

City of Fort Bragg Community Development Committee Housing Workshop February 27, 2024



Some recent changes to land use code in the inland area.

ADUs
Urban lot splits/duplexes
In the low-density zone

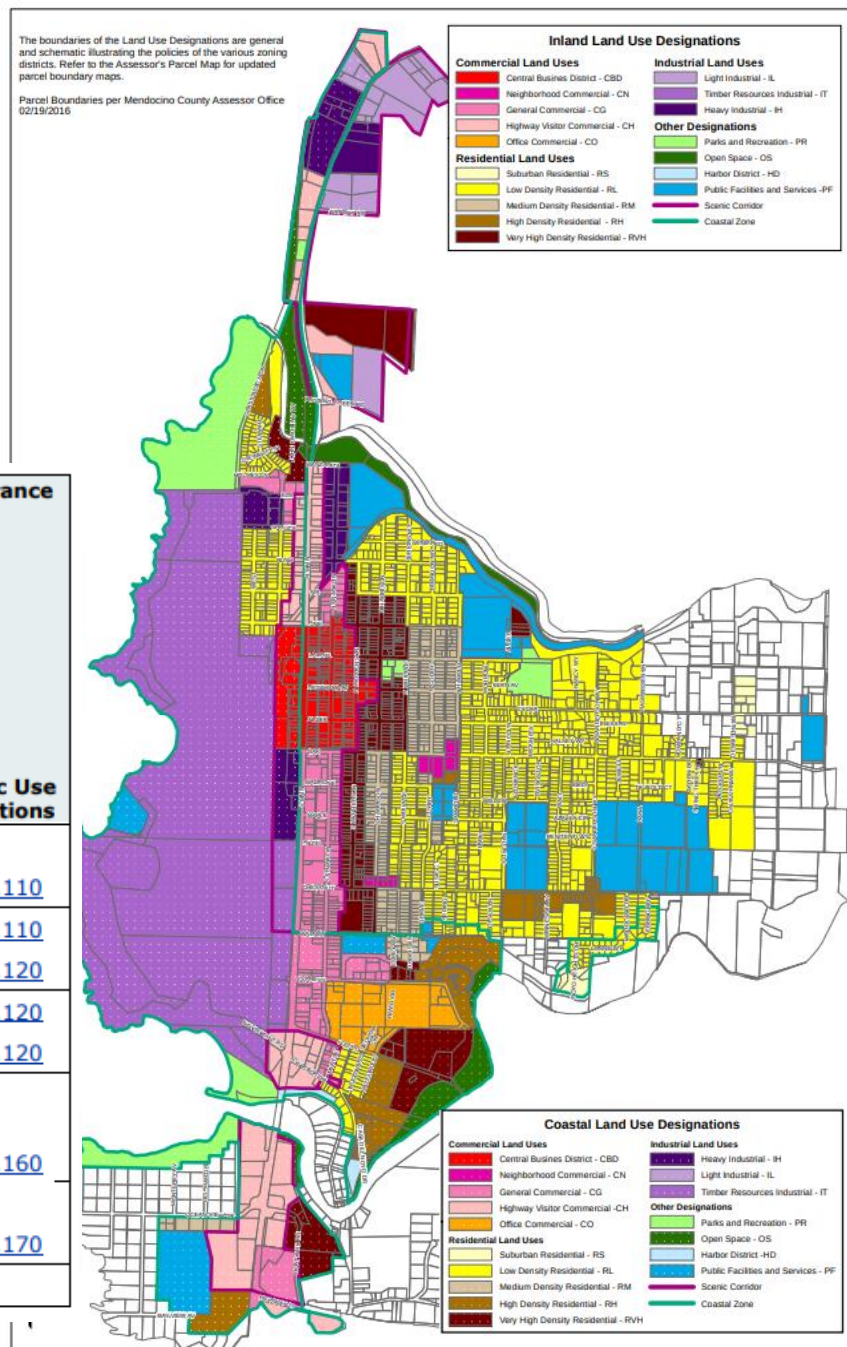


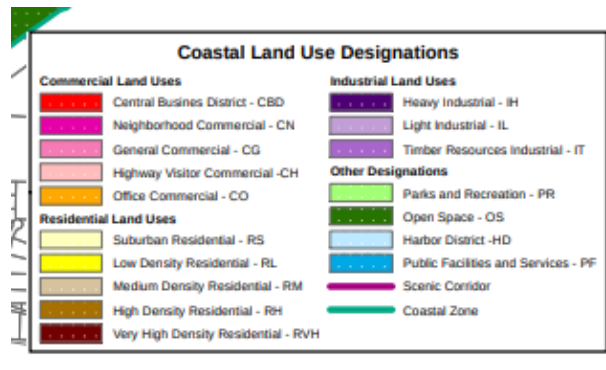
TABLE 6.2
Allowed Land Uses and Permit Requirements for Residential Zoning Districts

