

Please Start Here

General Information	
Jurisdiction Name	Fort Bragg
Reporting Calendar Year	2022
Contact Information	
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City	Fort Bragg
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Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

12_28_22

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables 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 pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Fort Bragg	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Income					
1					2	3	4	5					
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted ⁺ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
Summary Row: Start Data Entry Below								0	0	0	3	0	37
008-092-08-A	00809208-A	245 LAUREL ST	Convert comm to res	UP 2-22	SFD	O	4/5/2022						
018-210-34	018-210-34	840 S. Franklin St	Mixed Use Dev	CDP10-22 UP5-22	MH	R	9/12/2022						2
008-046-22	008-046-22	245 W Fir St	ADU over garage	CDP5-22 +BP	ADU	R	6/17/2022						
008-041-04	008-041-04	729 West St.	ADU in coastal zone	CDP7-22 and BP	ADU	R	6/21/2022						1
018-210-17	018-210-17	311 N. Harbor Dr	ADU in coastal zone	CDP3-22 +BP	ADU	R	4/21/2022						1
018-080-51	018-080-51	538 Walnut St.	ADU in coastal zone	CDP1-22 + BP	ADU	R	3/17/2022						1
008-272-05	008-272-05	153 Livingston	Garage to ADU	BP 153 Liv	ADU	R	12/22/2022						1
008-277-09	008-277-09	645 E. Redwood	ADU on MF parcel	BP 645 Redwood	ADU	R	12/15/2022						1
018-121-16	018-121-16	500 N. Whipple	Attached ADU	BP 500 N Whipple	ADU	R	12/13/2022						1
018-052-16	018-052-16	411 S. Whipple	Garage to ADU	BP 411 S. Whipple	ADU	R	7/22/2022						1
008-186-06	008-186-06	230 N. Whipple	Garage to ADU	BP 230 N Whipple	ADU	R	7/11/2022						1
008-961-02	008-961-02	425 N. Whipple	Garage to ADU	425 N Whipple	ADU	R	12/21/2021						1
008-250-18	008-250-18	300 Morrow St.	Garage to ADU	300 Morrow St	ADU	R	12/23/2021						1
018-080-79	018-080-79	369 Cypress St.	Convert comm to res	369 Cypress	SFD	R	11/16/2021						1
008-231-10	008-231-10	638 E Oak ST	Convert comm to res	638 E. Oak BP	MH	R	12/5/2022						21
008-193-06	008-193-06	134 N Harrison St.	Convert SFR to MFH	134 N. Harrison	MH	R	8/25/2022						3
018-090-12	018-090-12	350 Cypress St.	Demo SF construct MH	350 Cypress St.	MH	R	10/5/2021				12		
008-194-02	008-194-02	110 S. Harrison St.	New ADU	110 S. Harrison	ADU	R	5/5/2022						1
008-264-24	008-264-24	151 Halsey Way	New SFR	151 Halsey	SFD	O	5/2/2022						
020-510-79	020-510-79	205 Acorn	New SFR	205 Acorn	SFD	O	1/10/2022						
008-101-05	008-101-05	205 Brandon	New ADU	205 Brandon	ADU	R	12/16/2022						1
008-250-33	008-250-33	937 Cedar St.	New SFR	937 Cedar	SFD	O	10/25/2022						
008-302-57	008-302-57	1328 Cedar St.	New SFR	1328 Cedar	SFD	O	9/19/2022						
018-100-42	018-100-42	485 S Lincoln St.	New SFR	485 S Lincoln	SFD	O	12/13/2021						
008-185-10	008-185-10	327 N Corry St.	ADU on Garage	327 N Corry	ADU	R	12/15/2021						1
008-264-20	008-264-20	141 Halsey Way	New SFR	141 Halsey Way	SFD	O	11/23/2021						
008-103-31	008-103-31	645 N Harold St.	ADU	645 N Harold	ADU	R	11/8/2021						
018-182-18	018-182-18	320 Redwood	3 ADUs in Carport	320 Redwood	ADU	R	9/13/2022				3		
008-272-07	008-272-07	165 Livingston St.	Permit unpermitted adu	165 Livingston St.	ADU	R	9/30/2022						1

