City of Marina Midterm Review of 2015-2023 Housing Element



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

Table of Contents

	Tabl	e of Contents	
	List	of Tables	i
	List	of Figures	ii
1.	Intro	oduction	1
	1.1	Purpose of the Housing Element	1
	1.2	Organization of the Housing Element	1
	1.3	Community Profile	2
	1.4	Public Participation	4
2.	Need	ds Assessment	
	2.1	Population Trends and Characteristics	7
	2.2	Employment Trends	g
	2.3	Household Characteristics	10
	2.4	Housing Inventory and Market Characteristics	15
	2.5	Housing Needs	24
	2.6	Publicly Assisted Housing	36
3.	Hou	sing Constraints	38
	3.1	Governmental Constraints	38
	3.2	Environmental and Infrastructure Constraints	62
	3.3	Economic Factors	65
4.	Hou	sing Resources	69
	4.1	Regional Housing Needs Allocation (RHNA)	69
	4.2	Inventory of Sites	73
	4.3	Financial Resources	85
	4.4	Administrative Resources	85
5.	Hou	sing Action Plan	87
	5.1	Consistency with General Plan and other Planning Frameworks	87
	5.2	Goals and Policies	88
	5.3	Housing Programs	89
	5.4	Quantified Objectives	100
App	endix <i>i</i>	A: Public Participation	A-1
	A.1	Study Session	A-1
	A.2	Open House	A-1
App	endix I	B: Review of 2015-2023 Housing Element Accomplishments	B-1
App	endix (C: Detailed Sites Inventory	
App	endix I	D: Acronyms	D-1