LAND USE (1)	Permitted use, Zoning Clearance required						Specific Use Regulations
	P Minor Use Permit required (see § 18.71.060)						
	MUP Use Permit required (see § 18.71.060)						
	UP Permit requirement set by Specific Use Regulations						
	S Use not allowed						
	PERMIT REQUIRED BY DISTRICT						
	RR	RS	RL	RM	RH	RVH	
Condominium conversion - 3 units maximum per parcel	-	-	-	P	UP	UP	
Mobile home park	UP	UP	UP	UP	UP	UP	18.42.110
Manufactured home	P	P	P	P	P	P	18.42.110
Multifamily housing, 3 units	-	-	-	P	P	P	18.42.120
Multifamily housing, 4 or more units	-	-	-	UP	UP	P	18.42.120
Co-housing, 4 or more units	-	-	-	UP	UP	P	18.42.120
Organizational housing/care facility (sorority, monastery, residential care, etc.) of more than 3,000 SF or 3 units.	-	-	-	UP	UP	UP	
Residential accessory use or structure	P	P	P	P	P	P	18.42.160
Residential care facility for the elderly (RCFE)	-	-	-	UP	UP	UP	
Accessory dwelling unit/duplex (2)	P	P	P	P	P	P	18.42.170
Single dwelling unit	P	P	P	P	P	P	

Housing in Commercial Districts

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
Emergency shelter	—	—	—	P	—	
Home occupation	P	P	P	P	P	18.42.080
Live/work unit	MUP	MUP	MUP	MUP	—	18.42.090
Multifamily dwellings	P	UP	UP	UP	UP	18.42.120
Residential care facility for the elderly (RCFE)	—	UP	UP	UP	—	
Residential care facility	—	UP	UP	UP	—	
Residential component mixed use project	P	UP	P(2)	P	P	18.42.100

P Permitted use, Zoning Clearance required
MUP Minor Use Permit required (see § [18.71.060](#))
UP Use Permit required (see § [18.71.060](#))
S Permit requirement set by Specific Use Regulations
— Use not allowed



What housing opportunities might the City support? How? What are community housing priorities?

- Multi-unit apartments? Single family moderate? Senior housing?
- Workforce-specific housing? Employer developed housing project(s)?
- Subsidized, low-income housing? Another DANCO project?
- Other housing formats? Conversion of low performing hotels into apartments? What can the City do to encourage this?
- Subdivisions, housing on the mill site?
- Infill, annexation?

Fort Bragg 2019 Housing Element Inland and Coastal General Plan

The primary goals of the 2019 Fort Bragg Housing Element are to encourage, facilitate, support and help fund:

1. New market rate and affordable housing that serves our residents and businesses in Fort Bragg;
2. New affordable housing that serves our community's special needs populations;
3. Preservation of our existing housing stock; and
4. New housing that meets our Regional Housing Needs Allocation.

Potential Housing Element Policies to Implement

- **Program H-1.3.6 Alternative Designs for Second Units:** Explore options for allowing cutting edge construction techniques.
- **Program H-1.7.3: Market Study.** Complete a housing market study for market rate multifamily housing development.
- **Program H-1.7.4: Attract Multi-Unit Developers.** Work to attract multi-unit housing developers to Fort Bragg.
- **Program H-1.7.5: Allow Higher Densities by Right.**
- **Program H-2.4.7 Supportive Housing:** Revise the City's zoning ordinance so that it complies with AB 2162,
- **Program H-2.5.8. Maximize Housing Density by Right for projects with 20%+ Affordable Units.** Revise the Land Use and Development Code to allow the maximum density permissible.

Manufactured homes, mobile homes, tiny homes



Program H-1.7.10: Tiny Home Community. 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.

Responsibility: City Council, Community Development Department

Financing: General Plan Maintenance Fee Fund

Scheduling: 2020-2021

Quantification: 10 units

HOUSING MENDOCINO COAST

MISSION

There are several approaches to organizing and structuring a CLT, however, the purpose of all CLTs is to preserve land for the benefit of the community. Housing Mendocino Coast (HMC) functions as a California nonprofit public benefit organization in order to provide housing and homeownership opportunities to low- and moderate-income households within the City of Fort Bragg and greater coastal region of Mendocino County, while ensuring affordability to future generations through the CLT model. HMC believes that all working families deserve a home of their own and that communities with homeowners representing a broad socio-economic range are the strongest and most vibrant.

- Infill Housing, Vacant Parcels
- Partnerships with employers

Community Development Block Grant (CDBG) Programs (and other State-funded Housing programs)

Infrastructure to support new housing

Construction of new housing

Rehabilitation assistance

Homeownership assistance

Housing counseling

Code enforcement

Rental assistance

Neighborhood improvements (streets, sidewalks, etc.)

Housing facilities for special needs clientele

Community suggestions?

What are challenges or obstacles to developing new housing in Fort Bragg?

How might the City and other partners work together to overcome those challenges?

Ideas for streamlining the permitting process?

Program H-1.7.1: Permit Streamlining. 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.

Responsibility: Community Development Department

Financing: General Plan Maintenance Fee Fund

Scheduling: 2020-2025

Quantification: 20 units

Other questions or comments?

