

Table 1-41 Housing Types Permitted In Marina's Zoning Districts

Type of Residential Use	Zoning District							
	R-1	R-2	R-3	R-4	MHR	C-R	C-1	C-2
Single-Family Unit ¹	P	P	P	P ² /C	P ⁶	–	–	C ³
Accessory Dwelling Units	P	P	P	P	P	–	–	–
Multi-Family	–	–	–	P	–	C	C ⁵	C ³
Condominium and/or Planned Development Projects	C	–	C	C	P	C	–	–
Mobile Home Park	–	–	–	C	–	–	–	–
Residential Mixed Use	–	–	–	–	–	C	C	C ³
Boarding House (≤ two persons)	P	P	P	P	–	–	–	–
Boarding House (≥ three persons)	–	–	C	–	–	–	–	–
Foster Home (≤ six children)	P	P	P	P	–	P	–	–
Day Care Home/Small (≤ six adults or ≤ eight children)	P	P	P	P	P	P	–	–
Day Care Home/Large (nine to 14 children)	P	P	P	P	P	P	–	–
Residential Care/Small (≤ six persons)	P	P	P	P	–	P	–	–
Residential Care/Large (≥ seven persons)	C ⁴	C	C	C	–	C	–	–
Rest Home/Nursing Home	–	C	–	C	–	C	–	–
Transitional and Supportive Housing	P	P	P	P	–	P	P ⁹	P ⁹
Single Room Occupancy Housing	–	–	–	C	–	C	–	–
Emergency Shelter	–	–	–	P	–	P	–	–
Labor Camp	–	–	–	–	–	–	–	–
Live/Work Units	–	–	–	–	–	C	–	–

P= Permitted Use C= Conditional Use – = Not Permitted

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 525 square feet and a maximum of 900 square feet to a maximum density of one unit per 5,000 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

⁵ When part of a mixed-use development on a building site

⁶ Residential units, either attached or detached, including single-family dwellings, duplexes, row houses, townhouses, and condominiums

⁷ Accessory buildings and accessory uses including barns, stables, and other farm outbuildings, quarters for farm labor and/or servants employed on the premises

⁸ One noncommercial guest house

⁹ Supportive housing only

Source: City of Marina Zoning Ordinance 2022

Single- and Multi-Family Uses

Single- and multiple-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 the agricultural residential district (K), and conditionally permitted in C-2 commercial zoning district. Multiple-family housing developments are permitted in the R-4 zoning district and conditionally

Address	Construction Valuation	Permit Fees	Impact Fees	Permit and Impact Fees
242 Bungalow Court	\$291,894.00	\$4,795.27	\$23,397.94	\$28,193.21
250 Bungalow Court	\$291,894.00	\$4,795.27	\$23,397.94	\$28,193.21
Veteran's Transition Center- MF (71 units)				
229 Hayes	\$31,000,000.00	\$2,834.68	\$22,037.00	\$24,871.68
Chispa AKA Junsay Oaks- Senior Apartments (47 units)				
3098 DeForest	\$8,360,215.00	\$1,622.91	\$12,059.00	\$13,681.91
ADUs				
154 Lakewood Drive	\$50,000.00	\$1,749.10	\$0.00	\$1,749.10
3007 King Circle	\$62,620.00	\$1,990.10	\$0.00	\$1,990.10
3068 Redwood Drive	\$60,000.00	\$1,958.98	\$0.00	\$1,958.98

Notes: Construction valuation represents entire SFH or entire project for MFH development (Veterans Transition Center and Junsay Oaks). Permit fees, impact fees, and combined permit and impact fees represent cost per unit. Veteran's transition center and Junsay Oak Impact fees include additional Transportation Agency of Monterey County (TAMC) Fees (\$2,834 and \$1,622 per unit, respectively).