List of Tables

Table 2: Regional Population Trends (1990-2015)	Table 1: Downtown Vitalization Specific Plan	5
Table 4: Age Distribution (1990-2010) - City of Marina	Table 2: Regional Population Trends (1990-2015)	7
Table 5: Racial and Ethnic Composition (2000-2010).	Table 3:Population Growth Trends (1980-2015) - City of Marina	7
Table 6: Employment by Industry¹ (2010-2014) 10 Table 7: Labor Force Trends (2000-2015) – City of Marina 11 Table 8: Total Households (1990 – 2015) 1: Table 9: Household Size Distribution (2000) – City of Marina 1: Table 10: Household Size Distribution (2010) – City of Marina 1: Table 11: Household Type Characteristics (1990-2010) - City of Marina 1: Table 12: Occupied Units by Tenure (1990-2010) 1: Table 13: Household Income by Tenure (2010-2014) – City of Marina 1: Table 14: Median Household Income (2000 and 2014) 1: Table 15: Distribution by Income Group (2008-2012) 1: Table 16: Housing Unit Growth 16 Table 17: Housing Inventory by Unit Type (1990-2015) – City of Marina 1: Table 18: Unit Type by Tenure (2009-2013) – City of Marina 1: Table 19: Unit Size by Tenure (2009-2013) – City of Marina 1: Table 20: Occupancy Status (2000-2010) – City of Marina 1: Table 22: Units Lacking Plumbing or Complete Kitchens (2010-2014) – City of Marina 1: Table 23: Median Home Prices (2014-2015) 2: Table 25: Housing Affordability Matrix (2015) – Monterey County 2: Table 26: Housing Assistance Needs of Lower Income Households – City	Table 4: Age Distribution (1990-2010) - City of Marina	8
Table 7: Labor Force Trends (2000-2015) — City of Marina 10 Table 8: Total Households (1990 — 2015) 1 Table 9: Household Size Distribution (2000) — City of Marina 1 Table 10: Household Size Distribution (2010) — City of Marina 1 Table 11: Household Type Characteristics (1990-2010) 1 Table 12: Occupied Units by Tenure (1990-2010) 1 Table 13: Household Income by Tenure (2010-2014) — City of Marina 1 Table 14: Median Household Income (2000 and 2014) 1 Table 15: Distribution by Income Group (2008-2012) 1 Table 16: Housing Unit Growth 1 Table 17: Housing Inventory by Unit Type (1990-2015) — City of Marina 1 Table 18: Unit Type by Tenure (2009-2013) — City of Marina 1 Table 29: Occupancy Status (2000-2013) — City of Marina 1 Table 21: Tenure by Age of Housing Stock (2010-2014) — City of Marina 1 Table 22: Units Lacking Plumbing or Complete Kitchens (2010-2014) — City of Marina 1 Table 23: Median Home Prices (2014-2015) 2 Table 24: Average Rent by Unit Size (2015) — City of Marina 2 Table 25: Housing Affordability Matrix (2015) — Monterey County 2 Table 26: Housing Assistance Needs of Lower Income Households — City of Mari	Table 5: Racial and Ethnic Composition (2000-2010)	g
Table 8: Total Households (1990 – 2015) 1 Table 9: Household Size Distribution (2000) – City of Marina 1 Table 10: Household Size Distribution (2010) – City of Marina 1 Table 11: Household Type Characteristics (1990-2010) – City of Marina 1 Table 12: Occupied Units by Tenure (1990-2010) 11 Table 13: Household Income by Tenure (2010-2014) – City of Marina 1 Table 14: Median Household Income (2000 and 2014) 14 Table 15: Distribution by Income Group (2008-2012) 14 Table 16: Housing Unit Growth 16 Table 17: Housing Inventory by Unit Type (1990-2015) – City of Marina 16 Table 18: Unit Type by Tenure (2009-2013) – City of Marina 11 Table 19: Unit Size by Tenure (2009-2013) – City of Marina 11 Table 20: Occupancy Status (2000-2010) – City of Marina 11 Table 21: Tenure by Age of Housing Stock (2010-2014) – City of Marina 11 Table 22: Units Lacking Plumbing or Complete Kitchens (2010-2014) – City of Marina 18 Table 23: Median Home Prices (2014-2015) 22 Table 24: Average Rent by Unit Size (2015) – City of Marina 22 Table 25: Housing Affordability Matrix (2015) - Monterey County 23 Table 26: Housing Assistance Needs of Lower I	Table 6: Employment by Industry ¹ (2010-2014)	10
Table 9: Household Size Distribution (2000) – City of Marina 1 Table 10: Household Size Distribution (2010) – City of Marina 1 Table 11: Household Type Characteristics (1990-2010) – City of Marina 1 Table 12: Occupied Units by Tenure (1990-2010) 12 Table 13: Household Income by Tenure (2010-2014) – City of Marina 13 Table 14: Median Household Income (2000 and 2014) 14 Table 15: Distribution by Income Group (2008-2012) 13 Table 16: Housing Unit Growth 16 Table 17: Housing Inventory by Unit Type (1990-2015) – City of Marina 16 Table 18: Unit Type by Tenure (2009-2013) – City of Marina 11 Table 19: Unit Size by Tenure (2009-2013) – City of Marina 11 Table 20: Occupancy Status (2000-2010) – City of Marina 11 Table 21: Tenure by Age of Housing Stock (2010-2014) – City of Marina 18 Table 22: Units Lacking Plumid Size (2014-2015) 21 Table 23: Median Home Prices (2014-2015) 22 Table 24: Average Rent by Unit Size (2015) – City of Marina 19 Table 25: Housing Affordability Matrix (2015) – Monterey County 23 Table 26: Housing Needs Allocation (2014-2023) – City of Marina 24 Table 29: Regional Housing Needs Allocation (2014-2023	Table 7: Labor Force Trends (2000-2015) – City of Marina	10
Table 10: Household Size Distribution (2010) – City of Marina 1 Table 11: Household Type Characteristics (1990-2010) - City of Marina 12 Table 12: Occupied Units by Tenure (1990-2010) 12 Table 13: Household Income by Tenure (2010-2014) – City of Marina 13 Table 14: Median Household Income (2000 and 2014) 14 Table 15: Distribution by Income Group (2008-2012) 15 Table 16: Housing Unit Growth 16 Table 17: Housing Inventory by Unit Type (1990-2015) – City of Marina 16 Table 18: Unit Type by Tenure (2009-2013) – City of Marina 11 Table 19: Unit Size by Tenure (2009-2013) – City of Marina 11 Table 20: Occupancy Status (2000-2010) – City of Marina 11 Table 20: Occupancy Status (2000-2010) – City of Marina 18 Table 22: Units Lacking Plumbing or Complete Kitchens (2010-2014) – City of Marina 18 Table 22: Units Lacking Plumbing or Complete Kitchens (2010-2014) – City of Marina 19 Table 23: Median Home Prices (2014-2015) 22 Table 24: Average Rent by Unit Size (2015) – City of Marina 22 Table 25: Housing Affordability Matrix (2015) - Monterey County 23 Table 26: Housing Affordability Matrix (2015) - Monterey County 24 Table 28:		
Table 11: Household Type Characteristics (1990-2010) - City of Marina 12 Table 12: Occupied Units by Tenure (1990-2010) 12 Table 13: Household Income by Tenure (2010-2014) - City of Marina 13 Table 14: Median Household Income (2000 and 2014) 14 Table 15: Distribution by Income Group (2008-2012) 15 Table 16: Housing Unit Growth 16 Table 17: Housing Inventory by Unit Type (1990-2015) - City of Marina 16 Table 18: Unit Type by Tenure (2009-2013) - City of Marina 16 Table 19: Unit Size by Tenure (2009-2013) - City of Marina 17 Table 20: Occupancy Status (2000-2010) - City of Marina 18 Table 21: Tenure by Age of Housing Stock (2010-2014) - City of Marina 18 Table 22: Units Lacking Plumbing or Complete Kitchens (2010-2014) - City of Marina 18 Table 23: Median Home Prices (2014-2015) 22 Table 24: Average Rent by Unit Size (2015) - City of Marina 22 Table 25: Housing Affordability Matrix (2015) - Monterey County 23 Table 26: Housing Assistance Needs of Lower Income Households - City of Marina 24 Table 29: Regional Housing Needs Allocation (2014-2023) - City of Marina 25 Table 30: Householders by Tenure and Age - City of Marina 26	Table 9: Household Size Distribution (2000) – City of Marina	11
Table 12: Occupied Units by Tenure (1990-2010) 12 Table 13: Household Income by Tenure (2010-2014) – City of Marina 13 Table 14: Median Household Income (2000 and 2014) 14 Table 15: Distribution by Income Group (2008-2012) 15 Table 16: Housing Unit Growth 16 Table 17: Housing Inventory by Unit Type (1990-2015) – City of Marina 16 Table 18: Unit Type by Tenure (2009-2013) – City of Marina 17 Table 19: Unit Size by Tenure (2009-2013) – City of Marina 17 Table 20: Occupancy Status (2000-2010) – City of Marina 18 Table 21: Tenure by Age of Housing Stock (2010-2014) – City of Marina 18 Table 22: Units Lacking Plumbing or Complete Kitchens (2010-2014) – City of Marina 18 Table 23: Median Home Prices (2014-2015) 22 Table 24: Average Rent by Unit Size (2015) – City of Marina 22 Table 25: Housing Affordability Matrix (2015) - Monterey County 23 Table 26: Housing Cost Burden by Tenure – City of Marina 24 Table 27: Housing Assistance Needs of Lower Income Households – City of Marina 25 Table 29: Regional Housing Needs Allocation (2014-2023) – City of Marina 26 Table 30: Householders by Tenure and Age – City of Marina 26 Table	Table 10: Household Size Distribution (2010) - City of Marina	11
Table 13: Household Income by Tenure (2010-2014) – City of Marina 13 Table 14: Median Household Income (2000 and 2014) 14 Table 15: Distribution by Income Group (2008-2012) 18 Table 16: Housing Unit Growth 16 Table 17: Housing Inventory by Unit Type (1990-2015) – City of Marina 16 Table 18: Unit Type by Tenure (2009-2013) – City of Marina 17 Table 19: Unit Size by Tenure (2009-2013) – City of Marina 17 Table 20: Occupancy Status (2000-2010) – City of Marina 18 Table 21: Tenure by Age of Housing Stock (2010-2014) – City of Marina 18 Table 22: Units Lacking Plumbing or Complete Kitchens (2010-2014) – City of Marina 18 Table 23: Median Home Prices (2014-2015) 22 Table 24: Average Rent by Unit Size (2015) – City of Marina 22 Table 25: Housing Affordability Matrix (2015) – Monterey County 23 Table 26: Housing Assistance Needs of Lower Income Households – City of Marina 24 Table 27: Housing Assistance Needs of Lower Income Households – City of Marina 25 Table 30: Householders 65 Years and Over (1990-2014) 26 Table 31: Householders by Tenure and Age – City of Marina 26 Table 32: Elderly with Disabilities Limiting Independent Living (2000-2014) – City of Marina		
Table 13: Household Income by Tenure (2010-2014) – City of Marina 13 Table 14: Median Household Income (2000 and 2014) 14 Table 15: Distribution by Income Group (2008-2012) 18 Table 16: Housing Unit Growth 16 Table 17: Housing Inventory by Unit Type (1990-2015) – City of Marina 16 Table 18: Unit Type by Tenure (2009-2013) – City of Marina 17 Table 19: Unit Size by Tenure (2009-2013) – City of Marina 17 Table 20: Occupancy Status (2000-2010) – City of Marina 18 Table 21: Tenure by Age of Housing Stock (2010-2014) – City of Marina 18 Table 22: Units Lacking Plumbing or Complete Kitchens (2010-2014) – City of Marina 18 Table 23: Median Home Prices (2014-2015) 22 Table 24: Average Rent by Unit Size (2015) – City of Marina 22 Table 25: Housing Affordability Matrix (2015) – Monterey County 23 Table 26: Housing Assistance Needs of Lower Income Households – City of Marina 24 Table 27: Housing Assistance Needs of Lower Income Households – City of Marina 25 Table 30: Householders 65 Years and Over (1990-2014) 26 Table 31: Householders by Tenure and Age – City of Marina 26 Table 32: Elderly with Disabilities Limiting Independent Living (2000-2014) – City of Marina	Table 12: Occupied Units by Tenure (1990-2010)	12
Table 14: Median Household Income (2000 and 2014) 14 Table 15: Distribution by Income Group (2008-2012) 15 Table 16: Housing Unit Growth 16 Table 17: Housing Inventory by Unit Type (1990-2015) – City of Marina 16 Table 18: Unit Type by Tenure (2009-2013) – City of Marina 17 Table 19: Unit Size by Tenure (2009-2013) – City of Marina 17 Table 20: Occupancy Status (2000-2010) – City of Marina 18 Table 21: Tenure by Age of Housing Stock (2010-2014) – City of Marina 18 Table 22: Units Lacking Plumbing or Complete Kitchens (2010-2014) – City of Marina 18 Table 23: Median Home Prices (2014-2015) 22 Table 24: Average Rent by Unit Size (2015) – City of Marina 22 Table 25: Housing Affordability Matrix (2015) – Monterey County 23 Table 26: Housing Cost Burden by Tenure – City of Marina 24 Table 27: Housing Assistance Needs of Lower Income Households – City of Marina 25 Table 28: Overcrowding by Tenure (1990-2014) 26 Table 30: Householders 65 Years and Over (1990-2010) 26 Table 31: Householders by Tenure and Age – City of Marina 26 Table 32: Elderly with Disabilities Limiting Independent Living (2000-2014) – City of Marina 26 T		
Table 16: Housing Unit Growth		
Table 16: Housing Unit Growth	Table 15: Distribution by Income Group (2008-2012)	15
Table 18: Unit Type by Tenure (2009-2013) — City of Marina		
Table 18: Unit Type by Tenure (2009-2013) — City of Marina	Table 17: Housing Inventory by Unit Type (1990-2015) – City of Marina	16
Table 20: Occupancy Status (2000-2010) — City of Marina		
Table 21: Tenure by Age of Housing Stock (2010-2014) — City of Marina	Table 19: Unit Size by Tenure (2009-2013) – City of Marina	17
Table 22: Units Lacking Plumbing or Complete Kitchens (2010-2014) — City of Marina	Table 20: Occupancy Status (2000-2010) – City of Marina	18
Table 23: Median Home Prices (2014-2015)2Table 24: Average Rent by Unit Size (2015) – City of Marina2Table 25: Housing Affordability Matrix (2015) - Monterey County2Table 26: Housing Cost Burden by Tenure – City of Marina2Table 27: Housing Assistance Needs of Lower Income Households – City of Marina2Table 28: Overcrowding by Tenure (1990-2014)26Table 29: Regional Housing Needs Allocation (2014-2023) – City of Marina2Table 30: Householders 65 Years and Over (1990-2010)2Table 31: Householders by Tenure and Age – City of Marina2Table 32: Elderly with Disabilities Limiting Independent Living (2000-2014) – City of Marina2Table 33: Median Income of Senior-Headed Households (2000 and 2014) – City of Marina2Table 34: Disability Characteristics (2010-2014) – City of Marina3Table 35: Large Households by Tenure (2010) – City of Marina3Table 36: Publicly Assisted Housing Affordable Units3	Table 21: Tenure by Age of Housing Stock (2010-2014) – City of Marina	18
Table 23: Median Home Prices (2014-2015)2Table 24: Average Rent by Unit Size (2015) – City of Marina2Table 25: Housing Affordability Matrix (2015) - Monterey County2Table 26: Housing Cost Burden by Tenure – City of Marina2Table 27: Housing Assistance Needs of Lower Income Households – City of Marina2Table 28: Overcrowding by Tenure (1990-2014)26Table 29: Regional Housing Needs Allocation (2014-2023) – City of Marina2Table 30: Householders 65 Years and Over (1990-2010)2Table 31: Householders by Tenure and Age – City of Marina2Table 32: Elderly with Disabilities Limiting Independent Living (2000-2014) – City of Marina2Table 33: Median Income of Senior-Headed Households (2000 and 2014) – City of Marina2Table 34: Disability Characteristics (2010-2014) – City of Marina3Table 35: Large Households by Tenure (2010) – City of Marina3Table 36: Publicly Assisted Housing Affordable Units3	Table 22: Units Lacking Plumbing or Complete Kitchens (2010-2014) – City of Marina	19
Table 25: Housing Affordability Matrix (2015) - Monterey County		
Table 26: Housing Cost Burden by Tenure – City of Marina24Table 27: Housing Assistance Needs of Lower Income Households – City of Marina25Table 28: Overcrowding by Tenure (1990-2014)26Table 29: Regional Housing Needs Allocation (2014-2023) – City of Marina27Table 30: Householders 65 Years and Over (1990-2010)27Table 31: Householders by Tenure and Age – City of Marina26Table 32: Elderly with Disabilities Limiting Independent Living (2000-2014) – City of Marina26Table 33: Median Income of Senior-Headed Households (2000 and 2014) – City of Marina26Table 34: Disability Characteristics (2010-2014) – City of Marina36Table 35: Large Households by Tenure (2010) – City of Marina36Table 36: Publicly Assisted Housing Affordable Units37	Table 24: Average Rent by Unit Size (2015) – City of Marina	21
Table 27: Housing Assistance Needs of Lower Income Households – City of Marina25Table 28: Overcrowding by Tenure (1990-2014)26Table 29: Regional Housing Needs Allocation (2014-2023) – City of Marina27Table 30: Householders 65 Years and Over (1990-2010)27Table 31: Householders by Tenure and Age – City of Marina28Table 32: Elderly with Disabilities Limiting Independent Living (2000-2014) – City of Marina28Table 33: Median Income of Senior-Headed Households (2000 and 2014) – City of Marina28Table 34: Disability Characteristics (2010-2014) – City of Marina30Table 35: Large Households by Tenure (2010) – City of Marina32Table 36: Publicly Assisted Housing Affordable Units33	Table 25: Housing Affordability Matrix (2015) - Monterey County	23
Table 28: Overcrowding by Tenure (1990-2014)26Table 29: Regional Housing Needs Allocation (2014-2023) – City of Marina27Table 30: Householders 65 Years and Over (1990-2010)27Table 31: Householders by Tenure and Age – City of Marina28Table 32: Elderly with Disabilities Limiting Independent Living (2000-2014) – City of Marina28Table 33: Median Income of Senior-Headed Households (2000 and 2014) – City of Marina28Table 34: Disability Characteristics (2010-2014) – City of Marina30Table 35: Large Households by Tenure (2010) – City of Marina32Table 36: Publicly Assisted Housing Affordable Units33	Table 26: Housing Cost Burden by Tenure – City of Marina	24
Table 29: Regional Housing Needs Allocation (2014-2023) – City of Marina27Table 30: Householders 65 Years and Over (1990-2010)27Table 31: Householders by Tenure and Age – City of Marina28Table 32: Elderly with Disabilities Limiting Independent Living (2000-2014) – City of Marina28Table 33: Median Income of Senior-Headed Households (2000 and 2014) – City of Marina28Table 34: Disability Characteristics (2010-2014) – City of Marina30Table 35: Large Households by Tenure (2010) – City of Marina32Table 36: Publicly Assisted Housing Affordable Units33	Table 27: Housing Assistance Needs of Lower Income Households – City of Marina	25
Table 30: Householders 65 Years and Over (1990-2010)27Table 31: Householders by Tenure and Age – City of Marina28Table 32: Elderly with Disabilities Limiting Independent Living (2000-2014) – City of Marina28Table 33: Median Income of Senior-Headed Households (2000 and 2014) – City of Marina28Table 34: Disability Characteristics (2010-2014) – City of Marina30Table 35: Large Households by Tenure (2010) – City of Marina32Table 36: Publicly Assisted Housing Affordable Units33	Table 28: Overcrowding by Tenure (1990-2014)	26
Table 31: Householders by Tenure and Age – City of Marina	Table 29: Regional Housing Needs Allocation (2014-2023) – City of Marina	27
Table 32: Elderly with Disabilities Limiting Independent Living (2000-2014) – City of Marina	Table 30: Householders 65 Years and Over (1990-2010)	27
Table 33: Median Income of Senior-Headed Households (2000 and 2014) – City of Marina	Table 31: Householders by Tenure and Age – City of Marina	28
Table 34: Disability Characteristics (2010-2014) – City of Marina	Table 32: Elderly with Disabilities Limiting Independent Living (2000-2014) - City of Marina	28
Table 34: Disability Characteristics (2010-2014) – City of Marina	Table 33: Median Income of Senior-Headed Households (2000 and 2014) - City of Marina	28
Table 35: Large Households by Tenure (2010) – City of Marina		
Table 36: Publicly Assisted Housing Affordable Units		
	Table 37: General Plan Residential Land Use Designations	39

