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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Marina

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Reporting Period by Calendar Year: from Jan. 1 2012 to Dec 31 2012

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 FOR THE YEAR 2012

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Marina

Reporting Period 1/1/2012 - 12/31/2012

Table A

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

Housing Development Information									H
1	2	3	4				5	5a	
			Affordability by Household Incomes						A P f De
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner					Total Units per Project	Est. # Infill Units*	In
(9) Total of **Moderate and Above Moderate** from Table A3 ► ► ► ► ► ►					0	0	0	0	

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 in its 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 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	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

CITY OF MARINA

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**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 (AMBAG) 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 spaces, 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.) 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	2011-2014	Status: Ongoing In 2012, AMBAG (the MPO) determined that it would prepare the analysis required by Program 1.1 using State grant funds, instead of providing the previously promised pass through funds to conduct this detailed analysis as part of the Sustainable Communities Strategy (SCS). The City of Marina was selected by AMBAG as a pilot community to calibrate the data collection and analysis techniques that will be used 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 the precise locations of these units pursuant to HCD criteria. The City continues to work with AMBAG on RHNA allocations and preparation for the next Housing Element Update, hand in hand with development of the SCS.

	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). Marina Redevelopment Agency; Marina City Council	2008-2014	Status: Ongoing Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. The City's website encourages interested developers to contact the City for support in facilitating development opportunities. In 2012, the Community Development Department worked with the Transportation Agency of Monterey County to secure $300,000 grant funding for use to leverage tax credits for construction of 47 senior's affordable units with a community center.
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	2008-2014	Status: Ongoing On May 15, 2012, the Marina City Council approved entitlements for a three story ±35,758 square foot building including 47 affordable age restricted housing units with a ±1,200 square foot community room on a ±1.7 acre project site located at 3098 De Forest Road, across the street from the MST site. This project is the first of three potential projects to be located at the Monterey-Salinas Transit Exchange site. This included Zoning Map Amendment ZM 2012-01 to rezone the former Post Office property for high density residential use. This project has not yet received funding. CHISPA is now seeking a tax credit allocation to build the units. CHISPA has raised 1.7 million in needed funds, along with $300,000

			from the Transportation Agency for Monterey County (TAMC) through the City. CHISPA applied for tax credits on March 6, 2013, with awards announced in June 2013. Funding was not awarded. CHISPA continues to seek tax credits for this project. 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.
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 whether amendment of the Specific Plan or other incentives are needed to facilitate housing production sufficient to meet the RHNA goals. Planning Services Division and Development Services Department	2008-2014	Status: Ongoing Currently Black Bear building permit software is available to track housing construction data within the City of Marina. At the Dunes on Monterey Bay, building permits were issued for 108 units of affordable housing. Housing development within the Marina Station Specific Plan area and Downtown Marina has been slow to non-existent during the economic downturn.
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. Planning Services Division	2008-2014	Status: Programmed Funds have been allocated to this item in the adopted FY 13/14 budget.
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). Planning Services Division	2008-2014	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 in the aggregate. Marina Planning Services Division	2008-2014	Status: Ongoing program Pursuant to Marina Municipal Code Chapter 17.45, no projects seeking a density bonus were submitted during the reporting period.
Program 2.2 ***Public Assistance to Non-profits (new and rehabilitated affordable housing).***	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. Marina Redevelopment Agency; Marina City Council	2008-2014	Status: On Hold Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. Beginning in April 2010, staff began working with Interim, Inc., a non-profit housing developer/manager of permanent supportive housing for people with psychiatric disabilities resulting in a grant of $361,783 from the Marina HOME Program with closing with HUD on August 20, 2013.
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	2008-2014	Status: On Hold The Housing Element of the Marina General Plan requires a 20% inclusionary requirement on the former Fort Ord. Specific Plans (Dunes on Monterey Bay Specific Plan and the Marina Heights Specific Plan) and the Cypress Knolls Tentative Map on the former Fort Ord require 20% affordable housing. Marina Municipal Code (MMC) Section 17.05.020.C.(2) requires a 10% 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		requirement on the former Fort Ord. The Housing Element and Specific Plans supersede the Municipal Code and thus this is a technicality, remedy of which is on hold due to lack of staff resources. The City currently (2014) has 708 units of affordable housing under construction on former Fort Ord with CO's anticipated in 2014 and early 2015.
Program 2.4 ***Re-zone additional land for Mobile Home Park***	Consider re-zoning additional land for use and development of a new mobile home park. Marina City Council	2008-2014	Status: Ongoing 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 Due to lack of construction there were no new home ownership opportunities in 2012. Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. Alliance Residential, on behalf of the City and the Fort Ord Reuse Authority, continues to monitor the waiting list administration of BMR units at the Abrams and Preston Park housing areas.
Policy 3. Ensure that City site 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 ***Improvements 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 There are currently (2014) 708 units of affordable housing under construction or at the building permit stage within the City of Marina, including South County Housing (108 units); Interim Inc. Rockrose Gardens (21 units); AMCAL's Promontory @ CSUMB (579 bed/bath lockups in dormitories). Both South County and AMCAL are being constructed pursuant to a Specific Plan. Within Downtown Marina, a Specific Plan is required for each development proposal allowing for flexibility in site design through

			Interim Inc. is a rehabilitation of existing, abandoned military housing. Other units on the former Fort Ord are also being successfully rehabilitated by veterans groups. Review of procedures and standards to facilitate development projects is an ongoing, every day activity.
Program 3.2 ***Remove Construction Constraints***	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. Marina City Council	2008-2010	Status: Complete 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.
Policy 4. Seek resources to financially assist the private sector in providing low and moderate-income housing without creating 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 Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. City staff in all departments including the Community Development Department, monitor 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	2010-2011	Status: Ongoing Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. 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 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	2008-2014	Status: Ongoing Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in

