

Fort Bragg

2019 Housing Element

Inland and Coastal General Plan



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Prepared by: Marie R Jones & Sarah Million McCormick
Community Development Department

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INTRODUCTION

A. PURPOSE

The Housing Element is the blueprint for City actions with regard to housing over the next eight years. It is a statement of Fort Bragg's vision to address existing and future housing needs in our community. This Housing Element includes a wide array of innovative actions that the City and community partners can take, which include everything from removing regulatory barriers to forming deeper collaborations to address some of our more difficult challenges. It focuses on increasing housing opportunities for all types of housing throughout the community, from the tiny home to larger multiunit projects. It takes a variety of approaches that will require the hard work of the public, non-profit and private sectors. This housing element has been significantly revised and updated and responds to the many innovative and outstanding ideas from community members, non-profit managers, business owners, contractors, real estate agents and City staff.

*The Housing Element's goals, policies and programs
are designed to reduce housing constraints
and address the housing needs of our community*

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.**

B. HISTORY

The Housing Element was initially adopted by the City Council in 2002, and subsequently revised in 2004, 2009 and 2014. This 2019 update achieves the State's requirement that each community's Housing Element be updated every five years and it is certified by the State Department of Housing and Community Development (HCD). The Housing Element contains a review of policies and implementing actions of the previous Housing Element, an analysis of the current housing needs of all economic segments of the community, analyses regarding potential constraints to the development of housing and new policies and programs to implement over the next eight years. (The City has been placed on an eight year housing element cycle by HCD, and our next housing element is due in 2027).

C. SUMMARY OF NEW HOUSING PROGRAMS

Key policies and programs that address Fort Bragg's Housing (noted in purple text in the attached document) have been added to the Housing Element as follows:

- Program H-1.3.3 Junior Accessory Dwelling Units
- Program H-1.3.5 Allow Tiny Homes as Second Units
- Program H-1.3.6 Alternative Designs for Second Units
- Program H-1.6.2 Planning Incentives for Infill
- Program H-1.6.3: Redevelopment of Non-Vacant Sites
- Program H-1.7.1 Permit Streamlining
- Program H-1.7.2 Site Improvements
- Program H-1.7.3 Market Study
- Program H-1.7.4 Attract Multi-Unit Developers
- Program H-1.7.5 Allow Higher Densities by Right
- Program H-1.7.6 Allow Higher Densities in Single Family Residential Districts with Use Permit Approval
- Program H-1.7.7 Simplify Design Review for Small Residential Projects
- Program H-1.7.8 Workforce Housing in Mixed-Use Zoning
- Program H-1.7.9 Live-Work Housing in Industrial Zoning Districts
- Program H-1.7.10 Tiny Home Community
- Program H-1.7.11 Public Private Partnership for Major Subdivisions
- Program H-1.7.12 Mitigation Banks
- Program H-1.7.13 Rezone a Portion of the GP Mill Site for Housing.
- Program H-1.8.1 Repair and Replace
- Program H-1.8.2 Substandard Housing Program
- Program H-1.9.1 Building Permits
- Program H-1.9.2 Reduce the Cost of Construction
- Program H.2.2.2 House Sharing
- Program H.2.2.3 Encourage Housing for Seniors with Pets
- Program H.2.2.4 Encourage Housing with Dementia Care and Assisted Living for Seniors
- Program H-2.4.3 Support SRO Housing
- Program H-2.4.4 Consider Community Land Trust
- Program H-2.4.5 Prioritize City Services for Housing Developments
- Program H-2.4.6 Support Effective Use of Housing Vouchers
- Program H-2.4.7 Supportive Housing
- Program H-2.5.8. Maximize Housing Density by Right for projects with 20%+ Affordable Units.
- Program H-2.5.9. Encourage and Support Land Divisions to Support Affordable Housing
- Program H-2.8.4 Transitional and Supportive Housing
- Program H-2.8.6 Emergency Shelter for Families
- Program H-2.8.7 Emergency Shelters Regulatory Changes
- Program H-2.8.8 Evidence-Based Homeless Services
- Program H-2.8.9 Safe Parking Pilot Program.

- Program H-2.8.10 Define Group Home
- Program H-2.9.3 Revise Annexation Regulations
- Program H-4.1.2 Reduce Capacity Fees for Smaller Units
- Program H-5.2.1 Discourage Vacation Rentals
- Program H-5.3.3. Monitor Units At-Risk
- Program H-5.3.4. Replacement Program for Units that are Demolished for new Development.
- Program H-5.3.5 Work with Potential Purchasers of At-Risk Projects
- Program H-5.3.6 Maintain a List of At-Risk Projects
- Program H-5.3.7 Provide Education & Assistance to Tenants of At-Risk Projects
- Program H-7.1.1 Recycling
- Program H-7.1.2 Rainwater Capture & Drought Tolerant Landscaping
- Program H-7.1.3 Sustainable Building Techniques
- Program H-7.1.4 Passive Solar Design Strategies
- Program H-7.1.5 Energy Retrofit Program

D. QUANTIFIED OBJECTIVES

Based on the primary goals above and the policies and programs of the Housing Element, the City has established quantified housing development objectives as required by State Law (see Table 1.1).

Income Category	New Construction	Rehabilitation	Conservation/ Preservation	Total
Extremely Low Income	60	4	10	74
Very Low-Income	31	8	15	54
Low-Income	50	8	10	68
Moderate-Income	30	20	0	50
Above Moderate	30	20	0	50
Total	201	60	35	296

Source: City of Fort Bragg Community Development Department, 2019

Over the next eight years, the City's goal is for 200 new units to be constructed within the City. This is a very ambitious goal for the City of Fort Bragg given past development trends.

The construction of 200 housing units over the next eight years is an ambitious goal. For this number to be achieved the City will need to establish more pro-housing programs and streamline the permitting process for new housing, while also working to attract multi-family housing developers to the area and rezoning a portion of the former Georgia Pacific Mill Site for multi-family housing. The City and affordable housing operators will need to work together

to construct and preserve affordable housing units as affordable units. Finally, property owners will need to participate in the process and continue to improve our housing stock by rehabilitating older units and constructing accessory dwelling units.

SECTION 1: GOALS, POLICIES AND PROGRAMS

The format of the goals and policies of the Housing Element differs from the rest of the City's General Plan, in large measure to meet the requirements of State Housing Element Law (Government Code §65580 et seq.). For every goal there are several policies, and many policies contain one or more implementation programs with the following information:

- A concise statement of the specific City actions that will be taken to implement the program;
- The City department or other agency responsible for implementation;
- Potential financing mechanisms and a schedule for completion; and
- Quantification, which is an estimate of how many housing units may result from the successful implementation of a program. It is neither an upper or lower limit, just an estimate.

Goal H-1 Provide a range of housing, including single-family homes, townhouses, apartments, and other housing types to meet the housing needs of all economic segments of the community.

Policy H-1.1 Regional Housing Needs: Ensure that adequate residentially-zoned land is available to accommodate the City's Regional Housing Needs Determination as described in Section II.

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.

Responsibility: Community Development Department
Financing: City
Scheduling: 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.

Policy H-1.2 Mixed-Use Development: Encourage the development of mixed-use projects that include multi-family residential uses (upstairs and at the rear of properties) in conjunction with commercial enterprises on the street frontage in commercial zones and use Design Review to minimize conflicts between residential and commercial uses.

Policy H-1.3 Secondary Dwelling Units: Continue to facilitate the construction of secondary dwelling units on residential properties.

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.

Responsibility: Community Development Department
Financing: City and Housing Developers
Scheduling: Ongoing

Program H-1.3.2 No Development Impact Fees for Secondary Units: Continue to refrain from charging Capacity Fees for second units.

Responsibility: City Council
Financing: Rate payers
Scheduling: Ongoing

Program H-1.3.3 Develop Amnesty/Legalization Program for Illegal Residential 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.

Responsibility: Community Development Department
Financing: City and property owners
Scheduling: 2020-2021
Quantification: 2 units

Program H-1.3.3 Junior Accessory Dwelling Units: 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.

Responsibility: Community Development Department
Financing: General Plan Maintenance Fee Fund
Scheduling: 2021
Quantification: 5 units

Program H-1.3.5 Allow Tiny Homes as Second Units: 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.).

Responsibility: Community Development Department
Financing: General Plan Maintenance Fee Fund
Scheduling: 2021
Quantification: 5 units

Program H-1.3.6 Alternative Designs for Second Units: Explore options for allowing cutting edge construction techniques for second units including but not limited to: straw bale, rammed earth, prefabricated second units, etc.

Responsibility: Community Development Department
Financing: General Plan Maintenance Fee Fund
Scheduling: 2021
Quantification: 5 units

Policy H-1.5 Manufactured Housing: Continue to encourage manufactured homes through the application of established design standards.

Policy H-1.6 Infill Housing: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.

Program H-1.6.1: Continue to update the vacant parcels map and provide information to potential developers about infill development opportunities in Fort Bragg.

Responsibility: Community Development Department
Financing: City and Housing Developers
Scheduling: 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.

Program H-1.6.2: Planning Incentives: Consider adopting planning incentives for new residential development on infill sites.

Responsibility: Community Development Department
Financing: General Plan Maintenance Fee Fund
Scheduling: 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).
Quantification: 20 units

Program H-1.6.3: Redevelopment of Non-Vacant Sites: 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.

Responsibility: Community Development Department
Financing: General Fund
Scheduling: The replacement requirement will be implemented by 2020/21 and applied as applications on identified sites are received and processed.
Quantification: 5 units

Policy H-1.7 Workforce Housing: Encourage multi-unit housing developments in order to encourage market rate rental housing, affordable housing and lower cost ownership opportunities such as townhomes and condominiums.

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

Program H-1.7.2: Site Improvements. Obtain grant funding for off-site improvements in support of affordable multi-unit housing projects

Responsibility: Community Development Department
Financing: CDBG, HEAP, Home, other grant programs
Scheduling: Ongoing
Quantification: 20 units

Program H-1.7.3: Market Study. 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.

Responsibility: Community Development Department
Financing: General Fund
Scheduling: Ongoing

Program H-1.7.4: Attract Multi-Unit Developers. Work to attract multi-unit housing developers to the Fort Bragg Market place.

Responsibility: Community Development Department
Financing: General Fund
Scheduling: Ongoing
Quantification: 20 units

Program H-1.7.5: Allow Higher Densities by Right. 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.

Responsibility: Community Development Department
Financing: General Plan Maintenance Fee Fund
Scheduling: 2020-2021
Quantification: 30 units

Program H-1.7.6: Allow Higher Densities in Single Family Residential Districts with Use Permit Approval. 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.

Responsibility: Community Development Department
Financing: General Plan Maintenance Fee Fund
Scheduling: 2020-2021
Quantification: 12 units

Program H-1.7.7: Simplify Design Review for Small Residential Projects. 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 projects.

Responsibility: Community Development Department
Financing: General Plan Maintenance Fee Fund
Scheduling: 2020
Quantification: 12 units

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.

Responsibility: Community Development Department
Financing: Applicants
Scheduling: Ongoing

Quantification: 10 units

Program H-1.7.9: Live-Work Housing in Industrial Zoning Districts. Continue to allow live-work housing in all industrial zoning districts.

Responsibility: Community Development Department
Financing: Applicants
Scheduling: Ongoing
Quantification: 10 units

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

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.

Responsibility: City Council, Community Development Department
Financing: Property Owner and General Plan Maintenance Fee Fund
Scheduling: 2020-2025
Quantification: 10 units

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.

Responsibility: Community Development Department, Land Trust, etc.,
Financing: General Plan Maintenance Fee Fund
Scheduling: 2020-2021
Quantification: 10 units

Program H-1.7.13: Rezone a Portion of the GP Mill Site for Housing. 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.

Responsibility: Community Development Department
Financing: General Plan Maintenance Fee Fund
Scheduling: 2020-2025
Quantification: 50 units

Policy H-1.8 Substandard Housing. Work with state agencies and property owners to repair and replace substandard housing.

Program H-1.8.1 Repair and Replace. 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.

Responsibility: Community Development Department
Financing: General Fund
Scheduling: Ongoing
Quantification: 2 units

Program H-1.8.2 Substandard Housing Program. 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.

Responsibility: Community Development Department
Financing: Franchise Tax Board
Scheduling: Ongoing
Quantification: 3 units

Policy H-1.9 Work to Reduce the Cost of Construction and permitting Timeframes

Program H-1.9.1: Building Permits. Consider hiring a contract building inspector to bring building inspection services into the City in order to improve timeliness and inspection certainty.

Responsibility: City Council, Community Development Department
Financing: Building Permit Fees
Scheduling: 2020-25
Quantification: none

Program H-1.9.2: Reduce the Cost of Construction. 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.

Responsibility: City Council, Community Development Department
Financing: General Plan Maintenance Fee Fund
Scheduling: 2020
Quantification: none

Goal H-2 Expand affordable housing opportunities for persons with special housing needs such as the elderly, the disabled, households with very low to moderate incomes, and first time home buyers.

Policy H-2.1 Available Funding Sources: Utilize County, State and Federal programs and other funding sources that provide housing opportunities for lower-income and special needs households.

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.

Responsibility: Community Development Department
Financing: State and Federal sources
Scheduling: Apply for funding as funding cycles occur
Quantification: 65

Policy H-2.2 Encourage Senior Housing: Encourage affordable and market rate senior housing projects to be developed with density bonuses and flexible parking standards where consistent with maintaining the character of the surrounding neighborhood.

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.

Responsibility: Community Development Department
Financing: City
Scheduling: Periodically update inventory of properties suitable for senior housing.

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.

Responsibility: Community Development Department, Senior Center, MCHC, Project Sanctuary, etc.
Financing: State and Federal sources
Scheduling: 2020-2025
Quantification: 10

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.

Responsibility: Community Development Department, Senior Center, MCHC, Project Sanctuary, etc.
Financing: General Fund
Scheduling: 2020-2025

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.

Responsibility: Community Development Department
Financing: General Fund
Scheduling: 2020-2025

Policy H-2.3 Encourage Co-Housing: Encourage the development of co-housing for all family and household types, including seniors, families and the disabled.

Policy H-2.4 Increase Affordable Housing Development: Encourage the construction of housing units which are affordable to households with very low to moderate incomes.

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.

Responsibility: Community Development Department
Financing: City
Scheduling: Monitoring 2020-2023 & take action 2023-2025
Quantification: One inclusionary unit for the Housing Element period.

Program H-2.4.2 Support Self Help Housing: Continue to provide one or two planning incentives for self-help affordable housing.

Responsibility: Community Development Department
Financing: City and developers
Scheduling: Ongoing
Quantification: Six self-help units for the Housing Element period.

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).

Responsibility: Community Development Department
Financing: City
Scheduling: Changes to the zoning code have been completed. Implementation is ongoing.
Quantification: 10 SRO units for the Housing Element period.

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.

Responsibility: Community Development Department
Financing: City
Scheduling: 2020-2025

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.

Responsibility: Community Development Department
Financing: City
Scheduling: 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

education program for landlords about the benefits of the voucher program; and/or provide case work services for voucher tenants.

Responsibility: Hospitality Center, Project Sanctuary, Community Development Department
Financing: Grants and donations
Scheduling: 2020-2025

Program H-2.4.7 Supportive Housing: 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.

Responsibility: Community Development Department
Financing: City
Scheduling: 2020 – 2021
Quantification: 30 units

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 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.

Responsibility: Community Development Department
Financing: General Plan Maintenance Fee Fund
Scheduling: 2020-2021
Quantification: 20 units

Program H-2.5.9. 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.

Responsibility: Community Development Department
Financing: General Fund
Scheduling: 2019-2027
Quantification: Unknown

Policy H-2.5 Density Bonus Incentives: Continue to provide density bonuses to projects that provide a required percentage of total units affordable to very low and low-income households and for seniors as required by State Density Bonus law. *Any housing development approved pursuant to Government Code Section 65915 shall be consistent with all applicable certified Local Coastal Program (LCP) policies and development standards. In reviewing a proposed density increase, the City shall identify all feasible means of accommodating the density*

increase and consider the effects of such means on coastal resources. The City shall only grant a density increase if the City determines that the means of accommodating the density increase proposed by the applicant does not have an adverse effect on coastal resources. If, however, the City determines that the means for accommodating the density increase proposed by the applicant will have an adverse effect on coastal resources, the City shall not grant the density increase.

Policy H-2.6 Large Families: Encourage housing for large families.

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 a potential new construction or rehabilitation project that will serve large lower-income families and obtain and administer a grants specifically to accommodate large families.

Responsibility: Community Development Department
Financing: City, CDBG, HOME, Tax Credit, CoC and other sources
Scheduling: Ongoing
Quantification: Five large family units for the Housing Element period.

Policy H-2.7 Housing for the Disabled and the Developmentally Disabled: Continue to facilitate barrier-free housing in new development. Continue to require that 10% of all units in multi-family projects be developed in conformance with Universal Design to achieve accessibility for the disabled and the developmentally disabled.

Program H-2.7.1 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.

Responsibility: Community Development Department
Financing: City
Scheduling: Ongoing
Quantification: Three units of housing for persons with disabilities.

Policy H-2.8 Emergency and Transitional Housing: Continue to support emergency shelters, transitional housing and supportive housing within the City.

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.

Responsibility: Community Development Department
Financing: City
Scheduling: Annual update

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.

Responsibility: Community Development Department
Financing: City, CDBG
Scheduling: Ongoing

Quantification: 20 transitional units for the Housing Element period.

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.

Responsibility: Community Development Department
Financing: City
Scheduling: Changes to the zoning code have been completed. Implementation is 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.

Responsibility: Community Development Department
Financing: City
Scheduling: 2020-2025
Quantification: 10 transitional units.

Program H-2.8.5 Emergency Shelters: Continue to allow emergency shelters as a permitted use in the General Commercial (CG) zoning district.

Responsibility: Community Development Department
Financing: City
Scheduling: Changes to the zoning code have been completed. Implementation is ongoing.

Program H-2.8.6 Emergency Shelter for Families: Work with area non-profits to establish an emergency shelter for families.

Responsibility: Project Sanctuary, Community Development Department
Financing: Grants
Scheduling: 2020-2225
Quantification: 4 family shelter units.

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.

Responsibility: Community Development Department
Financing: City
Scheduling: Changes to the zoning code will take place in 2020/21.

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.

Responsibility: Community Development Department
Financing: City
Scheduling: ongoing.

Program H-2.8.9 Safe Parking Pilot Program. 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.

Responsibility: City of Fort Bragg & service providers
Financing: General Fund
Scheduling: 2020-2022
Quantification: NA

Program H-2.8.10 Define Group Home. Revise the ILUDC and CLUDC to define group homes that serve 6 or fewer as a permitted use in all zones in which a single-family home is permitted, and to define group homes with 7 or more residents as an organizational house.

Responsibility: Community Development Department
Financing: City
Scheduling: 2020-2021

Policy H-2.9 First Time Home Buyers: Encourage affordable housing for first time home buyers.

Program H-2.9.1 First Time Home Buyers: 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.

Responsibility: Community Development Department
Financing: City
Scheduling: 2020-2025

Program H-2.9.2: Funding Sources for First Time Home Buyers: 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.

Responsibility: Community Development Department
Financing: City, HOME, CDBG
Scheduling: Ongoing
Quantification: NA

Program H-2.9.3: Revise Annexation Regulations: 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.

Responsibility: Community Development Department
Financing: Property owners, City
Scheduling: 2019-2025
Quantification: 20 single unit homes

Goal H-3 Promote housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status, or national origin.

Policy H-3.1 Equal Housing Opportunity: Continue to facilitate non-discrimination in housing and ensure compliance with all fair housing laws.

Program H-3.1.1 Housing Discrimination Complaints: 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.

Responsibility: Community Development Department
Financing: City
Scheduling: Ongoing

Program H-3.1.2 Non-discrimination Clauses: Include non-discrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.

Responsibility: Community Development Department
Financing: City
Scheduling: Ongoing

Policy H-3.2 Improve Accessibility to Housing: Make it easier to develop housing for seniors and persons with disabilities.

Program H-3.2.1 Use Housing Funds: 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.

Responsibility: Community Development Department
Financing: City, CDBG, HOME
Scheduling: Ongoing
Quantification: Twenty units for seniors, persons with disabilities and persons with developmental disabilities in the Housing Element period.

Program H-3.2.2 Reasonable Accommodation for Persons with Disabilities and Developmental Disabilities: 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.

Responsibility: Community Development Department
Financing: City
Scheduling: Implemented and ongoing
Quantification: Ten reasonable accommodations for persons with disabilities for the Housing Element period. Five reasonable accommodations will be for people with developmental disabilities.

Program H-3.2.3 Reasonable Accommodation: Ensure all new, multi-family construction meets the accessibility requirements of the federal and State Fair Housing Acts through local permitting and approval processes.

Responsibility: Community Development Department
Financing: City
Scheduling: Ongoing

Goal H-4 Improve needed services to expand housing development opportunities.

Program H-4.1.1 Continue to Pursue Strategies to Address Water Pressure Issues: Continue to pursue strategies to address water pressure issues that impact development potentials.

Responsibility: Community Development Department
Financing: City, Infrastructure Bank, Property Owners, Development Impact Fees
Scheduling: Ongoing

Program H-4.1.2 Reduce Capacity Fees for Smaller Units: 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.

Responsibility: Department of Public Works
Financing: Fort Bragg Municipal Improvement District 1
Scheduling: 2020 – 2021
Quantification: 5 units

Goal H-5 Conserve and improve the existing housing supply to provide adequate, safe, and decent housing for all Fort Bragg residents.

Policy H-5.1 Housing Rehabilitation: Continue and expand the City's housing rehabilitation and preservation programs.

Program H-5.1.1 Housing Rehabilitation Projects: 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.

Responsibility: Community Development Department
Financing: City, CDBG, HOME
Scheduling: Annually as an ongoing program
Quantification: 30 units

Program H-5.1.2 Target Areas: 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.

Responsibility: Community Development Department
Financing: City or CDBG
Scheduling: Update in 2021

Program H-5.1.3 Housing Rehabilitation/Preservation Program: 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.

Responsibility: Community Development Department

Financing: City, CDBG, HOME and other State and Federal funds
Scheduling: In place and ongoing
Quantification: 15 units

Program H-5.1.4 Capital Improvement Program: 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.

Responsibility: Community Development and Public Works Departments
Financing: City, State and Federal funding sources
Scheduling: Annually as an ongoing program

Policy H-5.2 Discourage Conversion of Residential Units: Discourage the conversion of residential units to other uses.

Program H-5.2.1 Discourage Vacation Rentals: 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.

Responsibility: City Council, Community Development Department
Financing: City
Scheduling: 2020-21

Program H-5.2.2 Single-Family Homes: Continue to allow the reuse of existing single-family residences, in commercial zones, as single-family residences. Consider allowing second units on commercially zoned parcels with existing single family homes.

Responsibility: Community Development Department
Financing: City
Scheduling: 2020-21
Quantification: 5 units

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.

Responsibility: Community Development Department
Financing: City
Scheduling: Changes to the zoning code have been completed. Implementation is ongoing.

Policy H-5.3 Preserve At-Risk Units: Work with private and non-profit affordable housing developers to preserve at-risk affordable housing projects.

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.

Responsibility: Community Development Department
Financing: HOME Program, Federal Tax Credits, Redevelopment Agency, etc.
Scheduling: Ongoing

Program H-5.3.2 Require At-Risk Education Program: Work with property owners and non-profit affordable housing organizations to ensure that tenants receive required education and notifications regarding at-risk units.

Responsibility: Community Development Department
Financing: City
Scheduling: Ongoing

Program H-5.3.3. Monitor Units At-Risk: 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.

Responsibility: Community Development Department
Financing: City
Scheduling: 2025-2030

Program H-5.3.4. Replacement Program for Units that are 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.

Responsibility: Community Development Department
Financing: City
Scheduling: 2025-2030

Program H-5.3.5 Work with Potential Purchasers of At Risk Units: 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.

Responsibility: Community Development Department
Financing: City
Scheduling: Ongoing

Program H-5.3.6 Maintain a List of At-Risk Projects: Actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.

Responsibility: Community Development Department
Financing: City
Scheduling: Ongoing

Program H-5.3.7 Provide Tenant Education & Assistance for Tenants of At Risk Projects: 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

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.

Responsibility: Community Development Department
Financing: City
Scheduling: Ongoing

Goal H-6 Adopt and Implement a Housing Element that Complies with State Law.

Policy H-6.1 Public Participation: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.

Program H-6.1.1 Workshops: Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.

Responsibility: Community Development Dept., Community Development Committee
Financing: City
Scheduling: Annually

Policy H-6.2 Annual Review of Housing Element Implementation: Carry out an annual progress report on implementation of the Housing Element.

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.

Responsibility: Community Development Department
Financing: City
Scheduling: Annually (include with the annual review of the Capital Improvement Program (CIP) by the Planning Commission)

Goal H-7 Increase Housing Opportunities that Provide Environmental Benefits

Policy H-7.1 Encourage environmental practices in all housing.

Program H-7.1.1 Recycling: Consider revising the zoning ordinance so that all multi-family residential developments provide a centralized drop-off location for recyclables and compostable materials.

Responsibility: Community Development Department
Financing: City
Scheduling: Changes to the zoning code will take place in 2020/21.

Program H-7.1.2 Rainwater Capture & 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 multi-family residential uses.

Responsibility: Community Development Department
Financing: City

Scheduling: 2020/21

Program H-7.1.3 Sustainable Building Techniques: Encourage housing that includes environmental benefits such as energy conservation, green building, water conservation, and recycling.

Responsibility: Community Development Department
Financing: City
Scheduling: 2020/21

Program H-7.1.4 Passive Solar Design Strategies: 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 mixed-use 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.

Responsibility: Community Development Department
Financing: City
Scheduling: 2020/21

Program H-7.1.5 Energy Retrofit Program: Continue to apply for and administer funds to assist residents with energy conservation retrofits and weatherization 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.

Responsibility: Community Development Department, REDI
Financing: City
Scheduling: Ongoing

SECTION 2: PUBLIC PARTICIPATION

This Housing Element update was developed through the combined efforts of City staff, Planning Commission, City Council and the community. The City will continue to actively engage in a community process to set program and policy priorities and throughout the implementation of said programs and policies.

The community participation process for the 2019 Housing Element included:

Meetings of City Council. Mayor Will Lee, Vice-Mayor Bernie Norvell, Councilmembers Jessica Morsell-Haye, Tess Albin-Smith, and Lindy Peters considered policy and programmatic approaches to housing in Fort Bragg as a Conduct of Business item. Public comment was received from the podium.

Meetings of Planning Commission. Chair Nancy Rogers, Vice-Chair Stan Miklose, and Commissioners Jay Andreis, Jeremy Logan and Michelle Roberts provided input as a Conduct of Business item and considered recommendation to Council to adopt the 2019 Housing Element. Public comment received from the podium. Spanish Translation was available during the Planning Commission meeting.

Notification in Newspaper. The City published an advertisement in the weekly newspaper, *The Advocate-News*, that ran for two weeks to encourage public participation:



2019 Housing Element Update

May 15, 2019
Farmers Market Table 3-5 PM
Town Hall 6-7:00 PM

Attend a community workshop on May 15th and help shape the City's Housing Policy for the next 8 years!

Visit the City's webpage: <https://city.fortbragg.com/689/2019-Housing-Element>
Visit the Community Development Department in City Hall
or contact Sarah McCormick at (707) 961-2827 x113 for more information.

Bulletins. Information was posted about the Town Hall Workshop, Farmer's Market Table, link to Community Survey and 2019 Housing Element webpage and contact information for City staff in English and Spanish was posted throughout Fort Bragg on public bulletin boards including: kiosk on Franklin/Laurel, kiosk on Franklin/Alder, Down Home Foods, Lucy's Launderette, Fort Bragg Public Library and others. See Appendix C for an example.

Webpage. A 2019 Housing Element Update webpage to inform the public on all planning activities, timeline and how to get involved was created and maintained on the City's website.

Social Media. Numerous notifications were sent out using platforms such as Facebook, Instagram and the City's 'Notify Me' service to announce the various Housing Element update planning activities.

