

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6502)

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

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Income - Completed Entitlement								Affordability by Household Income - Building Permits							Affordability by Household Income - Certificates of Occupancy							Streamlined	IB/EI	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Terms of Affordability or Deed Restriction		Demolished/Destroyed Units		Density Bonus				Notes
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25																		
Prior APN*	Current APN*	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SF2, S10, L4, A, DC, Unit)	Terrace (Sub-Owner Or Owner)	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Building Permits Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificate of Occupancy or other form of occupancy (see instructions) (DOB_ISSUED)	# of Units Issued Certificates of Occupancy or other forms of occupancy	How many of the units were General Low-Income?*	Was Project AP250020 using GC 65973.6007 08 05 Streamlined?*	IB/EI Unit?*	Assistance Programs (they select multiple - see instructions)	Deed Restriction Type (they select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Terms of Affordability or Deed Restriction (explain instructions - see instruction 1002*)	Number of Demolished/Destroyed Units	Demolished or Destroyed (Date/Owner or Reason)	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Residential Allowable Residential Gross Floor Area)	Number of Other Incentives, Waivers, or Other Modifications Given to the Project (Including Waivers or Parking Reductions)	List the incentives, waivers, and modifications including parking waivers or parking modifications.	Did the project receive a job/orator or waiver of parking standard? (Y/N)	Notes				
Summary Row	008-02-00	161 N. McKinstry			ADU								1	13/14/2021	1										0	N	Y						0									
008-130-31	111 S. Harbor Street	Garcon Oite			SFD	R							1	1/30/2021	1											0	N	Y						0								
	008-02-16				SFD	R							1	1/30/2021	1											0	N	Y						0								

Jurisdiction	Fort Bragg	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	60	-	27	-	-	-	-	-	-	-	27	33
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	31	-	43	-	-	-	-	-	-	-	43	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	23	-	-	-	-	-	-	-	-	-	10	13
	Non-Deed Restricted		7	2	1	-	-	-	-	-	-		
Above Moderate		23	5	3	1	-	-	-	-	-	-	9	14
Total RHNA		137											
Total Units			12	75	2	-	-	-	-	-	-	89	60

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Fort Bragg		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program H-1.1.1 Inventory of Infill Sites	Maintain the inventory of vacant and underdeveloped residentially designated land in the City's GIS system. Provide copies of the inventory for public distribution on the City website.	Ongoing, as vacant sites are developed the GIS system is updated and a map and list of vacant sites is posted on the City's website	Updated in 2019.
Program H-1.3.1 Secondary Dwelling Unit Design	Continue to implement the City's free secondary unit program to provide affordable and aesthetically pleasing second unit designs for the development of secondary units in Fort Bragg.	Ongoing	City utilized SB-2 grant funds to develop designs and engineering for two sets of construction plans for Fort Bragg's Pre-Approved ADU Program: 1) 720 SF one-bedroom; and 2) 960 SF two-bedroom. Currently available to all residents.
Program H-1.3.2 No Development Impact Fees for Secondary Units	Free secondary unit program to provide affordable and aesthetically pleasing second unit desgns.	Ongoing	The City currently does not charge water or sewer capacity fees for ADUs and JADUs.
Program H-1.3.3 Develop Amnesty/Legalization Program for Illegal Second Units	Continue to provide a legalization program for illegal residential units, especially second units, that includes requiring property owners to undertake improvements to meet the requirements of the current building code.	2020-2021	Implemented in 2015. The City charges no penatly fees or back payment for illegal units that submit building permit to be legalized.