Table 38: Residential Development Standards by Zoning District	40
Table 39: Residential Parking Requirements	
Table 40: Housing Types Permitted In Marina's Zoning Districts	42
Table 41: Downtown Vitalization Specific Plan – Land Development Code	49
Table 42: Fees for Services - Planning Applications, Environmental and Subdivision	52
Table 43: Marina Development Impact Fees	
Table 44: Review Authority for Permits and Entitlements	57
Table 45: Permit Streamlining Act - Processing Times	59
Table 46: Inclusionary Housing Requirements	61
Table 47: Mortgage Lending Approval Rates – Marina (2017)	66
Table 48: Calculation of RHNA Surplus/(Shortfall) from 2008-2014 Housing Element	70
Table 49: Housing Units Constructed, Under Construction, or Approved	71
Table 50: Overall RHNA Obligations	73
Table 51: Current Projects	74
Table 52: Development Potential on Vacant and Underutilized Sites within Proposed DVSP	75
Table 53: Development Potential on Vacant and Underutilized Sites within Central Marina	75
Table 54: Residential Development in Marina Station	78
Table 55: Potential Units by Type and Affordability	78
Table 56: South Marina (Former Fort Ord) – Residential Development Commitments	79
Table 57: South Marina (Former Ford Ord) – Remaining Residential Development Capacity	83
Table 58: Summary of Sites Inventory for 2015-2023 Housing Element	84
Table 59: Inclusionary (Affordable) Housing Requirements - Proposed Revision to Municipal Code	94
Table 60: Quantified Objectives (2015-2023)	100
List of Figures	
Figure 1: Regional Location	2
Figure 2: Population Growth Forecast (1980-2035) - City of Marina	
Figure 3: Household Income (2000 and 2014) – City of Marina	13
Figure 4: Median Home Prices (2006-2016)	20
Figure 5: Foreclosure Rates (2006-2016) – City of Marina	20
Figure 6: Downtown Vitalization Specific Plan Conceptual Land Use Plan	49
Figure 7: Location of Current Projects	72
Figure 8: Marina Station Specific Plan Land Use Map	77
Figure 9: Marina Heights Specific Plan	80
Figure 10: The Dunes Specific Plan	81
Figure 11: Cypress Knolls Tentative Map	82

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 December 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.

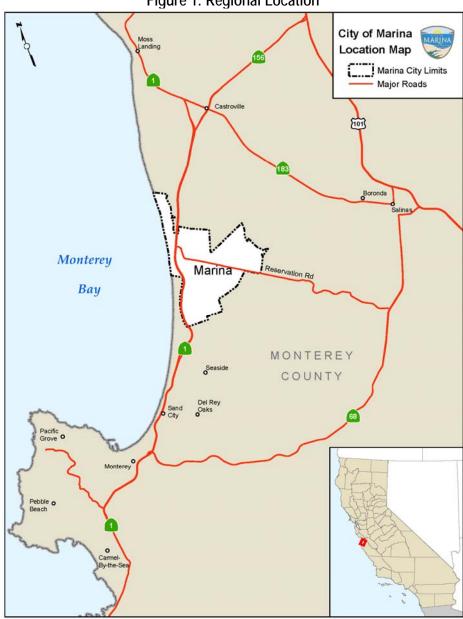


Figure 1: Regional Location

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 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. 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 develop mixed use housing in the downtown area using the existing Commercial zoning designations. 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. As the Downtown Vitalization Specific Plan is a key strategy for Housing Element compliance, the public outreach process for the Specific Plan is summarized below. Throughout the process, the City continued to refine the Draft Specific Plan to address community concerns and comments from property owners and interested developers.

	Table 1: Downtown Vitalization Specific Plan						
Date	Location	Topic					
Ad Hoc Commi	ttee						
11/28/2017	Airport Conference Room	Previous planning efforts in the Downtown; strengths, weaknesses, threats, and opportunities analysis					
1/3/2018	Airport Conference Room	Visual preference survey; map exercise					
1/29/2018	Airport Conference Room	Community outreach strategy					
2/20/2018	Airport Conference Room	Vision and goal statements					
3/10/2018	Downtown Marina	Walk through Downtown to assess conditions					
3/19/2018	Airport Conference Room	Findings from community walkabout					
4/30/2018	Airport Conference Room	Street right-of-way cross section exercise; Downtown traffic study results					
5/21/2018	Airport Conference Room	Street right-of-way cross section exercise					
6/25/2018	Airport Conference Room	Bike lanes; street right-of-way presentations; districts and land uses					

	Table 1: Downtown Vitalization Specific Plan					
Date	Location	Торіс				
7/16/2018	Airport Conference Room	Districts and zoning; land use matrix				
8/13/2018	Airport Conference Room	Design standards and guidelines				
8/27/2018	Airport Conference Room	Design standards and guidelines; Del Monte Blvd extension				
9/24/2018	Airport Conference Room	Development, parking, and landscaping standards				
11/5/2018	Airport Conference Room	Review of draft Specific Plan				
11/19/2018	Airport Conference Room	Review of draft Specific Plan				
Open House						
12/10/2018 Vince DiMaggio Park Open house for public to provide comment on draft of Specific Plan						
Design Review	Board					
12/19/2018	City Council Chambers	Introduce plan; schedule				
1/16/2019	City Council Chambers	Onsite design standards; development standards				
Planning Comm	nission					
12/13/2018	City Council Chambers	Introduce plan; schedule				
1/24/2019	City Council Chambers	Community identity; land use and development; economics				
2/9/2019	City Council Chambers	Mobility; public facilities and infrastructure; environment				
2/28/2019	City Council Chambers	Development standards; zoning				
3/14/2019 City Council Chambers Design standards and guidelines; Specific Plan appendix						
City Council						
3/26/2019						

B. Joint Planning Commission and City Council Study Session

On May 30, the City conducted a Joint Planning Commission and City Council Study Session to review the key changes to the Housing Element – strategy for accommodating the Regional Housing Needs Allocation using the Downtown Vitalization Specific Plan. The Joint Study Session was advertised in the newspaper and on the City's website. Announcements about the Study Session were also made at City Council meetings. Comments received at the Joint Meeting are summarized in Appendix A.

Notice of Public Open House and Public Review

On July 11, 2019, a Notice of Public Open House and 30-Day Public Review of Draft City of Marina Midterm Review of the 2015-2023 Housing Element was published in the Monterey County Weekly, a general circulation newspaper.

D. Housing Element Open House

On July 30, 2019, the City conducted an Open House for the public to review and comment on the Draft Midterm Review of the Housing Element. The City publicized the Open House on the City's website. An announcement about the Open House was sent to the City's email subscribers. In addition, the City Council made repeat announcements at the Council meetings in July 2019. Announcement for the Open House and comments received at the Open House 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	
County	1990	2000	2010	2010	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	-	1
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.

24.225 25.000 22,651 23,388 21,315 20,000 15,000 10,000 2010 2015 2020 2025 2030 2035

Figure 2: Population Growth Forecast (1980-2035) - City of Marina

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

Ago Croup	19	990	2000)	201	0
Age Group	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%	1630	8.3%
70-79	514	1.9%	986	3.9%	1052	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)

	2000				2010			
Ethnic Group	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)

Labora	Marir	na	Monterey County		
Industry	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
Julisalction	2000	2010	2015	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

Hayaahalda	199	90	200	00	2010	
Households	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-Occupie	ed Housing	Renter-Occupi	ed 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-Hous	seholds	Renter-Hous	seholds	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

25% 20% 15% 10% 0% \$15,000 \$35,000-\$100,000-\$25,000 \$50,000-\$75.000-<\$15,000 >\$150,000 \$34,999 \$74,999 \$149,999 24,999 \$49,999 \$99,999 2000 12.4% 2.4% 13.8% 12.2% 19.8% 20.8% 10.5% 8.2% ■ 2014 9.2% 15.2% 14.4% 12.7% 7.9%

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)

	_	000 sehold Income	2014 Median	% Chango
Jurisdiction	Unadjusted 2000 (A)	Inflation Adjusted to 2013 (B)	Household Income (C)	% Change (B to C)
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

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 Preston 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

	1	990	2000 2010*		010*	2015		
Unit Type	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 Rent		Renter-0	Occupied	Total Occupied Housing Units		
31	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-C	Owner-Occupied Renter-O		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, 2009-2913

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

Occumency Status	20	00	2010		
Occupancy Status	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-C	Occupied	Renter- C	ccupied	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. The Building Department estimates that about 2.5 percent (about 180 units) of the housing stock in the City require substantial rehabilitation or replacement. The majority of these units are located in Cypress Knolls, a currently unoccupied former military family housing neighborhood.