Survey Monkey. Over 100 people completed an online Housing Element Survey. This survey was not translated into Spanish because past Spanish language surveys have only received a few responses. Individual questions and responses are available as Appendix D: Community Survey. Comments received from this workshop resulted in the formulation of the following policies:

- Program H-5.2.1 Discourage Vacation Rentals

Town Hall Workshop. The following individuals attended a community workshop in Town Hall on Wednesday, May 15, 2019: Joseph Eaten, Michelle Deering, Jim Deering, Gordon Barbosa, Linda Jo Stern, Jacob Patterson, Elizabeth Swenson, Jenny Shattuck, Jess Weigner, Tammy Davis, George Reinhart, two anonymous and 4 City staff. Spanish Translation was available during the Town Hall Workshop. Comments received from this workshop resulted in the formulation of the following policies:

- Program H-1.7.10: Tiny Home Community
- Program H-1.7.11: Public Private Partnership for Major Subdivisions
- Program H-1.9.1: Building Permits
- Program H-1.9.2: Reduce the Cost of Construction
- Program H-1.7.9: Live-Work Housing in Industrial Zoning Districts.
- Program H-1.3.3 Junior Accessory Dwelling Units
- Program H-1.7.9: Public Private Partnership for Major Subdivisions
- Program H-2.4.4: Consider Community Land Trust

Farmer's Market Table. Staff set up a community outreach table for two days at the weekly Farmer's Market Table to discuss housing in Fort Bragg with regard to this update. Spanish Translation was available during the Farmer's Market Table. The following people provided input: Gabriel Quinn Maroney, Jacob Patterson, Sara Kelemen, Lindy Peters, Ted Balassi, Juli Mortensen, Lisa Edens-Tan, Carol Joyce, Chris Vandersen, Juli Apostolu, Thea Yaffe-Mays, Rebecca Yaffe, Rodney Jones, John Lilly and Family, Shelly Coben, Les Cisek. and three anonymous. Comments received at the Farmer's Market resulted in the formulation of the following policies:

- Program H-2.2.3 Encourage Housing with Dementia Care and Assisted Living for Seniors
- Program H-1.9.1: Building Permits
- Program H-1.9.2: Reduce the Cost of Construction
- Program H-1.7.10: Tiny Home Community
- Program H-1.3.3: Junior Accessory Dwelling Units

- Program H-1.3.5: Allow Tiny Homes as Second Units

Housing Action Team May Workshop. In addition to the May 9th special workshop, City staff has met with Healthy Mendocino's Housing Action Team (HAT) on a monthly basis for over a year to discuss challenges and strategic solutions to creating more housing for our community. Present and past HAT members included in the conversations: Elizabeth Swenson, Linda Jo Stern, Chris Skyhawk, Suzanne Hewitt, George Reinhart, Dan Gjerde, Linda Friedman, Carla Harris, Lara Anderson, Richard Mack, Barbara Burkey, Jary Stavely, Carol Ann Walton, Leslie Langslet, Kacy Kelly, Geri Morisky, Maggie O'Rourke, Dorine Real, Patrice Mascolo, Jade Tippet, Marie Jones, Jessica Morsell-Hayes and Thais Mazur. Comments received from the Housing Action Team resulted in the formulation of the following policies:

- Program H-1.3.5: Allow Tiny Homes as Second Units
- Program H-1.3.6: Alternative Designs for Second Units
- Program H-2.4.4: Consider Community Land Trust
- Program H-2.4.6: Support Effective Use of Housing Vouchers
- Program H-2.4.3: SRO Housing by Right

Community Development Department Counter. The following people provided in-person comments to staff at the Community Development Department counter: Dennis Miller, Debra Lennox, Jay Andreis, Catey Naal, and four anonymous persons.

Special Housing Needs Stakeholder Meetings. Staff met in-person or over the telephone to gain insight from representatives from the following organizations:

- Mendocino Coast Hospitality Center - resulted in the following program recommendations:
 - Program H-2.8.8: Evidence Based Homeless Services
 - Program H-2.8.6: Emergency Shelter for Families
 - Program H-2.4.6: Support Effective Use of Housing Vouchers
 - Program H-2.4.3: SRO Housing by Right
- Redwood Coast Senior Center resulted in the following program recommendations
 - Program H-2.2.2: Encourage Housing for Seniors with Pets
 - Program H-2.2.2: House Sharing
- Project Sanctuary resulted in the following program recommendations
 - Program H-2.8.6: Emergency Shelter for Families
 - Program H-2.4.6: Support Effective Use of Housing Vouchers
- Safe Passage- resulted in the following program recommendations
 - Program H-2.4.6 Support Effective Use of Housing Vouchers
- Coastal Mendocino Board of Realtors resulted in the following program recommendations:
 - Program H-1.7.4: Allow Higher Densities by Right
 - Program H-1.7.5: Allow Higher Densities in Single Family Residential Districts with Use Permit Approval
 - Program H-1.7.6: Simplify Design Review for Small Residential Projects
- UC Davis Cooperative Education Specialist resulted in the following program recommendations:

- Program H-2.4.4 Consider Community Land Trust
- DANCO Group, affordable housing developer resulted in the following program recommendations:
 - Program H-1.6.2: Planning Incentives for Infill
 - Program H-1.7.1: Permit Streamlining
 - Program H-1.7.4: Allow Higher Densities by Right
 - Program H-1.7.10: Mitigation Banks
- Habitat for Humanity
- Mendocino Coast Hospital
- Fort Bragg Unified School District
- Mendocino Coast Clinics
- US Coast Guard: Station Noyo River

Input from participants at various meetings, hearings, and workshops included the following requests and City responses:

HCD received three emails from Jacob Patterson during HCD's review of the Housing Element. As part of these emails, Mr. Patterson requested that the City add two policies to the Housing Element, that would: 1) create safe parking areas for homeless people who are living in their cars; and 2) establish a response to MCHC decision not to run the Emergency Weather Shelter in 2019. Program H.2.8.9 was added to address the safe parking request and the existing Program H.2.8.2 should address continuation of the Emergency Weather Shelter. Additionally during public meetings and at the Farmer's Market, Jacob Patterson identified additional housing issues which are addressed by the following new policies of the Housing Element:

- Program H-2.2.3 Encourage Housing for Seniors with Pets
- Program H-1.9.1: Building Permits
- Program H-1.7.9: Live-Work Housing in Industrial Zoning Districts
- Program H-2.9.3 Revise Annexation Regulations
- Program H-4.1.2 Reduce Capacity Fees for Smaller Units

SECTION 3: PREVIOUS HOUSING ELEMENT

The policies and implementing actions of the previous Housing Element adopted in 2014 concentrated on preserving and rehabilitation of existing housing stock, encouraging the construction of secondary dwelling units, mixed-use residential developments, inclusionary housing development, and multi-family and housing development for special populations (seniors, large families, the disabled, first time buyers, etc.). Additional priorities of the 2014 Housing Element were to:

1. Conserve and improve existing housing;
2. Establish a second unit program;
3. Encourage and support the development of housing through innovative housing strategies that encourage house sharing, co-housing, live work, senior self-help SRO and other types of housing that is designed for low income and special needs populations;
4. Encourage emergency, transitional and supportive housing; and
5. Ensure reasonable accommodation in compliance with Fair Housing.

See Appendix A for an evaluation of the programs of the previous Housing Element.

This 2019 Housing Element builds on the foundation established by the previous Element and contains many new policies and implementation programs as seen in Section 1.

SECTION 4: HOUSING NEEDS ASSESSMENT

This section analyzes the demographic, household, employment and housing stock statistics and trends of Fort Bragg. The analysis is for the entire City of Fort Bragg. It is the basis for the City's housing goals, policies and programs as it identifies housing issues, needs and opportunities as required by State Law. Specifically, the information presented in this section summarizes the following:

1. Population and employment trends;
2. Household characteristics analysis;
3. Housing stock characteristics;
4. Special housing needs analysis;
5. Analysis of opportunities for energy conservation in residential development;
6. Analysis of existing assisted housing projects at-risk of converting to non-low income uses; and
7. Projected housing need, including the locality's share of the regional housing needs as determined by MCOG, progress toward RHNA and documenting affordability based on rents, sales prices, or other mechanisms that ensure affordability.

The Housing Needs Assessment is completed in conformance with Housing and Community Development (HDC) guidelines. The information provided in this analysis is based on the most up-to-date data available from the following sources: Housing and Community Development (HDC) 6th Cycle Data Package; U.S. Census (due to the small population of the City of Fort Bragg, it is not included in the American Community Survey data set); Realfacts; California State Department of Finance; California Employment Development Department; the City's Department of Community Development and Finance Department.

While the General Plan takes a ten-year perspective, the Housing Element projects population and housing needs for an eight-year time span. The type and amount of housing needed for a community is largely determined by factors such as population growth, age, employment opportunities and income. This section considers the City of Fort Bragg's population and employment trends, household characteristics, housing stock characteristics, opportunities for energy conservation and includes a special needs housing assessment in order to determine the community's housing needs.

A. POPULATION AND EMPLOYMENT TRENDS

Population

Fort Bragg is a community of 7,512, which is about 8% of the population in Mendocino County. The city has added 135 residents since the last Housing Element update in 2014, which is about 40 new residents a year on average (see Table 1.1). Fort Bragg's average annual change in population mirrors that of surrounding jurisdictions, with the unincorporated parts of the County growing at a slightly slower rate (see Table 1.2). In the past, the unincorporated regions of the County have grown at a higher rate than cities. The shift from rural to town living may be occurring in part because: the increasing number of vacation rentals in the County have driven up housing costs and pushed local residents into the city, and some retirees have moved into the City for a more walkable experience and to be close to services.

Table 1.1 – City of Fort Bragg Population Growth Trends 2014-2018						
	Population 4/1/2015	Population 1/1/2016	Population 1/1/2017	Population 1/1/2018	Average Annual Change	
					Number #	Percent %
City of Fort Bragg	7,377	7,440	7,449	7,512	40	0.5%
County of Mendocino	88,215	88,721	89,092	89,299	249	0.3%

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2018, Census with 2010 Census Benchmark. Sacramento, California, April 2019

Table 1.2 Mendocino County Population Growth Trends 2014-2018						
City	Population 4/1/2015	Population 1/1/2016	Population 1/1/2017	Population 1/1/2018	Average Annual Change	
					Number	Percent
Fort Bragg	7,377	7,440	7,449	7,512	40	0.5%
Point Arena	427	429	437	448	2	0.5%
Ukiah	15,785	15,796	15,889	16,226	76	0.5%
Willits	5,028	5,088	5,092	5,128	27	0.5%
Unincorporated	59,598	59,968	60,225	59,985	76	0.1%
County Total	88,215	88,721	89,092	89,299	249	0.5%

Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2018, Census with 2010 Census Benchmark. Sacramento, California, April 2019

The relative slow rate of housing development, coupled with a large and growing population has placed a strain on the City's housing market as most of the units in Fort Bragg are modest single family homes (between 1,100 and 1,400 SF). Table 1.3 and 1.4 show that 37.9% of residents are over 62 years in age. However, 49% of owner-occupied householders are over 60 years of age, while 25% of renter occupied householders are over 60.

Table 1.3 Population by Age (2017)

	Total	Percent	Margin of Error
Total Population	7,269	100	
Median Age (years)	39.2		
1 to 18 years	1,629	22.4	+/- 175
18 years and over	5,640	77.6	+/-176
21 years and over	5,380	74.0	+/-208
62 years and over	1,500	20.6	+/-187
65 years and over	1,247	17.2	+/-179
Source: US Census, American Factfinder			

Table 1.4 - Households by Tenure and Age (2012-2016)

	Mendocino County, CA		Fort Bragg City, CA	
	Estimate	Percent	Estimate	Percent
Total:	34,594		2,811	
Owner occupied:	19,764	57%	1,008	36%
Householder 15 to 24 years	161	0.8%	7	.7%
Householder 25 to 34 years	910	4.6%	20	2%
Householder 35 to 44 years	2,056	10.4%	41	4%
Householder 45 to 54 years	2,732	13.8%	251	24.9%
Householder 55 to 59 years	2,350	11.9%	61	6.1%
Householder 60 to 64 years	3,522	17.8%	187	18.6%
Householder 65 to 74 years	4,861	24.6%	245	24.3%
Householder 75 to 84 years	2,183	11%	99	9.8%
Householder 85 years and over	989	5%	97	9.6%
Renter occupied:	14,830	43%	1,803	64%
Householder 15 to 24 years	661	4.5%	60	3.3%
Householder 25 to 34 years	3,033	20.5%	306	17%
Householder 35 to 44 years	3,235	21.8%	472	26.2%
Householder 45 to 54 years	2,939	19.8%	412	22.9%
Householder 55 to 59 years	1,252	8.4%	88	4.9%
Householder 60 to 64 years	1,104	7.4%	79	4.4%
Householder 65 to 74 years	1,462	9.9%	236	13.1%
Householder 75 to 84 years	663	4.5%	134	7.4%
Householder 85 years and over	481	3.2%	16	0.9%
Source: ACS B25007 (2012-2016)				

Employment Trends

Fort Bragg is the center of employment opportunities on the north coast of Mendocino County. Health Care and Social Services, and Educational Services are the largest sectors of employment with 23.3% of jobs. The Retail Trade (18.7%) and Arts, Entertainment, Recreation and Accommodations (15.6%) sectors comprise the next significant portion of jobs. See Table 1.5 below.

The City's larger employers include the local hospital and medical clinic, Fort Bragg Unified School District, City government, a variety of construction trades, and a number of restaurants, hotels, services and retailers including Safeway, Harvest Market, Mendo Mill, and Rossi's Lumber Company, in addition to a small manufacturing base that includes Holmes Lumber, North Coast Brewing and Flo Beds.

Table 1.5 Employment by Industry		
	Estimate	Percent
Total Employed Population (16 years and older)	3, 205	100
Agriculture, forestry, fishing and hunting, and mining	237	7.4
Construction	158	4.9
Manufacturing	115	3.6
Wholesale trades	24	0.7
Retail trade	599	18.7
Transportation and warehousing, and utilities	50	1.6
Information	63	2.0
Finance insurance, real estate and rental and leasing	158	4.9
Professional, scientific, management, administrative and waste management services	393	12.3
Educational services, health care and social assistance	748	23.3
Arts, entertainment, recreation, accommodation and food services	499	15.6
Other services, except public administration	72	2.2
Public administration	89	2.8
Source: ACS DP-03 (2012-2016) US Census, American Factfinder		

Fort Bragg continues to rise in popularity as a tourist destination, however most employment opportunities catering to tourists offer relatively low wages. In general, Fort Bragg has an abundance of very low, low, and/or moderate wage job opportunities and consequently our community has a very sizeable low income population. Typical occupations include: medical

assistant, teaching aide, teacher, cashier, inventory stocker, waiter, housekeeper, carpenter, etc. Based on 2018 Occupational Wage data for Mendocino County, Table 1.6 provides employment profiles with relative range of wages. As a countervailing trend many of the largest employers in our community, such as the North Coast Brewery and the Hospital employ higher wage staff in specialty occupations. Even these higher wage employees (\$50 to \$90K/year) have a difficult time locating rental and for-sale housing that is in reasonable condition at a reasonable cost.

Table 1.6 Employment Profile and Income	
Very Low Income Occupations (<\$35k annual wage)	
<ul style="list-style-type: none"> ➤ Cashiers ➤ Janitors ➤ Waiter/Waitress ➤ Hairstylist 	<ul style="list-style-type: none"> ➤ Security Guards ➤ Childcare Workers ➤ Home Health Care Workers ➤ Retail Salesperson
Low Income Occupations (\$35k to 45k annual wages)	
<ul style="list-style-type: none"> ➤ Bus Drivers ➤ Bookkeeping/Accounting Clerks ➤ Post Mail Carriers 	<ul style="list-style-type: none"> ➤ Preschool Teachers ➤ Office & Administrative Staff ➤ Machinists
Moderate Income Occupations (\$45k to 60k annual wages)	
<ul style="list-style-type: none"> ➤ Teachers ➤ Paralegals/ Legal Assistants ➤ Real Estate Agents 	<ul style="list-style-type: none"> ➤ Family/School Social Workers ➤ Graphic Designers ➤ Carpenters
Source: Occupational Employment Statistics (2018 - 1 st Quarter), https://www.labormarketinfo.edd.ca.gov/data/oes-employment-and-wages.html	

The informal and underground economy, while not quantified in Table 1.5, also contribute to Fort Bragg’s economy.

In terms of anticipated employment growth and anticipated changes in employment, the City is currently undergoing a significant Local Coastal Program (LCP) amendment to reuse the former 400 acre Georgia-Pacific Mill Site with a mix of residential, commercial, industrial and open space zoning districts. Many local businesses, such as North Coast Brewing Company the Skunk Train, and Harvest Market anticipate expanding operations onto the site. Additionally, one or more large hotels will also eventually employ a number of people in the hospitality sector on site. These anticipated development projects would increase the number of higher quality jobs within City Limits. Additionally, the reuse of the site would provide sufficient zoning for 400 units of multi-family housing, which would provide more housing to improve the jobs housing balance in Fort Bragg.

Additionally, there is an active planning application for a proposed 65-unit hotel north of Pudding Creek which will be considered by Planning Commission in the coming year.

B. HOUSEHOLD CHARACTERISTICS

This section will evaluate the following:

1. The current number of households by tenure (rental or ownership) and the changes in the proportion of renter and owner households;
2. Household-growth trends in relation to types of housing needed;
3. Numerical, annual household growth;
4. How the housing needs of owners and renters are being met; and
5. The number and change of renters in single-family units versus multifamily units.

“Household” is defined by the U.S. Census as any group of people occupying a housing unit, which may include related family members and unrelated people.

Number of Existing Households

As illustrated in table 2.1 below, 36% of households are owner-occupied, while 64% are renter occupied.

Existing Households	Owner Occupied	Renter Occupied
2,811	1,008	1,803
Percentage	36%	64%
Source: ACS B25014 (2012-2016)		

The total number of households has decreased from 2,913 households in 2011 to 2,811 households in 2018. Additionally, the number of owner occupied households has decreased 10 percent since the Housing Element was last updated in 2014.

The majority of the City’s residents continue to rent their homes and nearly half of renters (49.1 percent), are between the ages of 35 and 54 years, as shown in Table 2.2. The high number of renters is partly because the cost housing has risen faster than local wages can afford, and partially because a significant portion of the housing stock are “alley houses”, or accessory dwelling units, which are generally renter-occupied. The largest group of owner occupied households are between the ages 60 and 74 years (42.9 percent).

Table 2.2 - Households by Tenure and Age (2012-2016)		
	Fort Bragg City, CA	
	Estimate	Percent
Total:	2,811	
Owner occupied:	1,008	36%
Householder 15 to 24 years	7	.7%
Householder 25 to 34 years	20	2%
Householder 35 to 44 years	41	4%
Householder 45 to 54 years	251	24.9%
Householder 55 to 59 years	61	6.1%
Householder 60 to 64 years	187	18.6%
Householder 65 to 74 years	245	24.3%
Householder 75 to 84 years	99	9.8%
Householder 85 years and over	97	9.6%
Renter occupied:	1,803	64%
Householder 15 to 24 years	60	3.3%
Householder 25 to 34 years	306	17%
Householder 35 to 44 years	472	26.2%
Householder 45 to 54 years	412	22.9%
Householder 55 to 59 years	88	4.9%
Householder 60 to 64 years	79	4.4%
Householder 65 to 74 years	236	13.1%
Householder 75 to 84 years	134	7.4%
Householder 85 years and over	16	0.9%
Source: ACS B25007 (2012-2016)		

As shown in Table 2.3, a large percent of all households are composed of people living alone. This population is very large (1,056 households out of 2,500 households) and is comprised primarily of seniors, many of whom live in larger single family homes. Fort Bragg has a need for smaller market rate senior housing units in senior communities. Such communities could allow seniors to move into smaller units, freeing up larger units for families and at the same time providing seniors with a community for better interactions and reduced loneliness.

Fort Bragg's larger families are almost entirely renters, indicating a need for additional multi-family housing.

Overall, Fort Bragg needs more of all types of housing units. The City needs one bedroom units and senior housing to accommodate small single person households, which could make larger homes available to families. 3-4 bedroom houses are needed to accommodate larger family households, and as the majority of households in Fort Bragg are lower income,

affordable housing is needed. Additionally, as mentioned above quality workforce and market rate housing is also needed to meet the needs of major area employers.

Table 2.3 – Household Size by Tenure, including Large Households (2012-2016)

	Owner		Renter		Total	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Households living alone	360	34.1%	696	65.9%	1,056	100%
Households 2-4 persons	583	45.5%	697	54.5%	1,280	100%
Households 5+ persons	65	24.2%	204	75.8%	269	100%

Source: ACS B25007 (2012-2016)

Currently, housing needs are being met in a fairly limited fashion through two mechanisms:

- The accessory dwelling unit (ADU) program. Currently, in a typical year, more accessory dwelling units are constructed than single family or multi-family units in Fort Bragg. The City supports the construction of ADUs through the implementation of a Free Second Unit Plans program. This program was initiated in 2008 as the housing market was collapsing and did not gain much traction during its first years. However, enthusiasm for this program has grown with 4-8 ADU units under construction in any given year.
- The City has partnered with Danco Group to build an additional 68 affordable housing units (and one manager’s unit), which will consist of 20 permanent supportive residential cottages affordable to people with extremely low incomes (<50% of AMI), 25 single-story affordable senior residential cottages affordable to people with extremely low incomes (<50% of AMI), and 23 two-story workforce/family residential duplexes affordable to people with low incomes (30%-50% of AMI). With the additional of the Danco project the City will significantly add to its multifamily housing stock as the 69 new multifamily units would be added to an existing stock of 354 multifamily units for a percentage increase of 19% overall to our multifamily units (5+units) (see Table 3.4).

Despite these efforts, the City continues to face a serious housing shortage and the City has added numerous new programs to this Housing Element update to address the crisis.

Households Overpaying for Housing

Housing is generally the greatest, single expense for Fort Bragg families. Current standards measure housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or “cost burdened.” Severe overpaying occurs when households pay 50 percent or more of their gross income for housing.

Housing affordability is an urgent issue in the City of Fort Bragg, regionally and throughout the State. It is a complex issue with multiple factors including demographic factors such as, retirees with fixed incomes and increased health costs, young people burdened with student loan debt and unable to save for down payments, manufacturing jobs converting to the low wage service sector, etc. From the perspective of developers, the lack of Federal and State funding and/or subsidies to support housing that low income and moderate income families can afford make construction costs prohibitive.

Current standards to measure housing costs are understood in relation to a household's gross income; households spending more than 30 percent of their income are considered cost burdened and overpaying for housing, and severe overpaying occurs when households are using 50% or more of their gross income to cover housing costs.

Table 2.4 below indicates that nearly half (46.5%) of the households living in Fort Bragg are overpaying or severely overpaying for housing. This number can be further analyzed as follows:

- 33% percent of renters are overpaying for their housing;
- 13% of home owners are overpaying;
- 17% of all households are paying between 30 and 50% of their income for housing, and
- **29% of all households pay more than 50% of their income for housing.** In general, housing is less affordable for low-income households than for higher income households.

Table 2.4 – Overpayment by Income		
	Number	Percent of Total Households
Total occupied units (households)	2,855	100.0%
Total Renter households	1,750	61.3%
Total Owner households	1,105	38.7%
Total lower income (0-80% of HAMFI) households	1,565	54.8%
Lower income renters (0-80%)	1,220	42.7%
Lower income owners (0-80%)	345	12.1%
Extremely low income (ELI) renters (0-30%)	435	15.2%
Extremely low income owners (0-30%)	50	1.8%
Lower income households paying more than 50%	810	28.4%
Lower income renter HH severely overpaying	630	22.1%
Lower income owner HH severely overpaying	180	6.3%
Extremely Low Income (0-30%)	290	10.2%
Extremely low income (ELI) Renter HH severely overpaying	255	8.9%
ELI Owner HH severely overpaying	35	1.2%
Income between 30%-50%	270	9.5%
Income between 50% -80%	250	8.8%
Lower income households paying more than 30%	1,079	37.8%
Lower income renter HH overpaying	875	30.6%
Lower income owner HH overpaying	204	7.1%
Extremely Low Income (0-30%)	359	12.6%
Income between 30%-50%	320	11.2%
Income between 50% -80%	400	14.0%
Total Households Overpaying	1,329	46.5%
Total Renter Households Overpaying	950	33.3%
Total Owner Households Overpaying	379	13.3%
Total households paying between 30%-50% Income	494	17.3%
Total households paying > 50% Income	835	29.2%
Source: 2006-2015 CHAS Data Sets https://www.huduser.gov/potal/datasets/cp.html#2011-2015_data		

In order to address the overpayment for housing, the City is undertaking a number of actions, including:

- Actively working with non-profit developers to develop 68 additional affordable housing units in Fort Bragg;
- Actively working with Parents and Friends to establish three affordable group homes for people with disabilities; and
- Preparing a planning grant application for Senate Bill (SB) 2 funding in the amount of \$160k to address priority policy areas and identify potential projects to facilitate

housing affordability, accelerate housing production and streamline approval of housing in Fort Bragg.

Overpaying by Lower Income Households

According to the most recent American Community Survey estimates using US Census data, the median income of households defined as lower income is \$33,018 or less. Lower income households are likely to pay more than 30% and/or more than 50% of their incomes for housing costs. Seventy-eight percent of low income households overpaying more than 50% of their income on housing are renters.

Table 2.5 - Lower Income Household Characteristics (0-80% of HAMFI)		
	Number	Percent
Total Lower Income Households	1,565	100%
Renters	1,220	78%
Owners	345	22%
Paying more than 30%	1,079	69%
Renters	875	81%
Owners	204	19%
Paying more than 50%	810	52%
Renters	630	78%
Owners	180	22%
Source: 2006-2015 CHAS Data Sets https://www.huduser.gov/potal/datasets/cp.html#2011-2015_data		

In an effort to address the lack of affordable housing, the City has partnered with a real estate development company specializing in affordable housing – Danco Group in Arcata, California. The City has secured funding (\$3,000,000 HEAP grant funding from the Continuum of Care and a \$250,000 low-interest loan from the City), and approved all planning permits (Coastal Development Permit and Design Review Permit) to construct: 25 single-story affordable senior residential cottages; 20 permanent supportive residential cottages; and 23 two-story workforce/family residential duplex units (68-units total). Danco recently secured 20 project-based vouchers for this project, and this Tax Credit funded housing development is scheduled to break ground in 2020.

Overpaying by Extremely Low Income Households

Extremely low income (ELI) households are defined as households with incomes less than 30% of the area median income. According to the most recent American Community Survey estimates using US Census data, the median household income in Fort Bragg is \$41,273. For ELI households, this results in an income of \$12,381 or less per household. Many ELI households are likely to face overpayment, overcrowding, and/or substandard housing conditions. As noted below 60% of extremely low income households pay 50% or more of their income on housing.

Table 2.6—Extremely Low Income Household Characteristics (0-30% of HAMFI)		
	Number	Percent
Total ELI Income Households	485	100%
Renters	435	90%
Owners	50	10%
ELI Households Paying more than 30%	359	74%
ELI Households Paying more than 50%	290	60%
Source: 2006-2015 CHAS Data Sets https://www.huduser.gov/potal/datasets/cp.html#2011-2015_data		

In order to address the needs of this population, several programs have been included in this Housing Element such as partnering with non-profit agencies to improve the successful use of housing vouchers, support single-occupancy housing, and develop new lower income housing.

C. HOUSING STOCK CHARACTERISTICS

Fort Bragg is a predominantly residential community and the existing housing stock not only defines the character of the City, but is one of its most valuable resources. The City is laid out on a grid with alleyways running mid-block and most residential land is designated Low Density Residential. The resulting neighborhoods are made up of relatively large parcels (typically 50' x 150') with single family dwellings along the street frontage and accessory dwelling units along the alley. There is a relatively high number of older homes in the City.

Housing Conditions

In 2009, PMC (now know as Michael Baker International) completed a Housing Conditions Survey that complies with State (HCD) guidelines. The survey found that, overall, housing in Fort Bragg is of sound condition. Only nine percent of all units require repairs, and half of units requiring repairs only require minor repairs. Only one percent of all units are dilapidated or require substantial repair. However, this survey did not include alley houses, which comprise an estimated 25% of the City's single family housing stock. Many of these houses are in poor repair and a subsequent housing conditions survey slated for 2020 may find additional housing condition issues. Please see Table 3.1 below for a review of the overall housing conditions by unit type.

Table 3.1 - Overall Housing Conditions, Fort Bragg, 2009						
Structure Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single Family, detached garage	89.5%	5.0%	4.0%	0.8%	0.8%	100.0%
Single Family, attached garage	95.5%	2.7%	1.6%	0.3%	-	100.0%
Duplex	92.1%	7.9%	-	-	-	100.0%
Multi-Family	94.4%	4.8%	0.8%	-	-	100.0%
2 nd Dwelling Unit	86.4%	7.1%	5.1%	0.5%	1.0%	100.0%
All types	91.0%	4.7%	3.2%	0.5%	0.5%	100.0%

Overcrowded Households

The U.S. Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding is strongly related to household size (particularly for large and very-large households) and the availability of suitably sized housing. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted. Household income also plays a strong role in the incidence of overcrowding. The rate of overcrowding for very low-income households is generally nearly three times greater than households over 95 percent of the area median income. As with renters, owner households with higher incomes have lower rates of overcrowding.

This analysis explores the number of households that live in overcrowded and severely overcrowded units; and it describes the City's resources and programs to address overcrowding.

Table 3.2 provides information on the number of overcrowded households in Fort Bragg measuring persons-per-room in a dwelling unit. According to this data, the City does not have an issue with overcrowding as only 7.4% of units are overcrowded.