id
35

mitted

omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes
6		7	8	9	10		11	12
Above Moderate- Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes ⁺
8	48	12	0					
1	1	1	0	No	No	N/A	Approved	
	2	2	0	No	No	N/A	Approved	Land Use approved, BP carried over to 2023 but approved
1	1	1	0	No	No	N/A	Approved	
	1	1	0	No	No	N/A	Approved	
	1	1	0	No	No	N/A	Approved	
	1	1	0	No	No	N/A	Approved	
	1	0	0	No	No	N/A	Pending	
	1	0	0	No	No	N/A	Pending	
	1	0	0	No	No	N/A	Pending	Inspector correction letter
	1	0	0	No	No	N/A	Pending	Inspector correction letter
	1	0	0	No	No	N/A	Pending	Inspector correction letter
	1	0	0	No	No	N/A	Withdrawn	Too costly
	1	1	0	No	No	N/A	Approved	
1	22	0	0	No	No	N/A	Pending	
1	4	0	0	No	No	N/A	Pending	Pending plan revision submission
	12	12	0	No	No	N/A	Approved	Res care fac for spec need adults
	1	1	0	No	No	N/A	Approved	
1	1	1	0	No	No	N/A	Approved	
1	1	1	0	No	No	N/A	Approved	
	1	0		No	No	N/A	Pending	
1	1	1	0	No	No	N/A	Approved	
1	1	1	0	No	No	N/A	Approved	
1	1	1	0	No	No	N/A	Approved	
1	1	0	0	No	No	N/A	Pending	Inspector correction letter
	1	1	0	No	No	N/A	Approved	
1	1	1	0	No	No	N/A	Approved	
1	1	1	0	No	No	N/A	Approved	
	3	0	0	No	No	N/A	Pending	Under Review
	1	0	0	No	No	N/A	Pending	Under Review

9	Affordability by Household Incomes - Certificates of Occupancy							13	14	15	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		19	Demolished/Destroyed Units			Density Bonus			25			
	10	11	12	13	14	15	16				17	18	19	20		21	22	23	24						
# of Units Issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 68913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (Years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*	
19	0	0	0	0	0	1	2		3	0	0						1		0						
1									0															Yes	
0									0																
0									0																
1						1		5/10/2022	1	0	n	y			Size of unit		0			0.0%		3	Development Standards Modification, On-Site Improvements	Yes	
1									0																
0									0																
0									0																
1						1		12/1/2022	1	0	N	Y					0			0.0%					
1									0																
1									0																
1									0																
12									0		N	Y	CDBG	Other		1000	1	Demolished	R						Longterm Residential Care Facility
0									0																
0									0																
1									0																
0						1		8/1/2022	1	0	N	Y								0.0%					

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Planning Period	6th Cycle	08/15/2019 - 08/15/2027

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jurisdiction name and current year data. Past year information comes from previous APRs. ~~jurisdiction name and current year data. Past year information comes from previous APRs.~~ the material supplied here

Table B															
Regional Housing Needs Allocation Progress															
Permitted Units Issued by Affordability															
Income Level		1 RHNA Allocation by Income Level	Projection Period - 01/01/2019 - 08/14/2019	2								3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level		
				2019	2020	2021	2022	2023	2024	2025	2026			2027	
Very Low	Deed Restricted	60	-	-	27	-	-	-	-	-	-	-	-	27	33
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	31	1	-	43	-	6	-	-	-	-	-	-	50	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	23	-	-	-	-	7	-	-	-	-	-	-	24	-
Above Moderate	Non-Deed Restricted	23	4	7	2	1	3	-	-	-	-	-	-	19	4
Total RHNA		137													
Total Units			12	12	75	2	19	-	-	-	-	-	-	120	37
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5 Extremely low-Income Need		6								7 Total Units Remaining			
				2019	2020	2021	2022	2023	2024	2025	2026		2027	Total Units to Date	
Extremely Low-Income Units*		30	-	-	-	-	-	-	-	-	-	-	-	-	30

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units permitted during the portion of the year that was in the 6th cycle. Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Fort Bragg		
Reporting Year	2022	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program H-1.1.1 Inventory of Infill Sites	Maintain the inventory of vacant and underdeveloped residentially designated land in the City's GIS system. Provide copies of the inventory for public distribution on the City website.	Ongoing, as vacant sites are developed the GIS system is updated and a map and list of vacant sites is posted on the City's website	Updated in 2019 and revised in 2023.
Program H-1.3.1 Secondary Dwelling Unit Design	Continue to implement the City's free secondary unit program to provide affordable and aesthetically pleasing second unit designs for the development of secondary units in Fort Bragg.	Ongoing	In 2021, the City utilized SB-2 grant funds to develop designs and engineering for two sets of construction plans for Fort Bragg's Pre-Approved ADU Program: 1) 720 SF one-bedroom; and 2) 960 SF two-bedroom. Currently available to all residents. In 2022, the City began preparing for a Local Coastal Program Amendment to revise housing and ADU regulations.
Program H-1.3.2 No Development Impact Fees for Secondary Units	Free secondary unit program to provide affordable and aesthetically pleasing second unit desgns.	Ongoing	The City currently does not charge water or sewer capacity fees for ADUs and JADUs.
Program H-1.3.3 Develop Amnesty/Legalization Program for Illegal Second Units	Continue to provide a legalization program for illegal residential units, especially second units, that includes requiring property owners to undertake improvements to meet the requirements of the current building code.	Ongoing	Implemented in 2015. The City charges no penatly fees or back payment for illegal units that submit building permit to be legalized and per State Law, do not require correction of non-conforming issues on site.