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).

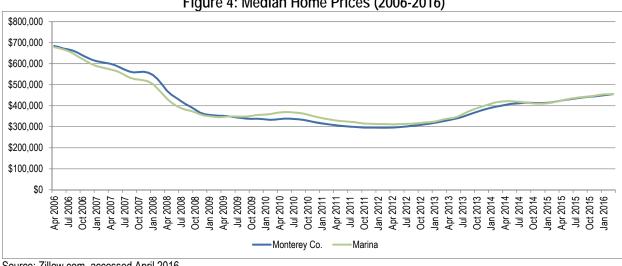


Figure 4: Median Home Prices (2006-2016)

Source: Zillow.com, accessed April 2016.

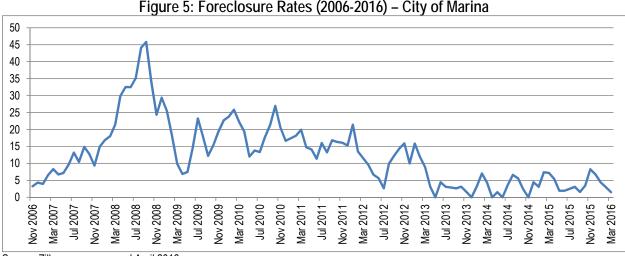


Figure 5: Foreclosure Rates (2006-2016) - City of Marina

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	\$2453	\$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

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.

exacerbated for large households with lower and moderate incomes given the limited supply of large rental units, and for seniors with their fixed incomes. The extremely low income households are the most vulnerable group. With limited income, 90 percent of the households in this income group experienced one or more housing problems, compared to just 49 percent citywide, 88 percent of very low income households, and 52 percent of low income households. More importantly, severe housing cost burden (spending half of the household income on housing) impacted 82 percent of the extremely low income households, compared to 49 percent of very low income households, nine percent of low income households, and 22 percent of households citywide. Households with severe cost burdens are most at risk of becoming homeless.

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

Extremely Low Income (0-30% AMI)	Income	Income Annual Income		le Monthly ng Costs	Utili	ties	Taxes	imum Ible Price	
1-Person \$15,250 \$381 \$381 \$130 \$164 \$133 \$251 \$19,506		Income	Rent	Sale	Rent	Sale	and Ins.	Rent	Sale
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 \$4	Extremely Low	Income (0-30%	6 AMI)						
3-Person \$20,090 \$502 \$502 \$167 \$217 \$176 \$335 \$25,476	1-Person	\$15,250	\$381	\$381	\$130	\$164	\$133	\$251	\$19,506
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 \$67,315 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	2-Person	\$17,400	\$435	\$435	\$140	\$182	\$152	\$295	\$23,448
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 \$67,315 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 \$89,142 2-Person \$32,976 \$824 \$962 \$140 \$182 \$337 \$684 \$103,143 3-Person \$37,098 \$927 \$1,082 \$167	3-Person	\$20,090	\$502	\$502	\$167	\$217	\$176	\$335	\$25,476
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 \$67,315 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 \$89,142 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 <td< td=""><td>4-Person</td><td>\$24,250</td><td>\$606</td><td>\$606</td><td>\$193</td><td>\$252</td><td>\$212</td><td>\$413</td><td>\$33,063</td></td<>	4-Person	\$24,250	\$606	\$606	\$193	\$252	\$212	\$413	\$33,063
1-Person \$25,400 \$635 \$635 \$130 \$164 \$222 \$505 \$57,893 2-Person \$29,000 \$725 \$725 \$140 \$182 \$254 \$585 \$67,315 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 \$152,795 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 Moderate Income (100-120% AMI) 1-Person \$52,899 \$1,322 \$1,543 \$130 \$164 \$540 \$1,192 \$195,236 Moderate Income (100-120% AMI) 1-Person \$52,899 \$1,322 \$1,543 \$130 \$164 \$540 \$1,192 \$195,236 Moderate Income (100-120% AMI)	5-Person	\$28,410	\$710	\$710	\$221	\$286	\$249	\$489	\$40,883
2-Person \$29,000 \$725 \$725 \$140 \$182 \$254 \$585 \$67,315 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 3-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 \$152,795 \$1.097 \$1,623 \$167 \$217 \$568 \$1,224 \$129,861 \$1.097 \$1,623 \$167 \$217 \$568 \$1,224 \$129,861 \$1.097 \$1,623 \$195,026 \$1.097 \$1,548 \$1.097 \$1,549 \$1.097 \$1	Very Low Incom	me (30-50% AN	ΛI)						
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 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 \$152,795 \$2-Person \$44,644 \$1,237 \$1,443 \$140 \$182 \$505 \$1,097 \$175,890 \$3-Person \$61,830 \$1,546 \$1,803 \$193 \$252 \$631 \$1,353 \$214,165 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 Moderate Income (100-120% AMI)	1-Person	\$25,400	\$635	\$635	\$130	\$164	\$222	\$505	\$57,893
4-Person \$36,250 \$906 \$906 \$193 \$252 \$317 \$713 \$78,446 5-Person \$39,150 \$979 \$221 \$286 \$343 \$758 \$81,501 Low Income (50-80%AMI) 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) \$1,082 \$1,262 \$130 \$164 \$442 \$952 \$152,795 2-Person \$49,464 \$1,237 \$1,443 \$140 </td <td>2-Person</td> <td>\$29,000</td> <td>\$725</td> <td>\$725</td> <td>\$140</td> <td>\$182</td> <td>\$254</td> <td>\$585</td> <td>\$67,319</td>	2-Person	\$29,000	\$725	\$725	\$140	\$182	\$254	\$585	\$67,319
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 <	3-Person	\$32,650	\$816	\$816	\$167	\$217	\$286	\$649	\$72,977
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) \$1,298 \$221 \$286 \$454 \$892 \$129,861 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	4-Person	\$36,250	\$906	\$906	\$193	\$252	\$317	\$713	\$78,446
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) \$1,298 \$221 \$286 \$454 \$892 \$129,861 1-Person \$43,281 \$1,082 \$1,262 \$130 \$164 \$442 \$952 \$152,799 2-Person \$449,464 \$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	5-Person	\$39,150	\$979	\$979	\$221	\$286	\$343	\$758	\$81,501
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 \$152,795 2-Person \$49,464 \$1,237 \$1,443 \$140 \$182 \$505 \$1,097 \$175,896 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	Low Income (5	0-80%AMI)							
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	1-Person	\$28,854	\$721	\$842	\$130	\$164	\$295	\$591	\$89,143
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 \$129,864 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) \$1,543 \$130 \$164 \$540 \$1,192 \$195,236	2-Person	\$32,976	\$824	\$962	\$140	\$182	\$337	\$684	\$103,141
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	3-Person	\$37,098	\$927	\$1,082	\$167	\$217	\$379	\$760	\$113,183
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	4-Person	\$41,220	\$1,031	\$1,202	\$193	\$252	\$421	\$838	\$123,224
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 \$214,164 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	5-Person	\$44,518	\$1,113	\$1,298	\$221	\$286	\$454	\$892	\$129,861
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	Median Income	e (80-100% AM	II)						
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	1-Person	\$43,281	\$1,082	\$1,262	\$130	\$164	\$442	\$952	\$152,799
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	\$49,464	\$1,237	\$1,443	\$140	\$182	\$505	\$1,097	\$175,890
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	3-Person	\$55,647	\$1,391	\$1,623	\$167	\$217	\$568	\$1,224	\$195,026
Moderate Income (100-120% AMI) 1-Person \$52,899 \$1,322 \$1,543 \$130 \$164 \$540 \$1,192 \$195,236	4-Person	\$61,830	\$1,546	\$1,803	\$193	\$252	\$631	\$1,353	\$214,161
1-Person \$52,899 \$1,322 \$1,543 \$130 \$164 \$540 \$1,192 \$195,236	5-Person	\$66,776	\$1,669	\$1,948	\$221	\$286	\$682	\$1,448	\$228,073
	Moderate Income (100-120% AMI)								
2-Person \$60,456 \$1,511 \$1,763 \$140 \$182 \$617 \$1,371 \$224,390	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	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	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	5-Person	\$81,616	\$2,040	\$2,380	\$221	\$286	\$833	\$1,819	\$293,547

Notes:

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

^{1.} 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.

^{2.} Monterey County: 4-person household median income = \$68,700

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%	АМІ)	
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 9 Housing		Re	nters			Ow	ners		Total
Household by Type, Income & Housing Problem	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	Households
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 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), femaleheaded 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 Number Percent		20	00	2010	
			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		2	000		2010			
Age	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

		1 0.			
Dicability Status		2000	2014 ¹		
Disability Status	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
- 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	\$45,000	

Notes:

- 1. Estimated data from 2010-2014 ACS for illustrative purposes only.
- 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 Disability ²	154	1,329	951	2,434

Notes:

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) selfdirection; 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

^{1.} Tallied only for persons 18 years and over

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

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 percapita 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 lowerand moderate-income persons, including the Housing Authority of the County of Monterey Housing Choice Voucher program, and various community and social services provided by nonprofit 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 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) (18percent); 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 agricultural production, since the Census definition of agricultural also includes promotional and marketing activities. Because of Marina's coastal location and one mining operation (The CEMEX Lapis Facility, which will be closed in 2020), it is likely that the majority of these individuals were employed in either fishing- or mining-related occupations rather than in agriculture. Only recently has the City noticed isolated locations of strawberry fields to the north of the City. Salinas and other valley communities have the majority of farm workers. While the Zoning Ordinance has established a K (Agricultural-Residential) district and an A (Limited Agricultural Uses) district, no areas in the City are designated for these uses. In 2018, the City of Salinas coordinated a Farmworker Housing Study for Salinas Valley and Pajaro Valley. The Study estimates over 80,000 farm workers during peak season (July). Countywide, 37 employee housing facilities provide housing for 887 farmworkers, including 36 permanent facilities (869 employees) and one seasonal facility (18 employees). In addition, one migrant center offer 79 housing units.

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. It's most available 2007 master plan projects full-time

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

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 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.