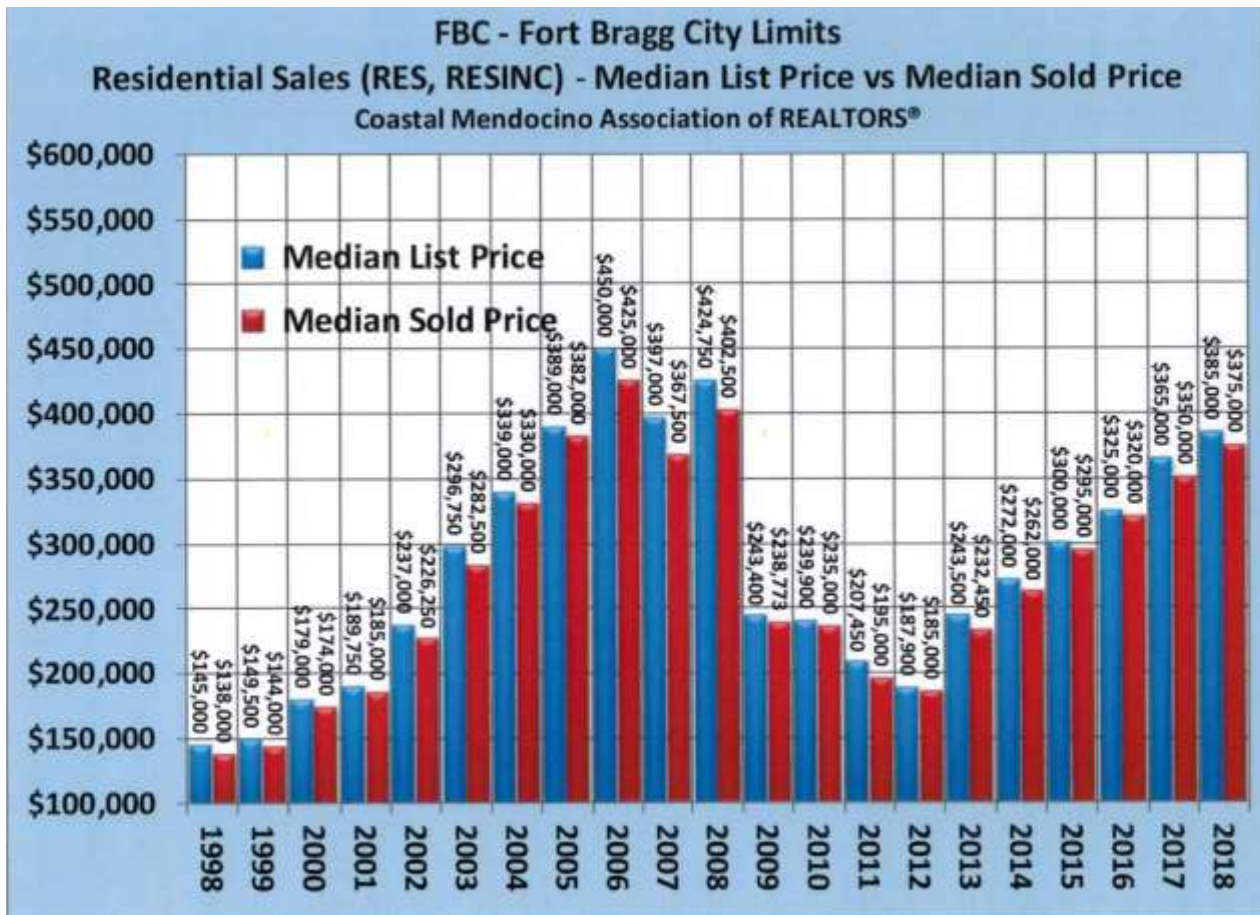
Table 3.2 - Overcrowded Households, Fort Bragg (2012-2016)				
			City Estimate	Percent Over-crowded
Total:			2,811	
Owner occupied:			1,008	
0.50 or less occupants per room			775	
0.51 to 1.00 occupants per room			188	
1.01 to 1.50 occupants per room			45	
1.51 to 2.00 occupants per room			0	
2.01 or more occupants per room			0	
Renter occupied:			1,803	
0.50 or less occupants per room			1,025	
0.51 to 1.00 occupants per room			616	
1.01 to 1.50 occupants per room			148	
1.51 to 2.00 occupants per room			8	
2.01 or more occupants per room			6	
Owner Occupied	Overcrowded	1.01 or more	45	4.5%
Renter occupied	Overcrowded	1.01 or more	162	9%
Total overcrowded		1.01 or more	207	7.4%
Owner Occupied	Severely Overcrowded	1.5 or more	0	0%
Renter occupied	Severely Overcrowded	1.5 or more	14	0.8%
Total severely overcrowded		1.5 or more	14	.5%
Source: ACS B25014 (2012-2016)				

Overcrowding is best reduced by both increasing the supply of larger affordable units and increasing the number of single person units, to allow flexibility for various housing needs.

In an effort to create more housing opportunities and decrease the likelihood that people reside in overcrowded living situations, this Housing Element update includes many programs to reduce fiscal and regulatory barriers to the production of all housing types; including consideration of allowing 3 to 4 units in Single Family zoning districts with a Use Permit, eliminating Use Permit requirements for projects of less than 5 units in all multi-family zoning districts, reducing minimum lot size to allow for tiny house communities, and many other programs.

Housing Costs

The cost of housing in Fort Bragg, whether to purchase or to construct, has been rising as the market has recovered from the 2008 housing collapse and recession. In terms of the price of housing units being sold, the chart below shows the median sold price for housing in Fort Bragg through the arc of the housing bubble, collapse, and recovery. The chart illustrates the median home price of \$375,000 is currently approaching the pre-collapse price of \$450,000.



The rising cost of housing in Fort Bragg has not resulted from rising worker wages. One factor that drives up the cost of housing in Fort Bragg is scarcity. The lack of available housing on

the market increases the cost of available units as people compete for limited housing opportunities. This dynamic affects both renters as well as those buying housing.

Table 3.3 below shows only 4 studio apartments for rent in May of 2019 (three of which are advertised to be between 200-300 SF), one one-bedroom, two two-bedroom and 3-bedroom, all of which are listed for higher rents than most households can afford.

Table 3.3 – Fort Bragg Rental Rates, May 2019				
	Monthly Rent			Total Units
studio	\$950	\$1,200	\$1,300 (2)	4
1 bedroom	\$950			1
2 bedroom	\$1,450	\$1,550		2
3 bedroom	\$1,900	\$2,000		2
4 bedroom	-			0
Source: Craigslist, City of Fort Bragg, 2019				

In addition to high rental costs, often landlords require a first month's rent and security deposit before a tenant can move in, which should also be factored into cost. There also may be costs for pets, utility services, internet services, and trash services to consider, as well as the costs related to the actual moving into a unit.

Housing Units by Type

As indicated in the tables below, Fort Bragg remains predominantly a single-family residential community. The large proportion of single-family homes is typical for a small city located in a predominantly rural county.

Table 3.4 - Housing Units by Type, Fort Bragg (2018)						
	Total 2018	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes
Total Units	3,251	2,042	148	390	354	317
Percent of Units	100%	63%	4%	12%	11%	10%
Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2018						

Fort Bragg has a fairly significant number of multi-family units which comprise 23% of the total housing stock. The majority of multi-family units are in small apartments of 3 to 19 units and only 1.6% of units are in multi-family projects of more than 50 units.

Vacancy Rates

Table 3.5 was provided by the State Office of Housing and Community Development (HCD) based on American Community Survey estimates 2012-2016 and does not accurately reflect the current rate of vacancy in Fort Bragg. Staff estimates the current vacancy rate to be less than 2% based on the lack of available rental units being advertised and the number of people seeking housing.

Table 3.5 - Housing Stock by Type of Vacancy, Fort Bragg (2012-2016)	
	Units
Total housing units	3,141
Occupied housing units	2,811
Vacant housing units	330
For rent	28
Rented, not occupied	25
For sale only	30
Sold, not occupied	0
For seasonal, recreational, or occasional use	47
All other vacant	200
	Percent
Vacancy rate	10.5%
Home owner vacancy rate	2.9%
Rental vacancy rate	1.5%
Source: ACS B25002 (2012-2016) and ACS B25004 (2012-2016)	
https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_16_5YR_B25002&prodType=table https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_16_5YR_B25004&prodType=table	

A community's vacancy rate is an indicator of the balance between housing supply and demand; and the relationship between a low vacancy rate and a high cost for housing is connected. As the demand for housing exceeds the supply of available units, renters lose their bargaining power. Furthermore, the value of housing property increases as a result of profits made on soaring rents. This results in more households being cost-burdened or severely cost burdened, and as a consequence, choosing to overcrowd in order to alleviate the financial hardship.

D. SPECIAL HOUSING NEEDS ASSESSMENT

Special needs households include large families, families with female headed households, seniors, disabled (including developmentally disabled), homeless and farmworkers. In general, these households face housing challenges and needs that are often overlooked and many may face discrimination. This analysis is intended to help analyze the special needs groups that have the most serious housing needs in order to develop and prioritize responsive programs.

Persons with Disabilities

Fort Bragg has a large population of people with disabilities. The most recent information regarding disabled people in the City indicated there were 1,472 persons with one or more disabilities, of whom 572 (38.86%) were 65 years and older. This high concentration of people with disabilities in our community has important planning and social implications that affect the need for specialized handicapped access and transportation facilities, certain social services, and specialized housing. Table 4.1 reflects the number of persons with disabilities by age and type in Fort Bragg and by six different types of disabilities as defined by the Census below:

- Hearing Difficulty: Deaf or having serious difficulty hearing;
- Vision Difficulty: Blind or having serious difficulty seeing, even when wearing glasses;
- Cognitive Difficulty: Because of physical, mental or emotional problem, having difficulty remembering, concentrating, or making decisions;
- Ambulatory Difficulty: Having serious difficulty walking or climbing stairs; and
- Independent Living Difficulty: Because of physical, mental or emotional problem having difficulty doing errands alone such as visiting the doctor’s office or shopping.

As shown in Table 4.1 young people are more likely to be cognitively disabled, while working age residents of Fort Bragg are most likely to be physically, mentally or have an employment disability. Seniors are most likely to be ambulatory disabled or have a hearing disability.

Table 4.1 – Persons with Disabilities by Age & Type, Fort Bragg (2012-2016)

	Number	Percent
Total Disabilities Tallied	1,472	100%
For Ages 5-64	900	61.14%
Hearing Difficulty	121	8.22%
Vision Difficulty	137	9.31%
Cognitive Difficulty	443	30.1%
Ambulatory Difficulty	364	24.8%
Self-Care Difficulty	122	8.29%
Independent Living Difficulty	303	20.58%
For Ages 65 and Over	572	38.86%
Hearing Difficulty	224	15.22%
Vision Difficulty	117	7.95%
Cognitive Difficulty	138	9.38%
Ambulatory Difficulty	348	23.64%
Self-Care Difficulty	74	5.03%
Independent Living Difficulty	158	10.73%
Source: ACS C18120 (2012-2016)		

The housing needs of people with physical and sensory disabilities are best met by housing that conforms to the principles of universal design. The City’s housing element includes a requirement that 10% of units in multi-family projects be designed according to universal design principles. Additionally, people with mental and developmental disabilities are best served by

supportive housing. People with independent living disability are best served with Meals on Wheels' services or assisted living facilities.

In terms of zoning and capacity to accommodate housing for persons with disabilities, the City does not have special siting requirements for group homes and has included a program (Program H-2.4.7 Supportive Housing) to comply 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. Additionally, individuals can request a designated parking space on the street in front of their residence and the City offers flexible parking standards to allow a reduction in parking requirements for developments housing persons with developmental and physical disabilities, emergency and transitional housing, and other special housing needs, such as senior housing. The City's Housing Element also includes the continuation of our reasonable accommodation program, which allows for the relaxation of the zoning code to accommodate disability requirements.

This housing element also includes a program to support the effective use of housing vouchers by completing a study to determine if a cost of living increase would be necessary to update the voucher payment rate, provide case management, provide landlord education regarding voucher program, and/or help landlords improve substandard units in order to qualify for the program.

Existing services for persons with disabilities in Fort Bragg include:

- **Redwood Coast Regional Center** offers services and support for children and adults with developmental disabilities. Services include diagnostic and eligibility assessment, information and referral, individualized planning and service coordination, advocacy for the protection of legal, civil and service rights.
- **Parents and Friends** provides assistance to people with mental and developmental disabilities. This organization provides extensive training and assistance to people with mental and developmental disabilities.
- **Art Explorers** is a non-profit creative arts program that primarily serves adults with developmental disabilities.
- **Mendocino Coast Clinics** provides case management and psychological housing for individuals with developmental disabilities.
- **Redwood Coast Seniors Inc.** provides scheduled and on-demand transportation services for disabled persons, including seniors, throughout the community and to other locations along the coast under contract with the Mendocino Transportation Authority.
- **Redwood Coast Senior Center** provides a variety of services to disabled seniors including stimulating activities, essential programs, and services for active elders. The Center provides a daily lunch, calendar of social and educational programs especially designed by and for seniors, field trips, special dinners, Meals on Wheels, consultation on any matter of importance to independent senior living, high speed internet in a computer lab, secure daily care for seniors who are experiencing cognitive decline, and all day transportation service for seniors (60+).
- **Mendocino Coast Veterans Services** offers a wide array of services for all veterans, including compensation for service related disabilities and pension for veterans with non-service connected disabilities, in addition to health, home, education and general support services.
- **Mendocino Coast Hospitality Center** provides extensive case management and counseling for the homeless mentally ill and mentally ill individuals in transitional housing.

- **Redwood Quality Management Services** provides mental health services for adult and children.

The affordability of housing for persons with disabilities is an important concern for Fort Bragg. As seen in Table 4.2, of 1,472 total persons with disabilities, only 270 persons are employed. According to the Community Development Commission, most disabled persons entitled to SSDI (Social Security Disabled Insurance) and SSI (Social Security Insurance) benefits typically receive less than \$800 per month from these sources, however, the average rent in Fort Bragg exceeds \$1,000 per month.

Table 4.2 – Persons with Disabilities By Employment Status (2012-2016)	
	Number
Total:	4,196
In the labor force:	3,097
Employed:	2,872
With a disability	270
No disability	2,602
Unemployed:	225
With a disability	26
No disability	199
Not in labor force:	1,099
With a disability	474
No disability	625
Source: ACS C18120 (2012-2016)	

Persons with Developmental Disabilities

Developmental disability means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Table 4.3 People with Developmental Disabilities by Zip Code, Fort Bragg (95437)							
Age	00-17 yrs	18+ yrs	Total Age				
People with Disabilities	56	117	173				
Living Situation	Home of Parent /Family /Guardian	Independent /Supported Living	Community Care Facility	Intermediate Care Facility	Foster /Family Home	Other	Total Res
People with Disabilities	110	59	0	0	<11	<11	>169

Source: Department of Developmental Services

As illustrated in Table 4.3 above 173 people with development disabilities live within the Fort Bragg zip code. Fifty-six are less than 18 years old. Most live in the home of a parent or guardian.

Some persons with developmental disabilities are able to live and work independently, or with a little help within a conventional household. However, more severe developmentally disabled persons require on-site support services. Many persons with developmental disabilities are on a fixed income and receive subsidized housing that necessitates affordability. The availability of group homes that are within walking distance to jobs and services and in close proximity to transit are considerations to serving this population.

In an effort to meet the needs of this population, the City has partnered with local non-profit organization Parents and Friends, Inc. to obtain Community Development Block Grant (CDBG) funds in the amount of \$3 million to construct 3 residential units with a total of 12 living situations for people with development disabilities. This project is currently in the design and permitting stage and construction is anticipated to begin in 2020.

Elderly People

Seniors have unique housing challenges and the City of Fort Bragg is rich with programs that meet the needs of seniors. This analysis includes:

- Senior income and household statistics
- A summary of available resources and services addressing senior housing needs in the Fort Bragg.
- Overview of housing challenges and unmet needs faced by seniors.
Understanding of special housing needs for seniors.

Table 4.4 illustrates the number of households in Fort Bragg that are senior within the City of Fort Bragg and more generally in the county. As shown in Table 4.4, 62.3% of all owner-occupied units are occupied by seniors. The proportion of households that are renter occupied by seniors is 25.8%. Overall, about 39% of units in Fort Bragg are occupied by seniors. Countywide, 44% of households are seniors.

Table 4.4 - Senior Households by Tenure and Age (2012-2016)		
	Mendocino County	Fort Bragg
Total Households:	34,594	2,811
Owner occupied:	19,764	1,008
Householder 15 to 60 Years	8,209	380
Owner Occupied Senior Households	11,555	628
Householder 60 to 64 years	3522	187
Householder 65 to 74 years	4,861	245
Householder 75 to 84 years	2,183	99
Householder 85 years and over	989	97
Renter occupied:	14,830	1,803
Householder 15 to 60 years	11,120	1,338

Renter Occupied Senior Households	3,710	465
Householder 60 to 64 years	1,104	79
Householder 65 to 74 years	1,462	236
Householder 75 to 84 years	663	134
Householder 85 years and over	481	16
Source: ACS B25007 (2012-2016)		

According to the 2012 American Community Survey, 14.4% of seniors live below the poverty line. There is no evidence that a high percentage of lower-income elderly homeowners live in substandard housing.

Table 4.5 illustrates the affordable housing developments that serve senior citizens. Three of these projects are age limited to seniors, namely Cottages at Cypress (27 units), Moura Senior Housing (38 units) and Ocean Lake Senior Mobile Home Park (70 units). All projects are limited to low and very low income residents except for the mobile home park which also serves moderate income residents.

Table 4.5 - Senior Affordable Housing Projects					
Property Name	Street Address	Low-Income Units	Total Units	Elderly Units	Affordability
Cypress Cottages	330 Cypress Street	24	25	24	Low/Very Low
Fort Bragg Development	520 Cypress Street	42	42	10	Low/Very Low
Moura Senior Housing	400 South Street	38	38	38	Low/Very Low
River Gardens Apartments	421 South Street	47	48	34	Low/Very Low
Duncan Place Apartments	301 Cypress Street	43	44	NA	Low/Very Low
Ocean Lake Senior Mobile Home Park	Ocean Lake Drive	NA	70	70	Moderate/Low
Total		236	317	210	
Source: Community Development Department, City of Fort Bragg, 2019					

None of these senior affordable rental housing developments are at risk of conversion to market-rate housing. However, the decline in the amount and types of Federal and State funding to finance development of new senior housing units, has limited the ability of the City, non-profits and for-profit housing developers to develop new affordable units. In 2013 and 2014 the City partnered with Danco Group to complete 24 units of affordable housing that are net-zero energy users for low income seniors. Senior housing is no longer competitive for Tax Credit financing, which has limited the City's ability to replicate this project. Instead the City has developed a mixed targeted project (Permanent Supportive Housing, Multifamily and Senior) in order to be competitive for tax credit financing for senior housing. A 68 unit Danco project is anticipated to go forward in 2020, which will include 25 units of affordable senior housing.

Many seniors in Fort Bragg live alone and have limited income. Smaller housing units are best suited for these individuals for the cost savings, but also for mobility issues. Programs to assist

seniors who wish to continue living in their own homes provide important psychological and social benefits and reduce the need to build assisted living units. The City has supported the Senior Center with various grants to help the Meals on Wheels program at the Senior Center. The City also provide no and low interest loans, funded through CDBG, to qualifying seniors for home maintenance and repair. The City has added a program to the Housing Element to consider allowing Junior Accessory Units, which are an excellent housing option for an older parent. Junior Accessory Units would allow a unit 500 SF or less to be entirely contained within the primary unit. This new program could create a method for seniors to downsize in their own home and make an income in the process.

Large Households

The US Census Bureau defines large households as those containing five or more persons. Issues that large families often confront are overcrowding and affordability. Given the scarcity of available housing units in Fort Bragg, larger families are in need of 3-4 room housing. As illustrated in Table 4.6 the majority of larger families (75% or 204 households) live in rental housing.

	Mendocino County		Fort Bragg City	
	Estimate	Percent	Estimate	Percent
Owner				
Households living alone	5,716	49.2%	360	34.1%
Households 2-4 persons	12,710	70.3%	583	45.5%
Households 5+ persons	1,338	44.7%	65	24.2%
Rental				
Households living alone	5,897	50.8%	696	65.9%
Households 2-4 persons	5,378	29.7%	697	54.5%
Households 5+ persons	1,657	55.3%	204	75.8%
Total				
Households living alone	11,613	100%	1,056	100%
Households 2-4 persons	18,088	100%	1,280	100%
Households 5+ persons	2,995	100%	269	100%
Source: ACS B25007 (2012-2016)				

The best way to help larger families is for the City to encourage the construction of multi-family housing with 3+ bedrooms. This Housing Element includes a large number of programs to increase the supply of multi-family units. The Danco project include 23 multi-family units with 3 bedrooms each. This increase in the supply of multi-family units will help the City meet the housing needs of larger families.

Farmworkers

The 2010 Census indicated there were 104 persons working in agriculture, forestry, fishing and hunting in Fort Bragg. This is significantly less than the 259 people employed in this sector in 2000. Most of the workers identified by the Census are employed in the fishing and forestry sectors, and are therefore not eligible for farmworker housing subsidies, such as from CDBG

grants. Additionally, workers in the fishing and forest industries tend to be fairly well paid and have low rates of poverty. The City had one small three-acre farm until 2013, but the farmer has retired. No programs geared specifically for farmworkers are needed in Fort Bragg.

Female Headed Households

In 2016 of the 2,811 households in Fort Bragg, 355 or 23.1% were headed by females. As noted in the 2014 Housing Element, 15% of all Fort Bragg households were female-headed households in 2010. The percentage of female headed households has increased significantly in Fort Bragg. Additionally, the percent of all households that are female headed with children has increased from 11% in 2010 to 15.6% in 2016.

Table 4.7 below shows that about 68% of households headed by females have children and 43.1% of female headed households are living under the poverty level.

Table 4.7 - Female Headed Households (2016)		
	Number	Percent
Total Households	2,811	100%
Female Heads with Own Children	240	15.6%
Female Heads without Children	115	7.5%
Total Female Headed Householders	355	23.1%
Female Headed Householders Under the Poverty Level	153	10%
Total Households Under the Poverty Level	419	27%
Source: ACS B17012 (2012-2016)		

Female-headed households and single-parent households, are likely to place greater demand than two-parent households for child care and other social services. Small family day care centers are permitted by right in all residential zoning districts within the City, which helps ensure that adequate day care choices are available. Large family day care is permitted in all residential zoning districts with approval of a minor use permit. In addition, North Coast Opportunities offers several programs to children from low-income families and continuing education for child care providers.

There is a clear need for more affordable and market-rate housing for this sector of the community. This Housing Element includes many new programs to address the needs of this population including: working to establish a temporary homeless shelter for families, many programs to increase the supply of affordable multi-family housing, and efforts to increase housing opportunities that are supportive for single-headed households such as co-housing and establishing a Housing Land Trust.

Homeless People and Families

According to the County of Mendocino 2017 Continuum of Care Report, there were about 1,200 homeless people in Mendocino County’s unincorporated area and cities at any given time, including those in emergency shelters, transitional housing, and permanent supportive housing for homeless populations. This is about a 9% decrease in the County’s homeless population from the last housing update, which reflected about 1,400 homeless persons.

The 2019 Point in Time Count for Fort Bragg identified 184 homeless individuals in Fort Bragg. A draft 2019 survey of homeless people in Fort Bragg found that the homeless had the following characteristics:

- 70% of homeless people are male and 30% are female;
- 32% of the homeless were homeless for the first time, while the remaining 68% had been homeless previously;
- Many of the homeless had mental health, emotional or physical health issues: 52% had suffered from a traumatic brain injury, 66% had mental health issues, 52% had a physical disability; 33% had a drug addiction and 44% had an alcohol addiction; and
- 50% had a history of victimization in the homes (physical, mental and or sexual abuse).

The homeless population in Fort Bragg suffers from serious and multiple diagnoses. The best, evidence-based solution for these people is the provision of Permanent Supportive Housing. Currently non-profits in Fort Bragg operate one emergency shelter with 24 beds and 25 units of transitional housing. Additionally, 20 units of Permanent Supportive Housing are partially funded for construction in 2020. See Table 4.8.

Table 4.8 - Homeless Facilities, Fort Bragg (2018)				
Facility Type	Family Units	Family Beds	Adult-Only Beds	Pending (2020)
Emergency Shelter	1	4	20	
Transitional Housing	2	0	25	
Permanent Supportive Housing	0	0	0	20
Emergency Weather Shelter	0	0	15	
Total	2	4	60	20

Source: Community Development Department, City of Fort Bragg, 2019

Table 4.9 provides overall statistics regarding homeless families and individuals in Mendocino County. As noted by the table, the overall homeless population in Mendocino County has declined. The number of sheltered, unsheltered and chronically homeless have all declined between 2011 and 2017.

Table 4.9 - Homeless Trends and Needs, Mendocino County*						
	Individual			Persons in Families		
	2011	2017	% Change	2011	2017	% Change
Total Homeless	1352	1179	-12.8%	104	59	-43.3%
Total Sheltered	98	112	14.3%	44	48	9.1%
Total Unsheltered	1254	1067	-14.9%	60	11	-81.7%
Total Chronically Homeless	300	94	-68.7%	70	3	-95.7%

Total Chronically Sheltered	40	38	-5.0%	18	0	-100.0%
Total Chronically Unsheltered	260	56	-78.5%	52	3	-94.2%
*Note: Numbers are provided by the Mendocino County Continuum of Care for which Mendocino County is a participating member. Numbers represent homeless needs for the total Continuum of Care area.						
2007-2017-PIT-Counts-by-CoC https://www.hudexchange.info/programs/coc/coc-homeless-populations-and-subpopulations-reports/						

Additionally, as noted in Table 4.10 the number of homeless children and young adults is also very low in the County.

Table 4.10 - Countywide Homeless Households by Housing Type, 2018				
	Emergency Shelter	Transitional Shelter	Unsheltered	Total
Total Homeless Households	82	38	723	843
Households without children	79	27	723	829
Persons Age 18 to 24	1	1	13	15
Persons Age Over 24	78	26	710	814
Households with at least one adult and one child	3	11	0	14
Children Under Age 18	10	23	0	33
Persons Age 18 to 24	1	2	0	3
Persons Over Age 24	4	11	0	15
Households with only children	0	0	0	0
*Numbers are provided by the Mendocino Continuum of Care. Number represent homeless needs for the total Continuum of Care area https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_CA-509-2018_CA_2018.pdf				

Most homeless households are unsheltered; a very small proportion are sheltered, whether in emergency or transitional settings. Homeless households have a range of special housing needs, including:

- **Emergency Weather Shelters** which provide immediate short-term housing typically limited to less than six months. The City typically works with the Mendocino Coast Hospitality Center to process a limited term permit to operate an extreme weather shelter beginning in December through the winter months. The EWS typically serves from 12 to 15 people per night. However, in July of 2019, the Mendocino Coast Hospitality Center decided not to manage the Extreme Weather Shelter this year due to organizational and funding constraints. The City, the County and the faith-based community are working together to develop an alternative strategy for operating the Extreme Weather Shelter. Project Sanctuary also offers emergency, confidential shelter for those impacted by domestic violence and sexual assault.
- **Homeless Shelter.** Mendocino Coast Hospitality Center also operates the Hospitality House, a year-round homeless shelter with 20 individual beds and 4 family beds. In 2017 the City received multiple code violation complaints regarding operations, call for service and community impacts. Based on the code enforcement complaints, the City and the MCHC negotiated a new Use Permit for the Hospitality House which included special conditions such as requiring a paid staff person at the facility at night. Since 2017, the Hospitality House has been operated in compliance with the new Use Permit and the City

has only received a few code enforcement complaints, that, the City has determined, are related to the behavior of individuals and not to the operations at the Hospitality House.

- **Transitional housing** which provides housing between six months and two years, often coupled with intensive case management, alcohol and drug abuse assessment and treatment, mental health treatment, life skills and employment training, and assistance with credit worthiness. Mendocino Coast Hospitality Center operates a 15-bed transitional housing facility for families with children provides transitional housing facilities, as well as Project Sanctuary.
- **Permanent supportive housing** which offers a stable residential environment with mental health counseling, job training, and case management among other services to reinforce the advancements of formerly homeless persons up the ladder of the continuum of care. The City has recently partnered with Danco Group to build 20 permanent supportive units as part of a larger housing development with affordable senior and workforce/market rate housing.

The City has complied with Government Code Section 65583(a)(7) and (c)(1) regarding the identification of adequate sites to facilitate the development of emergency shelters and transitional housing with programs which identify an area suitable for this use. The City has amended its zoning ordinance to allow transitional housing in every residential zoning district as a permitted use and emergency housing as a permitted use in the General Commercial (CG) zoning district. The CG zoning district is an appropriate location as: 1) there are several underutilized sites within this district; and 2) it is located near public and social services and stores. Infrastructure, such as water, sewer, roads, and sidewalks, is in place.