<p>Program H-1.3.4 Junior Accessory Dwelling Units</p>	<p>Consider revising the zoning ordinance to allow junior accessory dwelling units (units no more than 500 SF and contained entirely within an existing single-family structure) in single-family residential and multifamily zoning. The Junior Accessory units would be in addition to a second unit, allowing up to 3 units per parcel by right.</p>	<p>2021</p>	<p>Implemented in 2020.</p>
<p>Program H-1.3.5 Allow Tiny Homes as Second Units</p>	<p>Consider revising the zoning ordinance so that people can park mobile residencies (residences built under the vehicle code) as a second unit, so long as the residence looks like a house (e.g. external siding that is compatible with the residential neighborhood, skirted if the wheels would otherwise be visible from the public right of way, etc.).</p>	<p>2022</p>	<p>Received SB-2 Grant funding. As of March 23, 2022 the City is bringing a tiny home ordinance to Planning Commission for review which would allow these types of residences..</p>
<p>Program H-1.3.6 Alternative Designs for Second Units</p>	<p>Explore options for allowing cutting edge construction techniques for second units including but not limited to: straw bale, rammed earth, prefabricated second units, etc.</p>	<p>2021</p>	<p>To be considered</p>
<p>Program H-1.6.1 List of Vacant Parcels</p>	<p>Continue to update the vacant parcels map and provide information to potential developers about infill development opportunities in Fort Bragg.</p>	<p>Ongoing. As vacant sites are developed, the GIS system is updated and a map and list of vacant sites is posted on the City's website.</p>	<p>Updated in 2019 and will be revised in 2020-2022</p>

<p>Program H-1.6.2 Planning Incentives</p>	<p>Consider adopting planning incentives for new residential development on infill sites</p>	<p>Consider updating the LUDC to provide a mechanism for market rate housing projects to request up to one planning incentive for development of market rate housing on infill sites (as defined by CEQA).</p>	<p>Presented to Council 2020 as part of an Economic Policy Manual. Received direction to move forward. Plans to implement 2020-2025</p>
<p>Program H-1.6.3 Redevelopment of Non-Vacant Sites</p>	<p>Require the replacement of housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: 1) non-vacant sites and 2) vacant sites with previous residential uses that have been vacated or demolished.</p>	<p>The replacement requirement will be implemented by 2020/21 and applied as applications on identified sites are received and processed.</p>	<p>To be implemented</p>
<p>Program H-1.7.1 Permit Steamlining</p>	<p>Develop a streamline permitting process for local and out of area developers to permit affordable and market-rate multi-unit housing projects. Project streamlining for larger vacant parcels (2 to 10 acres) could consist of: 1) completion of all resource studies (botanical, traffic, cultural resources, etc.); 2) completion of the CEQA analysis; and/or 3) completion of the site plan, elevations, and all permitting for a vacant parcel.</p>	<p>2020-2025</p>	<p>To be considered</p>

<p>Program H-1.7.2 Site Improvements</p>	<p>Obtain grant funding for off-site improvements in support of affordable multi-unit housing projects</p>	<p>Ongoing</p>	<p>Partnered with developer, Danco, to apply for Infill Infrastructure Grant funds and was awarded nearly \$3.1 million for "The Plateau" project. The project is expected to be completed throughout 2022 and into 2023</p>
<p>Program H-1.7.3 Market Study</p>	<p>Complete a housing market study for market rate multi-family housing development in Fort Bragg and use it to market Fort Bragg to housing developers.</p>	<p>Ongoing</p>	<p>To be implemented</p>
<p>Program H-1.7.4 Attract Multi-Unit Developers</p>	<p>Work to attract multi-unit housing developers to the Fort Bragg Market place.</p>	<p>Ongoing</p>	<p>Currently working with multi-unit developer, DANCO.</p>
<p>Program H-1.7.5 Allow Higher Density by Right</p>	<p>Consider revising the zoning ordinance to allow for one or more of the following: 1) allow multi-family development in Medium Density and High Density zoning districts (by right) without Use Permit approval; 2) allow multi-family development (by right) without use permit approval in all zoning districts if the project includes 20 percent or more of its units affordable to lower income household; and/or 3) allow multi-family projects of 5 units or less without use permit approval in Medium and High density zoning districts.</p>	<p>2020-2022</p>	<p>To be considered</p>
<p>Program H-1.7.6 Allow Higher Densities in Single Family Residential Districts with Use Permit Approval</p>	<p>Consider revising the zoning ordinance to allow three or four unit developments on larger parcels within Single Family Residential Zoning districts with a Use Permit. Consider revisions to the Lot Coverage Ratio and Floor Area Ratio to control building size and massing.</p>	<p>2020-2021</p>	<p>2020 JADUs now allowed by right. City will consider allowing more than ADU and JADU. Received SB-2 Grant funding. Deliverable 2022.</p>