<p>Program H-1.3.4 Junior Accessory Dwelling Units</p>	<p>Consider revising the zoning ordinance to allow junior accessory dwelling units (units no more than 500 SF and contained entirely within an existing single-family structure) in single-family residential and multifamily zoning. The Junior Accessory units would be in addition to a second unit, allowing up to 3 units per parcel by right.</p>	<p>2021-2023</p>	<p>Completed in 2020 for the Inland Land Use Code. Activity will be completed for Coastal Land Use Code in 2023.</p>
<p>Program H-1.3.5 Allow Tiny Homes as Second Units</p>	<p>Consider revising the zoning ordinance so that people can park mobile residences (residences built under the vehicle code) as a second unit, so long as the residence looks like a house (e.g. external siding that is compatible with the residential neighborhood, skirted if the wheels would otherwise be visible from the public right of way, etc.).</p>	<p>2022</p>	<p>Received SB-2 Grant funding. Ordinance allowing Tiny Homes was adopted on April 25, 2022.</p>
<p>Program H-1.3.6 Alternative Designs for Second Units</p>	<p>Explore options for allowing cutting edge construction techniques for second units including but not limited to: straw bale, rammed earth, prefabricated second units, etc.</p>	<p>2023</p>	<p>To be considered</p>
<p>Program H-1.6.1 List of Vacant Parcels</p>	<p>Continue to update the vacant parcels map and provide information to potential developers about infill development opportunities in Fort Bragg.</p>	<p>Ongoing. As vacant sites are developed, the GIS system is updated and a map and list of vacant sites is posted on the City's website.</p>	<p>Updated in 2019 and will be revised in 2020-2022</p>
<p>Program H-1.6.2 Planning Incentives</p>	<p>Consider adopting planning incentives for new residential development on infill sites</p>	<p>Consider updating the LUDC to provide a mechanism for market rate housing projects to request up to one planning incentive for development of market rate housing on infill sites (as defined by CEQA).</p>	<p>Presented to Council 2020 as part of an Economic Policy Manual. Received direction to move forward. Plans to implement 2020-2025</p>

<p>Program H-1.6.3 Redevelopment of Non-Vacant Sites</p>	<p>Require the replacement of housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: 1) non-vacant sites and 2) vacant sites with previous residential uses that have been vacated or demolished.</p>	<p>The replacement requirement will be implemented by 2020/21 and applied as applications on identified sites are received and processed.</p>	<p>To be implemented</p>
<p>Program H-1.7.1 Permit Steamlining</p>	<p>Develop a streamline permitting process for local and out of area developers to permit affordable and market-rate multi-unit housing projects. Project streamlining for larger vacant parcels (2 to 10 acres) could consist of: 1) completion of all resource studies (botanical, traffic, cultural resources, etc.); 2) completion of the CEQA analysis; and/or 3) completion of the site plan, elevations, and all permitting for a vacant parcel.</p>	<p>2020-2025</p>	<p>Plans to implement in 2023.</p>
<p>Program H-1.7.2 Site Improvements</p>	<p>Obtain grant funding for off-site improvements in support of affordable multi-unit housing projects</p>	<p>Ongoing</p>	<p>Partnered with developer, Danco, to apply for Infill Infrastructure Grant funds and was awarded nearly \$3.1 million for "The Plateau" project. The project was opened for occupancy on November 1, 2023.</p>
<p>Program H-1.7.3 Market Study</p>	<p>Complete a housing market study for market rate multi-family housing development in Fort Bragg and use it to market Fort Bragg to housing developers.</p>	<p>Ongoing</p>	<p>To be implemented</p>
<p>Program H-1.7.4 Attract Multi-Unit Developers</p>	<p>Work to attract multi-unit housing developers to the Fort Bragg Market place.</p>	<p>Ongoing</p>	<p>Currently working with multi-unit developer, DANCO.</p>

<p>Program H-1.7.5 Allow Higher Density by Right</p>	<p>Consider revising the zoning ordinance to allow for one or more of the following: 1) allow multi-family development in Medium Density and High Density zoning districts (by right) without Use Permit approval; 2) allow multi-family development (by right) without use permit approval in all zoning districts if the project includes 20 percent or more of its units affordable to lower income household; and/or 3) allow multi-family projects of 5 units or less without use permit approval in Medium and High density zoning districts.</p>	<p>2020-2022</p>	<p>To be considered</p>
<p>Program H-1.7.6 Allow Higher Densities in Single Family Residential Districts with Use Permit Approval</p>	<p>Consider revising the zoning ordinance to allow three or four unit developments on larger parcels within Single Family Residential Zoning districts with a Use Permit. Consider revisions to the Lot Coverage Ratio and Floor Area Ratio to control building size and massing.</p>	<p>2020-2021</p>	<p>In 2023, staff is preparing an amendment for consideration that would allow a duplex by right on all residentially zoned parcels by right. This is in addition to an ADU and JADU that could be built on a low density parcel.</p>
<p>Program H-1.7.7 Simplify Design Review for Small Residential Projects</p>	<p>Continue the process of revising the Design Review Guidelines to make them more effective. Consider exempting 3 and/or 4 unit projects from the need to obtain a Design Review permit and/or consider simplifying the Design Review requirements for 3 and 4 unit</p>	<p>Ongoing.</p>	<p>To be considered.</p>

