achieve 200 lower income affordable housing between 2023 and 2031; seek to achieve 50 percent of affordable units to benefit areas with concentrated housing problems.</p>
<b>New Opportunities in Higher Opportunity Areas</b>				
Program 2.3: Affordable Housing Development	<p>Annually meet with housing developers to discuss opportunities for affordable housing development.</p> <p>Evaluate the effectiveness of tools and incentives available to facilitate affordable housing. Tools and incentives may include:</p> <ul style="list-style-type: none"> <li>▪ Direct funding support and/or support in the application of State federal funding programs</li> <li>▪ Additional density bonus or flexibility in development standards for community benefits</li> <li>▪ Deferral of fees until building permit issuance or occupancy</li> </ul> <p>If tools and incentives are determined to be insufficient to foster affordable housing, develop/modify tools and incentives.</p>	<p>Annually</p> <p>Evaluate incentives and tools by 2027 and develop additional strategies by 2028 if necessary and appropriate</p>	<p>Citywide with priority in Census Tract 141.01 and 142.02.</p> <p>Citywide</p>	<p>Achieve 200 lower income affordable housing between 2023 and 2031; seek to achieve 50 percent of affordable units to benefit areas with concentrated housing problems.</p>
Program 2.4: Inclusionary Housing Requirements	<p>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, consistent with the General Plan. Ensure the Inclusionary Housing Ordinance is compliant with the State density bonus law.</p>	<p>By the end of 2024</p>	<p>Citywide</p>	
<b>Place-based Strategies for Neighborhood Revitalization</b>				
Program 4.1: Affordable Housing Resources	<p>Annually pursue funding opportunities available at local, state, and federal levels and pursue funding as appropriate, such as State CDBG and HOME funds. Specifically, pursue Permanent Local Housing Allocation (PLHA) for new construction, rehabilitation, and acquisition/rehabilitation activities, as well as provision of housing assistance, and preservation and improvement of mobile home parks.</p> <p>If funding becomes available, prioritize funds in for projects in</p>	<p>Annually</p>	<p>Citywide with priority in Census Tract 141.01 and 142.02.</p>	<p>Achieve 200 lower income affordable housing between 2023 and 2031; seek to achieve 50 percent of affordable units to benefit areas with concentrated housing problems.</p>

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	the Downtown Area (Census Tracts 141.01 and 142.02) where there is a concentration of minorities, LMI persons, and persons with disabilities.			
Program 5.1: Property Inspection/Code Enforcement	Continue use of the Property Inspection Program and code enforcement authority of the Building Division to identify nuisance structures upon property sale or transfer and require abatement prior to completion of the sale or transfer, contingent upon availability of adequate staff.	Annually	Citywide with focus on Census Tracts with the oldest housing – Census Tracts 141.01 and 142.02	Inspect 200 properties annually and refer income-eligible households to available resources for rehabilitation.
	<p>Coordinate with Public Works to complete projects planned in areas with a concentration of minorities, LMI households, and persons with disabilities. The projects include:</p> <ul style="list-style-type: none"> <li>▪ Del Monte Extension- Central Marina and developments on the former Fort Ord have limited north-south roadway connectivity. Extending 2nd Avenue through to Del Monte Boulevard will promote better circulation and support the community's economy and quality of life. Project is being developed as a candidate for grant funding of construction.</li> <li>▪ Downtown Specific Plan CIP- Implement improvements within the right-of-way for the Downtown Vitalization Plan.</li> <li>▪ Locke Paddon Park- Park improvements including Pond maintenance.</li> <li>▪ SURF Bus Line- Infrastructure. A six-mile, bus-only roadway parallel to the heavily congested segment of Highway 1, from Marina to Sand City and Seaside. New bus stations and facilities will be added along with an extension of the popular Beach Range Road trail in Sand City and Marina. The SURF! busway and stations will be built along publicly owned rail line property. The Monterey Branch Line linked the Peninsula with San Francisco with passenger service from 1880 to 1971. In 2003, the Transportation Agency for Monterey County (TAMC) purchased the unused line from the Union Pacific to preserve it as a transportation corridor for mass transportation purposes only.</li> <li>▪ Transit Service. Bus service on the bus-only lane will allow passengers using Line 20 Salinas-Monterey (MST's most heavily used transit line) and all other bus service traveling between Salinas, Marina, Seaside, Sand City, and Monterey to quickly travel past Highway 1 traffic. Riders traveling by bus on the new busway and other transit services that connect to Line</li> </ul>	2023-2031	Census Tract 141.01 and 142.02	Complete five improvement projects that serve to create a decent living environment