E. OPPORTUNITIES FOR ENERGY CONSERVATION

Multi-family units are permitted by right in Very High Density Residential (RVH) zoning district. Multi-family units are permitted in High Density (RH) and Medium High Density (RM) Residential zoning districts with approval of a Use Permit. This Housing Element includes a program to allow multi-family units in RM, RH and RVH zoning districts by right with objective design standards. Providing housing opportunities in these districts that are near the commercial center would reduce vehicle miles traveled and the high energy costs associated with long commutes.

The City also encourages residential components of mixed use projects in the commercial core, which not only supports energy reduction from commuting for commercial services, but also provides opportunities for residents to walk or ride a bicycle to workplaces and amenities. In addition, the City's zoning ordinance allows for a reduction in the parking requirements for senior and affordable housing, as data consistently shows that occupants of these housing units own fewer cars and are more likely to use public transit and/or walk and bike.

The City encourages energy conservation in residential projects and through long range planning activities. The City has undertaken the following activities to reduce energy use and encourage green building practices.

1. Design Review process includes energy use criteria. The building orientation, street layout, lot design, landscaping, and street tree configuration of all residential projects and subdivision proposals are reviewed in order to maximize solar access and energy conservation.
2. The City has established minimum densities for all medium and high density zoning districts.

3. The City allows flexible parking standards for mixed-use development projects and for all projects in the Central Business District.
4. The City is working to rezone the former GP Mill Site. The preferred land use plan includes significant higher density housing development adjacent to the City's downtown.
5. The City's housing rehabilitation program addresses underperforming heating and cooling systems in low-income units.
6. The City implements a construction and demolition waste recycling ordinance which has resulted in significant recycling of materials.

In addition, this Housing Element includes a number of new energy conservation and green building policies and programs.

F. ANALYSIS OF DEVELOPMENTS AT-RISK OF CONVERSION

Inventory and Assessment of At-Risk Units

State Government Code Section 65863.10 requires owners of federally and state funded affordable housing projects to provide three-year, twelve-month and six-month notice of contract termination or prepayment of Federal assistance to tenants and public agencies. Owners who are proposing to sell or dispose of those properties must also provide first right of refusal to purchase those properties to those agreeing to maintain the affordability of the units.

Table 4.11 includes an inventory of at-risk units in Fort Bragg that are included in the California Housing Partnership Corporation's inventory of Federally Assisted Multi Family Housing. All 183 affordable housing units are currently considered at low risk of conversion to non-low income units because the expiration date for units is far in the future 2031-2068. The timeframe for the City to begin taking action to preserve at risk units is ten years.

Table 4.11 Affordable Housing At Risk								
Property Name	Street Address	Total Units	Low Income Units	Elderly Units	Type of Subsidy	Expiration Date	Option for Renewal	At Risk
Cottages at Cypress	330 Cypress St.	25	24	24	LITHC USDA	2068	tax credit extension	Low
Fort Bragg Development	520 Cypress St.	42	42	10	HUD USDA	2031	application open	Low
River Garden Apartments	421 South Street	48	40	34	LITHC HUD USDA	2057	tax credit extension	Low
Moura Senior Housing	400 South Street	38	37	37	USDA	2040	tax credit extension	Low
Duncan Place Apartments	301 Cypress St.	44	40		LITHC USDA	2060	tax credit extension	Low

Source: California Housing Partnership, 2019

Table 4.12 below lists all affordable housing units in the City of Fort Bragg. There are 265 affordable housing units within the City of Fort Bragg and none of them are at risk within the timeframe of this Housing Element.

Table 4.12 - Affordable Housing Projects							
Developer	Name	Location	Year Built	Units	Status	Date of Conversion	Income Category
Danco Corp	Cottages at Cypress Street	330 Cypress Street	2014	24	Protected	2068	Low & Very Low Senior
Inclusionary Housing Unit		Whipple Street	2007	1	Protected	2037	Low
Building Better Neighborhoods Corporation	Glass Beach Apartments	John Cimolino Way	2000	14	Protected	2031	Very Low Family
Community Development Commission	Sanderson Way Village	S Sanderson Way	1993	9	Protected	2048	Very Low Family
Rural Communities Housing Development Corporation	Cypress Ridge	520 Cypress Street	1993	41	Protected	2048	Very Low/Low Senior
Moura Construction	Maura Senior	400 South Street	1990	37	Protected	2040	Senior Housing Very Low/Low
Coldbrook Foundation	311 Walnut Street	Walnut Street	1986	56	Protected	2041	Very Low Family
Rural Communities Housing Development Corporation	Duncan Place Apartments	301 Cypress Street	1980	43	Protected	2060	Very Low Family
Rural Communities Housing Development Corporation	River Gardens Apartments	421 South Street	1979	40	Protected	2057	Very Low Family
Total Protected Units				265			
Total Unprotected Units				0			

Source: Community Development Department, City of Fort Bragg, 2019

The project at 301 Walnut Street is described in the HCD dataset as a project which is not protected, however City Staff contacted the project owner and determined that the units are still rented at affordable rents and that the units are protected through 2041.

Estimate of Replacement vs Preservation Costs

As no housing units are at risk until 2030, it is difficult to estimate preservation versus replacement costs, as it is very difficult to anticipate what governmental programs will be in place in 2030 to assist with preservation. Likewise, it is very difficult to estimate replacement costs 12 years into the future.

Identification of Policies to Preserve Affordable Housing

In an effort to preserve all 209 affordable housing units the City will retain Policy H-5.3 and programs H-5.3.1 and H-5.3.2 from the 2014 Housing Element. Additionally, this Housing Element establishes the following new programs in support of unit retention.

- Program H-5.3.3. Monitor Units At-Risk. 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 Work with Potential Purchasers. 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.
- Program H-5.3.5 List of Projects. Actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.
- Program H-5.3.6 Tenant Education & Assistance. Require property owners to give a 12-month notice of their intent to opt out of low-income use restrictions. Work with tenants of at-risk units 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.

G. REGIONAL HOUSING NEEDS ALLOCATION

Table 4.13 combines an analysis of the City’s 2014 Regional Housing Needs Allocation of 20 units, with progress towards achieving those units on the ground. As illustrated in the table the City exceeded the 2014 RHNA, achieving an extra 31 units above the RHNA over the 5-year Housing Element period.

Table 4.13 Achieved Housing Needs (2014-2019), Fort Bragg

Income Category	2014 RHNA	Progress Towards 2014 RHNA	Remaining 2014 RHNA	Projected 2019-2027 RHNA
Extremely Low (0-30% of area median-income)	3	24	-21	30
Very low (31-50% of area of median-income)	2	0	2	30
Low income (51-80% of area median income)	3	0	3	31
Moderate-income (81-120% area median income)	3	8	-5	23
Above-moderate (over 120% area median income)	9	19	-10	23
Total	20	51	-31	137

Source: Community Development Department, City of Fort Bragg, 2019

Table 4.14 illustrates the RHNA for the next 8 years and the 2019 Housing Element.

Table 4.13 - Fort Bragg Regional Housing Needs Assessment Allocation

Income	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Housing Units	30	30	31	23	23	107

Source: MCOG, Draft Mendocino County Regional Housing Needs Assessment Plan, 2018

SECTION 5: SITE INVENTORY ANALYSIS & ZONING

Section 5 and 6 analyze the land, financing and regulatory constraints to the successful production of housing. They inform the City's housing goals, policies and programs. Specifically, the information presented in these sections includes the following:

1. Inventory of land suitable for housing development and how it satisfies the ability to comply with the Regional Housing Needs Assessment
2. Environmental constraints to development of vacant land
3. Zoning for a variety of housing types, including emergency shelters
4. Analysis of potential and actual government constraints on maintenance improvement and development of affordable housing, including annexation standards, land use controls, infrastructure, development fees, building codes processing time, and community sentiment
5. Analysis of potential and actual nongovernmental constraints, including financing, land prices, cost of construction.

A. RESIDENTIAL LAND INVENTORY

This residential site inventory identifies parcels potentially suitable for residential use, especially multiple-family units. Staff utilized a recent aerial photo, the parcel inventory from the 2008 Housing Element, and staff knowledge to create an updated map and table with up-to-date vacant land which can accommodate residential development. All parcels are located in developed areas within the City with water and sewer service.

Regional Housing Needs Assessment

As shown in Table 5.1, the City's share of the regional housing need is 137 units. The City is responsible for identifying the land that is both suitable for and can accommodate this level of residential development. The City is not responsible for the actual construction of the units.

Table 5.1 - Fort Bragg Regional Housing Needs Assessment Allocation by Income Group

Income	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Housing Units	30	30	31	23	23	137

Source: MCOG, Mendocino County Regional Housing Needs Assessment Plan, 2018

B. SUITABILITY AND AVAILABILITY OF AVAILABLE LAND

The City undertook a comprehensive GIS-based analysis to identify the size and number of vacant parcels in each zoning district. Overall there are approximately 94 acres of vacant and underutilized residential and mixed-use parcels which are between 0.5 and 10 acres in size and available for development, as shown in Table 5.2. The residential development potential for each parcel noted in Table 5.2 was calculated in two ways:

- Potential Maximum Units illustrates the maximum number of units that are developable on the site given the site size and units/acre allowed under the zoning. This calculation

identifies a theoretical maximum if all land use and infrastructure constraints were removed and the property built out to its fullest extent.

- **Likely Units Given Development Constraints** estimates total likely potential unit build-out given all known site constraints (slope, soils condition, botanical resources, access issues, etc.). The Likely potential units were calculated by taking the estimated area available for residential use and multiplying it by 80% of the maximum density possible for residential zoning district and by 50% of the maximum density for commercial zoning districts which allow residential development. The analysis of constraints is necessarily a best estimate given staff's current knowledge of potential geotechnical, botanical, archaeological and other constraints. More (or less) development may be feasible than is estimated in the table. However the actual amount of feasible development can only be determined through the completion of all relevant studies for each parcel.

All sites in the analysis are currently served by City water and sewer services. Some of the parcels are sufficiently large that they will require the development of internal circulation (streets) which is a significant expense to development and may reduce overall feasibility of some of the sites.

General Plan Designation	Maximum Units Per Acre	Acres of Vacant Land	Maximum Units	Likely Units Given Development Constraints
Low Density Residential (RL)	6	23.3	280	189
Medium Density Residential (RM)	12	5.9	81	55
High Density Residential (RH)	15	5.0	75	35
Very-High Density Residential (RVH)	24	14.7	354	112
Highway Visitor Commercial (CH)	24	2.8	47	34
General Commercial (CG)	24	1.1	25	13
Office Commercial (CO)	24	6.1	147	40
Central Business District (CBD)	40	-		
Total		58.9	1,019	478

Source: Community Development Department, City of Fort Bragg, 2019

Table 5.2 and the Vacant Parcel Inventory (appendix B) does not include the following three projects which the City is fairly confident will be constructed and help to achieve new low income housing development for the 2019 Housing Element cycle, namely: the Danco Project at 441 South Street, the Parents & Friend's project at 350 Cypress Street and the Habitat for Humanity project at 630 Debois Ave. The 7.9 acre 441 South Street parcel has permitting for a 69 project (68 affordable and one manager's unit), furthermore about three acres of the site could be developed with an additional 57 units of housing (80% of 24 units/acre on 3 acres). The City has secured a \$3 million CDBG grant to construct three 4-bedroom units at 350 Cypress Street for developmentally disadvantaged people. Finally the 630 Dubois property, owned by Habitat for Humanity, has a Coastal Development Permit for the construction of two moderate units. For more details about these projects please see page 10-63.

Several conclusions can be drawn from Table 5.2. First, the City has sufficient vacant and underdeveloped land to meet its regional housing allocation of 137 units, since a maximum of 1,019 units could be built within City limits given current zoning. Additionally, a it is likely that 478 units could be built on vacant and underutilized parcels given known and likely environmental constraints. The majority of these units could be higher-density multi-family units in very high density and mixed use zoning districts.

For complete details on all vacant properties including: parcel number, address, zoning, parcel size, max and min housing density requirements, likely CEQA analysis, site constraints, and maximum and minimum number of units, and minimum units given parcel constraints, on a per parcel basis please see Appendix B. The total acreage of available multi-family land and the total number of units has declined from the 2014 housing element, because the regulations for which constitutes an eligible vacant site have narrowed such that sites less than 0.5 acres and more than 10 acres can no longer be counted as available sites. Additionally, some parcels have been developed for housing and new environmental constraints have been discovered on some parcels. However, despite sufficient vacant and underdeveloped land, our remote location contributes to a relatively high cost of construction which when combined with relatively low wages actually limits the number of units built each year.

Typical mitigation measures to address site constraints include the following generic measures:

1. Exclude development within known ESHAs (Environmentally Sensitive Habitat Area) which include: botanical, riparian, and special status animal habitat.
2. Require a 50- to 100 foot buffer area free of development surrounding the known ESHA per the requirements of Fish and Wildlife.
3. Exclude development from areas with known cultural resource areas and implement various mitigations such as Native American Monitoring during construction per CEQA document and consultation with the Sherwood Valley Band of Pomo.
4. Street and transportation improvements such as: sidewalk installation, stop sign installation, turn pocket installation, etc. where required by a CEQA document.

As shown in Table 5.3, the City has an adequate array of sites which have the appropriate densities and are unencumbered by development constraints to meet the current Regional Housing Needs Assessment (RHNA) requirements. In total the City has sufficient vacant property that once developed would result in at least 233 low income units. The City's RHNA low income unit allocation is 91 units.

Table 5.3 Summary of Vacant Sites By Income Category In Comparison to the RHNA (2018)

General Plan Designation	Likely Income Category	Likely Units, Given Density Requirements and Development Constraints	RHNA Requirements
Low Density Residential (RL)	Above Moderate Income	189	23
Central Business District (CBD)	Moderate Income	0	23
Medium Density Residential (RM)	Moderate Income	55	
Subtotal Moderate & Above		245	46
High Density Residential (RH)	Low and Very Low Income	35	91
Very-High Density Residential (RVH)	Low and Very Low Income	112	
Highway Visitor Commercial (CH)	Low and Very Low Income	34	
Office Commercial (CO)	Low and Very Low Income	40	
General Commercial (CG)	Low and Very Low Income	13	
Total Low and Very Low		233	91
Total		478	137

Source: Community Development Department, City of Fort Bragg 2019

State legislation (SB 1019) requires the City to zone an adequate number of sites that permit multi-family residential uses without a conditional use permit to allow the City to meet its housing need for very-low and low income households. The RVH zoning district permits multi-family housing without a conditional use permit, and these vacant sites would accommodate a minimum of 112 units. Additionally, the likely number of multi-family units to be built with a conditional use permit include: 35 units in the RH (high density) district, and 55 units in the RM (medium density) District. A Use Permit is a relatively easy permit to obtain from the City of Fort Bragg; no specific studies are required to obtain a Use Permit. In the past 12 years, all multi-family projects which have applied for a Use Permit have received Use Permit approval from the Planning Commission within three months from the time of application. Even those projects proposed within the Coastal Zone (which require a Coastal Development Permit) received approval within three months of submittal of the application. All multi-family development of three or more units also require Design Review, and all projects which have applied for approval within the past 12 years have also received Design Review approval within three months of submittal of all applications.

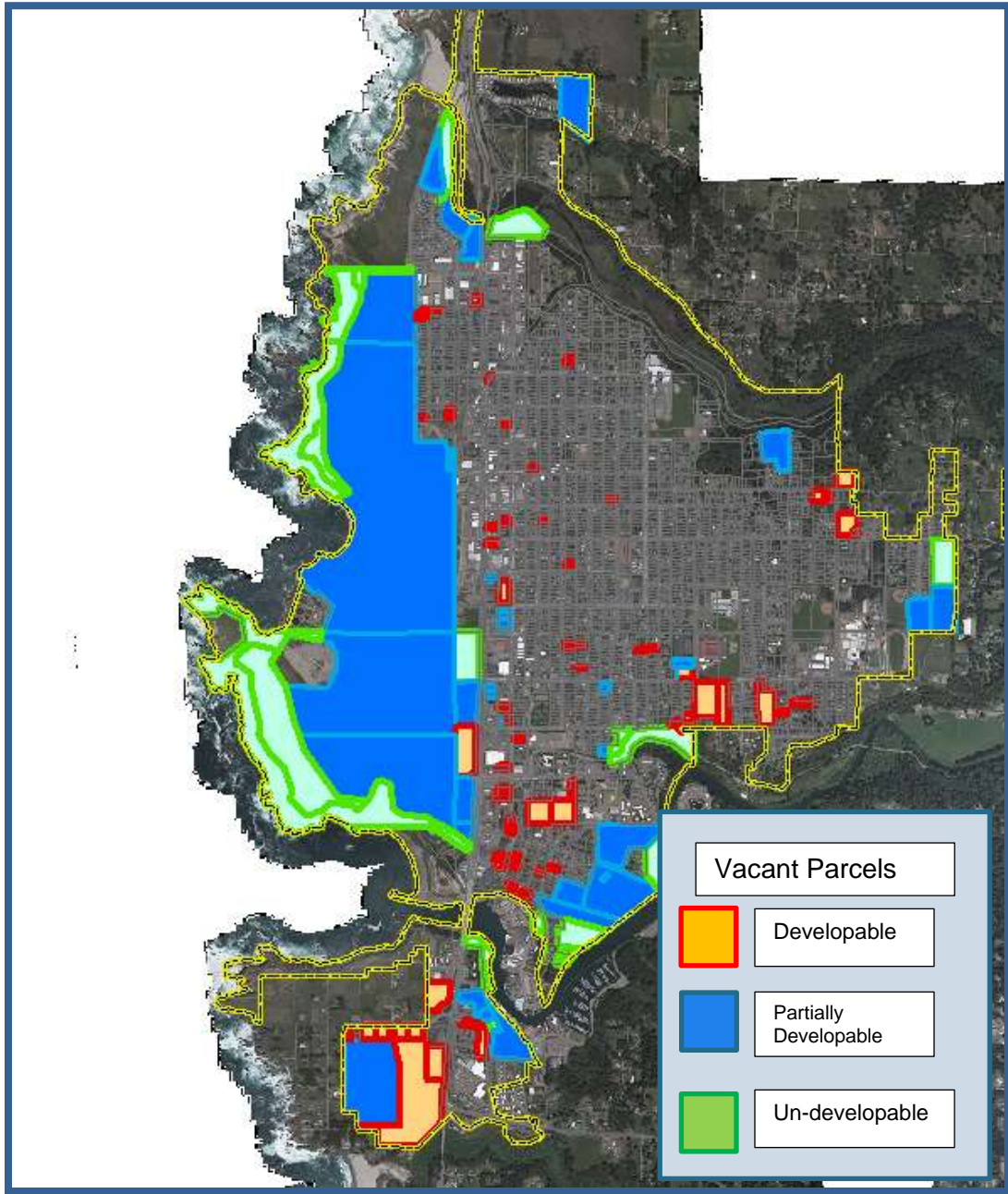
State law requires the City to have sufficient vacant land with zoning to accommodate housing for lower-income households (GC Section 65583.2 (c) (3)). State law allows the City to meet this requirement by zoning sufficient vacant land with default densities of 15 units per acre to encourage the development of housing for lower-income households. As shown in Table 5.2 above, there are currently 35.6 acres of vacant land within City limits zoned for 15 units per acre that are eligible to be applied to the RHNA. These properties can accommodate 288 likely units, which is adequate to accommodate the needed 91 units of extremely low, very low and low income affordable housing mandated by our 2019 RHNA housing allocation.

Significant progress has been made toward alleviating the shortage of affordable housing through the collaborative efforts of the City and nonprofit housing organizations. Nonetheless, there continues to be a large unmet need for affordable housing in the community. The City is currently working with three housing developers to develop additional affordable housing in Fort Bragg to meet the 2019 RHNA.

Table 5.4 -Pending Affordable Housing Projects for RHNA 2019

	RHNA Number	Danco	Habitat for Humanity	Parents & Friends	2nd Units	Projects Approved as of July 2019	Remaining RHNA
Extremely Low (below 30% of area median-income)	30	68				68	-38
Very low (31-50% of area of median-income)	30			3		3	27
Low income (51-80% of area median income)	31					0	31
Moderate-income (81-120% area median income)	23		2			2	21
Above-moderate (over 120% area median income)	23	1			2	3	20
Total	137	69	2	3	2	76	99

- Specifically, the City of Fort Bragg is working with the **Danco Communities**, which is an affordable housing development company. Danco Communities specializes in the use of tax credits, HOME funds, CDBG, and Redevelopment funds in order to offer rents that, combined with tenants’ utilities, do not exceed one third of their monthly income. These projects can help cities and counties meet their state mandated housing element and contribute to a healthier local economy. Danco Communities’ affiliates maintain ownership of these developments for a minimum of 55 years, ensuring that they are well-managed and well-maintained. Danco completed a 25 unit 100% affordable senior housing project in 2014 and is now seeking Tax Credit Financing to construct a 68-unit affordable housing project on South Street that would include 20 units of Permanently Supportive Housing (affordable to extremely low income households), 23 units of affordable family housing (affordable to extremely low income households) and 25 units of affordable senior housing (affordable to extremely low income households) and one manager’s unit. The City has approved all permits for the project and secured \$3,250,000 in support of the project.
- **Habitat for Humanity.** The City continues to work with Habitat for Humanity and has changed the zoning code to provide one planning incentive for sweat-equity affordable housing, such as that developed by Habitat for Humanity. Habitat for Humanity recently completed an eight-unit, in-fill, self-help affordable housing development in Fort Bragg and will soon construct an additional two units of in-fill self-help affordable housing.
- **Parents & Friends.** The Parents & Friends project is entirely funded through City CDBG funds and would result in 3 units to serve 12 people with development disabilities.



Map 1: City of Fort Bragg Vacant Parcels

Map 1 above illustrates all vacant parcels in Fort Bragg. The largest vacant area is the former Georgia-Pacific Mill site. The City of Fort Bragg is actively rezoning this 400-acre site to include new land for residential development. This is a complex rezoning process which requires approval by the Coastal Commission, as the site is located within the Coastal Zone. The draft Land Use Plan, illustrated in Map 2, includes rezoning a portion of the site for medium and high

density housing. Map 3 illustrates potential future multifamily residential zoning in light and dark brown tones.



Map 2: Mill Site Land Use Map

Environmental Constraints to Development of Vacant Land

Environmental constraints to housing development include the following key issues:

- **Coastal Zone Regulatory Constraints.** Approximately 1/3 of the city is in the Coastal Zone and is subject to the protection of Coastal Act resource, which include environmentally sensitive habitat areas, cultural resources, coastal access and visual resources. Projects within the Coastal Zone are subject to the requirements of the Coastal Act and require the issuance of a Coastal Development permit in order to proceed. Many of the remaining vacant parcels in the Coastal Zone include some coastal resources and protection of these coastal resources means that full development potential of these parcels is rarely realized.
- **Botanical resources.** Known and potential botanical and wetland resources on undeveloped sites can constrain the development envelope and therefore the total number of units on a vacant site. Where these constraints are known the number of likely units has been reduced in Table 5.2. Within the Coastal Zone, this constraint becomes even more significant as the Local Coastal Program requires a 50 to 100-foot setback from any Environmentally Sensitive Habitat Areas.
- **Traffic and access.** A few of the sites are constrained by limitations of access, such as requirements for easements for access and limitations by Caltrans on the number of additional encroachments onto Highway 1. In addition, some sites will require street and frontage improvements for development. These improvements would be required as part of the subdivision process, use permit, or coastal development permit process and would be borne by the developer.
- **Water pressure.** The south Fort Bragg pressure zone may not be adequate to serve additional large two-story housing developments. The City has undertaken an analysis of the pressure zone and has identified a potential solution. The solution will be implemented as part of the City's regular Capital Improvement Plan or as a condition of approval for a significant development that will impact the water pressure in the zone to a sufficient degree to impact the City's ability to fight fires.

CEQA: Likely Level of Environmental Review Required for Each Vacant Parcel

Many of the sites located within the City would likely be subject to a negative declarations or a mitigated negative declaration. Additionally, for affordable housing projects, many of the sites would be exempt from CEQA pursuant to CEQA (Public Resource Code Sections 21083.3(e), 21159.21, 21159.22, 21159.23, or 21159.24). Appendix B provides the likely CEQA requirement (EIR, MND, ND Cat Ex) depending on the known environmental constraints on each parcel. None of the vacant parcels is subject to pending litigation on environmental grounds that could impact the availability for development over the next eight years.

Existing Water and Sewer Utilities

New housing development will not necessitate off-site improvements to sewer and water utilities.

Water. The City's water system is comprised of:

1. Three surface water sources: the Noyo River, Newman Gulch and Waterfall Gulch;
2. A variety of water storage containers, including the new Summers Lane Reservoir constructed in 2015, Newman Reservoir, Waterfall Reservoir, two raw water storage ponds located at the Water Treatment Plant (WTP) and two finished water tanks located at the WTP;
3. Three raw water transmission mains;
4. The Water Treatment Plant (WTP) with a capacity of 2.2 million gallons per day (MGD);
5. Thirty miles of distribution lines that deliver water throughout Fort Bragg; and
6. One booster pump station for the East Fort Bragg pressure zone.

Water Sources. For most of the year, the City’s water supply system draws raw water primarily from the Noyo River with a pumping limitation of 3.0 cubic feet per second (cfs). The Noyo River direct diversion flows by gravity into a 5,000 gallon wet well and is then pumped via pipeline to the WTP from a pump station on the river bank. During the summer month, approximately 20% of the City’s water supply is drawn from Waterfall Gulch water that is stored in the Newman and Summers Lane Reservoirs and approximately 25% is from the Waterfall Gulch diversion, all of which are gravity fed through a single ten-inch pipeline to the raw water storage ponds at the WTP. The table below shows the City’s approved water appropriations by water source.

Table 5.4 City of Fort Bragg Water Appropriations			
Water Supply Source	Permit or License ID	Water Appropriations	Estimated Reliable Pumping Capacity
Noyo River	P11383	1,500 AF (488.777 MG)	3.0 cfs
Newman Gulch	S009340	300 AF (97.755 MG)	0.5 cfs
Waterfall Gulch	012171	475 AF (154.779 MG)	0.668 cfs
Total	n/a	2,275 AF (741.312 MG)	4.168 cfs

Source: Public Works Department, City of Fort Bragg, March 2019

Water Storage. The City has 69.76 acre feet of water storage, which allows the City to store 22,730,000 gallons of water for water needs. Of this total water storage 4.8 million gallons (or 14 acre feet) is considered operational treated water storage. In 2015, the City of Fort Bragg constructed a new 45 acre-foot reservoir. This reservoir provides sufficient capacity to serve the water needs of the City during an extreme drought situation. The reservoir also provides sufficient capacity to accommodate up to 30% growth in water use which is more than sufficient to accommodate the water needs of the RHNA housing allocation to the City of Fort Bragg. Additionally, in 2018 the City constructed a new 1.5 million finished water storage tank, bringing our total stored finished water to over 5 million gallons. Water storage was once an issue for the City that has been solved for the foreseeable future with the construction of the Summer’s Lane Reservoir.

Water Distribution. The City of Fort Bragg is a relatively small City with ready access to infrastructure throughout most of the City. Some parcels will require the construction of short segments of new water lines (typically less than a block in length). The South Fort Bragg pressure zone has issues with water pressure for firefighting flows, and projects in this area typically must install some onsite water storage to ensure sufficient fire flows.

Waste Water Treatment Plant. The City is currently constructing a brand new state of the art sewer treatment plant which will have sufficient capacity to serve the future foreseeable residential and commercial growth within the City of Fort Bragg.

Waste Water Distribution. The City of Fort Bragg is a relatively small City with ready access to infrastructure throughout most of the City. Some parcels will require the construction of short segments of new sewer lines (typically less than a block in length).

Street Improvements. Some vacant parcels will also require frontage improvements (sidewalk, curb and gutter), while others will require the installation of short road segments (typically less than a block in length).

Development Fees. All residential development must pay for the physical connection to the City's water and sewer systems, and the cost of this connection depends on the distance of the project from the main lines. Within City limits all parcels with residential zoning are within a reasonable connection distance for sewer and water.

Appendix B provides a detailed list of all vacant sites which includes APN numbers, street addresses, acreage, and a description of known site specific development constraints such as slope, presence of wetlands, bluff retreat buffers, presence of botanical resources, etc.

C. NON-VACANT SITE ANALYSIS

The City has adequate vacant sites to accommodate the RHNA for low income units. However, six of the sites in the inventory are not vacant and these sites have been included in the analysis because the property owners have infill and reuse goals for these sites.

