

Brian McCarthy

Candidate for: Marina City Council – District 1

Email: Brian@MarinaBrian.com

Occupation: Planning Commissioner /
Cybersecurity Officer

Years in the Area: 14

Experience: Bachelor of Science in Information Technology; George Mason University
Naval Postgraduate School (NPS) Cybersecurity program, some coursework completed

HOUSING POLICY

What is your position on affordable housing? Please be specific with regards to policies you support or oppose

We must create more affordable housing at the lower income levels in order to encourage upward mobility.

My record on the Marina Planning Commission shows my continuous support for affordable housing projects, specifically projects that have taken advantage of new state laws that allow for density bonuses, reduced parking, and other concessions. At the same time, I have worked closely with developers asking them to mitigate the negative impacts of those concessions when it was feasible but not necessarily required of them.

Do you support modifying city policies or regulations to make it easier and cheaper to build housing? If so, what specific policy changes do you support?

While I support discretionary review and local control, I do think that discretion needs to be within a framework of a well-thought-out process that makes planning and development accessible to anyone who wants to build in Marina.

Do you support requiring that “inclusionary housing” units be made permanently affordable, even upon resale? If not, please explain.

Yes, I support inclusionary housing and think that these units should transfer with the sale under the recommended period of “not less than 55 years.” More importantly, I believe there would be great value in ensuring that the inclusionary units are serving the intended population through better management of the local inclusionary housing program.

Do you support requiring developers of hospitality, commercial and industrial projects that significantly increase demand for already scarce housing resources to pay housing impact fees to finance workforce housing or to build such housing themselves?

Yes

How should local governments finance affordable housing?

It is important that Marina take advantage of various grant programs and allow city employees, who are able and ready, to apply for those grants. I believe Marina intends to access all possible resources. In some cases, we might need to enter into public or

private partnerships and have those evaluated with citizen input. Marina already owns many affordable housing units in Preston and Abrams Park and has undeveloped land due to FORA. Marina is extremely well positioned to do more than its fair share with regards to affordable housing and I think we have seen the city work tirelessly to meet those obligations.

Throughout Monterey County, local governments have approved ~21,000 single family homes that haven't been built, and another ~13,000 are proposed. The median home price in Monterey County is ~\$850,000. Do you support adding more single family homes to the unbuilt pipeline or zoning for more affordable apartments, condominiums, and townhouses?

Both. I believe there needs to be a healthy mix of housing in all price ranges. Higher density is clearly the way of the future, but I think this must be done in a way that sustains healthy living. Studies coming out of the COVID-19 pandemic are starting to show what I've suspected all along: People who live in high density housing suffer from increased stress and negative health impacts. We need to figure out why it happens and provide specific solutions such as access to private outdoor spaces even in high density housing and explore ideas such as public gardens that can protect residents from health nuisances caused by noise and pollution. We should ensure that Marina offers housing to all people who represent the diverse and vibrant community that we are and consequently, promotes upward mobility for all.

What other housing policies do you support or oppose?

I am concerned about the increase in corporate ownership of housing. One recent statistic suggested that within 20 years over 80% of housing near the coast will be owned by an entity that owns more than one unit. Another shows that homeownership in California is the second lowest in the United States. I believe that homeownership and pride of ownership is still very much a part of the American Dream. I also strongly believe that home ownership creates healthy cities. I support policies that work towards these goals.

WATER POLICY

What specific proposals do you support to ensure your community can meet its water demands without increasing the overdraft of the County's groundwater aquifers or violating the SWRCB's Cease and Desist Order regarding taking water from the Carmel River?

We must continue to develop a strong water portfolio, increase and incentivize conservation among all use types (not just residential). At the same time, we should also rely on the best science to protect the water resources we have from further unnecessary damage.

For Peninsula Candidates:

Do you support expansion of Pure Water Monterey as an alternative to building the desalination plant approved by the CPUC in 2018 but now stalled before the Coastal Commission? Why or why not? On what estimate of water demand is your position based, the estimate made by MPWMD or by Cal-Am? If you support the Cal-Am desalination project, how large should it be? Who should pay for the excess capacity from the desalination project until demand materializes for its water, Cal-Am shareholders, business ratepayers, or residential ratepayers?

I support expansion of PWM based on responsible estimates. I support exhausting all maximization of recycled water. While serving on the Marina Planning Commission I was part of a unanimous vote to deny the CDP for the Cal-Am desal project due to the various fatal flaws in the project. Desalinization is a noble idea, and in fact in Marina we ran our own desalinization facility, built in 1996 and decommissioned a few years later. Now, MCWD has announced it is looking to bring our own local desal facility BACK into operation to act as an emergency backup source without many of the EJ concerns of the Cal-Am proposal.

I think the Cal-Am proposal has had a silver lining because it advanced the conversation about Environmental Justice. No jurisdiction should be disproportionately burdened by negative project impacts while not receiving a fair and appropriate project benefit. Not only would the Cal-Am proposal add infrastructure to our pristine coastline, but it would also take fresh and brackish water from Marina's primary water source and ship it out of town! Consequently, Marina would not receive ANY of the water that is sourced here. Any proposal must be fair to Marina as a jurisdiction ... *response exceeded 200 words.*

GROWTH POLICIES

Do you support the creation of “urban growth boundaries” or expansion of the existing boundary as a way to prevent urban sprawl, and to insure that future growth is compact, efficient, and protective of the environment? If not, what measures would you support to prevent urban sprawl? If yes, will you sponsor an urban growth boundary in the upcoming year, and make it one of your top three priorities?

Yes, I supported Measure Q in 2020 which passed and extended the Marina Urban Growth Boundary for 20 years. Even though Marina has only been a city for less than 50 years, much of our infrastructure is older than that and hasn't received the attention it has deserved. Focusing on in-fill is one way to direct more attention to those infrastructure needs.

Poorly planned, non-infill commercial developments and hotels create more trips and additional vehicle miles traveled on already overcrowded roads and highways. Both residents and visitors pay the price of delay and increased pollution. What specific traffic congestion relief solutions do you support?

One of my top priorities is to ensure Marina is the healthiest city in Monterey County. Pollution and stress from overcrowding detract from that while walkability adds value in creating healthy cities. We need to work closely with transit agencies to ensure our residents are being served in an affordable and convenient way.

TRANSPORTATION POLICIES

Do you support roundabouts on Highway 68 and other roads? What other transportation policies or practices have you seen that local governments should incorporate?

Yes. Well engineered and constructed roundabouts are effective!

CANDIDATE PRIORITIES

If you are elected, what will be your top three priorities?

1) Housing and Homelessness 2) Environment and Health 3) City Services and Technology

What land use policies would you champion for the community?

Reliable safe drinking water; zoning that encourages affordable housing and economic vitality.

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CANDIDATE QUALIFICATIONS

What accomplishments in your career or public service are you most proud of?

I am proud to have served the City of Marina on the Planning Commission for 4 years, relentlessly asking tough questions both as a commissioner and a member of the public in front of City Council. At the city level I have contributed to and worked on local ordinances even while not on the city council. Personally and professionally I am proud to have served the US and NATO militaries in my Cybersecurity role including spending 2 years in Iraq. Most importantly I'm proud to be a military spouse to an incredibly supportive partner for over 13 years navigating the unique challenges that Active-Duty service places on our military families.

Experience

Marina Planning Commission

<http://www.MarinaBrian.com>