Table 1-47 Total Fee Comparisons with Neighboring Jurisdictions

City	Multi-Family	Single-Family
Marina	\$14,000-\$24,000	\$30,000 (~10%†)
Seaside	\$11,791	\$23,433 (<10%†)
Pacific Grove	21,235 (3%†)	\$68,928 (7%†)
Del Rey Oaks	<10%†	<10%†
Monterey City	Did not provide total fee estimate	Did not provide total fee estimate
Sand City	Did not provide total fee estimate	Did not provide total fee estimate

† % of total construction costs

Note: Amounts refer to per unit cost.

Source: Seaside 2023-2031 Draft Housing Element Technical Appendix (July 2023); Pacific Grove 2023-2031 Draft Housing Element Update (September 2023); Del Rey Oaks 2023-2031 Draft Housing Element (May 2023); City of Monterey 2023-2031 Draft Housing Element Appendix C (September 2023), Sand City 2023-2031 Draft Housing Element (May 2023)

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).

Residential Permit Processing

In the city of Marina, ministerial projects include the construction of single-family residences and accessory dwellings on existing lots, **and multi-family residential housing**, 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, single-room occupancy** and a change in the use of a property including the civilian reuse of former military lands. The findings **are not specifically identified in the Zoning Ordinance. However, the Zoning Ordinance states that 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.” **The Zoning Ordinance does not provide clarity in the findings required and criteria for evaluating compliance, especially relating to impacts on the neighborhood.**

However, with the adoption of the Downtown Vitalization Specific Plan, approval of residential development in the downtown would no longer require a CUP. Furthermore, the Affordable Housing Overlay (AHO) provides by-right approval of projects if 15 percent of the units are set aside for lower income housing. 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.

On November 2022, the City passed an ordinance removing CUP requirements for Supportive Housing in commercial and mixed use zones where multi-family and mixed-use development is permitted and in the Planned Commercial zoning district. In addition, Section 17.12.020 and 17.12.030 were amended to remove CUPs for multi-family housing development in the R-4 zoning district. However, this ordinance does not address the CUP requirements for SRO housing. This Housing Element includes a program action to permit SRO housing in zones where multi-family housing is permitted.

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 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 (2 to 3 weeks). The need for City Council action on a project or related to a project will add 1 to 2 months to the process. The need to contract with environmental consultants for necessary environmental studies will typically add 2 or 3 months to the process. The determination of the need for an EIR will add 6 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 1-48** summarizes the reviewing authority and requirements for the City’s most common permit applications.

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

For the 2023-2031 Housing Element planning period, the City of Marina has been assigned a RHNA of 685 units, with the following income distribution: 94 very low-income units, 62 low-income units, 173 moderate-income units, and 356 above moderate-income units. Based on projected ADUs as well as units that have been approved or planned as part of existing projects, the City has met its RHNA.

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

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

Timeline and Objectives:	▪ Maintain a sites inventory that is adequate to accommodate the City's entire RHNA of 685 units. The inventory includes capacity available in Marina Station, Sea Haven, and The Dunes, and the recently adopted Downtown Marina AHO. ▪ By January 2024, make the sites inventory available on the City website and update annually. ▪ By December 2024, implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category, and include this data in the annual Housing Element Progress Report. ▪ Monitor the construction schedules for pending projects included in Chapter 2 every 6 months. By the end of June 2027, if project schedules change and units are not projected to be complete during the planning period, ensure there are still adequate sites from other pending projects and vacant and nonvacant sites for meeting the remaining RHNA or identify replacement sites by the end of 2027. ▪ Annually outreach to property owners and assist developers in identifying vacant and underutilized properties in the city, particularly within the AHO for residential and mixed-use development.
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Responsible Agencies:	Community Development/Planning Services Division
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Funding Sources:	Departmental Budget
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Program 1.4: Affordable Housing on Faith Based Properties

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

Timeline and Objectives:	▪ In 2025, conduct outreach to religious institutions and affordable housing developers in Marina to provide information on housing opportunities on religious facility sites. ▪ By the end of 2025, establish a Religious Facility Housing Overlay. ▪ Pursue at least two affordable housing projects in the overlay.
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Responsible Agencies:	Community Development/Planning Services Division
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Funding Sources:	Departmental Budget
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Policy 2: Facilitate and encourage a variety of housing options to accommodate the City's share of Regional Housing Needs Allocation (RHNA).