Program H-1.7.8 Workforce Housing in Mixed-Use Zoning	Continue to allow workforce housing in all zoning districts that allow mixed-use development.	Ongoing	Implemented
Program H-1.7.9 Live-Work Housing in Industrial Zoning Districts	Continue to allow live-work housing in all industrial zoning districts.	Ongoing	Implemented
Program H-1.7.10 Tiny Home Communities	Consider adopting new zoning regulations to allow for small home subdivisions, with small individual parcel ownership, in all residential zoning districts. Consider changing the minimum lot size and minimum parcel dimensions of the LUDC to accommodate tiny home communities as part of a planned unit development.	2020-2021	Will be completed in 2023.
Program H-1.7.11 Public Private Partnership for Major Subdivisions	Consider establishing a partnership between the City and existing property owners to complete subdivisions of 4+ lots for resale of parcels. This program could consist of the City taking the role of agent for the subdivision of underutilized parcels into smaller lots in Fort Bragg in order to facilitate utilization of these parcels for residential development. For example, the City could complete all the studies and the subdivision to divide the main lot into smaller lots, which the property owner could then sell. The City could be repaid by the property owner upon sale of the parcels or receive a dedication of one parcel for affordable housing.	2020-2025	The City has created a Community Land Trust to facilitate this work.
Program H-1.7.12 Mitigation Banks	Consider establishing a habitat and/or wetland mitigation bank with a non-profit Land Trust to establish an offsite mitigation bank for impacts to wetlands and ESHA communities.	2020-2021	To be considered

<p>Program H-1.7.13 Rezone a Portion of the GP Mill Site for Housing</p>	<p>Continue the community-based planning process and consider rezoning a portion of the Mill Site for workforce and affordable housing. Consider submitting a Local Coastal Program to the Coastal Commission for the approval of at least 25 acres of residential zoning on the Mill Site.</p>	<p>2020-2025</p>	<p>This process is currently stalled due to litigation regarding the ownership and applicability of City and State planning regulation of the Mill Site.</p>
<p>Program H-1.8.1 Repair and Replace</p>	<p>Give preference to the repair or replacement of residential structures whenever it is economically feasible (repair of less than 75% of structure) over replacement with non-housing structures.</p>	<p>Ongoing</p>	<p>Implementation is ongoing</p>

<p>Program H-1.8.2 Substandard Housing Program</p>	<p>Participate in the Franchise Tax Board (FTB) Substandard Housing Program, which assists the state and local agencies responsible for addressing unsafe living conditions that violate health and safety codes. Property owners in violation of health and safety code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are then disbursed to the cities and counties that generated the notification of substandard housing to the FTB. The City will use funds collected from Franchise Tax Board (FTB) Substandard Housing Program for code enforcement for residential properties and to address health and safety issues in residential properties that would otherwise be red-tagged.</p>	<p>Ongoing</p>	<p>The City received CDBG grant funds to develop and implement a code enforcement program, focused on strengthening residential neighborhoods and will fold this program into efforts.</p>
<p>Program H-1.9.1 Building Permits</p>	<p>Consider hiring a contract building inspector to bring building inspection services into the City in order to improve timeliness and inspection certainty.</p>	<p>2020-2025</p>	<p>To be considered</p>
<p>Program H-1.9.2 Reduce Cost of Construction</p>	<p>Explore the feasibility of adopting a modified version of the Uniform Building Code and consider not adopting some of the costly new 2020 UBC requirements.</p>	<p>2020</p>	<p>Determined to be unfeasible.</p>

Program H-2.1.1 Available Funding	Seek available State and Federal assistance to develop affordable housing for seniors, the disabled, persons with developmental disabilities, lower-income large households, and households with special housing needs. Work with non-profit and for-profit affordable housing developers to apply for State and Federal funding. Seek funding for affordable housing from all sources.	Apply for funding as funding cycles occur	In 2022, local non-profit partner, Parents and Friends began construction of housing for developmentally disabled adults. Funding was provided by CDBG through the City of Fort Bragg. The City continues ongoing work with Danco and Rural Housing and Community Development Corporation to seek opportunities for more low income, senior, and disabled housing.
Program H-2.2.1 Affordable Senior Housing	Maintain an inventory which identifies properties which are potentially well-suited for senior housing. Work with developers to facilitate funding and construction of senior housing.	Periodically update inventory of properties suitable for senior housing.	Completed.
Program H-2.2.2 House Sharing	Work with area non-profits to explore the feasibility of establishing house sharing programs for seniors by creating a matching and vetting process.	2020-2025	To be implemented
Program H-2.2.3 Encourage Housing for Seniors with Pets	Consider methods to encourage developers of senior housing to include pet friendly units and/or accommodations for pets, especially service animals for seniors.	2020-2025	To be considered
Program H-2.2.4 Encourage Housing with Dementia Care and Assisted Living for Seniors	Work to attract a business that provides dementia care and assisted living facilities to Fort Bragg to serve our aging senior population. Identify vacant parcels that would be suitable for an Assisted Living facility. Consider if the zoning ordinance should be revised to make it easier to develop an assisted living facility in Fort Bragg.	2020-2025	To be considered