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

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	2006	2061
Preston Park	682 Wahl Ct.	FORA Inclusionary Requirement	Office - 2 2 BR - 227 3 BR - 125	70	354	2006	2062
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 9th 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	ME: HOME Investm		(1112)	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. In many specific plans, developers have committed to provide 10 percent workforce housing (up to 150 percent AMI) in addition to 20 percent affordable inclusionary housing, such as in Sea Haven.

Table 37: General Plan Residential Land Use Designations

Land use Designation	ignation Corresponding Intention		Permitted Density (du/acre)	
	ŭ		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.

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.

^{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.

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	7.5	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	23
Multiple-Family Residential (R-4)	6,000	15-43 ²	42	60	60%	12	5	10-20	23
Marina Heights Residential (MHR)	2,500- 5,000	5.5-6.5	35	35-50	60-75%	10	5-10	5-20	23
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	84	35	25		10	5-10	5-20	13
Planned Commercial (PC)	ŀ	5	35	-	25-30%				13
Agricultural Residential (K)	10,000	4	25-35	60	35%	20	6	20	1

- 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
- 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 pe	er unit ¹	
Two Dwelling Units on a Single Lot ¹	Two per dwelling unit, of	one of which must be covered.	
Secondary Dwelling Units and Guest Houses	No additional parking required		
	One-bedroom units	One space for each dwelling unit, which shall be covered ²	
Multiple Dwellings	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	One-bedroom units	One space for each dwelling unit, which shall be enclosed ³	
and Condominium Conversions	Two-bedroom units	Two spaces for each dwelling unit, which shall be enclosed ³	
	One-bedroom units	One on-site parking space ⁴	
Affordable Housing	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		pace 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.		
	Parking shall be provided at the rates as required elsewhere in this section		
Transitional Housing for Homeless Persons	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 resident		

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), multifamily 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. However, the Zoning Ordinance would need to be revised to also permit transitional and supportive housing in Mobile Home Park zone.

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

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

^{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) <u>Manufactured Housing</u>

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 the 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 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. The R-4 and C-R properties are centrally located along major transportation routes, and therefore have access to public transportation and services in the community, including faith-based organizations that offer assistance to the needy. Homeless services and agencies that assist the special needs population are concentrated in the former Ford Ord, such as the Veteran Transition Center, CHISPA, and Eden Housing, which is accessible via public transportation.

(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. Furthermore, recent changes to State law require supportive housing to be permitted by right where multifamily housing is 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) <u>Farmworker and Employee Housing</u>

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. Specifically, the City will evaluate the impact of short-term rentals on local housing costs,

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 facilitate 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.

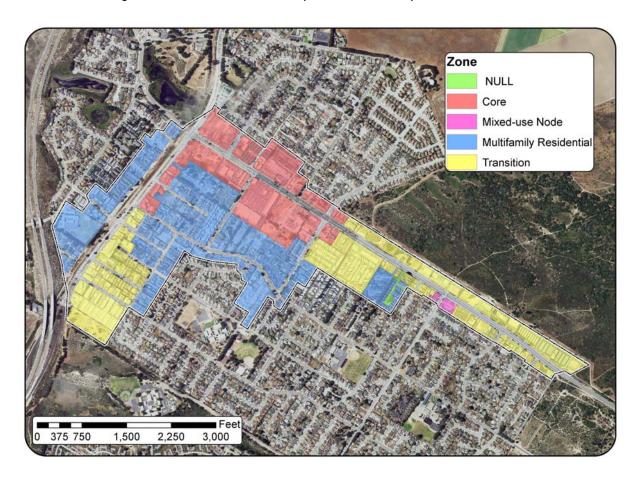


Figure 6: Downtown Vitalization Specific Plan Conceptual Land Use Plan

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

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 and will enforce the 2019 Edition of the Building Code beginning January 1, 2020. 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 previous 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 the 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 2016 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 Inlieu 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.	\$5,350 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	\$4,135 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.	\$255 per application
Coastal Development Permit	Review of a proposed development in the coastal zone for conformance with state regulations.	\$885 per application This fee is to be charged in addition to usual fees for projects in the Coastal Zone.
Local Coastal Program Amendment	Review of a proposed amendment to an already approved Local Coastal Program	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus and outside costs.
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.	\$255 per application
General Plan Amendment	Make recommendations and prepare reports regarding a proposed amendment to the City General Plan.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus any outside costs.
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.

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

Service	Description	Fee
Zoning Text/Map Amendment	Planning Commission and City Council consideration of an amendment to the zoning ordinance text or zoning map.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus any outside costs.
Variance Application	Planning Commission consideration of a request for a variance to the yard, height, coverage and/or area regulations of the zoning ordinance	\$4,745 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.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus any outside costs.
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.	\$3,845 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 - \$7,925 per map 20+ lots - Deposit and fee agreement with charges at the Fully Allocated Hourly Rates for all personnel involved and any outside costs.
Tentative Map Review Amendment	Staff review of an amendment to an approved tentative map.	Administrative - \$3,015 per application Council - \$5,005 per application
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.	\$3,135 per map
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.	Administrative - \$3,380 per map Council - \$5,000 deposit and fee agreement with charges at the Fully Allocated Hourly Rates for all personnel involved and any outside costs.
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.	\$2,870 per adjustment
Engineering Design Exception	Processing a request for an exception to City standard specifications and plans.	\$465 per application

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

Service	Description	Fee
Reversion to Acreage	Review of a request to revert multiple lots to one lot under the terms of the Subdivision Map Act.	Deposit and Fee Agreement with charges at the Fully Allocated Hourly Rates for all personnel involved plus any outside costs.
Certificate of Compliance	Prepare a certificate of compliance to exempt the applicant from the Subdivision Map Act.	\$1,250 per application or a deposit as determined by staff.
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	\$1,010 per application
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	\$2,020 per application

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 multifamily 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 Food	Fee Amounts (per dwelling unit)						
Impact Fees	Single-family	Multifamily	Senior Homes	Assisted Living – Senior			
Public Buildings	\$3,313	\$3,067	\$2,208	\$1,227			
Public Safety	\$3,313	\$3,067	\$2,208	\$1,227			
Transportation Facilities	\$8,384	\$5,857	\$3,241	\$2,325			
Parks	\$6,217	\$5,757	\$4,145	\$2,303			
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	\$2	\$3,054 per acre (Office/Industrial rate)					
FORA – Existing Residential ⁴	\$6	\$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
- 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.
- 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.

A Preliminary Design Review by the Design Review Board is required. The Review Board may recommend changes in plans of proposed buildings, structures, or other improvements and forward Dthe plans to the Planning Commission. The Planning Commission will review the Preliminary Design Review recommendations from the board and take action. This current process is onerous and adds to the time delay and costs of development. However, 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 unduly 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.

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. When adopted, the Downtown Vitalization Specific Plan would utilize an administrative review procedure to process development applications. Nevertheless, this Housing Element amendment includes a program action to review the Design Review process for projects outside the Downtown area.

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,

The Coastal Zone covers areas primary west of the Highway 1. The majority of land uses within the Coastal Zone are designated for Coastal Conservation and Development, Public Facilities, and Planned Commercial. 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 only one residential street and two housing units on another street that lie within the coastal zone. Based on City records, there has not been city-sponsored housing rehabilitation or new housing construction, or demolition of housing within the coastal zone. Furthermore, since the City has less than 50 acres of vacant, privately held residentially designated properties within the Coastal zone, it is not subject to the replacement requirement.

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. Depending on location (lanes of travel and presence of bike lanes and bus bays), the minimum street width is between 80 and 114 feet. Typical standards are: 12-foot travel lane; seven-foot parking lane; and six-foot bike lane.

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. Onsite 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.

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

10%

0%

Table 46: Inclusionary Housing Requirements

Occupied Housing

15%

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

15%

40%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.

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, mixed use, and mobile home park zones
- Reasonable accommodation procedures
- 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 Table 51). 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.

Error! Reference source not found. 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.

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

61.3%

19

2.5%

105

13.9%

168

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

Source: Lending Patterns™2017; accessed 2019.

Total

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

754

462

22.3%

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 highdensity 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. Specifically two affordable housing projects (CHISPA and Rockrose Gardens) were approved during the 2008-2014 planning period. CHISPA Senior Housing was funded with Low Income Housing Tax Credits (LIHTC) and project-based Section 8 rent subsidies from the Housing Authority of Monterey County. Rockrose Gardens received funding from a variety of sources, including HUD Section 811, State HOME funds, Neighborhood Stabilization Program and Affordable Housing Program funds from the Federal Home Loan Bank. These two projects are deed restricted for long-term affordability.

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.

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

	Very Low	Low	Moderate	Above Moderate	Total
--	----------	-----	----------	-------------------	-------

- 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 (136 units) and Preston Park (51 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 73.

A. Credits toward RHNA

As the City continues to recover from the recession, housing construction activities have restarted. Between 2015 and 2019, 607 housing units have been constructed or are under construction. Among the 607 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. The CHISPA project was funded with LIHTC.

In addition, 192 units have been approved, including the 71-unit Veteran Transition Center housing project that would be affordable to very low income veterans. The Veteran Transition Center Housing was made possible with land on the former Ford Ord, with funding from the State HCD Veteran Housing and Homelessness Prevention Program, and LIHTC, as well as project-based Section 8 rent subsidies from the Housing Authority. Additional affordable units are also provided through the City inclusionary housing program (3125 De Forest and 3303-3309 Marina Drive) and density bonus provisions (225 Cypress, 3108 Seacrest, and 264 Carmel), where deed restrictions for affordability were part of the project approvals. Almost all of the current projects are located within or around the proposed Downtown Vitalization Specific Plan area (see Figure 7).