Program 2.1: Accessory Dwelling Units

The City has been experiencing a healthy trend of ADU production in recent years. The City will continue to facilitate the development of ADUs as an alternative source of moderately priced housing. The City will also seek to reduce costs and permit timelines for ADU permitting. While the City has limited financial capacity to assist with the production of ADUs, the City will proactively market the \$40,000 grants available from California Housing Finance Agency (CalHFA) (<https://www.calhfa.ca.gov/adu/>) to low- and moderate-income homeowners for the construction of ADUs.

Timeline and Objectives:	▪ Facilitate construction of 88 ADUs over 8 years. ▪ By the end of 2023, develop and distribute ADU information, including resources available, on City website and at public counters. ▪ By the end of 2024, develop incentives to encourage development of ADUs. Incentives may include pre-approved plans and financial assistance (from state programs if available) to assist lower income homeowners with construction, among others. ▪ By the end of 2024, develop and include a Fair Housing Factsheet, especially on Source of Income protection (i.e., use of public subsidies such as HCVs for housing payments) in the ADU application packet to expand acceptance of HCVs throughout the city. ▪ Promote the availability of funding for ADUs, including the CalHFA ADU Grant Program that currently provides up to \$40,000 to reimburse homeowners for predevelopment costs necessary to build and occupy an ADU. ▪ Annually monitor the affordability of constructed ADUs by developing a worksheet to track income levels throughout the course of the planning period. Include information for homeowner participation in the Housing Choice Voucher program in the worksheet and provide the worksheet to homeowners to complete during Certificate of Occupancy.
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Responsible Agencies:	Community Development/Planning Services Division
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Funding Sources:	Departmental Budget
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Program 2.5: Preferential Housing for Marina Workers and Residents

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

Timeline and Objectives:	▪ Ongoing monitoring and annually report to the City Council regarding the status of BMR units. ▪ Assist 60 lower-income households who are Marina residents and workers through the BMR inclusionary housing program. ▪ By the end of 2025, amend the BMR Administrative Policies and Procedures to include the Right to Return/First Right of Refusal provisions for tenants displaced from the project site.
Responsible Agencies:	City Manager’s Office/Housing
Funding Sources:	Departmental Budget

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

Program 3.1: Zoning Ordinance Amendments

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

- **Employee Housing:** No areas in the city are designated or permit commercial farming activities. Amend the Zoning Ordinance to comply with the State Employee Housing Act, which requires employee housing for six or fewer employees to be treated as a single-family structure to be permitted in the same manner as similar uses in the same zone.
- **Accessory Dwelling Units:** The City adopted its ADU ordinance in 2020, which was amended in 2021 to modify the maximum allowable height to 24 feet if the accessory unit is provided on a second story. However, recent bills (AB 2221 and SB 897) passed in October 2022 provide additional clarifications to the Government Code regarding ADU regulations. The Zoning Ordinance was amended in 2023 (Ordinance 2023-06) to comply with State law. Specifically, the Zoning Ordinance was amended to ensure ADUs are permitted in all zones where residential uses are permitted (including C-R, C-1, and C-2 zones).
- **SB 35 Processing Procedure:** The City will establish a standard procedure for processing SB 35 eligible projects, pursuant to State law.
- **SB 9 Processing Procedure:** The City will establish a standard procedure for processing SB 9 applications, pursuant to State law and provide technical assistance to SB 9 applicants.
- **Covered Parking:** The City will amend the Zoning Ordinance to remove covered parking requirements.

Program 4.2: Rental Assistance

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

In addition, the HACM also administers the tenant-based HCV program. HCVs allow recipients to move to housing options of their choice. Two bills that became effective in 2020 provide "source of income" protection to households using public assistance for housing payments, including rent subsidies such as HCVs.