Program H-2.4.1 Inclusionary Housing Ordinance	Continue to implement the City's Inclusionary Housing Ordinance. Monitor the Inclusionary Housing Ordinance to determine if it constrains new housing development and if it does, take action to mitigate the constraint on new housing development.	Monitoring 2020-2023 & take action 2023-2025	Ongoing
Program H-2.4.2 Support Self Help Housing	Continue to provide one or two planning incentives for self-help affordable housing.	Ongoing	Ongoing
Program H-2.4.3 Support SRO Housing	Continue to encourage and facilitate Single- Room Occupancy Units by allowing rooming and boarding with a Minor Use Permit in the RM and RH zones. Consider allowing SRO housing in RVH zones by right (without Use Permit approval).	Changes to the zoning code have been completed. Implementation	Implemented
Program H-2.4.4 Consider Community Land Trust	Complete research regarding Community Land Trust and consider working with community partners to establish a Community Land Trust that serves Fort Bragg.	2020-2025	The Community Land Trust was established in 2022.
Program H-2.4.5 Prioritize City Services for Housing Developments	Continue to implement procedures to grant priority service for sewer and water services to residential developments.	Ongoing	Ongoing
Program H-2.4.6 Support Effective Use of Housing Vouchers	Work with non-profit partners to develop a program that may include one or more of the following: assist landlords to bring units up to minimum requirements for voucher program; complete a new study on the cost of living to increase the voucher payment rate; develop an 10 Housing Element 2019 10-14 education program for landlords about the benefits of the voucher program; and/or provide case work services for voucher tenants.	2020-2025	In process. Successively worked with the Strategic Committee of Mendocino Continuum of Care to place an incentive/education program for landlords in the Stratigic Plan. The CDC is organization implementing benefit program.

<p>Program H-2.4.7 Supportive Housing</p>	<p>Revise the City's zoning ordinance so that it complies with AB 2162, which requires the City to allow supportive housing by right in all multi-family zoning districts and in all mixed-use zoning districts.</p>	<p>2022-2023</p>	<p>To be implemented in 2023</p>
<p>Program H-2.4.8 Maximize Housing Density by Right for Projects with 20%+ Affordable Units</p>	<p>Revise the LUDC to allow the maximum density permissible within a zoning district by right (no Use Permit) for all residential projects that include at least 20% of units deed restricted at rents affordable to low income households and that have been listed in the last two Housing Elements as an eligible site in the Vacant Parcel Inventory for the RHNA, these parcels are listed on the Vacant Parcel Inventory and include: 008-172-09, 251 So Franklin St; 018-440-58, 1151 So Main St; 018-150-61, 1190 So Main St; 018-090-02, 700 River Dr.; 018-090-16, 700 River Dr.; 008-010-31, 1020 Glass Beach Dr.; 018-113-03, 970 Chestnut St; 008-010-33, 1080 Glass Beach Dr.; 008-290-73, 1329 Cedar St; 008-302-28, 1328 Cedar St; 008-290-34, 1325 Cedar St; 018-100-42, 485 So Lincoln St; 018-210-29, 860 Hazelwood St; 020-520-22, 1600 Oak St; 018-440-50, 200 We Ocean View Dr.; 018-113-01, 552 S Lincoln St; 018-440-38, 350 Ocean View Dr.; 018-440-49, 250 We Ocean View Dr.; 018-340-04, 441 South St; 018-340-03, 601 Cypress St; 008-350-60, 920 Stewart St; 018-150-58, No Street Address; 018-150-56, No Street Address; 018-150-55, 100 East Ocean View Dr.</p>	<p>Ongoing.</p>	<p>To be considered and implemented.</p>

Program H-2.4.9 Encourage and Support Land Divisions to Support Affordable Housing	The City shall encourage lot line adjustments and land divisions resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Vacant Land Inventory.	2019-2027	Ongoing
Program H-2.6.1 Seek Funding to Develop or Rehabilitate Housing for Large Low-Income Families	Continue to work with affordable housing developers to identify potential new construction or rehabilitation projects that will serve large lower-income families and obtain and administer a grants specifically to accommodate large families.	Ongoing	Completed for the Danco Project and Ongoing for new proposed projects at Glass Beach Drive.
Program H-2.7.1 Expedited Permit Processing and Reasonable Accommodation Program	Continue to provide expedited permit processing and reasonable accommodation program to projects targeted for persons with disabilities, including those with developmental disabilities. Encourage developers of supportive housing to develop projects targeted for persons with disabilities, including those with developmental disabilities. Place info about the reasonable accommodation program on the City's website.	Ongoing	Completed Parents and Friends project and Danco Project for a total of 20 units of permanent supportive housing and 4 units for people with disabilities.
Program H-2.8.1 Ongoing Estimates of the Demand for Emergency Housing	Continue to work with the Fort Bragg Police Department and homeless service providers in the community to maintain ongoing estimates of the demand for emergency housing in Fort Bragg and to develop strategies to meet that demand.	Annual Update	Ongoing
Program H-2.8.2 Inter-Agency Cooperation	Continue to work with private, non-profit, County, and State agencies to provide transitional housing, supportive services and emergency housing for the homeless.	Ongoing	Ongoing. In 2022, a new Crisis Respite with four beds and Danco Permanent Supportive Housing with 20 units. The City continues to coordinate with local non-profits and local motels to offer winter shelter services.