	Marina Redevelopment Agency		Housing Fund was unfunded. In 2012, the City provided no loans or grants for housing rehabilitation/emergency repair for the elderly and disabled.
Program 5.2 ***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. Marina Building Division	2008-2014	Status: Ongoing In 2012, the Code Enforcement Officer inspected 102 units upon transfer and identified 0 units requiring abatement.
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. Marina Building Division	2008-2014	Status: Ongoing Table 2-26 of the Housing Element identifies three properties having 21 units of multi-family housing with deed restrictions that expire in 2015 or 2016. The Code Compliance Unit of the Building Division ensures that properties are well maintained and in compliance with City requirements.
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. Marina Planning Division	2008-2010	Status: Complete On October 4, 2011, the Marina City Council, as an alternative to adopting a Mobile Home Conservation District for the existing parks, adopted a Mobile Home Rent Stabilization Ordinance (Marina Municipal Code Chapter 5.72) (Ordinance 2011-05). The purposes of the Ordinance are to: prevent excessive and unreasonable increases in mobile home park space rents; prevent the exploitation of the shortage of available mobile home park spaces in the City and neighboring areas; enable mobile home owners to preserve their equity in their mobile homes; permit mobile home park owners to receive a fair return; and help preserve affordable space rents within the City.

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. Marina Planning Division	2008-2009	Status: On Hold 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. Marina Development Services Department	2008-2014	Status: Ongoing The City has not received any NOI's 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 Marina Redevelopment Agency	2008-2014	Status: Ongoing Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. 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 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	Status: Ongoing The City continues to work with AMBAG's

	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. Marina Building Division; Marina Planning Division		information flyers at City offices and the Marina Public Library and informing people verbally of AMBAG's 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. City Council; Redevelopment Agency; Community Development Department; Development Services Department	2008-2014	Status: Ongoing The South County project has installed photovoltaics on the roof of the community building. During 2012, there were nine (9) PV systems permitted for existing single family residential dwellings.
Program 7.3 ***Green Building Ordinance***	The City shall adopt a Green Building Ordinance. Marina Building Division; Marina Planning Division	2009-2010	Status: Complete The City Council adopted the Green Building Ordinance in December 2010.
Policy 8. Pursue and monitor funding sources at the federal, state and 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 Preservation and Construction Assistance***	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. Development Services Department Funding Source: Redevelopment Funds	2008-2014	Status: Ongoing Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. City staff in the Community Development Department 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. Redevelopment Agency; Development Services Department Funding Source: Redevelopment Housing Fund	2008-2014	Status: On Hold Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. The Redevelopment Housing Fund was unfunded in 2012.
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. Redevelopment Agency; Development Services Department Funding Source: Redevelopment Housing Fund	2008-2014	Status: On Hold Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. The Redevelopment Housing Fund was unfunded in 2012.
Program 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. Redevelopment Agency; Development Services Department Funding Source: Redevelopment Housing Fund	2008-2014	Status: On Hold Effective February 1, 2012, the Marina Redevelopment Agency was dissolved in early 2013 unstaffed. The Redevelopment Housing Fund was unfunded in 2012.
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 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	2008-2014	Status: Ongoing Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. For 2011/12 the RDA Housing Fund contributed $4,000 to the Mediation Center of Monterey County.

	these organizations by posting available informational flyers at the Marina Post Office, the City Library, the City Community Center, and at City Hall. Development Services Department		After February 1, 2012, further contributions are not an enforceable obligation under the Successor Agency. A link to the Conflict Resolution and Mediation Center of Monterey County is posted on the City web site.
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. Development Services Department Funding Source: Redevelopment Housing Fund	2008-2014	Status: On Hold Effective February 1, 2012, the Marina Redevelopment Agency was dissolved and in early 2013 unstaffed. The Redevelopment Housing Fund was unfunded in 2012.
Program 11.2. Special Housing Needs for Disabled Persons: Removal of Constraints and Monitoring Program	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. Planning Division and Building Division	2008-2014	Status: Complete On June 14, 2011, the Marina City Council adopted Ordinance No. 2011-03, permitting transitional and supportive housing as a residential use of property in all residential zoning districts. As defined within the Municipal Code, the target population for transitional and supportive housing means persons with low incomes having one or more disabilities, including adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.
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	Time Frame: within one year of adoption of Housing Element	Status: Complete On June 14, 2011, the Marina City Council adopted Ordinance No. 2011-03, 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

	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. Planning Division		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.
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. Development Services Department	2008-2014	Status: Ongoing Staff has not identified potential sites for new day care facilities. Despite fiscal constraints and budget pressures, the City of Marina Department of Recreation and Cultural Services continues to offer a variety of quality after school programs. As a result, the City of Marina was recognized in the years 2011 and 2012 by America's Promise Alliance as one of the 100 Best Communities for Young People.
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. City of Marina Administration, Development Services Department, Community Development Department	2008-2014	Status: Ongoing Staff continue to participate with the MCWD and FORA to monitor land development entitlements in relation to the City's water allocation and available water supply.
Policy 13: Minimize greenhouse gas emissions.			
Program 13.1: Minimize Greenhouse Gas Emissions	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	2008-2014	Status: Ongoing City staff ensure that all land development projects incorporate best management practices to achieve greenhouse gas emissions reductions, and encourage LEED or equivalent certification for all developments with the goal of reducing Marina's greenhouse gas emissions over time. These measures

	maximum extent feasible. City of Marina Administration, Development Services Department, Community Development Department		project design, through developer/staff negotiations, rather than as project mitigation.