<p>Program H-1.7.7 Simplify Design Review for Small Residential Projects</p>	<p>Continue the process of revising the Design Review Guidelines to make them more effective. Consider exempting 3 and/or 4 unit projects from the need to obtain a Design Review permit and/or consider simplifying the Design Review requirements for 3 and 4 unit projects.</p> <p>Continue the process of revising the Design Review Guidelines to make them more effective. Consider exempting 3 and/or 4 unit projects from the need to obtain a Design Review permit and/or consider simplifying the Design Review requirements for 3 and 4 unit projects.</p>	<p>Ongoing.</p>	<p>To be considered. In relation to the Design Guidelines update, the Ad-Hoc team decided to remove single family residences from design guideline requirements.</p>
<p>Program H-1.7.8 Workforce Housing in Mixed-Use Zoning</p>	<p>Continue to allow workforce housing in all zoning districts that allow mixed-use development.</p>	<p>Ongoing</p>	<p>Implemented</p>
<p>Program H-1.7.9 Live-Work Housing in Industrial Zoning Districts</p>	<p>Continue to allow live-work housing in all industrial zoning districts.</p>	<p>Ongoing</p>	<p>Implemented</p>
<p>Program H-1.7.10 Tiny Home Communities</p>	<p>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.</p>	<p>2020-2021</p>	<p>Received SB-2 Grant funding. As part of a tiny home ordinance, these types of small homes are now allowed in mobile home parks.</p>

<p>Program H-1.7.11 Public Private Partnership for Major Subdivisions</p>	<p>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.</p>	<p>2020-2025</p>	<p>To be considered</p>
<p>Program H-1.7.12 Mitigation Banks</p>	<p>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.</p>	<p>2020-2021</p>	<p>To be considered</p>
<p>Program H-1.7.13 Rezone a Portion of the GP Mill Site for Housing</p>	<p>Continue the community-based planning process and consider rezoning a portion of the Mill Site for workforce and affordable housing. Consider submitting a Local Coastal Program to the Coastal Commission for the approval of at least 25 acres of residential zoning on the Mill Site.</p>	<p>2020-2025</p>	<p>In process.</p>

<p>Program H-1.8.1 Repair and Replace</p>	<p>Give preference to the repair or replacement of residential structures whenever it is economically feasible (repair of less than 75% of structure) over replacement with non-housing structures.</p>	<p>Ongoing</p>	<p>Implementation is ongoing</p>
<p>Program H-1.8.2 Substandard Housing Program</p>	<p>Participate in the Franchise Tax Board (FTB) Substandard Housing Program, which assists the state and local agencies responsible for addressing unsafe living conditions that violate health and safety codes. Property owners in violation of health and safety code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are then disbursed to the cities and counties that generated the notification of substandard housing to the FTB. The City will use funds collected from Franchise Tax Board (FTB) Substandard Housing Program for code enforcement for residential properties and to address health and safety issues in residential properties that would otherwise be red-tagged.</p>	<p>Ongoing</p>	<p>To be implemented. The City received CDBG grant funds to develop and implement a code enforcement program, focused on strengthening residential neighborhoods and will fold this program into efforts.</p>
<p>Program H-1.9.1 Building Permits</p>	<p>Consider hiring a contract building inspector to bring building inspection services into the City in order to improve timeliness and inspection certainty.</p>	<p>2020-2025</p>	<p>To be considered</p>