Program H-2.8.3 Transitional and Supportive Housing	Continue to regulate transitional and supportive housing as a residential use subject to the same restrictions that apply to other residential use types and dwellings of the same type in the same zone.	Changes to the zoning code have been completed. Implementation is ongoing.	Implemented and ongoing.
Program H-2.8.4 Transitional and Supportive Housing	Consider working with area non-profits to establish a tiny home (small cottage) community for Transitional Housing.	2020-2025	Under consideration
Program H-2.8.5 Emergency Shelters	Continue to allow emergency shelters as a permitted use in the General Commercial (CG) zoning district.	Changes to the zoning code have been completed. Implementation is ongoing.	Implemented.
Program H-2.8.6 Emergency Shelter for Families	Work with area non-profits to establish an emergency shelter for families.	2020-2025	Implemented at Hospitality House.
Program H-2.8.7 Emergency Shelters Regulatory Changes	Consider revising the LUDC to ensure that emergency shelters are subject only to the following requirements (per State law): 1) maximum number of beds; 2) off-street parking based upon demonstrated need; 3) size and location of onsite waiting and intake areas; 4) provision of onsite management; 5) proximity to other shelters; 6) length of stay; 7) lighting; and 8) security during hours when the shelter is open.	Changes made to ILUDC.	Implemented. The zoning code allows emergency shelters as a permitted use in the General Commercial zone.
Program H-2.8.8 Evidence-Based Homeless Services	Consider the key findings of research and evidence-based approaches when considering funding solutions for homelessness.	Ongoing	Ongoing. In 2019, City staff joined Mendocino County Homeless Services Continuum of Care Strategic Planning Committee, and attends regular monthly board meetings.

<p>Program H-2.8.9 Safe Pilot Parking Program</p>	<p>The City Council will consider developing a safe parking program that may consist of one or more of the following actions: 1) analyze the issue to determine how best to address the issue of homeless people sleeping in their cars; 2) identify and engage local stakeholder; 3) develop and implement a plan of action.</p>	<p>2020-2022</p>	<p>no progress.</p>
<p>Program H-2.8.10 Define Group Home</p>	<p>Revise the ILUDC and CLUDC to define group homes that serve 6 or fewer as a permitted use in all zones in which a singlefamily home is permitted, and to define group homes with 7 or more residents as an organizational house.</p>	<p>2020-2022</p>	<p>Implemented in the ILUDC, changes will be updated in the CLUDC in 2023.</p>
<p>Program H-2.9.1 First Time Home Buyers</p>	<p>Consider whether to require, through the inclusionary housing ordinance, the provision of housing units affordable to first time home buyers who qualify for affordable housing.</p>	<p>2020-2025</p>	<p>Adopted.</p>
<p>Program H-2.9.2 Funding Sources for First Time Home Buyers</p>	<p>Continue applying for funding sources for first time home buyers, if the housing market and funding requirements will result in a successful program, and provide referrals to FHA programs offered by local lenders and sweat-equity programs operated by non-profit housing organizations.</p>	<p>Ongoing</p>	<p>Ongoing.</p>

<p>Program H-2.9.3 Revise Annexation Rules</p>	<p>Consider revising the regulations regarding annexations to increase the amount of land zoned for residential development within City limits, especially as water storage and wastewater treatment are less of a limit to the expansion of the City limits, and as some areas adjacent to the City do not have the correct soils for septic systems and/or do not have an onsite water source.</p>	<p>2019-2025</p>	<p>Two parcels with failing septic systems were added to the Municipal Services District in 2022.</p>
<p>Program H-3.1.1 Housing Discrimination Complaints</p>	<p>Continue to facilitate equal housing opportunity by referring housing discrimination complaints to the Fair Housing Division of HUD. Continue to distribute information regarding equal housing opportunity laws and the equal housing opportunities for Fair Housing at City Hall.</p>	<p>Ongoing</p>	<p>Ongoing</p>
<p>Program H-3.1.2 Non-discrimination Clauses</p>	<p>Include non-discrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.</p>	<p>Ongoing</p>	<p>Ongoing.</p>
<p>Program H-3.2.1 Use Housing Funds</p>	<p>Use housing funds as available, to support renovations and improvements to accessibility in affordable housing for qualified seniors, persons with disabilities and persons with developmental disabilities.</p>	<p>Ongoing</p>	<p>Ongoing.</p>