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	20 will have better access to the California State University, Monterey Bay (CSUMB), the VA Clinic, beach access to Fort Ord Dunes State Park, and the communities of the former Fort Ord.			
DVSP Implementation Programs	Pursue funding through public sources such as the California Arts Council, or other private sources, and explore opportunities for entertainment and activities venues such as a new auditorium.:	Annually upon adoption of DVSP <sup>1</sup>	Portions of Census Tract 141.01 and 142.02 covered by the DVSP	Create one new venue for performing arts over eight years
DVSP Implementation Programs	Make Downtown readily identifiable to residents and visitors by establishing gateways at key locations. Include such features as landscaping, vegetation, signage, and public art to define entry points and introduce Downtown to citizens and visitors.	By the end of 2028 <sup>1</sup>	Portions of Census Tract 141.01 and 142.02 covered by the DVSP	Create two gateway locations over eight years
DVSP Implementation Programs	Community Development Department and Public Works Department should collaborate to implement low-cost improvements using existing resources to establish gateways to the Downtown along Reservation Road and Del Monte Boulevard, directional signage, and simple streetscape enhancements such as protected bike lanes, accent paving on crosswalks, reduced lane width, and curb bulbouts.	Annually beginning in 2024 <sup>1</sup>	Portions of Census Tract 141.01 and 142.02 covered by the DVSP	
DVSP Implementation Programs	Develop a public art master plan to celebrate the culture and heritage of Marina	By the end of 2026 <sup>1</sup>	Portions of Census Tract 141.01 and 142.02 covered by the DVSP	
DVSP Implementation Programs	Develop a mobility plan for the Downtown to include complete streets design, pedestrian and bicycle paths, improvements to transit, parking, and transportation demand management measures. The plan should include a cost estimate and a financing and capital improvement program.	Develop mobility plan by the end of 2026 and begin implementation in 2027 <sup>1</sup>	Portions of Census Tract 141.01 and 142.02 covered by the DVSP	Complete one major improvement each year beginning in 2027
DVSP Implementation Programs	Identify the timing, location, and funding source for a new fire station to adequately support the growth within the Specific Plan area	By the end of 2028 <sup>1</sup>	Portions of Census Tract 141.01 and 142.02 covered by the DVSP	Complete construction of fire station by 2034
DVSP Implementation Programs	Establish a Downtown business improvement district or other funding mechanism to organize and finance the construction of downtown infrastructure improvements in more meaningful and intentional increments.	By the end of 2028 <sup>1</sup>	Portions of Census Tract 141.01 and 142.02 covered by the DVSP	Complete one major improvement each year beginning in 2029



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<b>Tenant Protection and Anti-displacement</b>				
1.1: Provide Adequate Sites for RHNA and Monitoring of No Net Loss	Annually outreach to property owners and assist developers in identifying vacant and underutilized properties in the City, particularly within the AHO for residential and mixed use development to expand affordable housing options for existing lower income residents, helping to alleviate displacement potential in the area.	Annually	Citywide	Facilitate development of 200 new units over eight years
Program 1.2: Replacement Housing Requirements	Amend the Zoning Ordinance to include the replacement housing requirements on non-vacant sites used to fulfill the City’s lower income RHNA.  Monitor development on non-vacant sites identified in Appendix C and ensure that any development, as a condition of project approval, replace the existing units occupied by or deed restricted for occupancy by lower income households are replaced.	By the end of 2023	Citywide	Facilitate the development of 685 units over eight years
Program 2.5: Preferential Housing for Marina Workers and Residents	Continue to administer the Below Market Rate (BMR) program that requires 30 percent of units for sale or rent to be 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.	Annually	Citywide	Assist 60 lower income households who are Marina residents and workers through the BMR inclusionary housing program.
Program 4.2: Rental Assistance	Continue to support the HACM’s pursue of additional funding from HUD for project-based and tenant-based rental assistance,	Annually	Citywide	Increasing HCV use in Marina by 10 percent over eight years.
Program 5.2: Conservation of Existing Affordable Housing	Annually monitor the affordable units by maintaining contact property owners regarding their intent to maintain the units as affordable housing, with the goal of preserving 616 affordable units in the inventory.  When a Notice of Intent to convert from low income housing to market-rate housing is received (three years in advance pursuant to State law), work with property owners to ensure that the tenants are properly noticed and provided information on potential resources for assistance, and any applicable 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.	Annually	Citywide	No net loss of existing Affordable Housing Units

## Quantified Objectives

For the 2023-2031 Housing Element planning period, the City has established the following quantified objectives.

**Table 3-3 Quantified Objectives**

	Extremely Low	Very Low	Low	Moderate	Above Moderate
New Construction	47	47	62	173	356
Rehabilitation	20	20	60	100	—
Conservation	154	154	308	—	—

Conservation = Units that are deed-restricted as low income housing