<p>Program H-1.9.2 Reduce Cost of Construction</p>	<p>Explore the feasibility of adopting a modified version of the Uniform Building Code and consider not adopting some of the costly new 2020 UBC requirements.</p>	<p>2020</p>	<p>To be considered</p>
<p>Program H-2.1.1 Available Funding</p>	<p>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.</p>	<p>Apply for funding as funding cycles occur</p>	<p>Implementation is ongoing.</p>
<p>Program H-2.2.1 Affordable Senior Housing</p>	<p>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.</p>	<p>Periodically update inventory of properties suitable for senior housing.</p>	<p>Implementation is ongoing.</p>
<p>Program H-2.2.2 House Sharing</p>	<p>Work with area non-profits to explore the feasibility of establishing house sharing programs for seniors by creating a matching and vetting process.</p>	<p>2020-2025</p>	<p>To be implemented</p>
<p>Program H-2.2.3 Encourage Housing for Seniors with Pets</p>	<p>Consider methods to encourage developers of senior housing to include pet friendly units and/or accommodations for pets, especially service animals for seniors.</p>	<p>2020-2025</p>	<p>To be considered</p>

<p>Program H-2.2.4 Encourage Housing with Dementia Care and Assisted Living for Seniors</p>	<p>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.</p>	<p>2020-2025</p>	<p>As of April 2021, an Assisted Living Facility at 350 Cypress received entitlements. The project is currently going through building permit approvals but construction is expected to start spring 2022.</p>
<p>Program H-2.4.1 Inclusionary Housing Ordinance</p>	<p>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.</p>	<p>Monitoring 2020-2023 & take action 2023-2025</p>	<p>To be implemented.</p>
<p>Program H-2.4.2 Support Self Help Housing</p>	<p>Continue to provide one or two planning incentives for self-help affordable housing.</p>	<p>Ongoing</p>	<p>Ongoing</p>
<p>Program H-2.4.3 Support SRO Housing</p>	<p>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).</p>	<p>Changes to the zoning code have been completed. Implementation</p>	<p>Ongoing Permitted by right in RVH zoning to be considered.</p>
<p>Program H-2.4.4 Consider Community Land Trust</p>	<p>Complete research regarding Community Land Trust and consider working with community partners to establish a Community Land Trust that serves Fort Bragg.</p>	<p>2020-2025</p>	<p>In process. Obtained SB-2 Grant funds for implementation.</p>
<p>Program H-2.4.5 Prioritize City Services for Housing Developments</p>	<p>Continue to implement procedures to grant priority service for sewer and water services to residential developments.</p>	<p>Ongoing</p>	<p>Ongoing</p>

<p>Program H-2.4.6 Support Effective Use of Housing Vouchers</p>	<p>Work with non-profit partners to develop a program that may include one or more of the following: assist landlords to bring units up to minimum requirements for voucher program; complete a new study on the cost of living to increase the voucher payment rate; develop an 10 - Housing Element 2019 10-14 education program for landlords about the benefits of the voucher program; and/or provide case work services for voucher tenants.</p>	<p>2020-2025</p>	<p>In process. Successively worked with the Strategic Committee of Mendocino Continuum of Care to place an incentive/education program for landlords in the Stratigic Plan. The CDC is organization implementing benefit program.</p>
<p>Program H-2.4.7 Supportive Housing</p>	<p>Revise the City's zoning ordinance so that it complies with AB 2162, which requires the City to allow supportive housing by right in all multi-family zoning districts and in all mixed-use zoning districts.</p>	<p>2022-2023</p>	<p>Annually (include with the annual review of the Capital Improvement Program (CIP) by the Planning Commission)</p>