The following properties have been included because they are relatively large parcels with just one older residence and the property owners have all recently met with CDD staff to discuss the possibility of subdividing their parcels for residential development: 601 Cypress St., 31451 Sherwood Dr., 860 Hazelwood St., and 552 S Lincoln St. The existing single family units do not constitute an impediment to development as they can be incorporated into a subdivision of the property. These property owners are actively considering residential subdivisions of their properties as an investment strategy.

Appendix B illustrates the realistic development potential for these non-vacant underutilized sites. The methodology for determining development potential for these mostly vacant parcels included: 1) analyze the parcel to identify potential constraints; 2) allocate 0.8% of the maximum density for the zoning district given the constraints; and 3) subtract the existing unit(s) from the likely new units.

D. ZONING FOR A VARIETY OF HOUSING TYPES

Zoning for Multi-family

The City of Fort Bragg has 35.6 acres of eligible vacant land which can theoretically accommodate up to 739 multi-family housing units at a variety of densities. However Multifamily rental development is constrained by a number of factors, including the presence of botanical, wetland and cultural resources. For the discussion below please refer to appendix B, which identifies detailed statistics for all vacant multifamily parcels, including the presence or absence of development constraints. Per HCD requirements this analysis considers likely development as 80% of the maximum units on the unconstrained portion of a parcel. . The City can accommodate 288 likely rental housing units as follows:

1. Multi-family rental housing is permitted by right in the RVH and Neighborhood Commercial (CN) zoning districts. The City has 14.7 vacant acres of RVH (no vacant CN), which could accommodate 112 units, after considering all constraints.
2. Multi-family rental housing is permitted by Use Permit Approval in the RM and RH Zoning Districts. The City has 10.9 vacant acres of RM and RH, which could accommodate a minimum of 90 units.
3. Multi-family rental housing is permitted with a Use Permit in the Highway Commercial, General Commercial and Office Commercial zoning. The City has 10 vacant acres of commercial property, which could accommodate 86 residential units.
4. All multi-family projects of three or more units are required to obtain a Design Review Permit. The City is in the process of simplifying and streamlining the Citywide Design Guidelines which are the regulatory tool for the Design Review permit.

Overall the City's permitting procedures encourage multi-family development.

Zoning for Farmworkers

Fort Bragg does not have any agriculturally zoned land within City limits and therefore does not address farmworker housing specifically. The site inventory identifies a number of adequate sites to accommodate the housing need for farmworkers. The City's Land Use and Development Code treats farmworker housing based on the type of housing proposed rather than the tenants. Farmworkers can live in any multi-family, SRO, mixed-use or single residential housing unit, depending on design.

- Multi-family developments require a Use Permit approval in the RM, RH, CG, CH and CBD zones. Live-work developments require a Use Permit approval in the Light Industrial (IL) zone. Multifamily housing is permitted by right in RVH zoning.
- SRO housing (also known as rooming or boarding) is permitted with Minor Use Permit and Design Review approval in the RM, RH, and RVH zones.
- There are 29.5 vacant acres of RL, RM, RH, RVH, CG, CN, CH and CBD zoned land in Fort Bragg which can accommodate 136 units.

Zoning for Emergency Shelters

The City of Fort Bragg allows emergency shelters as a permitted use in the General Commercial (CG) zoning district. The General Commercial zoning district is located in the center of town, primarily along either side of Franklin Street, and provides easy access to the hospital, major grocery stores, social services, health services and schools. Additionally the City's bus service has two bus stops located within CG zoning district and provides ready transit access. As shown in Table 5.2, there are currently 1.1 acres of vacant General Commercial property that could accommodate up to 13 residential units or 75+ emergency shelter beds (6 beds per residential unit). This vacant land is adequate to meet the community's need for

emergency shelters. The City does not require any special development or management standards for emergency shelters. Emergency shelters are subject to the same land use and zoning controls as any development that is a permitted use within the General Commercial zoning district. The City of Fort Bragg works extensively with local non-profit service providers to develop and expand emergency shelters, transitional housing, and homeless services. These facilities are appropriately located in areas with access to supportive health, welfare, social, employment, and transportation services.

Zoning for Transitional and Supportive Housing

The City's Land Use and Development Code treats transitional and supportive housing in all residential, commercial, and industrial zones as multi-family or single family housing, depending on design. As such, it is permitted as a single-family home as a use by right without a Use Permit in all residential zoning districts. Multi-family developments require a Use Permit approval in the RM, RH, CG, CH and CO zones. Multifamily units are permitted by right in RVH zoning districts. In conformance with AB 2162 the City allows supportive housing by right in all multi-family zoning districts and in all mixed use projects where they are permitted within commercial zoning districts. There are 58.9 vacant acres of RL, RM, RH, RVH, CG, CH and CBD zoned land in Fort Bragg which can accommodate 478 units.

Zoning for Single Room Occupancy

SRO housing (also known as rooming or boarding) is permitted with Minor Use Permit and Design Review approval in the RM, RH, and RVH zones. The City has 26.5 acres of vacant land which can accommodate up to 201 dwelling equivalent units of SRO housing.

Zoning for Manufactured Housing and Mobile Homes

A mobile home park is a conditional use requiring a Use Permit in all residential districts. Individual mobile homes and manufactured homes are a permitted use in all residential districts. Mobile homes outside of mobile home parks must have exterior siding as found in conventional residential structures, 12 inch overhangs on roofs, and a foundation. Manufactured homes do not have any specific design requirements and are not subject to Design Review. The City has 23.3 acres of vacant property zoned for single family use (the most likely location for a manufactured home) which could accommodate 189 units as a primary house and an additional 189 second units.

Zoning for Accessory Dwelling Units

Second units are a permitted use in all residential zoning districts and all commercial zoning districts with an existing non-conforming single family residential unit (RR, RS, RL, RM, RH, RVH). Second units of more than 18 feet in height require a Minor Use Permit. There are significant opportunities for secondary units; indeed, this is one of the most common types of residential development that occurs in Fort Bragg. In order to encourage additional second unit production, the City of Fort Bragg has established a secondary unit program, which provides: eleven free second unit plan sets; no charge for capacity fees, and no on-site parking requirements. Currently the City has 1,497 single family parcels with a primary unit and no secondary unit. Thus the City could accommodate up to 1,497 second units throughout the City. Other than larger housing projects, most of the new residential development in Fort Bragg consists of second units.

Group Housing

All group houses of less than 3,000 SF or 3 units (employee or institutional) is considered a single-family structure and a residential use and no conditional-use permit, zoning variance, or other zoning clearance is required for this type of housing unless it is in the Coastal Zone, in which case it requires a Coastal Development Permit. The City's zoning ordinance does not limit the number of people (related or unrelated) that can reside within a single residence. The Uniform Building Code does set an upper limit on occupancy based on the number of rooms in a house (2 persons per bedroom plus one additional for the house). A home of 2,950 SF could accommodate 8 bedrooms (@225SF each + 1,000 SF for kitchen, baths and living room) or 17 individuals. There are 23.3 acres of vacant RL parcels (of more than 0.5 acres) which can accommodate a likely 189 group homes. The City regulated Group homes of more than 3 units or 3,000 SF are considered Organizational Housing, which are permitted with a Use Permit in RM, RH and RVH zoning districts. A residential building of 3,000 SF could easily accommodate 8 bedrooms (@250SF + 1,000SF for kitchen, baths and living room) or 17 individuals, a larger building could accommodate more people. The City has no agriculturally zoned land, so group employee housing within an agriculture zone is not applicable to the City.

Zoning for Employee Housing

Fort Bragg allows employee housing in all residential, commercial and industrial zoning districts and employee housing is regulated identically to nonemployee housing. It is regulated according to the number and type of units, not according to the type of resident. Fort Bragg offers a total of 58.9 eligible acres which can accommodate a likely 478 homes for employees.

Opportunities for Energy Conservation

Planning and Land-Use. This Housing Element includes many policies and land use designations to ensure an adequate supply of housing for the full range of income groups. In addition, as the City is very small all vacant residentially zoned parcels are located within two miles of all employment centers, services, and amenities. This reduces energy use associated with congestion and long commutes.

In addition, the City has designated higher density zoning within and adjacent to commercial zoning districts. This Housing Element includes many policies that promote infill development, compact development and housing affordability. These policies also reduce vehicle miles traveled and the high energy costs associated with long commutes. In addition, the zoning ordinance allows for a reduction in the parking requirements for senior and affordable housing as the data consistently shows occupants of affordable housing own fewer cars, are more likely to use public transit and/or walk and bike to work. This housing element and the LUDC already include policies and regulations that promote the use of photovoltaic systems; water-efficient landscaping; passive solar and day lighting; permeable paving, and Low Impact Development (LID) techniques.

Housing Element Policies & Beneficial Environmental Impacts

The new Housing Element includes a number of policies with beneficial environmental impacts. Additionally, the City's other General Plan Elements include many environmental policies that are applied to the analysis of housing projects, including policies regarding: storm water management, green building, permeable paving, habitat protection, native landscaping and more.

SECTION 6: CONSTRAINTS ON HOUSING

A. GOVERNMENTAL CONSTRAINTS

Land Use Controls

The Fort Bragg zoning ordinance, the Coastal and Inland Land Use and Development Codes (C/I LUDC), contained within the City's Municipal Code, set forth zoning designations and development requirements for construction activity within the City. State law requires that the zoning ordinance be consistent with the General Plan.

Zoning Changes. The Fort Bragg's LUDC underwent a comprehensive update in 2016 to implement the 2014 Housing Element update. The following housing related changes were made to the Land Use and Development Code to promote housing development. The changes below are pending for the Coastal Land Use and Development Code.

Table 6.1 ILUDC Amendments	
ARTICLE 2 – ZONING DISTRICTS AND ALLOWABLE LAND USES	
ILUDC Section	Changes
Chapter 18.21 <i>Residential Zoning Districts</i>	<ul style="list-style-type: none"> ▪ Table 2-1: Alter the land uses and permit requirements for residential zoning districts, including: <ul style="list-style-type: none"> ○ Add residential care facility for the elderly uses; ○ Remove rooming or boarding use and instead regulate this use according to the type of housing rather than the relationship between individuals in the house; and ○ Allow condominium conversions in RH and RVH. ▪ Table 2-5: Modify maximum site coverage standard in RVH from "N.A." to "90%" to reflect open space requirements elsewhere in the LUDC.
Chapter 18.22 <i>Commercial Zoning Districts</i>	<ul style="list-style-type: none"> ▪ Table 2-6: Alter the land uses and permit requirements for commercial zoning districts to allow existing single unit residential structures to be used as a single unit residential structures in CN, CBD and CG with Minor Use Permit approval.
ARTICLE 3 – SITE PLANNING AND PROJECT DESIGN STANDARDS	
Chapter 18.34 <i>Landscaping Standards</i>	<ul style="list-style-type: none"> ▪ Remove irrigation requirement from landscape plans. ▪ Add flexibility to landscape plan revisions. ▪ Remove barriers to Low Impact Development techniques such as curbs on the perimeter of parking lots. ▪ Reduce prohibitively specific landscaping requirements.
Chapter 18.36 <i>Parking and Loading</i>	<ul style="list-style-type: none"> ▪ Reduce parking requirements for residential zoning districts
ARTICLE 4 – STANDARDS FOR SPECIFIC LAND USES	
Chapter 18.4	<ul style="list-style-type: none"> • Remove Bed and Breakfast standards for residential districts as they are not permitted in these districts. • Remove duplexes from multifamily standards, per state law. • Revise accessory dwelling unit standards for consistency with SB 1069 and AB 2299. Second units are now permitted in all residential zones as follows:

	<ul style="list-style-type: none"> ○ There may be only one secondary dwelling unit per single-family parcel; ○ There is no minimum lot size; ○ Secondary dwelling units must meet all standards of the zoning district. They are limited to 18 feet in height, unless located over a garage, in which case they can be 24 feet with a minor use permit. ○ A separate entrance is required. ○ The secondary dwelling unit shall not exceed 960 square feet. ○ Impermeable surfaces shall not exceed 50 percent of the total lot area. Secondary dwelling units are not permitted where access is provided from streets less than 36 feet wide. ○ No parking is required on site. ○ No capacity fees are charged to hook up to City sewer and water 		
ARTICLE 10- DEFINITIONS			
<p style="text-align: center;">Chapter 18.100 <i>Definitions of Specialized Terms and Phrases</i></p>	<p>Revise definitions for the following terms in compliance with state law and ADA.</p> <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> ▪ Accessory Dwelling Unit ▪ Cooperative Housing ▪ Duplex, Dwelling, Dwelling Unit, or Housing Unit ▪ Emergency Shelter ▪ Mixed-Use Project ▪ Mobile Home Park </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> ▪ Multi-Family Housing ▪ Residential Care Facility ▪ Rooming or Boarding House ▪ Second Unit/Carriage House/Duplex ▪ Single Unit Dwelling ▪ Vacation Rental Unit </td> </tr> </table>	<ul style="list-style-type: none"> ▪ Accessory Dwelling Unit ▪ Cooperative Housing ▪ Duplex, Dwelling, Dwelling Unit, or Housing Unit ▪ Emergency Shelter ▪ Mixed-Use Project ▪ Mobile Home Park 	<ul style="list-style-type: none"> ▪ Multi-Family Housing ▪ Residential Care Facility ▪ Rooming or Boarding House ▪ Second Unit/Carriage House/Duplex ▪ Single Unit Dwelling ▪ Vacation Rental Unit
<ul style="list-style-type: none"> ▪ Accessory Dwelling Unit ▪ Cooperative Housing ▪ Duplex, Dwelling, Dwelling Unit, or Housing Unit ▪ Emergency Shelter ▪ Mixed-Use Project ▪ Mobile Home Park 	<ul style="list-style-type: none"> ▪ Multi-Family Housing ▪ Residential Care Facility ▪ Rooming or Boarding House ▪ Second Unit/Carriage House/Duplex ▪ Single Unit Dwelling ▪ Vacation Rental Unit 		

Current Use Tables

As shown in Tables 6.2 below, residential development is currently allowed within six residential zones and five commercial zoning districts. The City’s land use controls are not restrictive; a Use Permit is not required for Very High Density Residential zone which allows 12 to 24 units per acre. A Use Permit is required for projects in medium and high density zoning districts (6-15 units) and in the commercial zoning districts (which allow from 24 to 40 units per acre) except for Neighborhood Commercial where multifamily is permitted by right. Single unit homes and second units are allowed by right in all residential zoning districts.

Taken together, the residential and commercial zones provide for residential development either through a Use Permit process or as a permitted use in over 50 percent of the land within City limits for a variety of housing types including multi-family rental housing, mobile homes, emergency shelters and transitional and supportive housing (which are treated as either single family or multi-family residential depending on the project configuration).

TABLE 6.2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	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							
	LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
		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		

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

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
	Single residential unit	MUP (3)	—	UP(4)	UP(4)	

For a small city, Fort Bragg provides a wide variety of compact residential development opportunities in both multi-family and commercial zoning districts.

Development Standards

As illustrated in Table 6.3, the City allows two-story development in all zoning districts, and three and four story residential development in the majority of zoning districts. Setbacks and open space requirements are reasonable given adjacent uses and the character of the community.

Table 6.3 City of Fort Bragg Development Standards

Zone District	Bldg Height	Lot Width	Minimum Yard Setback			Minimum Lot Area (sq. ft.)	Dwelling Units/ Acre	Parking Spaces per Dwelling Unit	Minimum Open Space/ Dwelling Unit (sq. ft.)
			Front	Side	Rear				
Low Density Residential (RL)	28	50	20	5	10	6000	6	2 spaces	1800
Medium Density Residential (RM)	35	50	20	5	10	6000	12	1 space/1 bedroom; 2 spaces/2+ bedrooms	200
High Density Residential (RH)	34	NA	20	5	10	NA	15		200
Very-High Density Residential (RVH)	45	NA	20	5	10	NA	24		200
Highway Visitor Commercial (CH)	35	50	15	0	10	6000	24		200
General Commercial (CG)	35	50	10	0	5	5000	24		200
Central Business District (CBD)	45	20	0	0	5	2000	40		200

Parking Standards. In 2016 the City revised the City’s parking standards by significantly reducing the number of parking spaces required for multi-family housing. As noted in Table 6.4 parking requirements are reflective of parking demand. Additionally, the zoning ordinance includes the opportunity to request a further reduction in parking requirements (18.36.080) if the applicant can provide evidence that lower parking ratios are warranted; for example, parking reductions are common for projects serving seniors, people with disability, affordable housing and/or permanent supportive housing. The parking standards do not impede a

developer's ability to achieve maximum densities so long as unit size is at 1,000 SF or less. In addition, the City's density bonus ordinance complies with parking requirements per Government Code Section 65915.

Height Limitations. The City's height limitations are three or more stories for all multifamily zoning districts and all commercial zoning districts that allow multifamily development. Height limitations of two stories or less in multifamily districts are commonly considered a constraint to achieving maximum densities. As the City height limitations exceed this two-story threshold, the City's regulations are not a constraint on development.

Density Bonus. In compliance with State Law, the City has adopted a density bonuses regulation (18.31.010) which provides development incentives to all developers who propose to construct affordable housing. As required by State Law the amount of the density bonus and number of incentives vary according to the amount of affordable housing units provided.

Inclusionary Housing. There is anecdotal evidence that the City's inclusionary housing regulations may, ironically, impede the development of new multi-family rental properties. The inclusionary housing requirement adds considerable cost to development in a market that is marginally supportive of multi-family rental properties. Indeed, all of the large multi-family rental projects developed in the past fifteen years have all been Tax Credit subsidized affordable housing projects. In the past fifteen years only one market rate multi-family project was constructed and as an infill project of five units, the developer constructed one small inclusionary for sale unit, which was very difficult to sell because people who qualified for the unit could not qualify for a mortgage. A number of smaller three-unit projects have been approved and constructed and the inclusionary zoning ordinance does not apply to projects of three units or less.

Growth Control or Similar Ordinances

The City has not adopted any Growth Control or Similar Ordinances.

Design Review

Residential development of three or more units requires Design Review. The intent of the Design Review process is to preserve and improve the natural beauty of the City's setting and ensure that the new development is visually harmonious with its surroundings. The Citywide Design Guidelines (revised in 2019) establish illustrated and objective criteria for site and building design, landscaping, lighting and signage. The Design Guidelines clearly state required design elements and encouraged design elements for incorporation into residential projects. In addition, the illustrated and objective design criteria apply only to multi-family projects or 3 or more units.. Single family homes and second units are not subject to design review. The Guidelines were revised in 2019 and do not represent a constraint to housing production in Fort Bragg. The following findings must be made for approval of a Design review Permit:

1. Complies with the purpose and requirements of this Section (Purpose: Design Review is intended to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the small-town, coastal, historic, and rural character of the community);
2. Provides architectural design, building massing, and scale appropriate to and compatible with the site surroundings and the community;

3. Provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
4. Provides efficient and safe public access, circulation, and parking;
5. Provides appropriate open space and landscaping, including the use of water efficient landscaping;
6. Is consistent with the General Plan, any applicable specific plan, and the certified Local Coastal Program; and
7. Complies and is consistent with the City's Design Guidelines.

Use Permit Compliance

Residential Development of four or more units requires a Use Permit in the RM and RH zoning districts. A Use Permit is processed concurrently with all other permits (CDP and DR) and the processing time is typically two to three months. Use Permits costs are based on Cost Recovery and applicants are typically asked to open a Development Deposit Account of \$2,500 for Use Permit review. An application for a Use Permit or Minor Use Permit may be approved subject to conditions, or disapproved by the review authority. The review authority shall approve a Use Permit or Minor Use Permit only after first finding all of the following:

1. The proposed use is consistent with the General Plan, any applicable specific plan, and the Local Coastal Program;
2. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Development Code and the Municipal Code;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.
5. The proposed use complies with any findings required by Section 17.22.030 (Commercial District Land Uses and Permit Requirements).

Coastal Act Compliance

In the Coastal Zone, the City's Local Coastal Program poses limitations on development, particularly higher density development. Projects in the Coastal Zone are regulated under the City Coastal General Plan, and Coastal Land Use and Development Code. Residential development of more than one unit must obtain a Coastal Development Permit (CDP) and a Use Permit for conditional uses. A Coastal Development Permit is required for new construction and for some additions and expansions. Coastal Development Permits are reviewed by the Planning Commission, are appealable to the City Council. The cost of a typical Coastal Development Permit is \$2,000. Coastal Development Permits for properties located to the west of the first public road can be appealed to the State Coastal Commission. Findings for Coastal Development Permits, include the following:

- a. The proposed development as described in the application and accompanying materials, as modified by any conditions of approval, is in conformity with the City of

- Fort Bragg's certified Local Coastal Program and will not adversely affect coastal resources;
- b. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code);
 - c. Feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment;
 - d. The proposed use is consistent with the purposes of the zone in which the site is located;
 - e. The proposed development is in conformance with the City of Fort Bragg's Coastal General Plan;
 - f. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity; and
 - g. Services, including but not limited to, water supply, sewage disposal, solid waste, and public roadway capacity have been considered and are adequate to serve the proposed development;
 - h. Supplemental findings for projects involving geologic, flood, and fire hazards:
 - i) The project, as proposed, will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons; and
 - ii) The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood, or fire hazards due to required project modifications, landscaping or other conditions; and
 - iii) There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.
 - i. Supplemental findings for projects located within Environmentally Sensitive Habitat Areas:
 - j. The resource as identified will not be significantly degraded by the proposed development; and
 - ii) There is no feasible less environmentally damaging alternative; and
 - iii) All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted.
 - k. Supplemental findings for projects located between the first public road and the sea required by Section 17.56.070 of this Development Code.

Building Codes & Code Enforcement

Building Code. Building codes and enforcement do not constrain housing development in Fort Bragg. As the City of Fort Bragg does not maintain its own Building Department, the Mendocino County Building Inspection Department provides building inspection and code enforcement service. New construction is required to meet the requirements of the most recent version of the Uniform Building Code (UBC) including the Uniform Housing Code. The code sets forth building standards and requires inspections to ensure compliance. In accordance with the federal Americans with Disabilities Act, the City's building code includes requirements that new residential construction have a minimum percentage of units that are fully accessible to the physically disabled. While the building codes and their enforcement may increase the cost of housing, they are designed to ensure the provision of safe and structurally sound housing. The County Building Department inspects housing units when an owner seeks a building permit for

additional construction, or when a specific complaint relating to the health and safety of the building occupants is received.

Building Permit Approvals In and out of the Coastal Zone. Table 6.4 summarizes the total approved building permits for new residential development both in and outside of the Coastal Zone. A total of 115 new single unit homes were built in this 15 year time frame (including 2nd units both in and outside of the Coastal Zone); 31 multifamily units were built in the inland area and 11 of these were affordable to low income tenants (self-help housing). By comparison 30 multifamily units were built in the Coastal Zone, 24 units of which are deed restricted as affordable to very low income tenants. During this period eight residential units were demolished, four of which were fire damaged. All were replaced with either more or the same number of units on the parcel. The City has consolidated data for building permit approvals from 2003 forward. Prior to 2003, all data is only stored in paper-based building permit files , which would need to be searched to identify later data.

Table 6.4 City of Fort Bragg: Building Permit Approvals (2003-2018)

year	Total Inland Building Permit Approvals					Total Coastal Zone Building Permit Approvals				
	Single Unit	Multi Units	Affordable Units	Level of Affordability	Units demolished	Single Unit	Multi Units	Affordable Units	Level of Affordability	Units Demolished
2003	23	14				1	2			
2004	14	1	3	Low	1					
2005	21	2	4	Low	3					
2006	7	0			1					
2007	10	4				1				
2008	2					1				
2009	3					1	3			
2010	2	4				1				
2011	4	2	2	Low						
2012	1									
2013						1	25	24	Very Low	
2014	2	2			1					
2015	2	2	2	Low	1	1				
2016	1					1				
2017	6									
2018	7					2				1
Total	105	31	11	0	7	10	30	24	0	1

Source: City of Fort Bragg, 2019

Sprinkler Ordinance. The City's sprinkler ordinance requires all commercial buildings (which includes residential structures of more than 3 units) to install fire suppression sprinklers if building permits valued at more than \$75,000 are pulled within a three-year period. This ordinance may inhibit remodels and repairs of multi-family housing which were built before fire sprinklers were required. However, the City Council has weighed the pros and cons of this ordinance three times over the past ten years and has determined that protecting the life and safety of residents and our volunteer fire department warrant the continued implementation of the ordinance.

Code Enforcement. Code enforcement in Fort Bragg is complaint based. The City's Code Enforcement officer addresses violations of the City's codes and receives about 75 complaints a year, however only about 10-15 of these cases are relate to housing issues. Most involve substandard housing, health and safety complaints, unpermitted construction, and/or illegal occupancy. The City's first priority with residential code enforcement cases is to work with the property owner to address health and safety issues. The process starts with Code Enforcement staff sending a code enforcement letter with a two week deadline for the property to work with the City to develop a plan and timeframe to address the housing violation. If the property owner does not meet with City staff and develop a timeline for addressing issues, City staff initiates a system of progressively increasing fees to encourage compliance. If the property owner does come into the City with a plan to address the code violation, City staff works with the property owner to address the violation in a timely manner. In rare cases (typically once or twice per Housing Element cycle) the City red tags a residential unit because it is un-inhabitable. The City has not had cause to pursue legal remedies under health and safety code 17980(c), as the City has been able to work with property owners to fix code violations in a timely manner and thereby has been able to avoid court (other than small claims).

With this Housing Element, the City has put in place a program (H-1.8.2) that will allow the City to collect funds from the Franchise Tax Board which can be used to assist with Code Enforcement cases to address health and safety issues in units that would otherwise be red-tagged as inhabitable.

The City has required the demolition of one substandard building since the adoption of the previous housing element and the building was over 75% destroyed by a catastrophic fire. The City has added a new policy in the Housing Element that places a preference on repair and replacement of housing over removal.

On- and Off-Site Improvements

The standards for on- and off-site improvements contained in the Subdivision Ordinance do not constitute a constraint to housing development. These standards are summarized below and are no more restrictive than those typically found in other Mendocino County jurisdictions. Indeed, in some cases, less restrictive standards exist in Fort Bragg, since sidewalks with full curb and gutters are not required for all types of residential subdivisions. The City may require developers to construct the off-site improvements listed in Table 6.5, depending on existing site conditions and constraints:

Table 6.5 Off Site Improvement Standards	
Sidewalks	Curbs, gutters, sidewalks (5 feet min width), driveway, and ADA compliant pedestrian ramps.
Water & Sewer	Water and sewer connections, which may include the extension of mains, installation of valves, hydrants, and other facilities (like pump stations) as applicable to site.
Stormwater	Stormwater improvements for water quality that pre-treat and infiltrate storm water from larger projects and parking lots as well as erosion controls like stabilized construction site entrances. Stormwater improvements to provide local drainage facilities with sufficient capacity to convey a 100-year flood (conveyance systems may include open channels, conduits, and or culverts as well as drain inlets, sidewalk drains, manholes, etc.).
Street improvements	Street improvements such as, new streets and shoulder improvements, striping, signage or signalization depending on the traffic impacts required by a CEQA analysis.
Utilities	Undergrounding all existing and proposed utilities along project frontage (there are exemptions for high-voltage transmission lines, transformers, pedestal mounted terminal boxes, and meter cabinets).

Annexation Standards

The policy adopted by the Mendocino County Local Agency Formation Commission (LAFCO) regarding annexation proposals is an important land use regulation affecting development in Fort Bragg, as well as other cities in Mendocino County. The standards and procedures set forth in the LAFCO policy affect its review of requests for City annexation of lands proposed for development. The application of these standards does not constitute a constraint to housing development since they do not exceed the annexation requirements contained in State law.

