California Department of Housing and Community Development (HCD)
ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: **City of Marina**

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Reporting Period by Calendar Year: from **January 1, 2010 to December 31, 2010**

These forms and tables were submitted to HCD and the Governor's Office of Planning and Research (OPR) in separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

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Division of Housing Policy Development
P.O. Box 952053
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HOUSING POLICY
DEVELOPMENT, HCD
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Marina

Reporting Period 1/1/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
229 Palm Avenue	SF	O		1			1	1	RDA	1	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►				1			1	1			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	
No. of Units Permitted for **Above Moderate**	0	0	0	0	0	0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2009	2010								Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	427	0	0									427
	Non-deed restricted		0	0									
Low	Deed Restricted	322	0	1								1	321
	Non-deed restricted		0	0									
Moderate	Deed Restricted	363	0	0									363
	Non-deed restricted		0	0									
Above Moderate		801	7	0								7	794
Total RHNA by COG. Enter allocation number:		1,913	7	1								8	1,905
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

Table C
Program Implementation Status

Program Description	Housing Programs Progress Report – Government Code Section 65583		
Name of Program	**Objective**	**Timeframe in HE**	**Status of Program Implementation**
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 in the Final Draft Regional Housing Needs Plan 2007–2014 for Monterey and Santa Cruz Counties.**			
Program 1.1 ***Rezone Within Downtown Specific Plan Area***	Quantifiable Goal: Adopt Downtown Specific Plan; amend Zoning Ordinance The City of Marina shall complete planning and re-zoning within the Downtown Specific Plan (DSP) area. Parcel specific planning for the DSP will include a thorough evaluation of all vacant and underutilized parcels within the planning area boundary. The capacity estimate shall identify site constraints and consider the square footage of existing uses, height limits, site coverage, required parking, open space, and other land use controls and site development standards, as well as parameters such as context and fiscal considerations, to estimate how much housing can realistically be developed on each parcel. The DSP will contain specific incentives to encourage and facilitate lot consolidation, by	2011-2014	Status: In progress. City of Marina staff are currently reviewing and refining an Administrative Draft Downtown Vitalization Specific Plan and Administrative Draft EIR for the project. Required Housing Element analyses are being developec as part of the project in collaboration with the Association of Monterey Bay Area Governments (AMBAG) through the Sustainable Communities Strategy (SCS). The process of public review of the Preliminary Draft documents began with a public meeting in March 2011

	development of administrative procedures (see Program 1.6). An inventory of developable units in each income category will be prepared in conjunction with the land use plan, infrastructure and public facilities assessment, design guidelines and development standards for downtown Marina. In accordance with Government Code Section 65583.2(h), the rezoning within the Downtown Specific Plan should allow owner-occupied and rental multifamily uses by right, provide for a minimum of 27 acres that accommodate at least 20 units per site at a density of at least 20 units per acre, on a sufficient number of sites to accommodate the City's remaining RHNA allocation of 532 units. At least 50% of the sites designated for fulfilling the remaining lower-income housing need shall be designated for residential use only. Marina Redevelopment Agency, Planning Services Division, Marina City Council		
Program 1.2 ***Mixed Use/Increased Density- Development Incentives:***	Mixed use development in Marina's commercial areas 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 to assist the development of affordable mixed use housing).	2008-2014	Status: Ongoing The City website encourages interested developers to contact the City for support in facilitating development opportunities. On an ongoing basis, RDA receives developer inquiries and considers requests for assist-ance using RDA housing and non-housing funds.

	Marina Redevelopment Agency, Marina City C		
Program 1.3 ***Mixed Use/Increased Density – MST Site***	Quantifiable Goal: 55 units, minimum 15 affordable units A minimum of 55 units shall 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. Marina Redevelopment Agency, Marina City Council, Monterey-Salinas Transit	2008-2010	Status: On November 16, 2010, the City of Marina adopted Resolution No. 2010-190, approving a Fee Agreement between the City and Silverie Builders, Inc., of Montere California,for processing of entitlements related to a mixed-use project on a 3.37-acre parcel located at the southwest corner of Reservation Road and De Forest Avenue. Architectural renderings of the proposal were preparec The applicant has expressed concern about the gap be tween costs of development and revenue anticipated t be generated by the project and formally withdrew the application in spring 2011.
Program 1.4 ***Mixed Use/Increased Density – Monitoring Housing Production***	The City will 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. 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 the Downtown Specific Plan area will be determined in the DSP. Subsequent to adoption of the DSP, the City will monitor the progress of development in the Downtown/central Marina area, and evaluate	2008-2014	Status: In progress. City of Marina staff are currently reviewing and refining an Administrative Draft Downtown Vitalization Specific Plan and Administrative Draft EIR for the project. The Preliminary Draft DVSP includes provisions for mixed use and increased density Required Housing Element analyses are being developed as part of the project in collaboration with the Association of Monterey Bay Area Governments (AMBAG) through the Sustainable Communities Strategy (SCS). Spreadsheets produced for the analysis will also be utilized to monitor implementation status in this planning area.

	whether amendment of the Specific Plan or other incentives are needed to facilitate housing production sufficient to meet the RHNA goals. Marina Planning Services Division and Development Services Department		
Program 1.5 ***Mixed Use/Increased Density – Zoning Ordinance***	Amend the Zoning Ordinance so that the development standards in the Commercial-Multi-Family Residential Zone for the maximum percentage of floor area devoted to residential applies to mixed use projects not buildings. Marina Planning Services Division	2008-2010	Status: Programmed Funds have been allocated to this item in the adopted FY 10/11 budget. Supplementary staff assistance is being sought to complete this work.
Program 1.6 ***Encourage Lot Consolidation to Facilitate Housing Development***	City will 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). Marina Planning Services Division	2008-2010	Status: Complete This application form was prepared in August 2010 and is posted on the City website.

Policy 2.
Provide the opportunity for development of Marina's share of the region-wide housing need allocation (RHNA) for all income groups, as described in the AMBAG regional housing needs plan 2000-2007 for Monterey and Santa Cruz Counties.

Program 2.1 **Density Bonuses Related to Income Restrictions**	The City will continue to provide density bonuses for projects providing affordable units in accordance with state law. Rental units should be reserved for very low and low-income households for a minimum of 55-years for rental dwelling units, while owner-occupied dwelling units should be reserved for lower to moderate income households in perpetuity, if permitted by re-financing mechanisms, or for a minimum of 45 years, with the 45-year time restriction recommencing at the time of resale. 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[1] in the aggregate. Marina Planning Services Division	2008-2014	Status: Ongoing program No projects eligible for density bonus were submitted during the reporting period.
Program 2.2 ***Public Assistance to Non-Profits (New and Rehabilitated***	The City shall continue to assist either directly (through RDA Housing Set-Aside funding) or indirectly (staff time), non-profit housing organizations and the County Housing Authority in improving existing	2007-2014	Status: Ongoing program The RDA provided a grant to facilitate completion of a Habitat for Humanity homeownership unit for a low Income family in the fall of 2010.

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Affordable Housing)	housing or providing new affordable housing in Marina, especially new owner-occupied housing that would be affordable to moderate and lower income families or individuals. Marina Redevelopment Agency, Marina City Council		Beginning in April, RDA housing staff began working with Interim Inc., a non-profit housing developer/manager of permanent supportive housing for people with psychiatric disabilities. In October, 2010, the RDA entered into an Exclusive Negotiating Agreement with Interim Inc. to develop 21 units on Lexington Court. In November, RDA staff began working with CHISPA, a non-profit housing developer, to construct affordable homeownership opportunities on vacant percolation lots.
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 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. Marina City Council, Marina Redevelopment Agency	2008-2014	Status: Ongoing program The City continues to implement MMC Section 17.45 as Applications are received Status: Programmed Amendments to the General Plan and Zoning Ordinance are anticipated in 2011-12. Funds will be allocated for supplementary staff assistance to process the amend-ments.
Program 2.4 ***Re-Zone Additional***	Consider re-zoning additional land for use and development of a new mobile home	2008-2014	Status: Ongoing

land for Mobile Home Park	park. Marina City Council		Analysis of potential sites continues.
Program 2.5 Preferential Housing for Marina Workers and Residents	Monitor ongoing administration of Below Market Rate 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. Marina Redevelopment Agency	2008-2014	Status: Ongoing No new home ownership opportunities in 2010. RDA Housing staff monitors the waiting list administration of BMR units at the Abrams and Preston housing areas.
Policy 3. **Ensure that City site improvement standards, development review procedures, and development fees do not form an undue constraint to the development, conservation, and rehabilitation of housing.**			
Program 3.1. Improvement Standards Review	Quantifiable goal: 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. Marina City Council, Marina Planning Commission	2008-2010	Status: Ongoing The triennial review is anticipated in 2011-12.
Program 3.2. ***Remove Construction***	City shall not impose regulatory constraints to the usage of alternative building methods and materials including recycled,	2008-2010	Status: On November 16, 2010, the Marina City Council Adopted by Resolution No. 2010-06 the California Green Building Standards Code and other updates to the California

Constraints	environmentally friendly and "green" materials in the construction of residential dwelling units. Such units shall comply with the CBC and any other applicable codes or ordinances.		Building code.
Policy 4. **Seek resources to financially assist the private sector in providing low and moderate-income housing without creating a significant long-range fiscal burden on the community.**			
Program 4.1 ***Tax Exempt Low Cost Financing***	Contingent upon adequate staff resources, pursue new and/or reauthorized programs and funding sources (including Mortgage Revenue Bonds) that provide tax-exempt low cost financing to developers. Marina Redevelopment Agency	2008-2014	Status: Ongoing RDA Housing staff monitors potential grants and funding sources through websites, newsletters, NOFAs, and presentations at conferences.
Program 4.2 ***First Time Homebuyer Program***	The City shall establish programs to assist first-time homebuyers timed to facilitate purchase of newly constructed homes. Marina Redevelopment Agency	2010-11	Status: Ongoing The timing of creating the first-time homebuyer programs is deferred until the pace of new construction picks up.
Policy 5. **Continue to use rehabilitation programs to upgrade housing units throughout the city.**			
Program 5.1 ***Housing Rehabilitation Program for Elderly and Disabled***	Quantifiable Goal: Four per year Continue to offer housing rehabilitation/emergency repair loans and grants for the elderly and disabled. Marina Redevelopment Agency	2008-2014	Status: Ongoing In 2010, the City provided twelve (12) loans or grants for housing rehabilitation/emergency repair for the elderly and disabled.
Program 5.2	The City will continue use of the Property	2008-2014	Status: Ongoing Program

Property Inspection/Code Enforcement	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.		In 2010, the Code Enforcement officer inspected150 units upon transfer, and issued 110 notices of violations which ultimately abated these units.
Program 5.3 ***At-Risk Maintenance Monitoring***	Contingent upon adequate staff resources, the City shall monitor "at-risk" projects that have been acquired by nonprofit or for-profit entities during the ten-year analysis period, to ensure that properties are well-managed and well-maintained in accordance with the City's Zoning Ordinance and Building Code standards.	2008-2014	Status: Ongoing Table 2-26 of the Housing Element identified three properties with restrictions that are expiring in 2015 or 2016.
Policy 6. **Continue to encourage the conservation of existing dwelling units.**			
Program 6.1 Mobile Home Park Zoning	The City shall consider the re-zoning of existing mobile home parks with a residential zone district that allows mobile home parks as the only allowed use and modifying the General Plan Community Land Use Element as needed.	2008-June 2010	Status: Ongoing The City contracted with two mobile home policy experts to perform Analyses of Marina mobile home parks.
Program 6.2. Conservation of At Risk Units: Monitoring	Quantifiable goal: Create At-Risk Early Warning Program "tickler file" and program The City shall monitor owners on a semi-annual basis to determine owners' interest in selling, pre-paying or terminating participation in a subsidy program.	2008-2009	Status: City staff has deferred contact with the owners of properties with Section 8 units at risk of expiring in 2015 or 2016.

Program 6.3 Conservation of At Risk Units: Notification	The City will monitor and respond to any Notice of Intent or Plan of Action that may be filed for a project; send copies received to the State, notify HUD of probable impact of changes in project affordability controls and recommend possible participation, and actively participate in the plan of action process to encourage transfer to a non-profit organization that will maintain the affordability restrictions for the life of the project. After reviewing a submitted plan of action, affected tenants shall be informed of any programs available to assist them in preserving their units.	2008-2014	Status: Ongoing The City has not received any NOIs or Plans of Action.
Program 6.4 At Risk Units: Displacement Assistance	Quantifiable goal: Any at-risk unit carrying displacement and successful relocation assistance. The City should monitor projects with approval to convert to ensure that any required or available assistance to displaced tenants is carried out in a timely manner. Projects that may be subject to other state or local requirements regarding the provision of assistance to displaced tenants should also be monitored	2008-2014	Status: Ongoing City staff monitoring continues. No projects have been approved to convert.
Policy 7. Support and initiate, where feasible, public and private energy conservation programs which will reduce the energy needs and costs of housing in Marina.			
Program 7.1. Energy Conservation	Quantifiable goal: 20 units per year The City shall assist homeowners and	2008-2014	Ongoing.

	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.		Flyers are available in City offices and the Library. The City website has a link to the AMBAG energy programs.
Program 7.2. Promotion of Solar Energy	The City shall encourage the utilization of solar energy in new home construction, for example, in conditions of approval for large residential projects. In 2010, all new single-family units constructed in subdivisions of more than 50 units must be wired for solar and offer solar energy as an option.	2008-2014	Status: Ongoing In 2010, the city did not process any approvals for large residential projects.
Program 7.3. Green Building Ordinance	The City shall adopt a Green Building Ordinance.	2009-2010	Status: Completed On November 17, 2010, the Marina City Council adopted by Resolution No. 2010-06 the California Green Building Standards Code.
Policy 8. Pursue and monitor funding sources at the federal, state or local levels that may become available for the preservation of at-risk projects and construction of new affordable housing, particularly those sources that facilitate nonprofit acquisition.			
Program 8 .1. Affordable Housing	Contingent upon adequate staff resources, the city shall pursue and monitor various	2008-2014	Status: Ongoing

Preservation and Construction Assistance	state and federal funding sources on an annual basis to increase the stock of affordable housing in the City.		RDA staff continue to monitor state and federal housing funding sources through email alerts, reading, periodicals websites and presentations at conferences.
Policy 9: Assist low and moderate income families through the very-low-to- moderate income housing set-aside funds of the Marina Redevelopment Agency.			
Program 9.1. RDA Assistance – Low and Moderate Income Housing Fund	The Marina Redevelopment Agency shall continue to use Low to Moderate Income Housing Set-Aside funds and, as feasible, non-housing set-aside funds, to support housing rehabilitation and development in Marina's Redevelopment Areas.	2008-2014	Status: Ongoing In 2010, the RDA housing set aside funds were used to support the development of one homeowner unit in a Habitat for Humanity project. Beginning in April, RDA Funds were used for analyses to support the development of 21 units of permanent supportive housing for persons with psychiatric disabilities.
Program 9.2. RDA Assistance – Down Payment Funds	If necessary, the City RDA shall provide down payment funds for the non-profit acquisition of at-risk projects in the Redevelopment Area through the Housing Set-Aside funds, where financially feasible.	2008-2014	Status: Ongoing No acquisition opportunities arose in 2010.
9.3. RDA Assistance - Housing Sites	The RDA shall facilitate the redevelopment of vacant and underutilized sites for low to moderate income housing through purchase of available sites and offering the sites for the development of affordable housing.	2008-2014	Status: Ongoing The RDA acquired six vacant percolation ponds, each less than an acre to redevelop as affordable housing.
Policy 10: 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 10.1. Fair Housing Outreach	The City shall continue to encourage the efforts of the Mediation Center of Monterey	2008-2014	Status: Ongoing

	County and refer all alleged cases of discrimination to them. The City shall also continue to encourage efforts by the Monterey County Housing Authority to investigate discrimination whenever alleged cases of discrimination are reported. In addition, the City shall publicize the anti-discrimination services of these organizations by posting available informational flyers at the Marina Post Office, the City Library, the City Community Center, and at City Hall.		The RDA contributed financial support to the Mediation Center of Monterey County. Informational flyers are in City buildings.
Policy 11: Provide opportunity for and encourage the development of adequate housing for the city's special needs groups including the elderly, handicapped, large families, single parent families, farm workers, and those in need of emergency shelter.			
Program 11.1. Special Needs Housing for Seniors and Disabled	The City shall support the efforts of non-profit groups to provide housing for the elderly and disabled by making City staff available to assist with project development.	2008-2014	Status: Ongoing Beginning in April, RDA housing staff began working with a non-profit housing developer/manager of perma-nent supportive housing for low Income people with psyc iatric disabilities, Interim Inc. In October 2010, the RDA approved an Exclusive Negotiating Agreement with Interim Inc. to develop 21 units on a 3 acre parcel on Le: Ington Court. In November, RDA staff began working wit CHISPA, a non-profit Housing developer to constructed affordable homeownership units on surplus percolation lots that will include disabled units.
Program 11.2. Special Housing Needs for Disabled Persons: Removal of Constraints and	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	Reasonable accommodation ordinance: 2008-2010, ongoing: 2014	Status: Ongoing Resources are sought to undertake this task.

Monitoring Program	accommodations are provided in regard to ensuring housing opportunities for persons with disabilities.		
Program 11.3 Emergency Shelters, Transitional and Supportive Housing	Amend all residential zoning districts in the Zoning Ordinance to permit interim/transitional housing, and supportive housing as a residential use , subject only to those regulations that apply to other residential dwelling of the same type in the same zoning (i.e. multifamily in a multifamily zone). Amend the Zoning Ordinance to allow emergency shelters in the R-4 and C-R zones. These zones are suitably located near transportation and other services. There are 214.70 acres zoned R-4 and 35.10 acres zoned C-5 that contain available sites with sufficient capacity to allow for at least one year round shelter. Amend Zoning Ordinance definitions of emergency shelters, interim/transitional housing and supportive housing to be consistent with State law.	Time Frame: within one year of adoption of Housing Element	Status: In Progress This Ordinance will be presented to the Marina Planning Commission on May 26, 2011, and introduced to the City Council on June 7, 2011, with adoption scheduled for June 14, 2011.
Program 11.4. Special Needs Housing for Single Parent Families	The City shall pursue funds to partially or completely assist the development of on-site daycare and/or after-school childcare facilities.	2008-2014	Status: Ongoing Staff has not identified potential sites for new day care facilities. Despite fiscal constraints and budget pressures imposed by the Governator, the City of Marina Department of Recreation and Cultural Services continues to offer quality after school programs.
Policy 12: Seek to ensure the availability of an adequate water supply to serve the long-term housing needs of the city.			

Program 12.1: 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 beyond the year 2015.	2008-2014	Status: Ongoing Staff were involved in the MCWD's update of water demand models throughout 2010 and participated in review of updated water allocation analyses.
Policy 13: Minimize greenhouse gas emissions.			
Program 13.1: Minimize greenhouse gas emissions	***Program 13.1.*** 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 shall incorporate these measures as design features of a project, to reduce project specific greenhouse gas emissions to the maximum extent feasible.	2009-2014	Status: Ongoing These measures are incorporated by staff working with Applicants as design features of projects or incorporated as conditions of project approval..