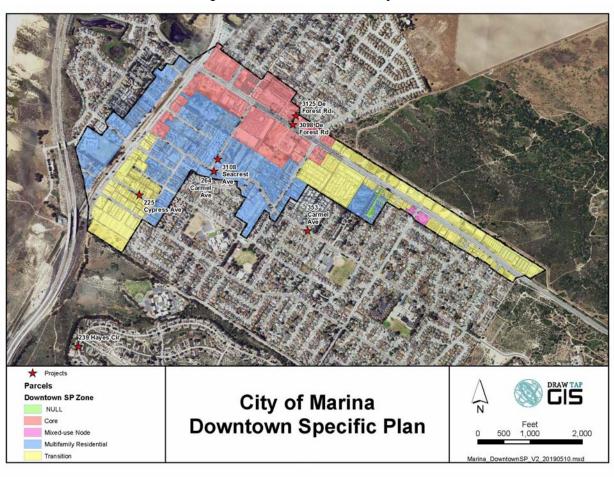
Table 49: Housing Units Constructed, Under Construction, or Approved

	Very Low	Low	Moderate	Above Moderate	Total
RHNA for 2015-2023 Housing Element	315	205	238	550	1,308
Units Constructed/Under Construction					
2015	0	0	0	61	61
2016	0	0	0	74	74
2017 (including Junsey Oaks)	42	6	147	22	217
2018	0	0	0	248	248
2019 (3110 Seacrest)	0	0	0	7	7
Subtotal	42	6	147	412	607
Current Approved Projects					
Veteran Transition Center Housing (Hayes Circle)	71	0	0	0	71
225 Cypress (Mosiac Housing)	1	0	0	11	12

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

	Very Low	Low	Moderate	Above Moderate	Total
3108 Seacrest (Taormina)	1	0	0	10	11
3125 De Forest (Owhadi)	10	0	0	48	58
264 Carmel (Filigera)	0	1	0	9	10
353 Carmel	0	0	0	6	6
3303-3309 Marina Drive (Scott Green)	1	1	2	20	24
Subtotal	84	2	2	104	192
Total	126	8	149	516	799

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 832 units, including 683 lower income units, as summarized in Table 50.

			3		
	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)	(126)	(8)	(149)	(516)	(799)
Total	388	295	115	34	832

Table 50: Overall RHNA Obligations

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 Ford Ord property in the southern portion of Marina

For each parcel in the sites inventory, development potential estimated based on a minimum density and a potential density. Minimum densities are those set forth in the Zoning Ordinance or DVSP. This capacity analysis utilizes a conservative approach in estimating potential density based on trends rather than the maximum allowable densities. For R-1 properties, the potential density is also the minimum density (four units per acre), except where a pipeline project is proposing a different density. For all other properties either inside or outside the DVSP, the potential density is only at 30 units per acre. Current trends show that all multi-family housing projects are being developed at 33 to 35 units per acre (see Table 51). However, without specific site conditions (such as shape of lot, frontage, and street access), this capacity analysis does not assume all properties could achieve the maximum allowable density. Based on current trends, a potential density of 30 units per acre would be considered not only a feasible, but conservative estimate. Market economics and current trends suggest that developers would work to achieve the maximum density possible.

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) <u>Current Trends</u>

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 includes 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.

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

Table 51: Current Projects

(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 potential density is conservative.

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

Zonina	Minimum	Maximum	Potential	Number of	Total Aaraa	Developmen	t Potential
Zoning	Density	Density	Density	Parcels	Total Acres	Minimum	Potential
Core	20 du/ac	70 du/ac	30 du/ac	5	6.13	121	182
Transition	20 du/ac	50 du/ac	30 du/ac	13	13.70	267	404
R-4	20 du/ac	37 du/ac	30 du/ac	6	12.68	251	378
Total				24	32.51	639	964

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.	Minimum	Average	Number of	Total Acros	Developmen	t Potential
Zoning	Density	Density	Density	Parcels	Total Acres	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.

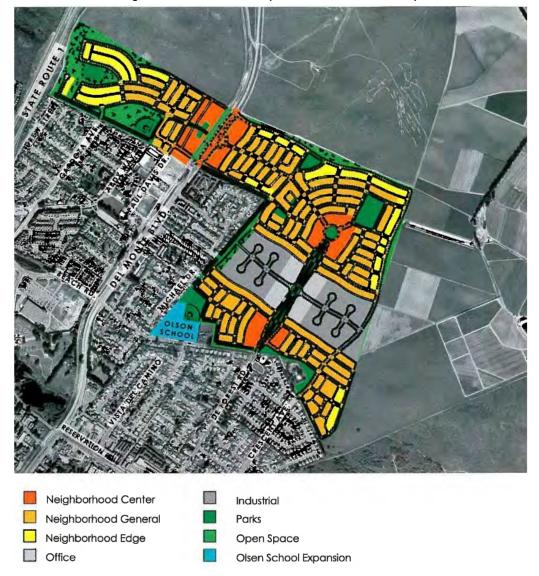


Figure 8: Marina Station Specific Plan Land Use Map

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
Total ² (887 single family units + 473 apartments)	1,360	205.5	6.6	129.5	10.5

Notes:

Table 55: Potential Units by Type and Affordability

3 31	,
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).

^{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 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
Sea Haven (formerly	4	26	Villages Homes	Multi-family Residential	102
Marina Heights)	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
Cyproso raions	8.33	17.05	R-4	Multi-family Residential	
	3.9	7	K-4	Senior Assisted Living	60
The Dunce	13.5	20	Multiple Use	Multi-family Residential	271
The Dunes (formerly University Villages)	119	8	University Villages	Single-family Residential	614
Villages)			Residential	Duplex	352
CSUMB	54.5	6	Undetermined	Single-family Residential	317
	8.5	20		Multi-family Residential	175
Total					3,611

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 Knolls 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 Knolls 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 10: The Dunes Specific Plan

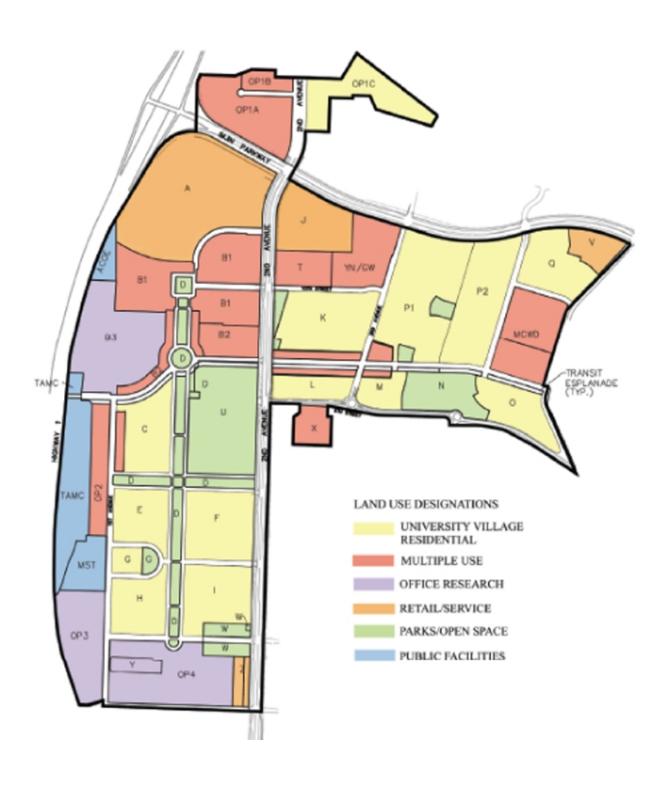




Figure 11: Cypress Knolls Tentative Map

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 Heigh	ts)			
Single Family – market	840	0	238	602
Small Single Family - workforce	23	0	0	23
Small Single Family - bridge	85	0	0	85
Single Family attached - workforce	51	0	0	51
Single Family attached – moderate	51	0	0	51
Total	1,050	0	238	812
Cypress Knolls				
Single Family – market	620	0	0	620
Single Family Attached – workforce	71	0	0	71
Single Family Attached – moderate	48	0	0	48
Apartments – very low	43	0	0	43
Apartments – low	50	0	0	50
Total	832	0	0	832
The Dunes				
Single Family – market	927	131	111	685
Single Family Attached- workforce	62	0	0	62
Single Family Attached- low	53	0	0	53
Single Family Attached – moderate	87	0	0	87
Apartments – very low	74	74	0	0
Apartments – low	34	34	0	0
Total	1,237	239	111	887
CSUMB				
Single-Family	317	0	0	317
Multi-Family	175	175	0	0
Total	492	175	0	317
Total Units – South Marina/Former Fort Ord	3,611	414	349	2,848

Workforce Housing = housing affordable to households with incomes up to 150 percent AMI Bridge Housing = housing affordable to households with incomes up to 200 percent AMI

4.2.6 Summary of Development Capacity for RHNA

As previously, the City of Marina has a remaining RHNA obligation of 832 units for the 2015-2023 planning period (inclusive of carryover obligations from the 4th cycle (see Table 50). Table 58 summarizes the remaining capacity available in the various areas of focus. The detailed sites inventory is included as Appendix C.

Based on potential density for sites in the proposed DVSP and development agreements in the various specific plan areas (excluding Cypress Knoll and CSUMB due to longer development timeframe), the City has adequate capacity to accommodate its RHNA for the 2015-2023 Housing

Element for all income categories, without relying on scattered sites in Central Marina. Even if the DVSP are developed at the minimum density of 20 units per acre, the sites inventory could accommodate 884 lower income units (639 units within the DVSP and 245 units in adopted specific plans), 235 moderate income units, and 2,666 above moderate income units, adequate for the City's remaining RHNA obligations. Additional capacity is available on scattered sites in Central Marina.

About 91 percent of the lower income RHNA obligation can be satisfied by residential-only sites in 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	388	295	115	34	832
Available Sites					
Downtown Vitalization Specific Plan (potential 30 du/ac)					
Core	91	91	0	0	182
Transition	202	202	0	0	404
R-4	189	189	0	0	378
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 (Excluding Central Marina)	576	633	235	2,644	4,088
RHNA Surplus/(Shortfall)	188	338	120	2,610	3,256
Additional Sites in Central Marina					
R-1	0	0	0	27	27
R-41 (potential 30 du/ac)	32	32	6	80	150
Longer-Term Development Potential					
Cypress Knolls	43	50	48	570	711
CSUMB – North Campus Housing	0	0	0	317	317

^{1.} 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 is at 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.

Dry utilities, including refuse collection, electricity, and telephone service, are available to all areas within the City. There is sufficient capacity to meet the current need and any future need. Service providers are as follows:

Refuse Collection: Green Waste

Electricity: PG&ETelephone: AT&T

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 jobshousing balance through economic development that generates substantial high quality jobs and through establishment of a jobshousing 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:

- 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).
- 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 832 units (388 very low income, 295 low income, 115 moderate income, and 34 above moderate income units) remained to be accommodated.

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. Larger sites (that could accommodate at least 16 units per site) identified within the proposed DVSP could accommodate an estimated 889 units based on conservative potential density of development (the entire RHNA obligation). The

City does not rely on the sites outside of the DVSP to fulfill its RHNA for lower income households.