Development Fees

The City requires payment of various fees such as application, processing, development impact fees, connection fees, etc. All fees are tied to the City's actual costs of providing necessary services. These fees are reviewed and adjusted annually. All fees have been set in compliance with Government Code Section 66020 et seq. as all planning and permit processing fees are at or less than the reasonable cost of providing the service. Additionally, at the time of planning or building permit application, City Staff provide project applicants with a statement of amounts and purposes of all fees. All Impact Fees have been set in compliance with Government Code Section 66000 et. seq. (Mitigation Fee Act) as the fees were adopted relying on a report that established the relationship between the amount of any capital facilities fee and the use for which it is collected.¹

¹ Bartle Wells Associates, *City of Fort Bragg – Water Capital Improvement Fee Study* and *City of Fort Bragg – Wastewater Capital Improvement Fee Study*. March, 2000

Table 6.6 Development Fee Table

Planning and Application Fees	Single-Family	Multifamily
Annexation	Cost Incurred	Cost Incurred
General Plan Amendment	Cost Incurred	Cost Incurred
Zone Change	Cost Incurred	Cost Incurred
Planned Unit Development	Cost Incurred	Cost Incurred
Specific Plan	Cost Incurred	Cost Incurred
Development Agreement	Cost Incurred	Cost Incurred
Planning Commission Hearing	\$ 900	\$ 900
Site Plan Review	\$ -	\$ -
Variance	\$ 695	\$ 695
Conditional Use Permit	\$ -	\$ 930
Minor Use Permit	\$ -	\$ 930
Design Review	\$ -	\$ 580
Coastal Development Permit	\$ 1,100	\$ 1,100
Certificate of Appropriateness	\$ 510	\$ 510
Other		
SUBDIVISION		
Certificate of Compliance	\$ 805.00	\$ 805.00
Lot Line Adjustment	Cost Incurred	Cost Incurred
Tentative Tract Map	Cost Incurred	Cost Incurred
Final Parcel Map	\$ 1,050.00	\$ 1,050.00
Vesting Tentative Map	Cost Incurred	Cost Incurred
Other		
ENVIRONMENTAL		
Initial Environmental Study	Cost Incurred	Cost Incurred
Environmental Impact Report	Cost Incurred	Cost Incurred
Negative Declaration	Cost Incurred	Cost Incurred - Generally \$2,000 to \$3,000
Mitigated Negative Declaration	Cost Incurred	Cost Incurred - Generally \$3,000 to \$5,000
Other		
IMPACT FEES		
Water and Sewer Capacity Fee	\$ 8,006.00	\$ 7,379.77
Water & Sewer Connection Fee	Cost Incurred, typical \$7,404	Cost Incurred, typical \$15,000 for 15 unit project
Drainage Fee Per typical unit	\$ 538.11	\$ 174.42
School Fees	\$2/SF	\$2/SF
TOTAL		
PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL RESIDENTIAL DEVELOPMENT		
Development Cost for a Typical Unit	Single-Family	Multifamily
Total estimated fees per unit	\$ 17,948.11	\$ 10,988.19
Typical estimated cost of development per unit	\$ 255,000.00	\$ 225,000.00
Estimated proportion of fee cost to overall development cost per unit	7.04%	4.88%

Planning Fees. Fees for planning applications (e.g. Design Review, Use Permit, Variance, Rezoning, and subdivision map approval) range from \$150 to \$2,000. The fees charged by the City to process and review development applications are lower than comparable market-rate fees for technical plan review tasks. For a complete list of development fees, please see Table 6.6.

Impact Fees. Additional fees include statutory school impact fees and City capacity fees (development impact fees).

- For a typical three-bedroom, two-bathroom single-family home, City planning fees, building fees, and water, sewer and drainage capacity fees total approximately \$18,000 or 7% of total development costs/unit.
- For a typical multi-family project, the City planning fees, building fees, water, sewer and drainage capacity fees total approximately \$11,000 or 5% of development costs/unit.
- School impact fees are \$2/SF and set by the school district.

At 5% to 7% for multifamily and single family total costs, Fort Bragg's fees are well below HCD's benchmark rate of 10-15% of total development costs. All City fees required for residential development are based on the actual costs of providing City services for permitting, potable water and wastewater treatment/delivery/collection.

Other Exactions. The City currently requires only the following additional exactions for development projects that are not served by water, sewer or streets:

- Land dedications for improvements to public rights of way, including on-street parking, sidewalks, travel lanes, turn lanes, etc.;
- Utility easements for the installation of off-site water, sewer and drainage utilities; and
- Dedication of all off-site sewer, water and drainage infrastructure to the City of Fort Bragg.

The City utilizes grant funding for off-site utilities in support of affordable housing projects.

Fee Collection. Fees are collected as follows:

- Planning Permit fees are collected at the time of application.
- Building Permit fees are collected at the time of building permit application.
- Impact fees are collected at the time of Building Permit approval. Applicants can request to pay impact fees at the time of building permit final.

Fee Structure, Reductions & Incentives

- The City does not require sewer or water capacity (impact) fees for ADUs/Second units. This policy shift has incentivized the construction of second units, as there have been more second units built in the past two years than in previous years.
- The City Council is considering a new program to finance impact fees over a period of 2 to 5 years with a low interest loan.
- Other fee reductions may be considered by City Council on a case by case basis.

Fee Rate Trends.

- City planning fee updates are based on salary changes which increases an average of 1.5% each year over the past five years.

- Water and Sewer capacity and connection fees as well as drainage impact fees are updated based on the Engineering News-Record Construction Cost Index which ranged between 2 and 3.94% between 2014 and 2018.

Impact of Fees on Affordable Housing Development

Affordable housing units comprise the majority of new units constructed within the City of Fort Bragg since 2013. All multi-family projects that have been constructed and/or permitted within the timeframe of the 2015 Housing Element have all been affordable housing projects and include: Danco's Cypress Cottages (an affordable project of 26 senior units); Habitat for Humanity McPherson Street Project (8 affordable units); and the Danco Plateau Project (a 68 unit permitted project that will consist of affordable senior, family and Permanent Supportive Housing). The fees have not constrained Danco's choice to contribute to Fort Bragg's housing stock. However, Habitat for Humanity asked for and received partial forgiveness of fees and a fee deferral payment plan for the remainder of their capacity fees.

Inclusionary Ordinance

The City's Inclusionary Housing Ordinance includes the following key features:

1. The inclusionary Housing ordinance utilizes State Density Bonus law to provide for density bonuses based on the affordability and number of inclusionary units.
2. Inclusionary Housing incentives include: pre-application review, priority permit processing and planning incentives (reductions of regulatory requirements) for the entire project.
3. Applicants may pay into the City's Housing Trust Fund in lieu of developing inclusionary units on site. No findings are required for an applicant to pay into the trust fund instead of building units on site. The City's Housing Trust Fund currently has \$75,724. These funds have been used to pay the capacity fees for the Habitat for Humanity Project and to fund the development of the City's free second unit plans, which are provided for free to people who want to construct a second unit.
4. Options for meeting the inclusionary housing requirement include the following:
 - a. For sale & subdivision projects with five to ten units: 20% of units must be "affordable by design" (i.e., small units, second units – less than 600 sf) with no income or price limits.
 - b. For sale, rental & subdivision projects of 11-20 units: 10% inclusionary requirement.
 - c. For sale, rental & subdivision projects of 21+ units: 15% inclusionary requirement.
 - d. Pay an in-lieu fee instead of providing units.
 - e. Donate land instead of providing units.
 - f. Construction of second units in lieu of providing inclusionary units.
 - g. Construct inclusionary units on another site.
 - h. Any alternative equivalent action approved by City Council.

Processing and Permitting Procedures

The time taken to process development applications affects housing costs, since interest on loans must continue to be paid and the longer it takes for the development to be approved, the higher the costs will be. The time to process residential development applications does not constitute a constraint in Fort Bragg.

The following are typical processing times for residential development applications for a building permit for a dwelling with no special permit or exception to the standards required:

- Community Development Department – 1 day to 1 week.
- Public Works – 1 day to 2 weeks.
- Building Department - two hours to six weeks.

Review requiring a discretionary permit involving one or more public hearings (e.g. Variance, Design Review, Coastal Development Permit and Use Permit):

- Community Development Department and Planning Commission – 8 to 12 weeks.
- Building Department – 2 to 4 weeks.

Review requiring a change of zoning, major subdivision approval, or preparation of an Environmental Impact Report (EIR):

- Community Development Department, Planning Commission, or City Council – four months to one year.
- Building Department – six weeks.

Primary residential units and second units are a permitted use by right and do not require a conditional use permit or Design Review and as indicated above typically take one to two days to process, however they can take up to two months if a Coastal Development Permit is required.

Multi-family housing development requires a conditional use permit in the RM and RH zoning districts and in all commercial districts. A use permit typically takes two months to process where no CEQA review or other entitlements are required. The use permit requirement for multi-family housing provides the City with the opportunity to require a traffic analysis for the project. A traffic study can be completed fairly quickly at a reasonable cost by a consultant and is sometimes required so that the City can complete the necessary environmental review (compliance with CEQA) for projects that are not exempted by CEQA. This is not a significant inhibitor to development and is necessary so that the City can comply with the requirements of CEQA.

Multi-family housing in the RVH zone only requires Design Review and typically takes two months from the time of a submission of a complete application.

The time to obtain approvals for single and multi-family housing does not constitute a constraint on housing development in Fort Bragg.

These processing times are much faster than the time taken for processing similar projects in Mendocino County as the County's planning permit processing time averages more than a year.

Reasonable Accommodation

Fair Housing Policy. The City's Housing Element includes the following goal and policy:

Goal H-4 Promote housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status, or national origin.

Policy H-4.1 Equal Housing Opportunity: Continue to facilitate non-discrimination in housing and ensure compliance with all fair housing laws.

Zoning & Land Use. The City does not regulate housing on the basis of: 1) family status or relatedness of individuals choosing to cohabit; and/or 2) disabled or abled status of residents. The City's zoning ordinance also does not include: 1) siting or separation requirements for licensed, residential-care facilities; and/or 2) minimum distance requirements for the siting of special needs housing developments. The City also does not differentially regulate any type of residential development for a protected class of residents under Fair Housing law in a way that differs from the way it regulates other housing. In other words, all residential development, regardless of the special status of its residential population, is regulated based on the type of housing (multi-unit, single unit, group or organizational, co-housing, and residential care for the elderly) and not the characteristics of tenants.

Group Homes. The City's zoning ordinance provides for the development of group homes in all residential zoning districts.

Larger group homes (more than 3,000 SF) are permitted as organizational housing with a Use Permit in the RM, RL and RVH zoning districts. Smaller group homes (single family homes) are permitted by right in all residential zoning districts as a single family home. Additionally the City's zoning ordinance allows residential care facilities with a Use Permit in three commercial zoning districts (Office Commercial, Central Business District, and General Commercial).

Parking. The City's zoning ordinance does include alternate residential parking requirements for seniors, people with disabilities and others that have data to indicate that their project will have reduced parking needs.

Reasonable Accommodation Ordinance. The City's reasonable accommodation ordinance provides for, pursuant to the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, individuals with disabilities to obtain reasonable accommodation in rules, policies, practices and procedures to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. The ordinance establishes a procedure for making requests for reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures of the jurisdiction to comply fully with the intent and purpose of fair housing laws. It defines reasonable accommodation in the land use and zoning context as a means of "providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities." It further provides a procedure for requesting a reasonable accommodation and includes the following required findings for granting of the reasonable accommodation:

- Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;
- Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;
- Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction and;
- Whether the requested accommodation would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program.

Fair Housing Permit and Processing Procedures

The City's accommodation process and permitting process (outlined below) ensures that the City supports the development and conversion of housing for people with disabilities.

- Accessibility retrofits. The City of Fort Bragg accommodates accessibility retrofits within setbacks, and such retrofits are not subject to any discretionary review process. The over the counter building permit process takes one day at Planning and then is processed by the Building Department usually within two weeks.
- Licensed, residential-care facilities with fewer than six residents in single-family zones. The city permits licensed residential care facilities with fewer than 6 residents by-right in single unit homes, which can be located in any residential zoning district.
- Group-home public comment period. The City has the same comment period for all types of development.

Fair Housing and Building Codes

The City has adopted within the Municipal Code the following codes:

- California Building Standards Code, 2016 Edition, Title 24 of the California Code of Regulations, including Part 2 (California Building Code), Part 7 (Elevator Safety Construction Code), Part 8 (California Historical Building Code), and Part 10 (California Building Conservation Code), as published by the International Code Council, subject to changes or modifications as set forth in this chapter.
- California Referenced Standards Code, Title 24, Part 12, 2016 Edition, as published by the International Code Council, subject to changes or modifications as set forth in this chapter.
- California Plumbing Code, 2016 Edition, as published by the International Association of Plumbing and Mechanical Officials, subject to changes or modifications as set forth in this chapter.
- California Mechanical Code, 2016 Edition, as published by the International Association of Plumbing and Mechanical Officials, subject to changes or modifications as set forth in this chapter.
- Uniform Housing Code, 1997 Edition.
- Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition.
- California Electrical Code, 2016 Edition, as published by the National Fire Protection Association, subject to changes or modifications set forth in this chapter.
- California Building Standards Administrative Code, Title 24, 2016 Edition, as published by the International Code Council.
- California Energy Code, California Code of Regulations, Title 24, Part 6, 2016 Edition.
- California Administrative Code, Title 25, Housing and Community Development, Chapters 2 and 3 as published by the Office of Administrative Hearings.

The City has not adopted any amendments to any of these codes that might diminish the ability of the City to approve projects to accommodate people with disabilities.

Universal Design. The City's Housing Element requires universal design in 10 percent of multi-unit developments with more than ten units. The universal design requires improvements to the home that serve those with disabilities including ADA bathrooms, light switches, doors and door handles and kitchen counters.

Policy H-3.8 Housing for the Disabled and the Developmentally Disabled: Continue to facilitate barrier-free housing in new development. Continue to require that 10% of all units in multi-family projects be developed in conformance with Universal Design to achieve accessibility for the disabled and the Developmentally Disabled.

Ordinance Analysis

Inclusionary Housing Ordinance. There is anecdotal evidence that the City's inclusionary housing regulations may, ironically, impede the development of new multi-family rental properties. The inclusionary housing requirement adds considerable cost to development in a market that is marginally supportive of multi-family rental properties. Indeed, all of the large multi-family rental projects developed in the past fifteen years have all been Tax Credit subsidized affordable housing projects. In the past fifteen years only one market rate multi-family project was constructed and as an infill project of five units, the developer constructed one small inclusionary for sale unit, which was very difficult to sell because people who qualified for the unit could not qualify for a mortgage. A number of smaller three unit projects have been approved and constructed and the inclusionary zoning ordinance does not apply to projects of three units or less.

Vacation Rental Ordinance. The City of Fort Bragg does not allow vacation rentals within any residential zoning district. Vacation rentals are permissible with Minor Use Permit approval only within the Central Business District. Additionally, the total number of vacation rentals is limited to ten by resolution of the City Council. There are currently three legal vacation rentals in Fort Bragg. The City regularly engages in proactive code enforcement against illegal vacation rentals in Fort Bragg and closes down around five illegal vacation rental units that pop up each year.

B. NONGOVERNMENTAL CONSTRAINTS

Market constraints include the cost of land and improvements, construction costs, interest rates, profit, property taxes and the wide range of factors which determine consumer preference in the housing market. Most of these factors are beyond the control of local governments, although occasionally the cost of land and interest rates can be reduced in order to encourage affordable housing production.

Cost and Availability of Financing

The availability of financing is a key component in determining the affordability of homes. Small increases in the interest rates can have a significant impact on the amount of monthly mortgage payments and thereby limit many people from qualifying for a home loan.

Private financing and government financing are both generally available in Fort Bragg. Low income households are the most underserved groups due to their inability to qualify for both conventional and government financing of single unit homes. Mendocino County does not have a local foundation that assists with low income home purchase.

Financing for Affordable Housing. The ability to construct affordable Tax Credit financed projects depends on the strength of the overall economy and the demand for tax credits. Currently the demand for tax credits is relatively high and the demand for tax credits financing is also extremely competitive. This makes financing more competitive for affordable housing developers. In 2014 Danco received a Tax Credit award to construct a 24-unit affordable senior project. In 2017 Danco was not competitive to receive a Tax Credit financing award for a 30-unit affordable housing project. In 2019, Danco has reapplied for a \$23 million award for a 69-unit affordable housing project. This application should be more competitive as the City was able to secure a \$3 million grant from HEAP for PSH as part of the overall project financing. Danco is awaiting the status of this tax credit application.

Financing for conventional single family home purchase. Table 6.7 shows the disposition of home loan applications for residents within the Santa Rosa Metropolitan Statistical Area (MSA) in 2017, which includes Sonoma and Mendocino Counties. Applications are broken down by applicant income level. The data illustrate that a home purchase remains out of reach for low income households as both the number of applications and the approval rate is much below that of higher income households.

Table 6.7 Conventional Home Loan Applications Santa Rosa MSA (Sonoma And Mendocino Counties), 2017				
Applicant Income Level	Applications	Conventional Loans		
		% Approved	% Denied	% Other
Less than 50% of MSA/MD median	77	43%	29%	29%
50-79% of MSA/MD median	487	51%	19%	30%
80-99% of MSA/MD median	409	66%	14%	20%
100-119% of MSA/MD median	536	70%	10%	21%
120% or more of MSA/MD median	4,018	74%	7%	20%

Source: FFIEC, Home Mortgage Disclosure Act (HMDA) Data, 2018

The OTHER column represents mortgage offers extended by the bank but rejected by the borrower (for any reason), incomplete applications as well as any other circumstance that could not be construed as a “rejection” by the lender.

Cost of Land

The cost of land in Fort Bragg is generally less than in other coastal areas in the County. While there are few vacant lots in Fort Bragg, Table 6.8 provides a summary of current listings with an average land cost per residential unit of \$57,782. Thus the cost of land is not a barrier to new residential construction. Rather, the limited supply of land, particularly larger parcels that can accommodate larger multi-unit projects, is more of a limiting factor to the supply of both market rate and affordable housing.

Table 6.8 Residential Land Costs, Fort Bragg

Address	Price	Acres	Potential Units	Price/Unit
970 E Chestnut Street	\$450,000.00	2.05 acres	15	\$ 30,000
119 Pine Street	\$ 80,000.00	6970 SF	3	\$ 89,000
20300 Ocean View Drive	\$349,000.00	0.98 acres	6	\$ 58,167
585 S Franklin Street	\$ 70,000.00	4,792 SF	1	\$ 70,000
100 N Dana Street	\$ 75,000.00	6,098 SF	1	\$ 75,000
731 S Franklin Street	\$129,000.00	0.25 acres	2	\$ 64,500
104 Dana Street	\$199,000.00	0.27 acres	2	\$ 99,500
127 N Franklin Street	\$195,000.00	0.3 acres	3	\$ 65,000
				Average \$57,782
Source: Realtor.com 2019				

Construction Costs

Single-unit housing. An informal survey of local real estate brokers and developers indicated the following range of costs for construction of a single-family home in the City:

- Land costs \$60,000 per unit.
- Construction costs \$200 to \$300 per square foot, but construction costs exhibit a high degree of variability depending on construction technique and finishes selected.
- Permit and fees \$15,000/unit
- Total average cost \$325/SF

Multi-unit housing. There is little data regarding land and construction costs for multi-family housing, because few market-rate multi-family units have been developed in Fort Bragg in recent years. However, some data is available for the 2018 TCAC application for the 69 unit Danco Affordable Housing project. Costs for this project are as follows:

- Land Costs: \$40,000 per unit
- Construction Costs \$324,000/unit
- Permitting and Fees \$19,971/unit
- Total cost per unit \$388,000/unit

Per unit construction costs and home prices can be reduced by building smaller homes with less expensive finishes.

Other Nongovernmental Constraints

Lack of Multifamily Developers & Contractors. Fort Bragg is home to many single family residential contractors, but there are very few if any local contractors with experience building multifamily projects. Additionally, the City does not as yet have any local multifamily developers. In order to address this local capacity challenge, the City has partnered with out of area Affordable Housing Developer Danco Communities to construct one senior project of 24 affordable units and to permit one 69 unit affordable senior/family/PSH project which is currently awaiting award of Tax Credit financing. The City will continue to pursue and partner with out of

area, and where they are identified, local developers to construct both affordable and multi-family projects.

Requests to Develop at Below Maximum Densities. Builders and developers often submit applications to build residential projects at densities below the maximum density for the zoning district. The City has not found that this limits the ability of the City to achieve the RHNA allocation as the City has achieved its allocation in the last two Housing Element cycles. The City has sufficient vacant land to more than meet our Regional Housing Needs Allocation through each Housing Element cycle. Additionally Danco, the only multi-family housing developer that is currently operating in Fort Bragg, requested permits to develop two parcels below maximum densities as follows:

1. Senior Cottages at Cypress: the Cypress Street senior project, composed of 25 units on a 2 acre parcel, was constrained by a ½ acre wetlands. Thus while the total density of the project was 12/units per acre, the effective density was 17 units per acre, which was closer to the maximum density for the site of 24 units per acre. Building permits were pulled within one year of permit approvals.
2. The recently permitted Plateau Project on South Street, is permitted for 69 units of housing. However after an unsuccessful TCAC funding application, the project was resubmitted to TCAC for funding as a 39 unit project in order to make PSH more than 50% of the project. The entire 69 unit project will eventually be constructed as other funding sources come available. The total density for this project is 14 units per acre, while the maximum allowable density for this site is 24 units per acre. The applicant has not yet pulled building permits, pending project approvals for TCAC funding.

The only other multi-family project which the City has received and reviewed was the Habitat for Humanity Project located at 446 through 460 N McPherson Street. This half acre parcel accommodated 4 duplexes at an average density of 16 units per acre in a Very High Density zoning district with maximum zoning of 24 units per acre. A higher lever of density on this parcel would have required podium parking which is prohibitively expensive for self-help housing. The building permits were pulled within four months of permit approval for the first duplex of this project. Subsequent permits were pulled over the following two years.

Applications which propose less than the maximum density are treated in the same manner as any application to the City so long as minimum density levels are achieved in the project submittals.

Location and Economics. The City of Fort Bragg is located in a remote coastal area, accessible by twisty two-lane roads. Its relative inaccessibility continues to result in a slow growth rate (below 1% annually) for housing, residential and job growth. Typically, the City adds from ten to 15 new units of housing per year. The real estate market has recently heated up in Fort Bragg. This has resulted in higher home prices, but not significantly more development of new residential projects.

Community Sentiment. Community attitudes toward housing play a role in determining the type and cost of housing that will be built in the City. City staff works proactively with the community to help all understand the nature and impacts of the housing crisis on local families. Staff also works to inform the developer of community goals regarding design as expressed in the Citywide Design Guidelines.

The City can also hold a pre-application meeting with the applicant and staff, and/or a pre-application workshop with the community and Planning Commission. Pre-application meetings

are intended to identify any issues related to zoning, infrastructure and design. The pre-application meetings are not required.

Overall, the community of Fort Bragg values the community’s historic character. Most residents would concur that housing should be available to all economic segments of the community, and there has been little opposition to the many affordable housing units built to date.

SECTION 7: QUANTIFIED OBJECTIVES

Table 7.1 illustrates the quantified objectives for the City of Fort Bragg for the 2019-2024 Housing Element period. As noted in the table the City Council has identified a target for 200 new residential units in Fort Bragg by 2024. Additionally, the City anticipates continued and ongoing rehabilitation of up to 60 housing units by private sector forces in the moderate and above moderate housing market segments. Finally, the City anticipates conservation and preservation of 35 units of low-income owner occupied housing through the ongoing implementation of our home rehabilitation program.

Table 7.1: Quantified Objectives, City of Fort Bragg, 2019-2024				
Income Category	New Construction	Rehabilitation	Conservation/ Preservation	Total
Extremely Low Income	60	4	10	74
Very Low-Income	31	8	15	54
Low-Income	50	8	10	68
Moderate-Income	30	20	0	50
Above Moderate	30	20	0	50
Total	201	60	35	296
Source: City of Fort Bragg Community Development Department, 2019				
Notes: *The Construction objective refers to the number of new units that potentially may be constructed using public and/or private sources over the planning period of the element given the locality’s land resources, constraints and proposed programs. *The Rehabilitation objective refers to the number of existing units expected to be rehabilitated during the planning period. *The Conservation/Preservation objective refers to the preservation of the existing affordable housing stock throughout the planning period.				

SECTION 8: OTHER TOPICS

HOUSING ELEMENT RELATIONSHIP TO THE GENERAL PLAN

The City's General Plan is our community's long term vision of future growth, and the Housing Element is one of the seven State mandated elements of the General Plan. Consistency of the Housing Element with the other elements of the City's General Plan is essential to having a complete and legally adequate General Plan. Fort Bragg's General Plan was updated in 2014. The update addressed all statutory changes in State law such as new policies and programs regarding fire hazards, flood control, disadvantaged communities, etc. The Housing Element complements, and is complemented by, policies from all eight elements. For example:

- The **Land Use Element** establishes the zoning designations and maximum and minimum densities for residential development. It also establishes policies and programs regarding the preservation and enhancement of residential neighborhoods as well as where best to locate new development.
- The **Public Facilities Element** sets forth goals and policies to ensure that new residential development is served by public services and that new development pays its fair share of the cost of using these services.
- The **Conservation, Open Space, Energy, and Parks Element** sets policies and goals for the protection of sensitive and natural resources, reducing energy use in buildings, encouraging alternative energy, improving water quality, establishing and preserving parks and open space.
- The **Circulation Element** identifies the City's existing circulation system and level of service for roads and streets. It also establishes policies and programs for traffic in residential neighborhoods and improving public transit, pedestrian facilities, and bikeways.
- The **Community Design Element** establishes a number of policies and programs that impact housing development and design, including policies and programs related to design review, landscaping, siting, property maintenance, exterior lighting, and more.
- The **Safety Element** identifies areas of the community that are subject to safety concerns such as flooding, tsunami events, earthquakes, and slope erosion. It further establishes policies and programs to minimize these risks as well as reducing fire hazards.
- The **Noise Element** establishes noise standards for residential and mixed-use neighborhoods, as well as specific types of development such as multi-family and single family developments. It also sets requirements for mitigating noise impacts in new developments.
- The **Sustainability Element** includes policies and programs to reduce energy use, increase energy efficiency, reduce greenhouse gases, and improve the sustainability of commercial and residential development through policies and programs that encourage green building design, materials, and techniques in new construction and remodels. This element also addresses steps to reduce waste production. The Sustainability Element complements the Housing Element in achieving a sustainable Fort Bragg.

HOUSING ELEMENT CONSISTENCY ANALYSIS WITH THE GENERAL PLAN

The analysis below explores potential consistency issues between proposed programs in the Housing Element and the General Plan. Please note that these consistency issues will only arise if the City Council implements the program as described.

Potential Density Inconsistency

The following four programs if, implemented, could conflict, depending on a proposed project's parcels size, with the maximum development density levels for:

- Suburban Residential (1-3 units per acre)
- Low Density Residential (3-6 units per acre)
- Medium Density Residential (6 -12 units per acre)

Program H-1.3.3 Junior Accessory Dwelling Units: 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

Program H-1.3.5 Allow Tiny Homes as Second Units: 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.).

Program H-1.7.4: Allow Higher Densities by Right. 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.

Program H-1.7.5: Allow Higher Densities in Single Family Residential Districts with Use Permit Approval. 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.

Program H-1.7.8: 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.

If these programs are implemented the minimum units per acre may need to be revised for these zoning districts. This may necessitate a General Plan Amendment to revise the Residential Land Use Designation descriptions of the Land Use Element.

Potential Annexation Inconsistency

The following program, if implemented, could conflict with the Land Use Element policies regarding annexation as land zoned for single family residential development is likely to conflict with **Policy LU-2.4 Annexation Standards** as a revenue neutral single family residential zoning is unlikely to be feasible.

Program H-2.9.3: Revise Annexation Regulations: Consider revising the regulations regarding annexations to increase the amount of land zoned for single family residential 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 sufficient soil conditions for septic systems and/or do not have an onsite water source.

This potential General Plan conflict could be addresses through an amendment to Policy LU-2.4.

Potential Design Review Inconsistency

The following program, if implemented, could conflict with the following Community Design Element policies: **Policy CD-2.1 Design Review** and **Policy CD-2.3 Second Unit Design Review**.

Program H-1.7.6: Simplify Design Review for Small Residential Projects. 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 projects.

Remaining Programs and Policies of the Housing Element

Staff has reviewed the remaining programs and policies of the Housing Element and determined that there is no evidence of any conflicts between the program and policies of the Housing Element and the remainder of the General Plan and Coastal General Plan.

APPENDIX A: EVALUATION OF 2014 HOUSING ELEMENT

The Analysis of the 2014 Housing Element addresses the following:

1. Effectiveness of the element — A description of the actual results or outcomes of the prior housing-element’s goals (what happened), objectives, policies, and programs. The results should be quantified where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints).
2. Progress in implementation — For each program, the analysis should compare significant differences between what was projected or planned in the earlier housing element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated.
3. Appropriateness of goals, objectives, policies, and programs — A description of what has been learned based on the analysis of progress and effectiveness of the previous housing element. A description of how the goals, objectives, policies, and programs in the updated housing element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

Program Name	Objective	Effectiveness	Status of Program Implementation	Appropriateness
Program H-1.1.1 Housing Rehabilitation:	Seek funding through the Community Development Block Grant (CDBG) program and other State and/or Federal programs 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 CDBG housing rehabilitation funds to add bedrooms to overcrowded units, as feasible.	The City utilized CDBG funds to upgrade electrical and lighting systems at Glass Beach Apartments located at 900-928 n) John Cimolino Way. Fifteen units were impacted.	The City provides low interest and no interest loans (CDBG) for low income people to rehab their homes. The City has also committed program income to rehabilitation improvements for the Glass Beach Affordable Housing Project.	This program is an effective way to improve the quality of multi-family affordable housing.