Timeline and Objectives:	- Continue to support the HACM's pursuit of additional funding from HUD for project-based and tenant-based rental assistance, with the goal of increasing their use in Marina by 10 percent over 8 years. - By the end of 2024, develop and include a Fair Housing Factsheet, especially on Source of Income protection (i.e., use of public subsidies such as HCVs for housing payments) in the ADU and SB 9 application packets to expand acceptance of HCVs throughout the city. - Promote the HCV program to tenants and encourage landlord participation in the HCV program as part of outreach conducted for anti-displacement strategies in Program 9.2.
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. Utilize Code Enforcement efforts as an anti-displacement tool.

Timeline and Objectives:	- Ongoing implementation. - Inspect 200 properties annually and refer income-eligible households to available resources for rehabilitation. - Code Enforcement staff will connect property owners with resources to assist with repairs to limit the cost of repair.
Responsible Agencies:	Community Development/Building Division
Funding Sources:	Departmental Budget

Program 5.2: Conservation of Existing Affordable Housing

The City has an inventory of 616 housing units that are deed restricted as affordable housing; none are considered to be at risk of converting to market-rate housing within the next 10 years. The City will continue to monitor the status of its affordable housing resources and work to conserve all units to the extent feasible.

shelter facilities and would adequate to accommodate the City’s unsheltered homeless residents. These parcels are located in Downtown and Central Marina, providing access to public transportation, amenities, public facilities, and supportive services. Lastly, AB 2339 expands the definition of emergency shelters to include interim housing options such as low barrier navigation centers, bridge housing, and respite and recuperative care. The City will amend the Zoning Ordinance to expand the definition of emergency shelters to comply with state law and to ensure such uses are permitted by right without discretionary review in the R-4 and C-R zones.

- **Transitional Housing:** Amend the Zoning Ordinance to incorporate the provision of transitional in commercial, mixed use, and mobile home park zones where housing is also permitted. Provisions for transitional housing will be consistent with State law, to be permitted as a residential use in the same manner as similar uses in the same zone.
- **Supportive Housing:** In 2022, the City amended the Zoning Ordinance to address AB 2162 to permit supportive housing in all residential, and commercial and mixed use zones where multifamily and mixed-use housing is permitted. However, the Zoning Ordinance will need to be amended to specify that no minimum parking requirements for units occupied by supportive housing residents if the development is located within 0.5 mile of a public transit stop.
- **Residential Care Facilities (Seven or More Persons):** The City permits large residential care facilities in all residential zones and in the C-R zone subject to approval of a CUP. However, the required approval finding regarding compatibility with neighborhood character may be considered subjective with the potential to constrain the development of large residential care facilities. The City will amend the Zoning Ordinance to revise the findings for approval to ensure they are objective and provide for certainty in outcomes. The City also only permits large residential care facilities for seniors in R-1. The City will amend the Zoning Ordinance to ensure large residential care facilities, regardless of household type, be conditionally allowed in all zones where housing is allowed – provided that conditions are objective and provide for certainty in outcomes.
- **Unlicensed Residential Care Facilities:** The City will amend the Zoning Ordinance to specify that residential care facilities that do not require licensing are permitted by-right as regular residential use.
- **Reasonable Accommodation:** The required findings for approval include evaluation of compatibility with neighborhood character and increased traffic. However, no objective standards have been established for the evaluation. The City will amend the Zoning Ordinance to revise the findings for approval to ensure they are objective and provide for certainty in outcomes.
- **Single-Room Occupancy Housing:** Amend the Zoning Ordinance to permit SRO housing in zones where multi-family housing is permitted.

Timeline and Objectives:	
	▪ Amend the Zoning Ordinance by the end of 2024 to address the topics and issues identified above in this Program 7.1 as part of the comprehensive Zoning
Responsible Agencies:	Community Development/Planning Service Division
Funding Sources:	Departmental Budget

Program 7.2: Veteran's Housing

This program is being added to the Housing Element to honor the rich history of military service from Marina residents. The program directs staff to meet annually with the Veteran's community to reduce barriers to housing for this special needs housing group.