Timeline and Objectives:	• Maintain a sites inventory that is adequate to accommodate the City's remaining RHNA of 832 units. The inventory includes capacity available in Monterey-Salinas Transit Station, Marina Station, Sea Haven, The Dunes, and the proposed Downtown Vitalization Specific Plan (DVSP).		
	 Adopt the proposed Downtown Vitalization Specific Plan and Development Code by Spring 2020, which would meet the following criteria: 		
	o At least 50 percent of the 297 lower income RHNA shortfall from the 4 th cycle Housing Element be accommodated on residential only sites.		
	O Up to 100 percent of the rollover could be met on mixed use sites if the mixed use zoning allows both:		
	- Standalone (100 percent) residential development; and		
	- Requires a minimum of 50 percent of the square footage in a mixed use development to be residential.		
	o Permit owner-occupied and rental multi-family residential development by right.		
	o Sites are zoned for a minimum density of 20 units per acre.		
	[Larger sites (at least 16 units per site) identified in the DVSP could accommodate the City's entire remaining RHNA obligation of 863 units.]		
	 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 remaining RHNA of 863 units. 		
	 Maintain contact with property owners and 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: 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:	 Pursuant to State law, amend the Zoning Ordinance by the end of 2020 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.
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Program 1.3: 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:	 Actively pursue a developer for the MST site. 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 1.4: 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:	 Adopt DVSP by Spring 2020 with increased density and flexible development standards.
	 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.
Responsible Agencies:	Community Development/Planning Services Division
Funding Sources:	Departmental Budget

Program 1.5: 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. 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:	 Continue to promote lot consolidation with the goal of achieving one project with lot consolidation annually. 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:	• Amend, by the end of 2020, 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.
	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).
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 (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.
- 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 (including developmental 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 with the goal of achieving 200 lower income affordable housing between 2015 and 2023 (132 lower income units constructed/approved as of May 2019).
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

Percent of Required Affordable Housing by Income Ca			come Category	Total Affordable	
Planning Area	Very Low (≤ 50% AMI)	Low (50 – 80% AMI)	Moderate (80- 120% AMI)	Below-Market Rate (120 – 150% AMI)	Requirement (Percentage of Total Units)
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 2020, 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.
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 re-zoning 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 unduly constrain 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. If constraints are identified, work to modify standards and procedures with six months of the review.
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, mixed use, and mobile home park 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.
- Supportive Housing: Pursuant to new State law (AB 2162), the Zoning Ordinance will be amended to permit supportive housing by right where multi-family housing (including the Mobile Home Park zoning) is permitted. Other specific provisions include:
 - o The City is required to notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing.
 - o After the application is complete, the City shall complete its review of the application within 60 days for smaller projects (50 or fewer units) and 120 days for larger projects (more than 50 units).
 - O The City shall not impose any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.
- 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.
- Density Bonus Replacement Requirement and Extended Affordability Covenants: Amend the Zoning Ordinance to be consistent with the most recent changes in State law.
- Accessory Dwelling Units (ADU) The City currently utilizes the State standards for ADU review and approval. The City is in the process of comparing the local ordinance with

State law. If a local ADU ordinance is adopted, the City will submit the ordinance for HCD review.

• Short-Term Rentals – Currently, short-term rentals are not allowed in Marina. The City is considering allowing limited use for short-term rentals. Such a change may encourage the construction of ADUs. A consideration for allowing short-term rentals would be the impact on local housing costs.

Timeline and Objectives:	 Amend the Zoning Ordinance to address the provision of transitional housing, supportive housing, and employee housing, as well as accessory dwelling units and short-term rentals by the end of 2020.
Responsible Agencies:	Community Development/Planning Service Division
Funding Sources:	Departmental Budget

Program 3.3: CUP for Multi-Family Housing Development

Much of the future residential development will occur in the established Specific Plan areas, where specific numbers and types of housing units are already entitled, and in the proposed Downtown Vitalization Specific Plan where residential development would be permitted by right via an administrative review process. However, limited residential development may occur outside of these Specific Plan areas. Multi-family housing above 25 units per acre in R-4 zone and multi-family housing in the commercial zones are conditionally permitted, which trigger Design Review by the Design Review Board and Planning Commission.

Timeline and Objectives:	■ In 2020/2021, amend the Zoning Ordinance to remove the CUP requirement for multi-family housing development in the R-4 zone.
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, such as CDBG and HOME funds. Specifically, pursue SB 2 planning and affordable housing grants for new construction, rehabilitation, and acquisition/rehabilitation activities, as well as provision of housing assistance, and preservation and improvement of mobile home parks.
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:	Ongoing implementation.
	 Inspect 200 properties annually.
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. The City estimates providing information and referral to 20 households annually. 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 estates 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
Remaining RHNA	194	195	296	117	61
New Construction ²	50	50	100	150	400
Rehabilitation ³	20	40	40		
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.

A.2 Open House

On July 30, 2019, the City conducted an Open House for residents to review and comment on the Draft Midterm Review of the 2015-2023 Housing Element. Announcement in the Monterey County Weekly is shown on the next page. Nine persons attended the Open House. The comments were focused on the City's existing affordable housing – number of affordable units and terms of affordability at Preston and Abrams Parks, and affordable housing monitoring and enforcement issues. City staff responded that the City's Affordable Housing Ordinance addresses monitoring and enforcement issues.

Notice of public open house and 30-day Public Review of Draft City of Marina Midterm Review of the 2015-2023 Housing Element

The public review draft of the Midterm Review of the 2015-2023 Housing Element has been released. The draft has been submitted to the Department of Housing and Community Development (HCD) for their review. During this period, the public may provide comments to the City to forward to the Planning Commission and the City Council for their consideration. Comments from HCD, the Planning Commission, and the public will be reviewed and incorporated, if necessary, into the Housing Element for the City Council's review. The City Council will review the final draft of the Housing Element for adoption before the final Housing Element is sent to the HCD for certification.

The Housing Element provides a detailed analysis of the City's demographic, economic and housing characteristics as required by State Law. The Element also provides a comprehensive evaluation of the City's progress in implementing the past policy and action programs related to housing production, preservation and conservation. Based on the community's housing needs, available resources, constraints and opportunities for housing production and preservation and its past performance, the Housing Element Identifies goals, strategies and actions that address the housing needs of present and future residents.

Changes include updates to comply with State law and housing opportunities sites.

The City is scheduled to hold 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 at 3200 Del Monte Blvd, Marina, CA 93933.

Please submit your comments by 5 pm on August 12, 2019. To submit comments on the Public Review Draft, please email Matt Mogensen, Assistant City Manager, at minogensen@ cityofmarina.org or mail your comments to the following address: To submit comments on the Public Review Draft, please email Matt Mogensen, Assistant City Manager, at mmogensen@ cityofmarina.org or mail your comments to the following address:

City of Marina 211 Hillcrest Avenue Marina, CA 93933.

If you have any questions, please contact Matt Mogensen, Assistant City Manager, at mmogensen@cityofmarina.org or 831-884-1240.



668 Williams Ave (831) 394-5656 Seaside, CA 93955

Proof of publication

State of California
County of Monterey
I am a citizen of the
United States and a resident of
the State of California. I am
over the age of 18 years and
not party to or interested in the
above-entitled matter.

I am the principal clerk of Monterey County Weekly, a newspaper of general circulation, published weekly by Milestone Communications, Inc. in the City of Seaside, County of Monterey, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice of which the annexed is a printed copy has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates to wit.

July 11, 2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Name Linda S. Maceira Signature JWW D. McCM

Dated:.July 11, 2019..Monterey, California

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

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation	
	For the 2015-2023 Housing Element planning period, the City of Marina has been assigned a Regional Housing	redevelopment is available to meet the City's construction need as sing Needs Plan 2014-2023 for Monterey and Santa Cruz Counties of Total units toward RHNA since 2015 – 600 units: • Very Low – 42 units	
	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.	 Low – 6 units Moderate – 147 units Above Moderate – 405 units Total Remaining RHNA – 708 units: Very Low – 273 units Low – 200 units Moderate – 92 units Above Moderate – 143 units 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.	
Program 1.2 Mixed Use/ Increased Density/MST site	A minimum of 55 units to be constructed as part of the mixed-use component of the Monterey-Salinas Transit (MST) property adjacent to the Marina Transit Exchange. A minimum of 30 percent of the first 30 units shall be affordable to low income households earning no more than 80 percent of the current County median household income, plus 20 percent of the units above 30 shall be affordable at the levels specified in the City's inclusionary housing ordinance.	A developer has expressed interest in developing on the site, but no development plan for this site has been received.	

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

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation				
Program 1.3 Mixed Use/Increased Density - Monitoring Housing Production	Develop a monitoring program to track the development of mixed use residential units in relation to the RHNA: for example in the Specific Plan areas of The Dunes, Marina Station, and Downtown.	Currently Black Bear building permit software is available to track housing construction data within the City of Marina. 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. Housing development within the Marina Station Specific Plan area and				
		Downtown Marina has been slow to non-existent during the economic downturn.				
Program 1.4 Encourage Lot Consolidation to Facilitate Housing Development	Develop a formal application process for parcel mergers to encourage and facilitate parcel consolidation to accommodate the development of housing opportunities. Consolidation will be promoted through incentives, as appropriate, such as direct financial assistance through the Redevelopment Agency (e.g. the use of RDA 20% housing set-aside funds).	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.				
	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	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.	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.				
		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.				