Program Name	Objective	Effectiveness	Status of Program Implementation	Appropriateness
Program H-1.1.2 Target Areas:	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.	Not completed. This project was not completed, as the City was not able to secure grant funding for a study.	The Housing Conditions survey has not been updated since 2009.	This study should be done soon in order for the City to qualify for grant funds for the housing rehabilitation loan program
Program H-1.1.3 Housing Rehabilitation/Preservation Program:	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 from CDBG, HOME and other sources for the housing rehabilitation loan program. Facilitate citizen awareness of the City's rehabilitation loan program.	Eleven housing units were rehabilitated through three different grant cycles.	The City is currently operating a CDBG housing rehab loan program.	This program effectively assists low income home owners with needed safety improvements. However the program requires significant staff time for a relatively small number of units.
Program H-1.1.4 Capital Improvement Program:	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.	The City has implemented seven alley rehabilitation projects a number of sidewalk infill projects, the Chestnut access project, various safe routes to school projects and drainage improvement projects in older neighborhoods.	The city is always engaged in improvements to infrastructure which helps the City's older neighborhoods.	This program has resulted in needed infrastructure improvements in older neighborhoods throughout Fort Bragg.
Program H-1.2.1 Single-Family Homes:	Consider revising the zoning ordinance so that single-family residences, located in commercial zones, can be used as single-family residences, even if their legal non-conforming status has expired due to vacancy or interim commercial use.	Changes to the zoning code have been completed. This policy has resulted in at least four residential homes being retained for residential use. It has also resulted in the reuse of former residences as residences once more.	Completed in 2014	This policy has resulted in retention of residential structures for residential use. This was an effective program.

Program Name	Objective	Effectiveness	Status of Program Implementation	Appropriateness
Program H-1.2.2 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.	A few residential structures are expanded every year due to this revision to the ordinance.	Ongoing	This policy has limited effectiveness however it also easy to implement.
Program H-1.2.3 Regulate Conversion of Residential Space for the Cultivation of Medical Marijuana:	Continue to implement the City's medical marijuana cultivation ordinance to limit the area in a residential structure that can be used for cultivation of Medical Marijuana.	State law has changed and this ordinance will likely be revised to reflect those changes. The ordinance allowed the City to close down one illegal grow operation per year prior to the passage of MERSA.	Changes to the municipal code have been completed. Implementation is ongoing.	This program is no longer appropriate.
Program H-1.3.1 Energy Conservation Program:	Continue to provide energy conservation and green building materials and techniques workshops, display board and brochures. Continue the City's energy conservation program as funding allows.	The City's energy conservation program was fairly successful resulting in improved energy performance in about 100 residences over the life of the program	The City provided this program from 2016 through 2018, with CDBG funding,	This successful program was much appreciated by low income residents and is appropriate to continue should funding become available.
Program H-1.4.1 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.	This project is difficult to fund with federal and State grants because they tend not to be competitive.	The City worked with Moura Housing to apply for Tax Credit Financing to update and preserve the Moura Senior Housing Project. However, the project did not receive TCAC award.	This program is appropriate to continue.
Program H-1.4.2 Require At-Risk Education Program:	Work with property owners and non-profit affordable housing organizations to ensure that tenants receive required education and notifications regarding at-risk units.	No action	Not Applicable.	Appropriate when action required.

Program Name	Objective	Effectiveness	Status of Program Implementation	Appropriateness
Program H-2.1.1 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.	The City currently has sufficient residentially zoned vacant property to accommodate our Regional Housing Needs Allocation.	Appropriate and useful communication tool about housing development opportunities.
Program H-2.3.1 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	Second unit designs have been prepared and implementation is ongoing. three to 5 new second units are constructed annually with the free plans.	The City's free second unit plan program coupled with more permissive second unit regulations has made it easier and less expensive for property owners to build accessory dwellings units (ADU's). As a consequence, the City has seen a big uptick in the number of second units constructed.	This very popular program is a cost effective way to add new small units to the housing inventory.
Program H-2.3.2 Reduce Development Impact Fees for Secondary Units and Smaller Units:	Consider establishing an updated Capacity Fee for small residential units that recognizes the reduced impacts on the City's sewer, water, drainage, parks, and streets of smaller units of one bedroom or less.	2015	Completed in 2017 as part of second unit ordinance and City Council direction to eliminate capacity charges for second units.	This program has been very effective as the number of second units constructed in fort Bragg continues to increase each year.
Program H-2.3.3 Develop Amnesty/Legalization Program for Illegal Residential Units:	Consider establishing an amnesty or legalization program for illegal residential units, especially second units, that includes payment of capacity and connection fees and required improvements to meet the health and safety code.	2015-2016	The City has not established a formal amnesty program; however, units may be legalized at any time.	Most property owners are not interested in legalizing units when they learn that they must be brought up to the standards of the current building code.

Program Name	Objective	Effectiveness	Status of Program Implementation	Appropriateness
Program H-2.5.1: Vacant Parcel Map	Continue to update the vacant parcels map and provide information to potential developers about infill development opportunities in Fort Bragg.	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.	This program is effective as it allows the City to easily and effectively communicate opportunity sites with developers who are interested in constructing single or multifamily projects
Program H-3.1.1 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 the County Community Development Commission (CDC), Rural Community Housing Development Corporation (RCHDC), and other non-profit and for-profit affordable housing developers to apply for and implement HCD programs such as the HOME Program. Seek funding for affordable housing from other sources such as the United States Department of Agriculture (USDA), Tax Credit financing, and CDBG.	Apply for funding as funding cycles occur, a minimum of one funding application per year.	The City has applied for and received a \$3 million HEAP application for the 68 unit affordable Danco project. The City is administering a \$3 million grant for the Parents & Friends project.	This program is critical for the ongoing construction of affordable multi-family housing in Fort Bragg. All larger affordable housing projects in Fort Bragg have benefits from grants obtained by the City for the projects. These partnerships with affordable housing developers are very effective and efficient.
Program H-3.2.1 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.	Update inventory of properties suitable for senior housing once a year.	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.	This program is effective as it allows easy communication regarding potential sites with affordable housing developers.

Program Name	Objective	Effectiveness	Status of Program Implementation	Appropriateness
Program H-3.5.1 Inclusionary Housing Ordinance:	Continue to implement the City's Inclusionary Housing Ordinance.	Changes to the zoning code have been completed.	No market rate projects of sufficient size have been submitted to require inclusionary housing.	This program may be placing a drag on the development of larger multi-family projects, as the Fort Bragg housing market may not be robust enough to support inclusionary housing. This issue will be explored as part of the Housing Element update.
Program H-3.5.2 Support Self Help Housing:	Continue to provide one or two planning incentives for self-help affordable housing.	Changes to the zoning code have been completed. Implementation is ongoing.	The City is considering a two-unit self-help project (2018) that has not requested any planning incentives.	This program has been helpful for some Habitat for Humanity projects.
Program H-3.5.3 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, RH, and RVH zones.	Changes to the zoning code have been completed.	Implementation is ongoing.	The City has not added any new SRO housing since this program was implemented. The market may not be sufficiently strong to support SRO housing at this time.
Program H-3.5.4 Prioritize City Services for Lower Income Developments:	Continue to implement procedures to grant priority service for sewer and water services to lower-income residential developments.	Ongoing	Ongoing	This program has not been necessary to date.

Program Name	Objective	Effectiveness	Status of Program Implementation	Appropriateness
Policy H-3.6 Density Bonus Incentives:	Continue to provide density bonuses to projects that provide a required percentage of total units affordable to very low and low-income households and for seniors as required by State Density Bonus law.	Ongoing	Ongoing	This program has not been utilized. All multi-family projects have been constructed at less than the maximum density allowed on a parcel even affordable housing projects. The City's real estate market does not support higher densities as it does not support structured parking.
Program H-3.7.1 Seek Funding to Develop or Rehabilitate Housing for Large Low-Income Families:	Continue to work with affordable housing developers to identify a potential new construction or rehabilitation project that will serve large lower-income families and obtain and administer an HCD HOME grant or CDBG grant specifically to accommodate large families.	Ongoing	Ongoing	This ongoing project has had limited success as most rehab projects have been of smaller units.
Program H-3.8.1 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, on an annual basis, to develop projects targeted for persons with disabilities, including those with developmental disabilities. Work with the Redwood Regional Center to implement an outreach program to families with disabilities regarding the City's services for this population. Place info about this program on the City's website.	Ongoing	Ongoing. Permitting for the Danco affordable housing and PSH housing project was processed in 6 weeks.	This program helped the City efficient process a 68 unit affordable project.

Program Name	Objective	Effectiveness	Status of Program Implementation	Appropriateness
Program H-3.9.1 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	Annual update	The update is completed every year and helps the City and non-profits compete for funding to provide housing for the homeless.
Program H-3.9.2 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	The City has been working with Continuum of Care, MCHC and Danco to provide housing for the homeless.	This is an effective program that has helped the City attract and assist a 68-unit affordable project.
Program H-3.9.3 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.	The City approved a 2 unit (10 bedroom) transitional project in a mixed-use building in downtown Fort Bragg in compliance with this program.
Program H-3.9.4 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.	No new application has been received for an emergency shelter in the CG zoning district.
Program H-3.10.1 First Time Home Buyers	Continue to require through the inclusionary housing ordinance, the provision of housing units affordable to first time home buyers who qualify for affordable housing.	Changes to the zoning code have been completed.	Implementation is ongoing.	There has been no project of sufficient size to trigger affordable housing for first time home buyers.

Program Name	Objective	Effectiveness	Status of Program Implementation	Appropriateness
Program H-3.10.2: Funding Sources for First Time Home Buyers:	Continue applying for funding sources for first time home buyers such as HCD's HOME Program and CDBG, and provide referrals to FHA programs offered by local lenders and sweat-equity programs operated by non-profit housing organizations.	Ongoing	This program is not successful in Fort Bragg because housing costs are too high to qualify for first time home buyer's assistance. Staff recommends deleting this program in the future.	This program has had very limited success in Fort Bragg because people who qualify for first time homebuyer assistance (down payment assistance) do not qualify for a mortgage and thus even though the City had funding to help first time home buyers, we were not able to expend any of the funds and had to convert the program into a housing rehab program for low income buyers.
Program H-4.1.1 Housing Discrimination Complaints:	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.	Ongoing	Ongoing	This program is successfully implemented and appropriate.
Program H-4.1.2 Non-discrimination Clauses:	Include non-discrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.	Ongoing	Ongoing	This program is successfully implemented and appropriate.

Program Name	Objective	Effectiveness	Status of Program Implementation	Appropriateness
Program H-4.2.1 Use Housing Funds:	Use CDBG funds, and other funds as available, to support renovations and improvements to accessibility in affordable housing for qualified seniors, persons with disabilities and persons with developmental disabilities.	Ongoing	The City has obtained a \$3 million CDBG grant for housing for adults with disabilities.	This program is successfully implemented and appropriate.
Program H-4.2.2 Reasonable Accommodation for Persons with Disabilities and Developmental Disabilities:	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 program 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.	Implemented and ongoing	Implemented and ongoing	This program is successfully implemented and appropriate. We receive two to three requests per year regarding reasonable accommodations.
Program H-4.2.3 Reasonable Accommodation:	Ensure all new, multi-family construction meets the accessibility requirements of the federal and State Fair Housing Acts through local permitting and approval processes.	Ongoing	Ongoing	This program is successfully implemented and appropriate.

Program Name	Objective	Effectiveness	Status of Program Implementation	Appropriateness
Program H-5.1.1 Continue to Pursue Strategies to Address Water Storage, Pressure, and Supply Issues:	Continue to pursue strategies to: 1) add additional water storage capacity to the City's water supply system; 2) identify and fix water leaks in the water supply system; 3) address water pressure issues that impact development potentials; and/or 4) seek new water supply as opportunities arise.	Ongoing	The City has largely addressed the water supply and storage issues with the construction of the Summer's Plain Reservoir in 2016.	This program has been successfully implemented.
Program H-6.1.1 Workshops:	Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.	Annually	Annually	This program is successfully implemented and appropriate.
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.	This report is due annually in April of each year.	This report is due annually in April of each year.	This program is successfully implemented and appropriate.

Attachment B: PARCEL-SPECIFIC INVENTORY OF VACANT AND UNDERUTILIZED LANDS

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Ready Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for	Potential Development Constraints	Anticipated Level of Environmental Review
008-172-09	251 SO FRANKLIN ST	CG	CG	24	1.06	25	13	Yes	Yes	Yes	Vacant	Low	Yes	No known constraints	Cat Ex
018-150-61	1190 SO MAIN ST	CH	CH	24	1.95	47	23	Yes	Yes	Yes	Vacant	Low	Yes	No known constraints	Cat Ex
018-150-55	100 EA OCEAN VIEW DR	CH	CH	24	0.88	21	11	Yes	Yes	Yes	Vacant	Mod	Yes	No known constraints	Cat Ex
018-090-02	700 RIVER DR	CO	CO	24	2.45	59	15	Yes	Yes	Yes	Vacant	Low	Yes	Approximately half of the parcel may be constrained by biological resources.	MND/EIR
018-090-16	700 RIVER DR	CO	CO	24	2.77	67	25	Yes	Yes	Yes	Vacant	Low	Yes	Approx. 0.6 acre is roadway/sidewalk associated with healthcare facility. Approx 1.25 acres unencumbered, some may have biological constraints.	MND
008-010-31	1020 GLASS BEACH DR	RH	RH	15	2.94	44	10	Yes	Yes	Yes	Vacant	Low	Yes	Parcel maybe constrained by rare plant communities and the prior subdivision requires a 100 foot geotech setback from the river bluff edge	MND
018-113-03	970 CHESTNUT ST	RH	RH	15	2.05	31	25	Yes	Yes	Yes	Vacant	Low	Yes	No known constraints	MND
008-010-33	1080 GLASS BEACH DR	RL	RL	12	4.46	54	12	Yes	Yes	Yes	Vacant	above Mod	Yes	Parcel maybe constrained by rare plant communities and the prior subdivision requires a 100 foot geotech setback from the river bluff edge	MND
008-290-73	1329 CEDAR ST	RL	RL	12	2.40	29	23	Yes	Yes	Yes	Vacant	above Mod	Yes	No known constraints	Cat Ex
008-302-28	1328 CEDAR ST	RL	RL	12	0.57	7	5	Yes	Yes	Yes	Vacant	above Mod	Yes	No known constraints	Cat Ex
008-290-34	1325 CEDAR ST	RL	RL	12	0.57	7	5	Yes	Yes	Yes	Vacant	above Mod	Yes	No known constraints	Cat Ex
020-470-27	1405 CEDAR ST.	RL	RL	12	1.31	16	13	Yes	Yes	Yes	Vacant	above Mod	No	No known constraints	
018-100-42	485 SO LINCOLN ST	RL	RL	12	0.92	11	9	Yes	Yes	Yes	Vacant	above Mod	Yes	No known constraints	Cat Ex
018-210-29	860 HAZELWOOD ST	RL	RL	12	2.98	36	28	Yes	Yes	Yes	1 SFH	above Mod	Yes	This site has no known constraints to additional development. The SFH is in good condition. A charter school is interested in this location, though no planning application has been submitted.	MND
020-520-22	1600 OAK ST	RL	RL	12	5.10	61	47	Yes	Yes	Yes	Vacant	above Mod	Yes	Parcel is wooded.	MND/EIR
020-540-10	31451 FORT BRAGG SHERWOOD RD	RL	RL	12	5.00	60	47	Yes	Yes	Yes	1 SFH	above Mod	No	The existing single family home is in good condition, however the site can accommodate a subdivision into lots and a number of additional units. The property owner has approached the City to discuss the feasibility of completing a subdivision. There is no botanical report on file for this project and the property owner has been advised to hire a consultant to complete a botanical study.	MND
018-440-50	200 WE OCEAN VIEW DR	RM	RM	12	1.01	12	10	Yes	Yes	Yes	Vacant	Mod	Yes	No known constraints	Cat Ex
018-113-01	552 S Lincoln St	RM	RM	12	3.20	38	30	Yes	Yes	Yes	1 SFH	Mod	Yes	No known constraints. The single family home is in fair condition. This parcel can be subdivided into six parcels and accommodate 12 units. The existing unit could remain as part of that subdivision.	
018-440-38	350 OCEAN VIEW DR	RM	RM	12	0.93	11	9	Yes	Yes	Yes	Vacant	Mod	Yes	No known constraints	Cat Ex
018-440-49	250 WE OCEAN VIEW DR	RM	RM	12	0.74	9	7	Yes	Yes	Yes	Vacant	Mod	Yes	No known constraints	Cat Ex
018-340-03	601 CYPRESS ST	RVH/OS	RVH/OS	24	9.08	218	51	Yes	Yes	Yes	1 SFH	Low	Yes	About 2/3 of the parcel is dedicated as open space with steep slopes, riparian and wetland vegetation leaving about 33% of the site is available for additional development. The existing SFH is in good condition. This site could be redeveloped for multifamily housing or subdivided. The current property owner has approached the City and is interested in selling the parcel.	MND
008-350-60	920 STEWART ST	RVH	RVH	24	3.59	86	21	Yes	Yes	Yes	Vacant	Low	Yes	Parcel may be constrained by rare plant communities and has a required geological setback from the river bluff edge	MND
018-150-58	No Street Address	RVH	RVH	24	1.32	32	25	Yes	Yes	Yes	Vacant	Low	Yes	No known constraints	Cat Ex
018-150-59	No Street Address	RVH	RVH	24	0.75	18	14	Yes	Yes	Yes	Vacant	Low	Yes	Parcel has some steep slopes toward river. A small mobile home park is located on a portion of the parcel.	MND
Total All Sites					60	1,021	478								

Vacant parcel Inventory

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Redy Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
Vacant Parcels													
008-172-09	251 SO FRANKLIN ST	CG	CG	24	1.06	25	13	Yes	Yes	Yes	Vacant	Low	Yes



This property has no known constraints.

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Redy Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
018-440-58	1151 SO MAIN ST	CH	CH	24	2.73	66	33	Yes	Yes	Yes	Vacant	Low	Yes



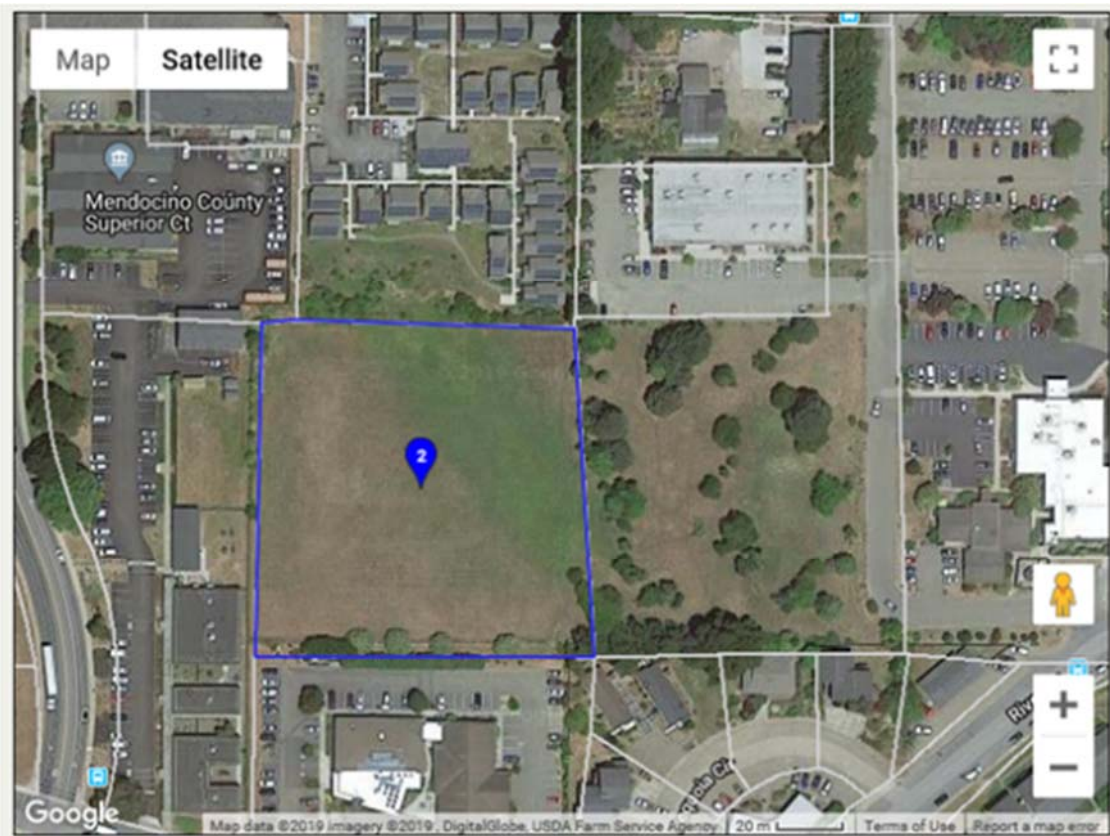
This property has no known constraints.

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Redy Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
018-150-61	1190 SO MAIN ST	CH	CH	24	1.95	47	23	Yes	Yes	Yes	Vacant	Low	Yes



This property has no known constraints.

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Redy Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
018-090-02	700 RIVER DR	CO	CO	24	2.45	59	15	Yes	Yes	Yes	Vacant	Low	Yes



Approximately half of the parcel may be constrained by biological resources.

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Redy Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
018-090-16	700 RIVER DR	CO	CO	24	2.77	67	25	Yes	Yes	Yes	Vacant	Low	Yes



Approx. 0.6 acre is roadway/sidewalk associated with healthcare facility. Approx 1.25 acres are unencumbered.

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Redy Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
008-010-31	1020 GLASS BEACH DR	RH	RH	15	2.94	44	10	Yes	Yes	Yes	Vacant	Low	Yes



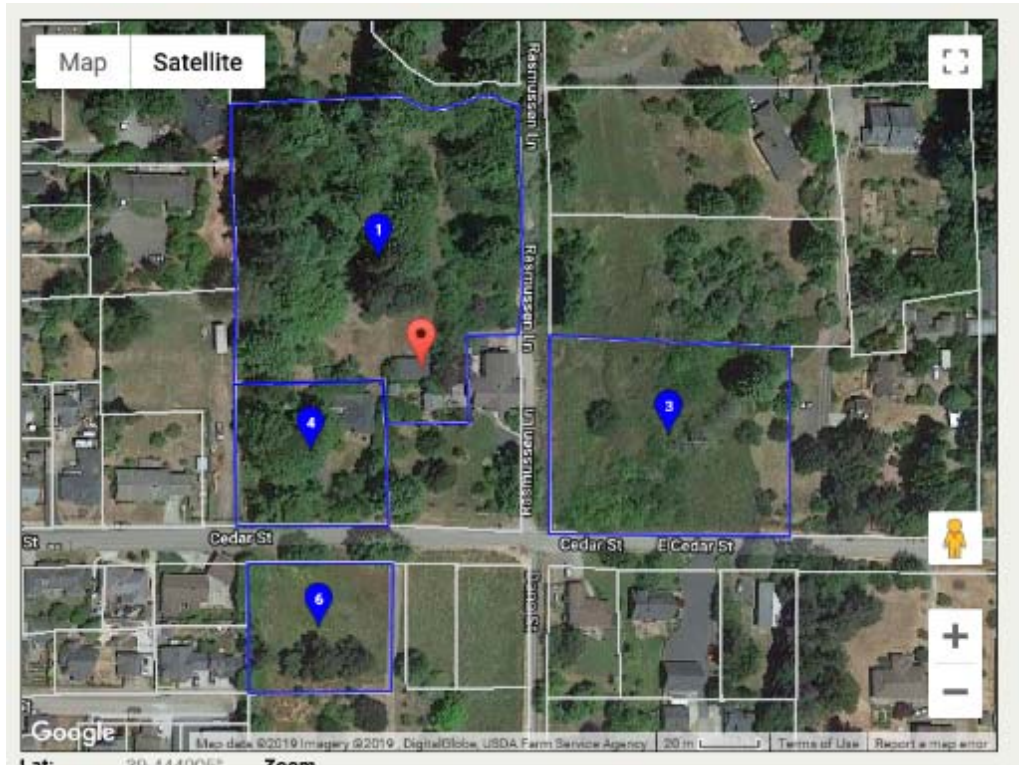
Parcel maybe constrained by rare plant communities. The prior subdivision requires a 100 foot geotech setback from the river bluff edge

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Redy Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
018-113-03	970 CHESTNUT ST	RH	RH	15	2.05	31	25	Yes	Yes	Yes	Vacant	Low	Yes
018-113-01	552 S Lincoln St	RM	RM	12	3.20	38	31	Yes	Yes	Yes	1 SFH	Low	Yes



No known constraints. 552 south Lincoln has one single family home on it.

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Redy Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
008-290-73	1329 CEDAR ST	RL	RL	12	2.40	29	23	Yes	Yes	Yes	Vacant	Adove Mod	Yes
008-302-28	1328 CEDAR ST	RL	RL	12	0.57	7	5	Yes	Yes	Yes	Vacant	Adove Mod	Yes
008-290-34	1325 CEDAR ST	RL	RL	12	0.57	7	5	Yes	Yes	Yes	Vacant	Adove Mod	Yes
020-470-27	1405 CEDAR ST.	RL	RL	12	1.31	16	13	Yes	Yes	Yes	Vacant	Adove Mod	Yes



These properties have no know constraints. Property #1 has a garage on it.

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Redy Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
018-100-42	485 SO LINCOLN ST	RL	RL	12	0.92	11	9	Yes	Yes	Yes	Vacant	Adove Mod	Yes



No know constraints.

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Ready Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
018-210-29	860 HAZELWOOD ST	RL	RL	12	2.98	36	29	Yes	Yes	Yes	1 SFH	Adove Mod	Yes



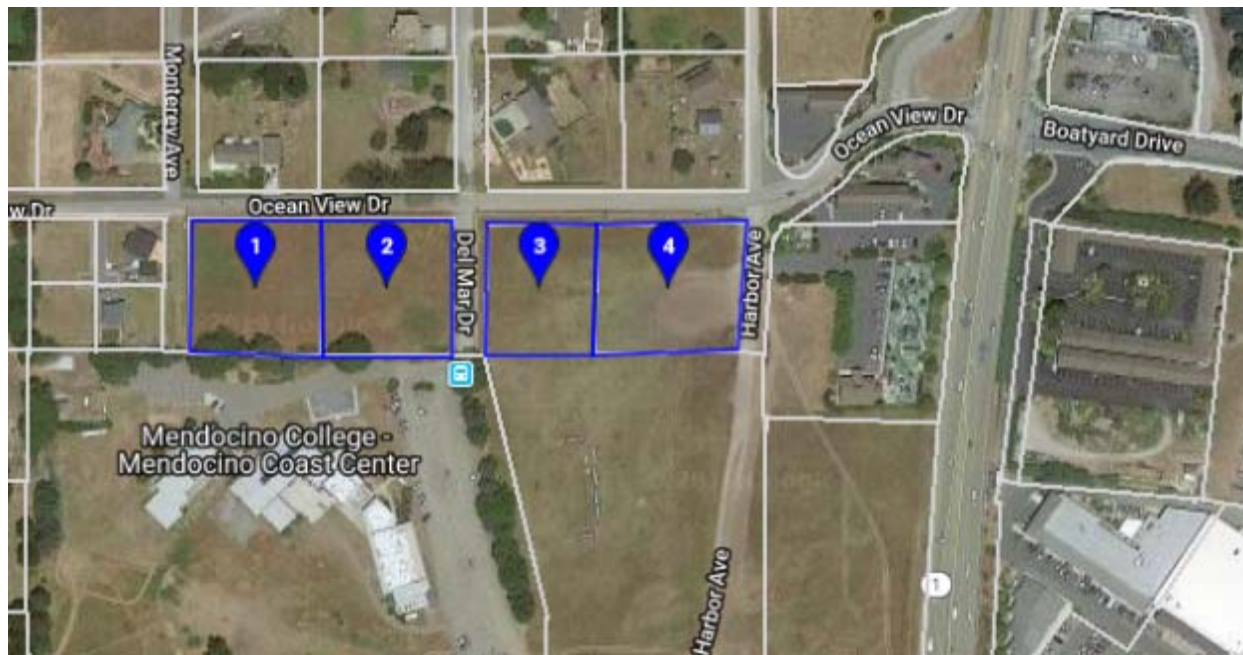
This site has no known constraints to additional development. The SFH is in good condition. A charter school is interested in this location.

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Redy Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
020-520-22	1600 OAK ST	RL	RL	12	5.10	61	47	Yes	Yes	Yes	Vacant	Above Mod	Yes
020-540-10	31451 FORT BRAGG SHERWOOD RD	RL	RL	12	5.00	60	46	Yes	Yes	Yes	1 SFH	Above Mod	No



Parcels are wooded. Parcels 2 and 3 have one SFR home each.

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Redy Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
018-440-50	200 WE OCEAN VIEW DR	RM	RM	12	1.01	12	10	Yes	Yes	Yes	Vacant	Mod	Yes
018-440-38	350 OCEAN VIEW DR	RM	RM	12	0.93	11	9	Yes	Yes	Yes	Vacant	Mod	Yes
018-440-49	250 WE OCEAN VIEW DR	RM	RM	12	0.74	9	7	Yes	Yes	Yes	Vacant	Mod	Yes



These Parcels have no known constraints.