<p>Program H-3.2.2 Reasonable Accommodation for Persons with Disabilities and Developmental Disabilities</p>	<p>Continue to review the City's land use and building regulations to identify constraints that may exist for the provision of housing for persons with disabilities and developmental disabilities, and continue to implement the City's policy and programs to provide reasonable accommodations for persons with disabilities and developmental disabilities. Publicize revisions to land use regulations and the City's policy and programs for providing reasonable accommodation for persons with disabilities.</p>	<p>Implemented and Ongoing</p>	<p>Ongoing.</p>
<p>Program H-3.2.3 Reasonable Accommodation</p>	<p>Ensure all new, multi-family construction meets the accessibility requirements of the federal and State Fair Housing Acts through local permitting and approval processes.</p>	<p>Ongoing</p>	<p>Ongoing.</p>
<p>Program H-4.1.1 Continue to Pursue Strategies to Address Water Pressure Issues</p>	<p>Continue to pursue strategies to address water pressure issues that impact development potentials.</p>	<p>Ongoing</p>	<p>The City completed multiple water projects to help mitigate water availability issues and potential impact on development. These include a water treatment plant upgrade, raw water line replacement, and a desalination system. Water pressure improvements have not yet been implemented.</p>
<p>Program H-4.1.2 Reduce Capacity Fees for Smaller Units</p>	<p>Consider charging water and sewer capacity fees based on the size of the unit (either square feet or number of bedrooms) in order to ensure that each unit pays its fair share for capacity costs.</p>	<p>2020-2022</p>	<p>ADU's no longer pay capacity fees per state law.</p>
<p>Program H-5.1.1 Housing Rehabilitation Projects</p>	<p>Seek funding to assist in the rehabilitation and conservation of multi-family residential projects. Work with non-profit and for-profit affordable housing developers to achieve successful rehabilitation of multi-family housing. Utilize rehabilitation funds to add bedrooms to overcrowded units, as feasible.</p>	<p>Annually as an ongoing program</p>	<p>Ongoing.</p>

<p>Program H-5.1.2 Target Areas</p>	<p>Continue to identify target areas and specific properties where housing rehabilitation is most needed through a periodic update of the housing conditions survey which identifies the neighborhoods and areas requiring rehabilitation assistance.</p>	<p>Update in 2023-2024</p>	<p>To be updated in 2024</p>
<p>Program H-5.1.3 Housing Rehabilitation/Preservation Program</p>	<p>Continue the City's housing rehabilitation program which provides low interest loans for the rehabilitation of homes owned or occupied by very low to moderate income households. Continue to seek funding for the housing rehabilitation loan program. Facilitate citizen awareness of the City's rehabilitation loan program.</p>	<p>In place and Ongoing</p>	<p>Funding for the City's housing rehab program has expired and the progra is currently not active. The City will apply for HOME funds in 2023 in the hope of restarting the program.</p>
<p>Program H-5.1.4 Capital Improvement Program</p>	<p>Consider capital improvement projects necessary to maintain the community's older neighborhoods as part of the City Council's annual review of the Capital Improvement Program.</p>	<p>Annually as an ongoing program</p>	<p>Ongoing</p>
<p>Program H-5.2.1 Discourage Vacation Rentals</p>	<p>Continue to prohibit vacation rentals in all zoning districts except for the CBD. Undertake proactive undercover code enforcement activity on a regular basis against all illegal vacation rentals in Fort Bragg. Work with the County of Mendocino at all levels to reduce or eliminate further conversions of residential units into vacation rentals as this practice has greatly increased the magnitude of the housing crisis on the Mendocino coast and in the City of Fort Bragg.</p>	<p>Ongoing.</p>	<p>Ongoing. The City continues to enforce the prohibition of vacation rentals in all zones (except limited vacation rentals on second floors of commercial buildings in the CBD). Staff check websites and investigate code enforcement complaints for illegal vacation rentals.</p>

Program H-2.2.2 Single-Family Homes	Continue to allow the reuse of existing singlefamily residences, in commercial zones, as single-family residences. Consider allowing second units on commercially zoned parcels with existing single family homes.	2020-2021	Implemented in Inland. Coastal code will be revised in 2023.
Program H-5.2.3 Housing Rehabilitation in Non-Residential Areas	Continue to permit substantial rehabilitation of, and additions to, existing housing located in zones where it is a legal nonconforming use.	Ongoing.	Ongoing.
Program H-5.3.1 Develop At-Risk Units Program	Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State and local agencies to preserve the units.	Ongoing	Ongoing.
Program H-5.3.2 Require At-Risk Education Program; Program H-5.3.3 Monitor At-Risk Units	Work with property owners and non-profit affordable housing organizations to ensure that tenants receive required education and notifications regarding at-risk units.	Ongoing	No units are currently at risk in the City of Fort Bragg. All units are guaranteed to remain affordable through 2031. The City will monitor the units that are at risk in the 2030 decade to ensure that they remain affordable.
Program H-5.3.4 Replacement Program for Units Demolished for New Development	Consider modification of the Land use and Development Code to require replacement of low and moderate income residential units, when such units are demolished to accommodate new development.	2025-2030	To be considered.

