

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

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



April 11, 2024

Layne Long, City Manager
City of Marina
211 Hillcrest Avenue
Marina, CA 93933

Dear Layne Long:

RE: City of Marina's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of Marina's (City) housing element that was adopted on December 5, 2023. Modifications to the adopted element were received on March 19, 2024 along with technical edits on April 11, 2024. The modifications to the adopted housing element were authorized by Resolution No. 2023-131 and made available to the public prior to review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element, including modifications and technical edits, in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element addresses the statutory requirements described in HCD's February 9, 2024, review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1.1 (Adequate Sites)
- Program 2.1 (Accessory Dwelling Units)
- Program 2.2 (Density Bonus)
- Program 2.3 (Affordable Housing Development)
- Program 3.1 (Zoning Ordinance Amendments)
- Program 3.3 (Design Review Process and Requirements)
- Program 7.1 (Special Needs Housing – Removal of Constraints)
- Program 8.1 (Collaboration with Water Resource Agencies)
- Program 9.2 (Anti-Displacement Strategy)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400.

Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

HCD appreciates the collaboration and dedication that Guido Persicone provided throughout the housing element update and review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Mao Lee, of our staff, at Mao.Lee@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager