



CITY OF MARINA  
211 Hillcrest Avenue  
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[www.ci.marina.ca.us](http://www.ci.marina.ca.us)

March 27, 2012

Department of Housing and Community Development  
Division of Housing Policy Development  
Attn: Annual Housing Element Progress Report  
1800 3<sup>rd</sup> Street  
Sacramento, CA 95811

Dear Sir/Madam:

Enclosed is the 2011 Annual Housing Element Progress Report from the City of Marina. Please call Theresa Szymanis, ACIP, Planning Services Manager, if you have any questions at [tszymanis@ci.marina.ca.us](mailto:tszymanis@ci.marina.ca.us) or (831) 884-1289.

Please note that our ability to make significant progress on Housing Element goals is now compromised by the elimination of our Redevelopment Agency and the Housing Set-aside funds it generated for housing programs and projects.

Sincerely,

Christine di Iorio, AICP  
Community Development Department Director

Enc.

**Department of Housing and  
Community Development  
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

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

Mailing Address: **211 Hillcrest Avenue, Marina, CA 93933**

Contact Person: **Theresa Szymanis, AICP** Title: **Planning Services Manager**

Phone: **(831) 884.1289** FAX: **(831) 884-9654** E-mail: **tszymanis@ci.marina.ca.us**

Reporting Period by Calendar Year: from **January 1, 2011 to December 31, 2011**

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**  
P.O. Box 3044  
Sacramento, CA 95812-3044



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Marina  
Reporting Period 1/1/2011 - 12/31/2011

**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 is housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income				(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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				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)**

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

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Marina  
 Reporting Period 1/1/2011 - 12/31/2011

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		2011		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		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 Non-deed restricted	0 0	0 0	0 0																1
Low	Deed Restricted Non-deed restricted	0 0	1 0	0 0																	321	
	Deed Restricted Non-deed restricted	0 0	0 0	0 0																	353	
Above Moderate		7	0	0																7	794	
Total RHNA by COG. Enter allocation number:																					1,913	
Total Units		7	1	0																0	1,905	
Remaining Need for RHNA Period																						

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

CITY OF MARINA - 2011

Table C  
Program Implementation Status

Program Description	Housing Programs Progress Report – Government Code Section 65583	
Name of Program	Objective	Timeframe in HE
Policy 1.	Objective	Timeframe in HE
<p>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.</p>	<p>Quantifiable Goal: Adopt Downtown Specific Plan; amend Zoning Ordinance</p> <p>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 development of administrative procedures (see Program 1.6).</p>	<p>2011-2014</p>
<p><i>Rezone Within Downtown Specific Plan Area</i></p>	<p>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 developed as part of the project in collaboration with the Association of Monterey Bay Area Governments (AMBAG) through the Sustainable Communities Strategy whereby AMBAG has committed to pass through grant funds from the Strategic Growth Council to the City of Marina to conduct this detailed analysis. A funding agreement to initiate this work is currently under development by AMBAG. The City of Marina has been selected by AMBAG as a pilot community to calibrate the data collection and analysis techniques that will be used by AMBAG to evaluate the housing needs and development potential for its member jurisdictions for the next Housing Element period. City staff met with AMBAG staff on March 6, 2012 for a preliminary review of the proposed methodologies for identifying</p>	<p>Status: In progress.</p>

Program Description	Housing Programs Progress Report – Government Code Section 65583		
	<p>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.</p> <p>Marina Redevelopment Agency, Planning Services Division, Marina City Council</p>		<p>the precise locations of these units pursuant to HCD criteria.</p>
<p><b>Program 1.2</b> <b>Mixed Use/Increased Density- Development Incentives:</b></p>	<p>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).</p> <p>Marina Redevelopment Agency, Marina City Council</p>	<p>2008-2014</p>	<p>Status: Ongoing</p> <p>The City website encourages interested developers to contact the City for support in facilitating development opportunities. During 2011, the RDA received developer inquiries and considered requests for assistance using RDA housing and non-housing funds.</p>

Program Description	Housing Programs Progress Report – Government Code Section 65583		
<p><b>Program 1.3</b> <b>Mixed Use/Increased Density – MST Site</b></p>	<p>Quantifiable Goal: 55 units, minimum 15 affordable units</p> <p>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.</p> <p>Marina Redevelopment Agency, Marina City Council, Monterey-Salinas Transit</p>	2008-2010	<p>Status:</p> <p>On April 21, 2011, Silverie Builders, Inc., the potential developer of the 280 Reservation Road MST site, formally withdrew from the MST Mixed Use Project due to a gap between the costs of development and revenue anticipated to be generated by the project. A new developer, Community Housing Improvement Systems and Planning Association, Inc. (CHISPA) has purchased a parcel adjacent to the MST transit exchange for construction of a 47-unit, three-story, age-restricted apartment complex. A Public Hearing regarding this project will be held before the Planning Commission on April 26, 2012. In February 2012, the Transportation Agency for Monterey County (TAMC) transferred a Transportation for Livable Communities Grant of \$300,000 from the MST site to the CHISPA site to provide leverage for CHISPA to secure funding from the Department of Housing and Community Development (HCD) in the summer of 2012. It is anticipated that successful development of the CHISPA site as part of the Marina Transit Village will re-vitalize interest in the MST parcel.</p>
<p><b>Program 1.4</b> <b>Mixed Use/Increased Density – Monitoring Housing Production</b></p>	<p>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</p>	2008-2014	<p>Status: In progress.</p> <p>City of Marina staff are currently reviewing and refining an Administrative Draft Downtown Vitalization Specific Plan (DVSP) and Administrative Draft EIR for the project. Required Housing Element analyses are being developed as part of the project. The Preliminary Draft DVSP includes provisions for</p>

**Program Description**      **Housing Programs Progress Report – Government Code Section 65583**

	<p>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 whether amendment of the Specific Plan or other incentives are needed to facilitate housing production sufficient to meet the RHNA goals.</p> <p>Marina Planning Services Division and Development Services Department</p>		<p>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).</p> <p>Spreadsheets produced for the analysis will also be utilized to monitor implementation status in this planning area.</p>
<p><b>Program 1.5</b> <b>Mixed Use/Increased Density – Zoning Ordinance</b></p>	<p>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.</p> <p>Marina Planning Services Division</p>	<p>2008-2010</p>	<p>Status: Programmed</p> <p>Funds have been allocated to this item in the adopted FY 11/12 budget. Background research has been completed. Discussions have been held with a candidate to prepare the Ordinance.</p>
<p><b>Program 1.6</b> <b>Encourage Lot Consolidation to Facilitate Housing Development</b></p>	<p>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).</p> <p>Marina Planning Services Division</p>	<p>2008-2010</p>	<p>Status: Complete</p> <p>This application form was prepared in August 2010 and is posted on the City website.</p>

**Program Description**      **Housing Programs Progress Report – Government Code Section 65583**

<p><b>Policy 2.</b> 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.</p>			
<p><b>Program 2.1</b> <b>Density Bonuses Related to Income Restrictions</b></p>	<p>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.</p>	<p>2008-2014</p>	<p>Status: Ongoing program No projects eligible for density bonus were submitted during the reporting period.</p>
	<p>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 in the aggregate.  Marina Planning Services Division</p>		

Program Description	Housing Programs Progress Report – Government Code Section 65583
<p><b>Program 2.2</b></p> <p><b>Public Assistance to Non-Profits (New and Rehabilitated Affordable Housing)</b></p>	<p>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 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.</p> <p>Marina Redevelopment Agency, Marina City Council</p>
<p><b>Program 2.3</b></p> <p><b>Inclusionary Housing Requirements</b></p>	<p>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.</p>
	<p>2007-2014</p> <p>Status: Ongoing program</p> <p>In the fall of 2011, staff worked with Marina Community Partners on a successful BEGIN grant application for \$2.3 Million for down payment assistance loans for moderate income affordable homes in The Dunes project area.</p> <p>Beginning in April 2010, staff began working with Interim, 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 to develop 22 units on Lexington Court and in January 2011, the City Council approved a Development and Disposition Agreement. Staff provided support for three grant applications in the fall of 2011.</p> <p>RDA staff continued working with CHSPA, a non-profit housing developer, to construct affordable homeowners' opportunities on vacant percolation lots and senior housing on a surplus parcel adjacent to the Marina Post Office.</p>
	<p>2008-2014</p> <p>Status: Ongoing program</p> <p>The City continues to implement MMC Section 17.45 as applications are received.</p>

Program Description	Housing Programs Progress Report – Government Code Section 65583		
<p><b>Program 2.4</b> <i>Re-Zone Additional land for Mobile Home Park</i></p>	<p>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</p>	<p>2008-2014</p>	<p>Status: Ongoing  Analysis of potential sites continues.</p>
<p><b>Program 2.5</b> <i>Preferential Housing for Marina Workers and Residents</i></p>	<p>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</p>	<p>2008-2014</p>	<p>Status: Ongoing  No new home ownership opportunities in 2011. RDA Housing staff monitored the waiting list administration of BMR units at the Abrams and Preston housing areas.</p>
<p><b>Policy 3.</b> 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.</p>			
<p><b>Program 3.1.</b> <i>Improvement Standards Review</i></p>	<p>Quantifiable goal: every three years.  Review Zoning Ordinance, site improvement standards and development</p>	<p>2008-2010</p>	<p>Status: Ongoing  The triennial review is anticipated in 2011-12.</p>

**Program Description**      **Housing Programs Progress Report – Government Code Section 65583**

	<p>procedures to ensure that standards and procedures do not unnecessarily constrain the development, conservation, and rehabilitation of affordable housing.</p> <p>Marina City Council, Marina Planning Commission</p>		
<p><b>Program 3.2.</b> <b>Remove Construction Constraints</b></p>	<p>City shall not impose regulatory constraints to the usage of alternative building methods and materials including recycled, 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.</p>	<p>2008-2010</p>	<p>Status: Complete</p> <p>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 Building Code.</p>
<p><b>Policy 4.</b> <b>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.</b></p>			
<p><b>Program 4.1</b> <b>Tax Exempt Low Cost Financing</b></p>	<p>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.</p> <p>Marina Redevelopment Agency</p>	<p>2008-2014</p>	<p>Status: Ongoing</p> <p>RDA Housing staff monitored potential grants and funding sources through websites, newsletters, NOFAs, and presentations at conferences.</p>
<p><b>Program 4.2</b> <b>First Time Homebuyer Program</b></p>	<p>The City shall establish programs to assist first-time homebuyers timed to facilitate purchase of newly constructed homes.</p> <p>Marina Redevelopment Agency</p>	<p>2010-11</p>	<p>Status: Ongoing</p> <p>In the fall of 2011, staff worked with Marina Community Partners on a successful BEGIN grant application for \$2.3 Million for down payment</p>

**Program Description**      **Housing Programs Progress Report – Government Code Section 65583**

			<p>assistance loans for moderate income affordable homes in The Dunes project area. In 2012, staff will develop the Homebuyer Program Guidelines.</p>
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**Policy 5.**  
 Continue to use rehabilitation programs to upgrade housing units throughout the city.

<p><b>Program 5.1</b>  <i>Housing Rehabilitation Program for Elderly and Disabled</i></p>	<p>Quantifiable Goal: Four per year                  Continue to offer housing rehabilitation/emergency repair loans and grants for the elderly and disabled.                  Marina Redevelopment Agency</p>	<p>2008-2014</p>	<p>Status: Ongoing                  In 2011, the City provided twelve (12) loans or grants for housing rehabilitation/emergency repair for the elderly and disabled.</p>
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<p><b>Program 5.2</b>  <i>Property Inspection/Code Enforcement</i></p>	<p>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.</p>	<p>2008-2014</p>	<p>Status: Ongoing Program                  In 2011, the Code Enforcement officer inspected 112 units upon transfer, and issued notices of violations for the majority of units, which ultimately abated these units.</p>
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<p><b>Program 5.3</b>  <i>At-Risk Maintenance Monitoring</i></p>	<p>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.</p>	<p>2008-2014</p>	<p>Status: Ongoing                  Table 2-26 of the Housing Element identified three properties with restrictions that are expiring in 2015 or 2016.</p>
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**Policy 6.**  
 Continue to encourage the conservation of existing dwelling units.

**Program Description**      **Housing Programs Progress Report – Government Code Section 65583**

<p><b>Program 6.1 Mobile Home Park Zoning</b></p>	<p>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.</p>	<p>2008-June 2010</p>	<p>Status: Ongoing Under consideration.</p>
<p><b>Program 6.2. Conservation of At Risk Units: Monitoring</b></p>	<p>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.</p>	<p>2008-2009</p>	<p>Status: City staff has deferred contact with the owners Of properties with Section 8 units at risk of expiring in 2015 or 2016.</p>
<p><b>Program 6.3 Conservation of At Risk Units: Notification</b></p>	<p>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.</p>	<p>2008-2014</p>	<p>Status: Ongoing The City has not received any NOIs or Plans of Action.</p>
<p><b>Program 6.4 At Risk Units: Displacement Assistance</b></p>	<p>Quantifiable goal: Any at-risk unit carrying displacement and successful relocation assistance.</p>	<p>2008-2014</p>	<p>Status: Ongoing City staff monitoring continues. No projects have been approved to convert.</p>

**Program Description**      **Housing Programs Progress Report – Government Code Section 65583**

	<p>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</p>		
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**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.**

<p><b>Program 7.1. Energy Conservation</b></p>	<p>Quantifiable goal: 20 units per year                  The City shall 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.</p>	<p>2008-2014</p>	<p>Ongoing.                  Flyers are available in City offices and the Library.                  The City website has a link to the AMBAG energy programs.</p>
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<p><b>Program 7.2. Promotion of Solar Energy</b></p>	<p>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.</p>	<p>2008-2014</p>	<p>Status: Ongoing                  On June 9, 2011, the Marina Planning Commission adopted Resolution No. 2011-07, approving construction of a 22-unit, single-occupancy residential project with community room and office in three detached structures totalling ±14,190 square feet on a +/- 3.33-acre project site located at 3012-3032</p>
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**Program Description**      **Housing Programs Progress Report – Government Code Section 65583**

			<p>Lexington Court. Solar panels will be mounted on the roof of the project.</p> <p>The City did not process any approvals for residential projects of more than 50 units.</p>
<p><b>Program 7.3. Green Building Ordinance</b></p>	<p>The City shall adopt a Green Building Ordinance.</p>	<p>2009-2010</p>	<p>Status: Completed</p> <p>On November 17, 2010, the Marina City Council adopted by Resolution No. 2010-06 the California Green Building Standards Code.</p>
<p><b>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.</b></p>			
<p><b>Program 8.1. Affordable Housing Preservation and Construction Assistance</b></p>	<p>Contingent upon adequate staff resources, the city shall pursue and monitor various state and federal funding sources on an annual basis to increase the stock of affordable housing in the City.</p>	<p>2008-2014</p>	<p>Status: Ongoing</p> <p>RDA staff continued to monitor state and federal housing funding sources through email alerts, reading, periodical websites and presentations at conferences.</p> <p>In the fall of 2011, staff worked with Marina Community Partners on a successful BEGIN grant application for \$2.3 Million for down payment assistance loans for moderate income affordable homes in The Dunes project area. Staff also provided support to Interim Inc. pursuing three grants for 22 units of permanent supportive housing for persons with psychiatric disabilities.</p>
<p><b>Policy 9: Assist low and moderate income families through the very-low-to-moderate income housing set-aside funds of the Marina Redevelopment Agency.</b></p>			

**Program Description**      **Housing Programs Progress Report – Government Code Section 65583**

<p><b>Program 9.1. RDA Assistance – Low and Moderate Income Housing Fund</b></p>	<p>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.</p>	<p>2008-2014</p>	<p>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 22 units of permanent supportive housing for persons with psychiatric disabilities.</p>
<p><b>Program 9.2. RDA Assistance – Down Payment Funds</b></p>	<p>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.</p>	<p>2008-2014</p>	<p>Status: Ongoing  No acquisition opportunities arose in 2011.</p>
<p><b>9.3. RDA Assistance - Housing Sites</b></p>	<p>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.</p>	<p>2008-2014</p>	<p>Status: Ongoing  The RDA acquired six vacant percolation ponds to redevelop as affordable housing. Appraisals were ordered on two lots in December 2011 in response to developer interest.</p>
<p><b>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.</b></p>			
<p><b>Program 10.1. Fair Housing Outreach</b></p>	<p>The City shall continue to encourage the efforts of the Mediation Center of Monterey 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</p>	<p>2008-2014</p>	<p>Status: Ongoing  The RDA contributed financial support to the Conflict Resolution and Mediation Center (CRM/C) of Monterey County. Informational flyers are in City buildings.  The City website has a subpage of "Fair Housing" which provides contact information for the offices of CRM/C, HUD Fair Housing in San Francisco, and</p>

Program Description	Housing Programs Progress Report – Government Code Section 65583	California Fair Housing and Equal Opportunity.	
	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.		
<b>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.</b>			
<b>Program 11.1. Special Needs Housing for Seniors and Disabled</b>	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	In April 2010, RDA housing staff began working with a non-profit Housing developer/manager of permanent supportive housing for low income people with psychiatric disabilities, Interim Inc. In October 2010, the RDA approved an Exclusive Negotiating Agreement with Interim to develop 22 units on a 3 acre parcel on Lexington Court and in January 2011, the City Council approved a Development and Disposition Agreement. In the fall of 2011, staff provided support to Interim in three grant applications.
<b>Program 11.2. Special Housing Needs for Disabled Persons: Removal of Constraints and Monitoring Program</b>	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.	Reasonable accommodation ordinance: 2008-2010, ongoing: 2014	RDA staff also began working with CHI/SPA, a non-profit Housing developer to constructed affordable homeownership units on surplus percolation lots that will include disabled units and senior housing on a surplus land adjacent to the Marina Post Office. Status: Programmed This project will be programmed in the 2013/14 fiscal cycle

**Program Description**      **Housing Programs Progress Report – Government Code Section 65583**

<p><b>Agencies</b></p>	<p>resources to meet the expected needs of projected housing developments beyond the year 2015.</p>		<p>Water Management Plan (adopted June 2011).  Staff have also reviewed and commented on the Draft Initial Study/Negative Declaration for the Ord Community Sphere Amendment and Service Area Annexation. This project will formalize the 1998 Water/Wastewater Facilities Agreement between MCWD and the Fort Ord Reuse Authority (FORA) by allowing for continuous services beyond 2014 to be provided upon dissolution of the Fort Ord Reuse Authority, to those portions of Marina in the former Fort Ord that currently receive services. This includes The Dunes and Marina Heights Specific Plan areas, Preston Park, Cypress Knolls, and other lands within Marina's SOI within former Fort Ord. Additionally, expansion of the SOI and annexation to the District will include the Olson Elementary School and Marina United Methodist Church properties that were inadvertently missed during annexation of Marina Station.</p>
<p><b>Policy 13: Minimize greenhouse gas emissions.</b></p>			
<p><b>Program 13.1: Minimize greenhouse gas emissions</b></p>	<p><b>Program 13.1.</b> 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.</p>	<p>2009-2014</p>	<p>Status: Ongoing  These measures are incorporated by staff working with applicants as design features of projects or incorporated conditions of project approval.</p>

Program Description	Housing Programs Progress Report – Government Code Section 65583		
<p><b>Program 11.3</b>  <b>Emergency Shelters, Transitional and Supportive Housing</b></p>	<p>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.</p>	<p>Time Frame: within one year of adoption of Housing Element</p>	<p>Status: Completed.</p> <p>On June 14, 2011, Marina City Council adopted Ordinance No. 2011-3 amending Marina Municipal Code Chapters 17.04 (Definitions), 17.14 (R-1 or Single Family Residential District), 17.16 (R-2 or Duplex Residential District), 17.18 (R-3 or Limited Multiple-Family Residential District), 17.20 (R-4 or Multiple-Family Residential District), 17.21 (C-R or Commercial/Multiple-Family Residential District) and 17.26 (PC or Planned Commercial District) "defining emergency shelters, transitional housing and supportive housing consistent with State law; permitting transitional and supportive housing as a residential use of property in all residential zoning districts and allowing emergency shelters in the R-4 and C-R Zoning Districts."</p>
<p><b>Program 11.4. Special Needs Housing for Single Parent Families</b></p>	<p>The City shall pursue funds to partially or completely assist the development of on-site daycare and/or after-school childcare facilities.</p>	<p>2008-2014</p>	<p>Status: Ongoing</p> <p>Staff has not identified potential sites for new day care facilities. Despite fiscal constraints and budget pressures imposed by the California Governor's, the City of Marina Department of Recreation and Cultural Services continues to offer quality after school programs.</p>
<p><b>Policy 12: Seek to ensure the availability of an adequate water supply to serve the long-term housing needs of the city.</b></p>			
<p><b>Program 12.1: Collaboration with Water Resources</b></p>	<p>The City will continue to work with the Marina Coast Water District, Fort Ord Reuse Authority and other appropriate agencies to secure sufficient water</p>	<p>2008-2014</p>	<p>Status: Ongoing</p> <p>City staff have participated in the development of Marina Coast Water District's (MCWD) 2010 Urban</p>