Timeline and Objectives:

- Beginning in 2025, annually the City of Marina will convene a meeting of veteran's organizations to inform them of housing opportunities in the city of Marina and ways to reduce homelessness among Veterans in the greater Monterey region.
- Affirmative Marketing Education The City shall promote compliance with California Government Code 12955 (c) that says: "It shall be unlawful: ... For any person to make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a housing accommodation that indicates any preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information or an intention to make that preference, limitation, or discrimination." The City shall ensure that developers of new housing are aware of this law and the importance of promoting neighborhood integration. By the end of 2024, the City shall create educational materials, post materials to the City website, and work with the County Housing Department to spread awareness of affirmative marketing methods, and consider adopting a resolution supporting affirming the rights of all special needs housing groups.

Responsible Agencies:

Community Development/Planning Service Division

Funding Sources:

Departmental Budget

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

Program 8.1: Collaboration with Water Resources Agencies

Currently, the City has adequate water to meet the RHNA allocation. The City will continue to work with the MCWD and other appropriate agencies to secure sufficient water resources to meet the expected needs of projected housing developments through 2031.

Timeline and Objectives:

- At least quarterly, meet with various water resources agencies to discuss water resources and strategies for meeting the projected housing needs in the region.
- By the end of 2026 and annually thereafter, work with water resource agencies to and implement recommended strategies to conserve water consumption and expand water resources.
- Every other year, monitor the availability of water to serve pipeline projects and identified sites to accommodate the RHNA. If necessary, pursue alternative water sources as feasible within 1 year to ensure the City can serve potential housing projects.

Responsible Agencies:

City of Marina Administration; Community Development/Planning Services Division

Funding Sources:

Departmental Budget

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

Program 9.1: Affirmatively Furthering Fair Housing

The City is committed to AFFH in the community. Actions to foster equal housing opportunities are centered on several themes:

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

The City's actions to further fair housing are summarized in Table 3-2. The City will undertake diligent efforts to implement the actions outlined in Table 3-2.

Program 9.2: Anti-Displacement Strategy

In combination with programs included in this Housing Element (Programs 1.1: Adequate Sites and No Net Loss, Program 1.2: Housing Replacement, 2.5: Preferential Housing for Marina Workers and Residents, 4.2: Rental Assistance, 5.2: Conservation of Affordable Housing), the City shall adopt a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing housing costs in the City. The strategy shall include measures that encourage affordable housing production, work to preserve existing affordable housing, and protect current residents from displacement in rapidly changing portions of the city, particularly in the central city (Census Tracts 142.01 and 142.02) where cost burdens coincide with poverty rates, overcrowding, and a predominant population of Hispanic and Asian residents.

The City will examine the feasibility of the following strategies, and commit to adopting one or more of the following:

- **Production:** Increase multi-family residential and mixed-use opportunities throughout the city beyond capacity to meet the RHNA; allow duplexes, triplexes, and multiple JADUs in lower density, higher resource areas.
- **Preservation:** Establish partnership with Home Match Monterey to support and promote housing sharing services; create partnerships with the Housing Authority of the County of Monterey (HACM) to support acquisition of affordable units at-risk of conversion to market rate; identify a code enforcement specialist on staff to provide technical assistance and information to property owners of lower income units to address code enforcement issues; seek funding to support rehabilitation of substandard multi-family units; and restrict conversion of existing units occupied by lower-income households to short term rentals.
- **Protect Current Residents:** Provide a link in the Fair Housing Factsheet and City's website to the Housing Authority of the County of Monterey (HACM) Portfolio Directory for availability of affordable rental units; partner with nonprofits that serve underserved residents within the City to share information on fair housing and tenant rights; and add first right of refusal for BMR units for displaced residents.

