

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

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February 28, 2020

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

Dear Layne Long:

RE: Review of the City of Marina's 5th Cycle (2015-2023) Adopted 4-Year Housing Element Update

Thank you for submitting Marina's housing element adopted December 3, 2019 and received for review on December 17, 2019. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The adopted element meets most of the statutory requirements of state housing element law (Gov. Code, Article 10.6). However as noted in the August 15, 2019 review, the housing element cannot be found in full compliance until the city has rezoned sites to address the unaccommodated need from the 4th cycle planning period pursuant to Government Code 65584.09 as described below.

Pursuant to Government Code Section 65584.09, a jurisdiction that failed to identify or make available adequate sites to accommodate all of the previous cycle's housing need must zone or rezone adequate sites to accommodate all of the previous cycle's unmet housing need within the first year of the next housing element cycle. However, as this year has passed and Program 1.1 to address the 4th cycle planning period 297-unit shortfall has not been implemented, the housing element is out of compliance and will remain out of compliance until zoning has been implemented to address the 4th cycle shortfall.

In addition, the element includes the necessary rezone program identifying adequate sites to accommodate the 5th cycle planning period shortfall of 386 units affordable to lower-income households. Program 1.1 commits to accommodate the shortfall by rezoning sufficient sites to a minimum density of 20 units per acre by Spring 2020. The City of Marina must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400.

In addition, the City of Marina commits to complete Program 3.3: CUP for Multi-Family Housing Development. This program is critical to accommodate a variety of housing types available to all economic segments of the community, including the special-needs population. The city must monitor and report on the results of this program and others through the annual progress report, required pursuant to Government Code Section 65400.

Government Code section 65588, subdivision (e)(4) requires a jurisdiction that failed to adopt its housing element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The city is subject to the four-year revision requirement. Adoption of this housing element meets the requirements of the first four-year update. Provided the city adopts a housing element pursuant to the requirements of Government Code section 65585 on or before the due date for 6th cycle housing elements, it will meet the second four-year update requirement and return to an eight-year update schedule.

The housing element identifies sites smaller than one-half acre in the R-4, Core and Transitional zones to accommodate housing for lower-income households. Absent the analysis required by Government Code section 65583.2, subdivision (c)(2)(A), HCD did not consider these sites toward accommodating any portion of the Regional Housing Needs Allocation for lower-income households. Marina should not consider them adequate, available or additional sites pursuant to Government Code Section 65863 (No-Net Loss Law).

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City of Marina to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, CalTrans Senate Bill (SB) 1 Sustainable Communities grants; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and the SB 2 Planning Grants as well as ongoing SB 2 funding consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. By having a compliant housing element, Marina will meet housing element requirement for these funding sources.

Layne Long, City Manager
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HCD appreciates the efforts Veronica Tam, the City's consultant, provided in preparation of the housing element. If you have any questions or need additional technical assistance, please contact Divya Ram, of our staff, at (916) 263-7442.

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West
Land Use & Planning Manager