<p>Program H-2.4.8 Maximize Housing Density by Right for Projects with 20%+ Affordable Units</p>	<p>Revise the LUDC to allow the maximum density permissible within a zoning district by right (no Use Permit) for all residential projects that include at least 20% of units deed restricted at rents affordable to low income households and that have been listed in the last two Housing Elements as an eligible site in the Vacant Parcel Inventory for the RHNA, these parcels are listed on the Vacant Parcel Inventory and include: 008-172-09, 251 So Franklin St; 018-440-58, 1151 So Main St; 018-150-61, 1190 So Main St; 018-090-02, 700 River Dr.; 018-090-16, 700 River Dr.; 008-010-31, 1020 Glass Beach Dr.; 018-113-03, 970 Chestnut St; 008-010-33, 1080 Glass Beach Dr.; 008-290-73, 1329 Cedar St; 008-302-28, 1328 Cedar St; 008-290-34, 1325 Cedar St; 018-100-42, 485 So Lincoln St; 018-210-29, 860 Hazelwood St; 020-520-22, 1600 Oak St; 018-440-50, 200 We Ocean View Dr.; 018-113-01, 552 S Lincoln St; 018-440-38, 350 Ocean View Dr.; 018-440-49, 250 We Ocean View Dr.; 018-340-04, 441 South St; 018-340-03, 601 Cypress St; 008-350-60, 920 Stewart St; 018-150-58, No Street Address; 018-150-56, No Street Address;</p>	<p>Ongoing.</p>	<p>To be considered and implemented.</p>
<p>Program H-2.4.9 Encourage and Support Land Divisions to Support Affordable Housing</p>	<p>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.</p>	<p>2019-2027</p>	<p>To be considered and implemented.</p>

<p>Program H-2.6.1 Seek Funding to Develop or Rehabilitate Housing for Large Low-Income Families</p>	<p>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.</p>	<p>Ongoing</p>	<p>Ongoing.</p>
<p>Program H-2.7.1 Expedited Permit Processing and Reasonable Accomodation Program</p>	<p>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.</p>	<p>Ongoing</p>	<p>Ongoing. Received SB-2 Grant funding for implementation of software to expedite permitting.</p>
<p>Program H-2.8.1 Ongoing Estimates of the Demand for Emergency Housing</p>	<p>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.</p>	<p>Annual Update</p>	<p>City participation in county point in time counts for unsheltered.</p>
<p>Program H-2.8.2 Inter-Agency Cooperation</p>	<p>Continue to work with private, non-profit, County, and State agencies to provide transitional housing, supportive services and emergency housing for the homeless.</p>	<p>Ongoing</p>	<p>Ongoing. In 2019, City staff joined Mendocino County Homeless Services Continuum of Care Strategic Planning Committee, and attends board meetings.</p>

Program H-2.8.3 Transitional and Supportive Housing	Continue to regulate transitional and supportive housing as a residential use subject to the same restrictions that apply to other residential use types and dwellings of the same type in the same zone.	Changes to the zoning code have been completed. Implementation is ongoing.	Ongoing.
Program H-2.8.4 Transitional and Supportive Housing	Consider working with area non-profits to establish a tiny home (small cottage) community for Transitional Housing.	2020-2025	With grant funding from SB2, a tiny home ordinance is expected to be passed in spring 2022 which would allow tiny homes in mobile home parks.
Program H-2.8.5 Emergency Shelters	Continue to allow emergency shelters as a permitted use in the General Commercial (CG) zoning district.	Changes to the zoning code have been completed. Implementation is ongoing.	Implemented.
Program H-2.8.6 Emergency Shelter for Families	Work with area non-profits to establish an emergency shelter for families.	2020-2025	To be considered and implemented.
Program H-2.8.7 Emergency Shelters Regulatory Changes	Consider revising the LUDC to ensure that emergency shelters are subject only to the following requirements (per State law): 1) maximum number of beds; 2) off-street parking based upon demonstrated need; 3) size and location of onsite waiting and intake areas; 4) provision of onsite management; 5) proximity to other shelters; 6) length of stay; 7) lighting; and 8) security during hours when the shelter is open.	Changes to the zoning code will take place in 2020/21.	To be considered and implemented.
Program H-2.8.8 Evidence-Based Homeless Services	Consider the key findings of research and evidence-based approaches when considering funding solutions for homelessness.	Ongoing	Ongoing. In 2019, City staff joined Mendocino County Homeless Services Continuum of Care Strategic Planning Committee, and attends regular monthly board meetings.