- **Engagement:** Develop an engagement strategy to disseminate information on tenant protections (e.g., source of income, and State rent stabilization and just cause eviction regulations).

In developing the Anti-Displacement Strategy, the City shall discuss issues, opportunities, and potential anti-displacement measures with the public through community events targeting Census Tracts 142.01 and 142.01. Outreach will take into account the high rates of linguistic isolation in these areas and provide materials in Spanish.

Timeline and Objectives:	▪ Complete targeted engagement in 2024-2025 ▪ Adopt Anti-Displacement Strategy by the end of 2026 ▪ Encourage the development of 50 lower income units (beyond the RHNA), with a target of 20 percent for seniors and residents with a disability.
Responsible Agencies:	City of Marina Administration; Community Development/Planning Services Division
Funding Sources:	Departmental Budget

City of Marina
2023-2031 Housing Element Update

Program	Specific Commitment	Timeline	Geographic Targeting	8-Year Metrics ¹
Tenant Protection and Anti-displacement				
1.1: Provide Adequate Sites for RHNA and Monitoring of No Net Loss	Annually outreach to property owners and assist developers in identifying vacant and underutilized properties in the City, particularly within the AHO for residential and mixed-use development to expand affordable housing options for existing lower income residents, helping to alleviate displacement potential in the area.	Annually	Citywide	Facilitate development of 200 new units over 8 years
Program 1.2: Replacement Housing Requirements	Amend the Zoning Ordinance to include the replacement housing requirements on non-vacant sites used to fulfill the City's lower income RHNA. Monitor development on non-vacant sites identified in Appendix C and ensure that any development, as a condition of project approval, replace the existing units occupied by or deed restricted for occupancy by lower income households are replaced.	By the end of 2024	Citywide	Facilitate the development of 685 units over 8 years
Program 2.5: Preferential Housing for Marina Workers and Residents	Continue to administer the BMR program that requires 30% of units for sale or rent to be made available according to the priority preference categories established in the "BMR Administrative Policies and Procedures" adopted by the City Council on January 8, 2008, and as amended.	Annually	Citywide	Assist 60 lower income households who are Marina residents and workers through the BMR inclusionary housing program.
	Amend the BMR Administrative Policies and Procedures to include Right to Return/First Right of Refusal provisions for tenants displaced from the project site.	By the end of 2025		
Program 4.2: Rental Assistance	Continue to support the HACM's pursue of additional funding from HUD for project-based and tenant-based rental assistance,	Annually	Citywide	Increasing HCV use in Marina by 10% over 8 years.
Program 5.2: Conservation of Existing Affordable Housing	Annually monitor the affordable units by maintaining contact with property owners regarding their intent to maintain the units as affordable housing, with the goal of preserving 616 affordable units in the inventory. When a Notice of Intent to convert from low-income housing to market-rate housing is received (three years in advance pursuant to State law), work with property owners to ensure that the tenants are properly noticed and provided information on potential resources for assistance, and any applicable displacement and relocation requirements are complied with. On an ongoing basis, work with nonprofit housing providers to pursue funding to preserve and improve existing affordable housing.	Annually	Citywide	No net loss of existing Affordable Housing Units

Program	Specific Commitment	Timeline	Geographic Targeting	8-Year Metrics ¹
Program 9.2: Anti-Displacement Strategy	Adopt an Anti-Displacement Strategy	Conduct engagement in 2024-2025 Adopt a strategy by the end of 2026	Census Tracts 142.01 and 142.02	Encourage the development of 50 lower income units (beyond the RHNA), with a target of 20 percent for seniors and residents with a disability.

¹ The City is working on the Downtown Vitalization Specific Plan and timelines for the implementation programs have not been finalized. The City has established general timeframes for these activities defined as: Short-term programs are anticipated to be implemented within the first 3 years of Plan adoption, mid-term programs to occur within 4 to 10 years. Mid-term activities are expected to be completed between 2028 and 2034.