<p>Program H-5.3.5 Work with Potential Purchasers of At-Risk Units</p>	<p>Establish contact with public and nonprofit agencies interested in purchasing and/or managing units at risk in the 2030 decade to inform them of the status of these projects. Where feasible, provide technical assistance and support to these organizations with respect to acquisition. Consider reducing or waiving development fees associated with preservation or replacement of at-risk units. Assist property owners with grant applications for funding for mortgage refinancing, acquisition, rehabilitation, and gap funding for affordable development. Access funding resources such as tax-exempt bonds, housing tax credits, Community Development Block Grants, HOME funds for the preservation of affordable housing units.</p>	<p>Ongoing</p>	<p>Ongoing. To be reconsidered and improved.</p>
<p>Program H-5.3.6 Maintain List of At-Risk Projects</p>	<p>Actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.</p>	<p>Ongoing</p>	<p>Ongoing.</p>
<p>Program H-5.3.7 Provide Tenant Education and Assistance Tenants of At-Risk Projects</p>	<p>Require property owners to give a 3-year, 12-month and 6-month notice of their intent to opt out of low-income use restrictions. Work with tenants of at-risk units 10 - Housing Element 2019 10-22 and provide them with education regarding tenant rights and conversion procedures. Assist tenants of existing rent restricted units to obtain priority status on housing choice voucher waiting list.</p>	<p>Ongoing</p>	<p>Ongoing.</p>
<p>Program H-6.1.1 Workshops</p>	<p>Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.</p>	<p>Annually</p>	<p>No revisions to the City's Housing Element were proposed in 2022.</p>

Program H-6.2.1 Annual Report	Prepare an annual report that describes the amount and type of housing constructed, the stock of affordable housing units, demolition permits, and conversion of residential units to other uses, and other housing-related activities for review by the EDAC, Planning Commission, and City Council.	Annually (include with the annual review of the Capital Improvement Program (CIP) by the Planning Commission)	Completed in March of 2023.
Program H-7.1.1 Recycling	Consider revising the zoning ordinance so that all multifamily residential developments provide a centralized drop-off location for recyclables and compostable materials.	Changes to the zoning code will take place in 2023.	To be considered or implemented.
Program H-7.1.2 Rainwater Capture and Drought Tolerant Landscaping	Consider revising the zoning ordinance to incentivize the installation of cisterns to capture rainwater from roofs for all water needs. Consider revising the zoning ordinance to require drought tolerant landscaping for landscaped areas in commercial and multifamily residential uses.	2020-2021	Implemented.
Program H-7.1.3 Sustainable Building Techniques	Encourage housing that includes environmental benefits such as energy conservation, green building, water conservation, and recycling.	2020-2022	Informational brochures have been developed. The adopted revisions to the Citywide Design Guidelines (2022) promote these methods.
Program H-7.1.3 Sustainable Building Techniques	Consider revising the zoning ordinance to incentivize or require passive solar design strategies for space heating and lighting to reduce energy demand to the extent feasible in all residential and mixeduse buildings and in site design. Alternatively, revise the Citywide Design Guidelines to require passive solar and prefer active solar installations for all projects of more than 5,000 SF.	Ongoing.	2020 CA Building Code includes provisions for solar on all new construction.

<p>Program H-7.1.4 Passive Solar Design Strategies</p>	<p>Continue to apply for and administer funds to assist residents with energy conservation retrofits and weather-ization resources. Continue to partner with community services agencies to provide financial assistance for low-income persons to offset the cost of weatherization and heating and cooling homes.</p>	<p>Ongoing</p>	<p>Ongoing. The 2022 revised Citywide Design Guidelines recommends passive solar design strategies.</p>
<p>Program H-7.1.5 Energy Retrofit Program</p>	<p>Continue to apply for and administer funds to assist residents with energy conservation retrofits and weather-ization resources. Continue to partner with community services agencies to provide financial assistance for low-income persons to offset the cost of weatherization and heating and cooling homes.</p>	<p>Ongoing</p>	<p>Ongoing.</p>

General Comments

Jurisdiction	Fort Bragg	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Fort Bragg	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	6
	Non-Deed Restricted	0
Moderate	Deed Restricted	7
	Non-Deed Restricted	3
Above Moderate		3
Total Units		19

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	4	4	2
2 to 4	0	0	0
5+	0	0	0
ADU	5	3	1
MH	2	12	0
Total	11	19	3

Housing Applications Summary	
Total Housing Applications Submitted:	21
Number of Proposed Units in All Applications Received:	48
Total Housing Units Approved:	12
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