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

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation
Program 2.2 Affordable Housing Development	Facilitate the development of affordable housing for lower and moderate income households by working with interested developers to identify appropriate sites for affordable housing; working with or assisting nonprofit developers to pursue affordable housing funds available at local, state, and federal levels to implement the goals and policies of this Housing Element; consider reduced, deferred, or waived City planning and processing fees for affordable housing, especially projects that include housing for extremely low income households, seniors, and the disabled; and provide priority processing for affordable housing projects and offer pre-application consultation.	This is an ongoing program. Most of the recently approved projects in Downtown and Central Marina include affordable units as a result of the City's inclusionary housing policy and the use of density bonus provisions. Of the 168 units approved, 84 units will be affordable to lower income households.
Program 2.3 Inclusionary Housing Requirements	All new development or redevelopment of 20 or more units and all existing occupied housing in Marina's former Fort Ord (as of July 1, 2003) is required to provide at minimum a specified number of housing units affordable to specific income groups according to the affordability distribution specified in Section 17.45 of the Marina Municipal Code and General Plan. Amend the General Plan and Zoning Ordinance to change the total affordable requirement in existing housing in Marina's former Fort Ord, occupied as of July 1, 2003, to twenty (20) percent.	The Housing Element of the Marina General Plan requires a 20% inclusionary requirement on the former Fort Ord. Specific Plans (Dunes on Monterey Bay Specific Plan and the Marina Heights Specific Plan) and the Cypress Knolls Tentative Map on the former Fort Ord require 20% affordable housing. Marina Municipal Code (MMC) Section 17.05.030 C (2) requires a 40% total affordable requirement on the former Fort Ord. The Housing Element and Specific Plans supersede the Municipal Code and thus this is a technicality. City staff will be pursuing revisions to the Code to be consistent with the General Plan. Within Downtown Marina, a Specific Plan is required for each development proposal allowing for flexibility in site design through development standards and design guidelines. With the adoption of the proposed Downtown Vitalization Specific Plan, the need for project level specific plan would be eliminated.

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

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation			
Program 2.4 Re-Zone Additional land for Mobile Home Park	Consider re-zoning additional land for use and development of a new mobile home park.	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.			
		The City evaluates the need for rezoning land for mobile home parks every two years.			
Program 2.5	Monitor ongoing administration of Below Market Rate	This is an ongoing program.			
Preferential Housing for Marina Workers and Residents	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.	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.			
Policy 3. Ensure that City site im- development, conservation, and reha	bilitation of housing.	and development fees do not form an unduly constraint to the			
Program 3.1 Improvement Standards Review	Every three years, review Zoning Ordinance, site improvement standards and development procedures to ensure that standards and procedures do not unnecessarily constrain the development, conservation, and rehabilitation of affordable housing.	Specific Plan that will address and improve standards and development procedures in Downtown Marina.			
	and ronabilitation of anoraable nodoling.	all residentially zoned districts.			
Program 3.2 Zoning Ordinance Amendments	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.	The zoning amendments are expected to occur with the Zoning Ordinance update in 2020.			
	g sources at the federal, state or local levels, particularly vation of at-risk projects, rehabilitation of existing housing	those sources that facilitate nonprofit acquisition of housing, which , and construction of new affordable housing.			
Program 4.1 Affordable Housing Resources	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.	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.			

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

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation
Policy 5 Continue to encourage the o	conservation of existing dwelling units throughout the City	
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.	This is an ongoing program.
Program 5.2 Conservation of Existing Affordable Housing	The city will work to conserve its existing affordable housing inventory of 476 units.	This is an ongoing program. Affordable units are monitored by legal staff on a consistent basis. This program is implemented as situations arise. Trans that would reduce the energy needs and costs of housing in
Marina.	e reasible, public and private energy conservation progr	ans that would reduce the energy needs and costs of housing in
Program 6.1 Energy Conservation	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.	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. All information provided by the City is current and up to date.
		tate law on the basis of race, color, sex, sexual orientation, religion,
age, marital status, children (i.e. fami Program 7.1 Fair Housing Outreach	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.	This is an ongoing program. Information and links in regards to fair housing are updated as needed.

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

Program Name	Summary Program Description	Accomplishments/ Progress in Implementation
	nd encourage the development of adequate housing fodisabilities), large households, female-headed families, far	r the City's special needs groups including the elderly, disabled mworkers, and those in need of emergency shelter.
Program 8.1 Special Needs Housing – Removal of Constraints	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.	The City is expecting to adopt a Reasonable Accommodation Ordinance that provides exceptions to land use and zoning in 2020.
Policy 9. Seek to ensure the availabili	ity of an adequate water supply to serve the long-term hou	sing needs of the city.
Program 9.1 Collaboration with Water Resource Agencies	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.	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. Meetings occur at least annually.
		The City is currently working with the Marina Coast Water District on projected housing units for the Downtown Vitalization Plan.
Policy 10. Minimize greenhouse gas e		
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, incorporate these measures as design features of a project, to reduce project specific greenhouse gas emissions to the maximum extent feasible.	This is an ongoing program. 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.

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	Potential Density	Underutilization Potential	Residential Development Potential (Units)	
								(du/ac)	(du/ac)		Minimum	Potential
Above	Moderate Incom	e – R-1 Sites			T	1	·	1			T	T
1	033-011-006	3320 Abdy Way	1.6	90,169	Single Family	Vacant	R-1	4	7	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.	6	11
2	032-352-003	3055 California Ave.	0.14	6,098	Single Family	Vacant	R-1	4	4	Vacant	1	1
3	032-352-004	3057 California Ave.	0.14	6,098	Single Family	Vacant	R-1	4	4	Vacant	1	1
4	032-352-005	3059 California Ave.	0.15	6,534	Single Family	Vacant	R-1	4	4	Vacant	1	1
5	032-352-006	3061 California Ave.	0.13	5,663	Single Family	Vacant	R-1	4	4	Vacant	1	1
6	032-383-053	414 Reindollar Ave.	1.51	65,776	Single Family	Church	R-1	4	4	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 in Downtown Marina is also being proposed for redevelopment. See Table C-2.	6	6
7	033-011-008	3302 Abdy Way	0.20	8,712	Single Family	Vacant w/parking	R-1	4	4	Vacant w/parking	1	1
8	033-011-009	3300 Abdy Way	0.23	10,019	Single Family	Vacant w/parking	R-1	4	4	Vacant w/parking	1	1
9	033-012-025	179 Healy Ave.	0.17	7,405	Single Family	Vacant	R-1	4	4	Vacant	1	1

Table C-1: Central Marina Sites Inventory

Map ID	APN	Property Address	Acres	Sq. Ft.	General Plan Land Use	Existing Use	Zone	Min. Density	Potential Density	Underutilization Potential	Residential Development Potential (Units)	
								(du/ac)	(du/ac)		Minimum	Potential
10	033-031-005	3360 Drew St.	0.85	37,026	Single Family	1 housing unit	R-1	4	4	Owner-occupied - Recent recycling trend in the City demonstrates the feasibility of redeveloping small sites as small as less than 0.25 acre. This site can triple existing number of units on site.	3	3
Subtot			5.12	243,501							22	27
Lower	Income – R-4 Site											
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	3	
12	032-031-003	3298 Del Monte Blvd	1.71	74,488	Multi-Family	Motel w/parking	R-4	15	30	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)	25	94
13	032-151-012	3141 A & B California Ave.	0.38	16,553	Multi-Family	2 housing units	R-4	15	30	Renter-occupied. 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	Renter-occupied. Current use does not match General Plan/ Zoning MF Potential. Current recycling trend of similar properties is active.	6	12

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)	Potential Density (du/ac)	Underutilization Potential	Resid Develo Potentia	pment I (Units)
								(uu/ac)	(uu/ac)		Minimum	Potential
15	032-151-014	3137 A & B California Ave.	0.39	16,988	Multi-Family	2 housing units	R-4	15	30	Renter-occupied. 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	Renter-occupied. Parcel more than 50% vacant. Recent recycling trend in the City demonstrates the feasibility of redeveloping small sites as small as less than 0.25 acre.	4	8
17	033-141-023	184 Paddon Pl.	0.56	24,394	Multi-Family	1 housing unit	R-4	15	30	Owner-occupied - Recent recycling trend in the City demonstrates the feasibility of redeveloping small sites as small as less than 0.25 acre. This site can increase the number of units on site significantly.	8	16
Subtot	al	<u></u>	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	Existing Use	Proposed Zone	Min. Density	Potential Density	Underutilization Potential	Resid Developme (Un	
					Use			(du/ac)	(du/ac)		Minimum	Potential
Lower I	ncome - Core Sit											
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	Underutilized – Improvement to Land Ratio very low – Property owner considering developing Common Ownership (A)	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	Underutilized – Improvement to Land Ratio very low – Property owner considering developing Common Ownership (A)	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
Subtota	nl		19.47	825,734		121	182					
Lower I	ncome – Transiti											
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	Renter-occupied. 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	Renter-occupied. Owner is looking to redevelop or sell	13	20

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

Map ID	APN	Property Address	Acres	SQ. FT	General Plan Land	Existing Use	Proposed Zone	Min. Density	Potential Density	Underutilization Potential	Resid Developmei (Un	nt Potential
					Use			(du/ac)	(du/ac)		Minimum	Potential
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
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	Common Ownership (B)	14	21
34	032-141-030	430 Reservation Rd.	0.24	10,454	Multiple Use	Vacant	Transition	20	30	Common Ownership (B)	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
Subtota	ıl		13.70	596,610							267	404
Lower I	ncome - R-4 Site	S										
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	Common Ownership (C) Renter-occupied. 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	Renter-occupied. 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). Common Ownership (C)	3	5
39	032-192-051	205 Mortimer Ln.	1.17	51,132	Multi-Family	Vacant	R-4	20	30	Common Ownership (C)	23	35

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

Map ID	APN	Property Address	Acres	SQ. FT	General Plan Land	Existing Use	Proposed Zone	Min. Density	Potential Density	Underutilization Potential	Reside Developmer on Potential (Uni	
					Use			(du/ac)	(du/ac)		Minimum	Potential
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

Appendix D: Acronyms

ACS – American Community Survey

AMBGA - Association of Monterey Bay Area Governments

AMI – Area Median Income

CDBG - Community Development Block Grant

CEQA - California Environmental Policy Act

CHAS – Comprehensive Housing Affordability Strategy

CHSP - Monterey County Coalition of Homeless Service Providers

CUP – Conditional Use Permit

DOF – State Department of Finance

DVSP - Downtown Vitalization Specific Plan

EDD – State Employment Development Department

EIR – Environmental Impact Report

HACM – Housing Authority of the County of Monterey

HCD – State Department of Housing and Community Development

HCV – Housing Choice Voucher (formerly known as Section 8)

HEAP – Home Energy Assistance Program

HOME – HOME Investment Partnership Act

HUD – U.S. Department of Housing and Urban Development

LCLUP – Local Coastal Land Use Plan

LCP – Local Coastal Program

LIHTC - Low Income Housing Tax Credit

MCWD - Marina Coast Water District

MRWPCA - Monterey Regional Water Pollution Control Agency

MST – Monterey-Salinas Transit

RHNA – Regional Housing Needs Allocation

SRO – Single Room Occupancy