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Redy Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
018-340-03	601 CYPRESS ST	RVH/OS	RVH/OS	24	9.08	218	52	Yes	Yes	Yes	1 SFH	Low	Yes



About 2/3 of the parcel is dedicated as open space with steep slopes, riparian and wetland vegetation, leaving about 33% of the site available for additional development

APN	Address	General Plan Designation	Zoning	Max Density (Units/Acre)	Total Acres	Max Units	Likely Units	Ready Sewer Access	Ready Water Access	Redy Access Dry Utilities	Existing Use	Target Income Category	Listed in 2014 and 2009 Housing Element for
018-150-58	No Street Address	RVH	RVH	24	1.32	32	25	Yes	Yes	Yes	Vacant	Low	Yes
018-150-59	No Street Address	RVH	RVH	24	0.75	18	14	Yes	Yes	Yes	Vacant	Low	Yes
018-150-55	100 EA OCEAN VIEW DR	CH	CH	24	0.88	21	11	Yes	Yes	Yes	Vacant	Mod	Yes



Parcel 1: No known constraints

Parcel 2: No known constraints

Parcel 3: Parcel has some steep slopes toward river. A small mobile home park is located on a portion of the parcel.

APPENDIX C: EXAMPLE OF PUBLIC ANNOUNCEMENTS



May 15 & 22
Farmers Market Table 3-5 PM
May 15
Town Hall 6-7:00 PM

Attend a community workshop on May 15th and help shape the City's Housing Policy for the next 8 years!

What are your priorities?

- Affordable Housing
- Housing Rehabilitation Programs
- Multi-family Housing
- Workforce Housing
- Housing on the Mill Site
- Community Land Trust
- Sustainable Housing
- Second Unit Program
- Housing Affordability Issues
- Housing Needs
- And/Or...

Please take a short on-line survey

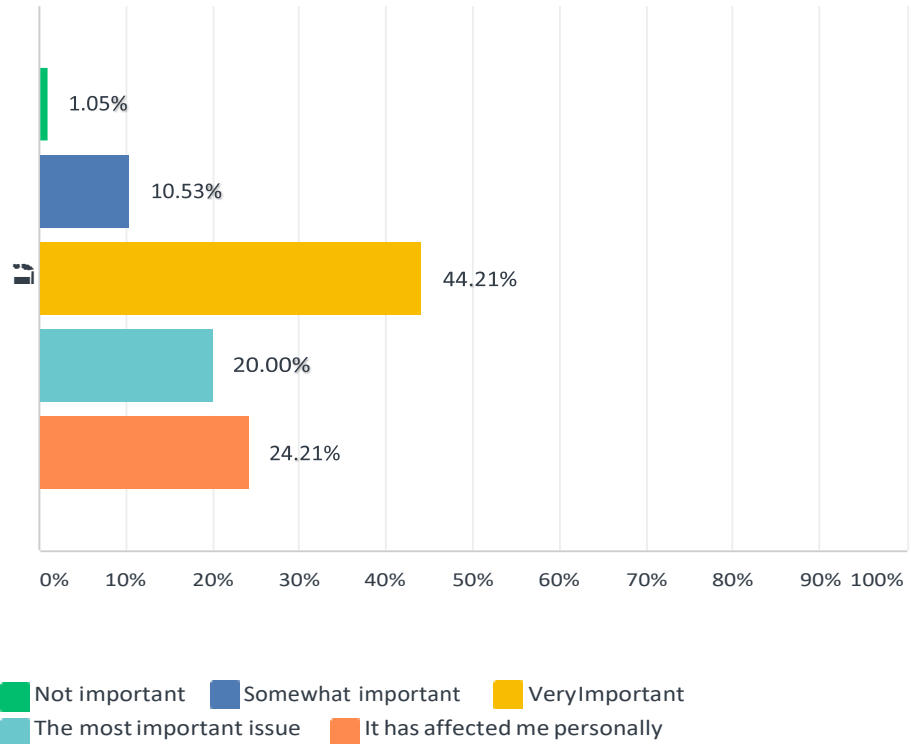
https://www.surveymonkey.com/r/Fort_Bragg_Housing

Visit the City's webpage: <https://city.fortbragg.com/689/2019-Housing-Element>
Visit the Community Development Department in City Hall
Contact Sarah McCormick at (707) 961-2827 x113 for more information or
para informacion en espanol contacta Joanna Gonzalez a (707) 961-2827 x111

APPENDIX D: COMMUNITY SURVEY RESULTS

Q1 How big an issue is the housing crisis in Fort Bragg?

Answered: 95 Skipped: 4

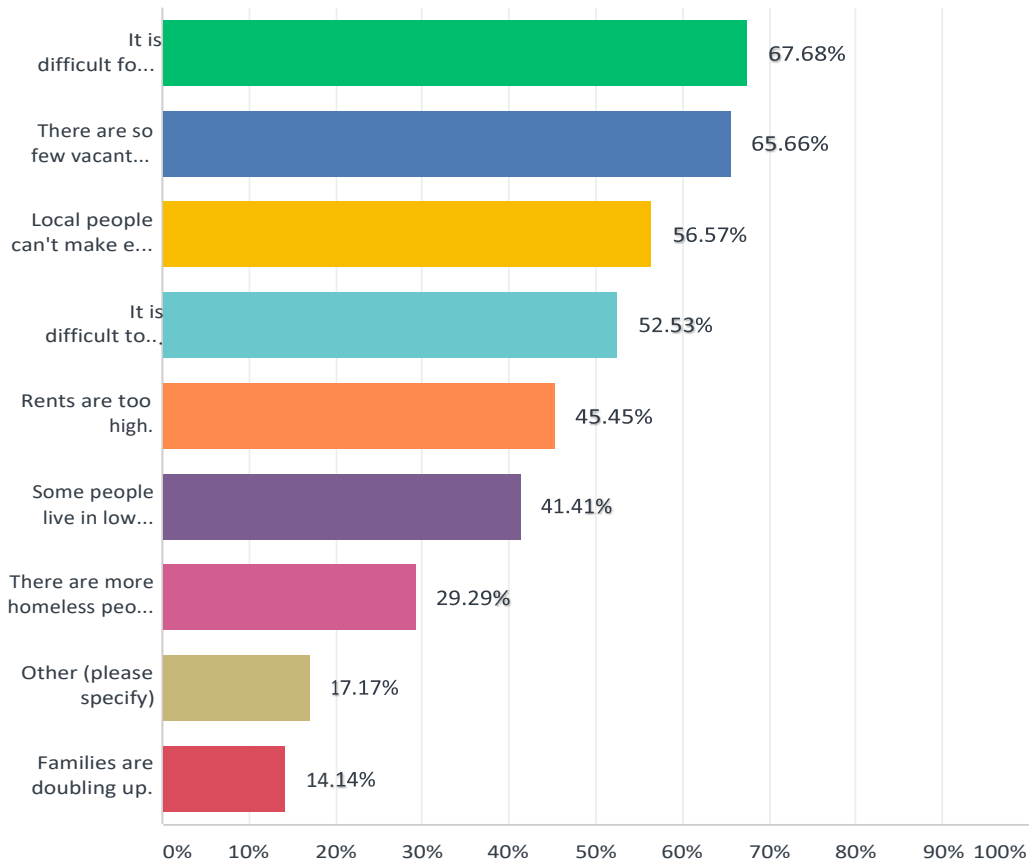


NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	THE MOST IMPORTANT ISSUE	IT HAS EFFECTED ME PERSONALLY	TOTAL	WEIGHTED AVERAGE
1.05%	10.53%	44.21%	20.00%	24.21%	95	3.56
1	10	42	19	23		

- Very important
- It has affected me personally
- The most important issue
- Somewhat important
- Not important

Q2 What are the biggest impacts of our housing crisis? (Check up to five)

Answered: 99 Skipped: 0



ANSWER CHOICES

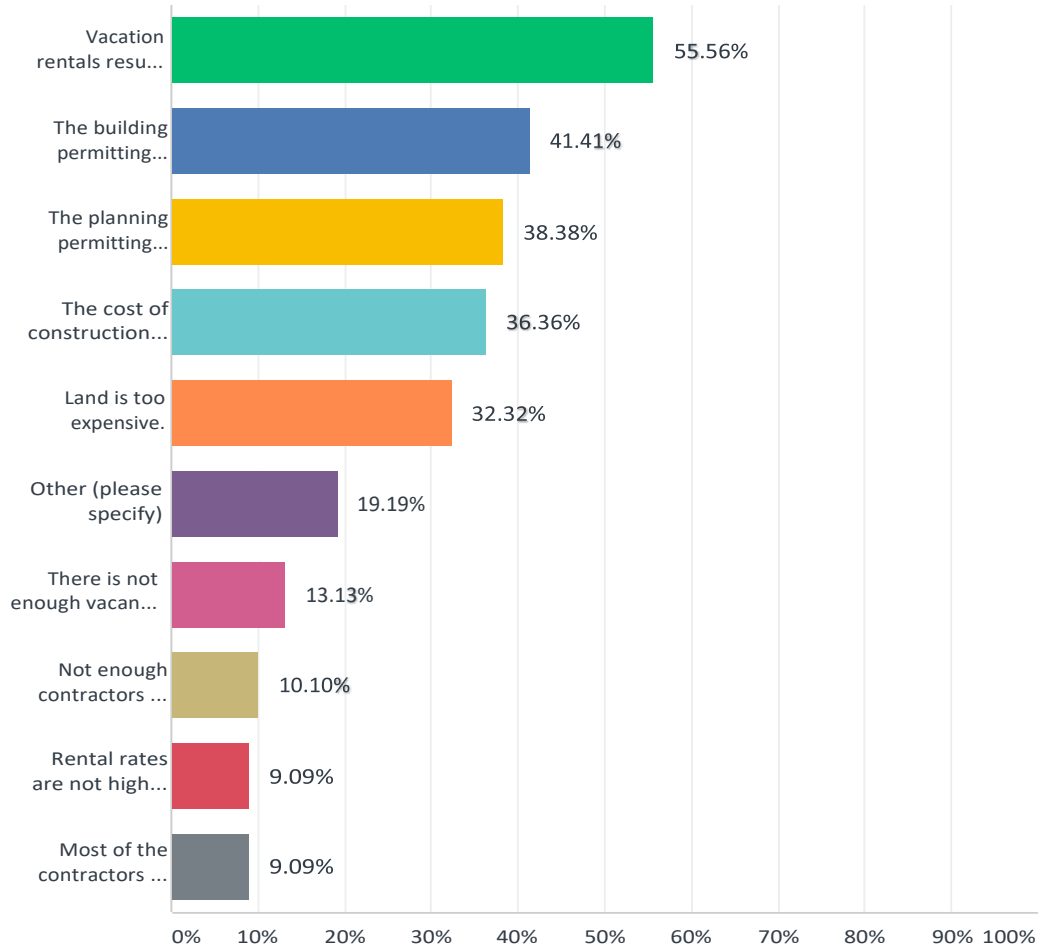
RESPONSES

ANSWER CHOICES	RESPONSES	Count
It is difficult for new employees to find housing; and difficult for companies to recruit new employees.	67.68%	67
There are so few vacant units on the market that even people who can afford a place can't find one to rent.	65.66%	65
Local people can't make ends meet because rents are too high.	56.57%	56
It is difficult to purchase a home.	52.53%	52
Rents are too high.	45.45%	45
Some people live in low quality housing because that is all that is available or all they can afford.	41.41%	41
There are more homeless people and families.	29.29%	29
Other (please specify)	17.17%	17
Families are doubling up.	14.14%	14

Total Respondents: 99

Q3 What do you think are the primary barriers to achieving more affordable housing in Fort Bragg? (Check up to three)

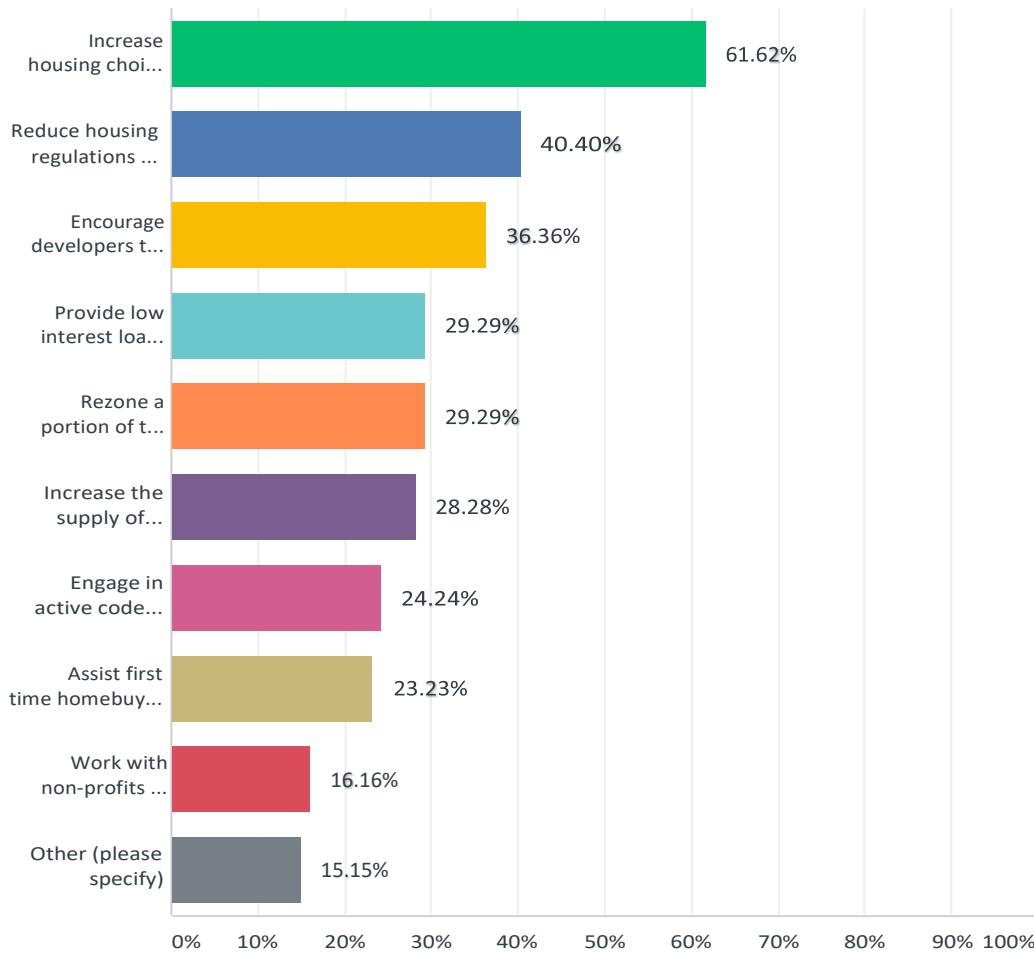
Answered: 99 Skipped: 0



ANSWER CHOICES	RESPONSES
Vacation rentals result in many units being taken off the rental market and reduce units available for rentals and increase for sale housing costs.	55.56% 55
The building permitting process takes too long and has too many requirements.	41.41% 41
The planning permitting process takes too long or is too expensive.	38.38% 38
The cost of construction is too high.	36.36% 36
Land is too expensive.	32.32% 32
Other (please specify)	19.19% 19
There is not enough vacant land to develop for housing.	13.13% 13
Not enough contractors to meet demand. Contractors are too busy.	10.10% 10
Rental rates are not high enough to support the development of new housing.	9.09% 9
Most of the contractors on the coast specialize in single family development. Few skilled contractors do multifamily.	9.09% 9

Q4 Please select your top three potential City actions to address the housing issue in the City.

Answered: 99 Skipped: 0



ANSWER CHOICES

RESPONSES

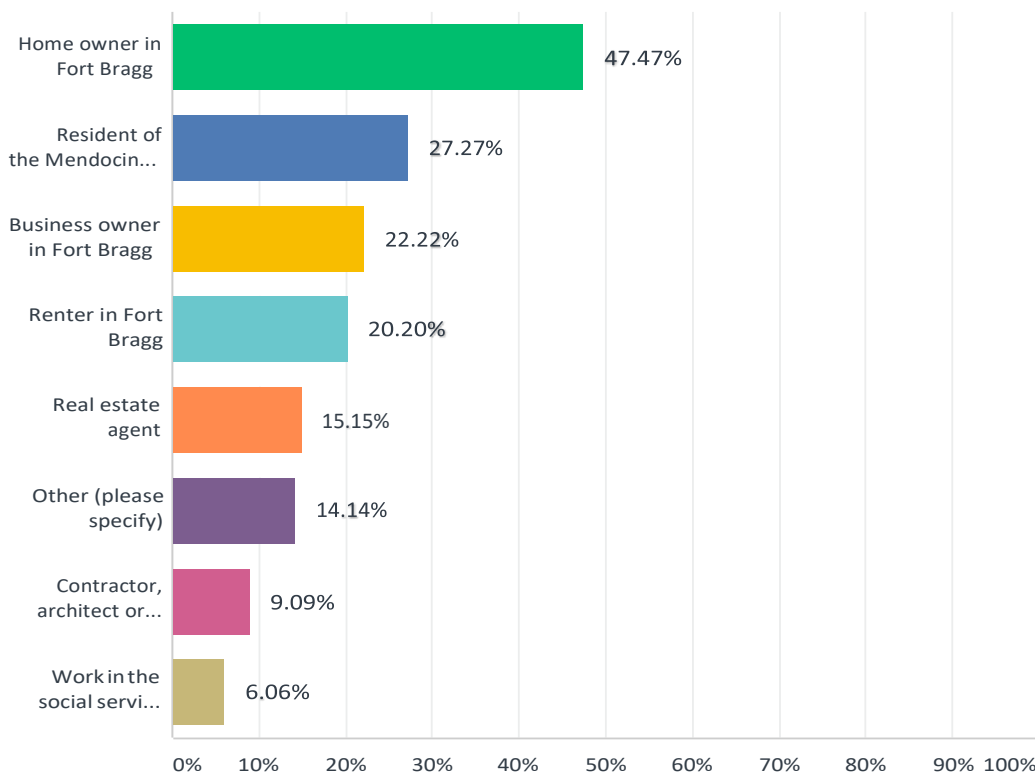
ANSWER CHOICES	RESPONSES	Count
Increase housing choices in town, such as: tiny homes, co-op housing, second units, house sharing, second units, multi-family units, etc.	61.62%	61
Reduce housing regulations and streamline permitting process	40.40%	40
Encourage developers to build new multifamily rental housing projects in town.	36.36%	36
Provide low interest loans to low-income property owners to fix substandard housing in town.	29.29%	29
Rezone a portion of the former GP Mill Site for compact housing to increase the amount of land that is zoned for residential use.	29.29%	29
Increase the supply of affordable housing for people with special housing needs, such as seniors, the disabled and low income households.	28.28%	28
Engage in active code enforcement to address substandard housing in town.	24.24%	24
Assist first time homebuyers with a home purchase.	23.23%	23
Work with non-profits to provide permanent housing for homeless individuals and families.	16.16%	16

Other (individual responses)

- get the county to reduce residential vacation rental units Who can afford to give away free rent.
- If people are able to build their own housing using natural building materials, many of our crisis issues could be addressed.
- ask the county to restrict the number of short-term rentals. That is the biggest cause of the housing shortage and it needs to be addressed.
- Raise minimum wage, attract higher paying jobs and companies, reduce coastal commission restrictions and fees on development
- Community Land Trust to stabilize rents
- Low interest loans for new second dwelling units and property improvements. Get out of the way. Let most of GP go to housing, & not 'compact', just housing. bring in industry or jobs that PAY
- The City could offer to help relocate seniors, the disabled, and low income families to other areas of the state where the cost of living is more appropriate. Fort Bragg is a beautiful place to live with a great quality of life. It should not be the City or government's responsibility to make sure as many people can live next to the ocean as possible.
- Stop listening to the NIMBYs
- More affordable housing not only low income Community land trust
- Part of the problem seems to be that it is hard to get affordable housing without including "homeless" which opens the door for those who only come here for the freebies. Affordable housing should include "homeless" families who are trying to get on their feet. There is not enough housing here for those trying to get by and better their situation and yet it seems Fort Bragg caters to those who have no desire to work or better their situation.

Q5 Please describe yourself. Please check all that apply.

Answered: 99 Skipped: 0



ANSWER CHOICES		RESPONSES	
	Home owner in Fort Bragg	47.47%	47
	Resident of the Mendocino Coast (outside of Fort Bragg)	27.27%	27
	Business owner in Fort Bragg	22.22%	22
	Renter in Fort Bragg	20.20%	20
	Real estate agent	15.15%	15
	Other (please specify)	14.14%	14
	Contractor, architect or other specialist in the building trades	9.09%	9
	Work in the social service fields with special needs populations	6.06%	6
Total Respondents: 99			

Q6 Please tell us what the City should do to address the housing challenges in our community.

Answered: 77 Skipped: 22

- community land trust
- deal with the problem that caused it: too units in the county turned into vacation rentals Build Economic opportunities for residents and construction industry professionals
- Everything they can to encourage quality ADU's and force landlords of single family homes to improve them if sub-standard.
- Build Economic opportunities for residents and construction industry professionals Build Economic opportunities.
- Safe affordable homes. Tiny homes, lower rents in good neighborhoods for retirees, and am not sure of it all. So many things
- Follow New Urbanist principles to facilitate the creation of more housing, jobs and smart growth Turn the empty county building into transitional housing for homeless
- Let the market work. Get out of the developer's way. Build Economic opportunities.
- Buy land yourself with your own money , have the mayor who makes good money build a few himself see what it's like.. put your big salary from hospital where your mouth is . See what it's like to have a rental. Or does he need more for hospital employees..
- Encourage public/private development to build new housing. Streamline and shorten the CCC building permit process.
- Build Economic opportunities. not sure
- Encourage ALL community members to exercise their right to self-governance. Facilitate the formation of citizen committees that address the primary societal transitions that we must all engage in if we are to avoid our own extinction. In addition to a committee for Community Earth- Friendly Construction Guidelines, there needs to be Local Economies, Local & Regenerative Food Systems, Place-Based & Mindful Education, Zero-Waste Management, Sustainable & Cooperative Transportation, Community Healthcare & Wildlife Protection committees.
- Build Economic opportunities.
- talk to the supervisors and explain how their decision to allow so many short-term rentals have left workers with little to mo. housing available.
- Stream line the permitting process. Help first time low income folks into housing
- Make it easier to have multiple dwellings on properties, especially if there is an existing dwelling, that is No longer allowed after larger replacement home has been built. (When a family outgrows their little house, builds a family home, yet cannot still utilized older smaller home)
- Do not portion a section of G P property for high end housing!

- Encourage affordable housing for both renters and home buyers, such as duplexes, townhouses and condos. Encourage higher density housing and multi-use projects for more affordable options.
- The city needs to work on bringing higher paying jobs and companies to the area. People turn their rentals into vacation units because they can't afford to live here on low salaries, and need some extra income. Even the city doesn't pay enough for its employees to own a home or make rent.
- Many employees have side jobs. The hospital is the only large employer that pays a living wage, and they are going under. Most of the jobs in Fort Bragg are, trades, service industry, or seasonal. We need better, higher paying jobs here if we want people to live here, that are just retired, disabled, or homeless, living in government subsidized housing. The city is on the right path with encouragement of second units, new work with the coastal commission on reducing fees and red tape, but most importantly bring in more high paying jobs.
- Expand city limits to bring more housing under the vacation rental housing ban. Give tax breaks to home owners that drop their rental prices.
- I like the idea of a Tiny House Community in order to make housing more affordable for low- income employees.
- Encourage or recruit companies with better paying jobs so that I can earn more and afford more. I think that economic development is a more realistic long term plan than trying to suppress the increase in housing costs. I understand the need for affordable housing, but I feel that the town needs to encourage opportunities for residents to be able to afford more (through better jobs).
- Low-interest loans to improve existing housing stock and provide second units on lots w/alley access.
- Get out of the way.
- Look at the price of rent. Look at the rentals as far as being up to code. Code Enforcement. Too many illegal vacation and rental units.
- Just do it, instead of talking about it.
- encourage manufacturing jobs so wages can go up
- Think outside the boxes. Co-Housing. Encourage non-profit participation. The City should rattle the County's cage. It appears that the City of FB is more prepared to act than the County. Shame the County into Regional solutions. Why can't we see the entire entry? This is very weird. Nite nite.
- Convert abandoned buildings and homes to multifamily dwellings
- Encourage the use of vacation rentals and support tourist based businesses so that capitalism will have the opportunity fix both the manufactured housing crisis and the incompatibility of local wages and the cost of living.
- Develop exposed property such as the mill site and empty lots in town.

- More homes, code enforcement and allow more business to come to fort bragg
- annex or otherwise encourage more "affordable" land to develop - mill site land will be very pricey. Most of undeveloped in City limits have environmental constraints that discourage any development
- Encourage 3rd units on properties.
- encourage businesses. improve quality of healthcare. Bring jobs to community!!!!!!!!!! Make development easier
- Streamline the process for obtaining permits and moving forward with development. Give breaks to developers creating multi-unit properties.
- not make it so difficult to build a home
- Get a university satellite facility here to stimulate education and the economy which will bring more capital for development to the area.
- Your survey is faulty. Answer #1 =very important.
- Encourage secondary residential units on existing lots (alley houses).
- Build more housing of all kinds. We need multifamily as well as single family homes that are affordable.
- Reduce permitting fees, streamline process, and have the amnesty program available again.
- We need affordable housing or apartments ease permitting
- Encouraging new development that provides better paying jobs and in turn give people the income to rent or buy
- more low income housings All of the above!
- Provide more housing, help River Gardens management understand regulations properly. Lots of mismanagement.
- Reduce fees and permit costs/times.
- Community land trust is a start. Encourage local contractors to build perhaps in partnership with a community land trust
- Subsidize low-income housing projects, limit the number of air b&b/VBRO houses with a fixed number, by lottery. Create more senior housing
- reduce/eliminate permit costs and/or taxes for affordable housing, multi-family units, rent-controlled houses and ADU's, and green building. Build denser and higher in town not out in the suburbs/woods/mill site.
- Housing should be the top priority for the city. All of the issues of inadequate quantity and quality of housing affects everyone who lives here or wants to come live and work here. A master 10 year plan for increasing housing stock in Fort Bragg to address the needs of seniors, or low income

- working folks, of homeless individuals is very important. Hiring one or two people to work in the city government whose job is only to work on changing the housing crisis here would be very beneficial.
- Continue to accommodate micro homes. Offer silent 2nd loans for 1st time buyers Keep on promoting affordable housing
- Encourage developers to build more affordable housing, especially for seniors. There is plenty of land available up Hwy 20 and north of town. Stop focusing on the GP property, you over build that, and there is no more little town. Pass a minimum living wage. I would never dream of paying anyone less than fifteen dollars an hour.
- Keep trying. I believe the city can only assist, facilitate the development of additional housing. It should not be a barrier in development of new housing. There are a number of unoccupied second homes in the city, which we cannot change.
- Get Coastal Commission to agree and change the tight restrictions for building in the Coastal Zone. Find loans for builders to do the job.
- Develop water, no more motels. Encourage home based business and bring in high-speed internet, so people can support themselves
- More Housing, by any means necessary.
- Encourage low income housing without including the "housing first" idea. When that happens you only get more moving in and wanting housing. Make it easier for contractors to get the permits needed. Listen to the citizens of Fort Bragg not the ones from the south who turn up to make noise about everything attempted in Fort Bragg. It seems apartments are going to be the way to go so make the permitting faster and easier and less expensive to build these units. Allow Fort Bragg to grow.
- Find out what other cities are doing to successfully address their housing challenges and do that
- Increase area considered I town. Increase city employee salaries. Improve health care quality. Be BUSINESS FRIENDLY.
- Work with businesses to provide workers with better paying jobs so that residents can afford to rent or buy. As stated, partner with non-profit to develop more low income/sweat equity housing.
- get free second unit plans re-approved, allow tiny home villages on city lots Relax regulations to allow building and to encourage development
- Reduce fees and paperwork
- Hire a staff person who would be responsible for housing development.

Q7 Please consider attending the Community Workshop on Wednesday, May 15 at 6:00 PM in Town Hall, 363 N Main Street. Staff will also be at the Farmers Market on Wednesday May 15 and 22 to collect your input. Comments in writing or in person are encouraged anytime. Please visit the Community Development Department in City Hall or call (707) 961- 2827 x113 and email smccormick@fortbragg.com for more information or to submit comments. Thank you for your participation.

Answered: 8 Skipped: 91

- thank you for all the good work you do for the community Thank You.
- Thank you for asking Thank You.
- Thank you for the Housing Crisis survey.
- Fix problem with #1 as people cannot choose only 1 option Looking forward to it!
- Maybe