<p>Program H-2.8.9 Safe Pilot Parking Program</p>	<p>The City Council will consider 10 - Housing Element 2019 10-17 developing a safe parking program that may consist of one or more of the following actions: 1) analyze the issue to determine how best to address the issue of homeless people sleeping in their cars; 2) identify and engage local stakeholder; 3) develop and implement a plan of action.</p>	<p>2020-2022</p>	<p>To be considered and implemented.</p>
<p>Program H-2.8.10 Define Group Home</p>	<p>Revise the ILUDC and CLUDC to define group homes that serve 6 or fewer as a permitted use in all zones in which a singlefamily home is permitted, and to define group homes with 7 or more residents as an organizational house.</p>	<p>2020-2022</p>	<p>To be implemented</p>
<p>Program H-2.9.1 First Time Home Buyers</p>	<p>Consider whether to require, through the inclusionary housing ordinance, the provision of housing units affordable to first time home buyers who qualify for affordable housing.</p>	<p>2020-2025</p>	<p>To be considered.</p>
<p>Program H-2.9.2 Funding Sources for First Time Home Buyers</p>	<p>Continue applying for funding sources for first time home buyers, if the housing market and funding requirements will result in a successful program, and provide referrals to FHA programs offered by local lenders and sweat-equity programs operated by non-profit housing organizations.</p>	<p>Ongoing</p>	<p>Ongoing.</p>

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

<p>Program H-3.2.2 Reasonable Accommodation for Persons with Disabilities and Developmental Disabilities</p>	<p>Continue to review the City's land use and building regulations to identify constraints that may exist for the provision of housing for persons with disabilities and developmental disabilities, and continue to implement the City's policy and programs to provide reasonable accommodations for persons with disabilities and developmental disabilities. Publicize revisions to land use regulations and the City's policy and programs for providing reasonable accommodation for persons with disabilities.</p>	<p>Implemented and Ongoing</p>	<p>Ongoing.</p>
<p>Program H-3.2.3 Reasonable Accommodation</p>	<p>Ensure all new, multi-family construction meets the accessibility requirements of the federal and State Fair Housing Acts through local permitting and approval processes.</p>	<p>Ongoing</p>	<p>Ongoing.</p>
<p>Program H-4.1.1 Continue to Pursue Strategies to Address Water Pressure Issues</p>	<p>Continue to pursue strategies to address water pressure issues that impact development potentials.</p>	<p>Ongoing</p>	<p>The City completed multiple water projects to help mitigate water pressure issues and potential impact on development. These include a water treatment plant upgrade, raw water line replacement, and a desalination system.</p>
<p>Program H-4.1.2 Reduce Capacity Fess for Smaller Units</p>	<p>Consider charging water and sewer capacity fees based on the size of the unit (either square feet or number of bedrooms) in order to ensure that each unit pays its fair share for capacity costs.</p>	<p>2020-2022</p>	<p>To be considered and implemented.</p>

<p>Program H-5.1.1 Housing Rehabilitation Projects</p>	<p>Seek funding to assist in the rehabilitation and conservation of multi-family residential projects. Work with non-profit and for-profit affordable housing developers to achieve successful rehabilitation of multi-family housing. Utilize rehabilitation funds to add bedrooms to overcrowded units, as feasible.</p>	<p>Annually as an ongoing program</p>	<p>Ongoing.</p>
<p>Program H-5.1.2 Target Areas</p>	<p>Continue to identify target areas and specific properties where housing rehabilitation is most needed through a periodic update of the housing conditions survey which identifies the neighborhoods and areas requiring rehabilitation assistance.</p>	<p>Update in 2021</p>	<p>To be updated.</p>
<p>Program H-5.1.3 Housing Rehabilitation/Preservation Program</p>	<p>Continue the City's housing rehabilitation program which provides low interest loans for the rehabilitation of homes owned or occupied by very low to moderate income households. Continue to seek funding for the housing rehabilitation loan program. Facilitate citizen awareness of the City's rehabilitation loan program.</p>	<p>In place and Ongoing</p>	<p>Ongoing.</p>
<p>Program H-5.1.4 Capital Improvement Program</p>	<p>Consider capital improvement projects necessary to maintain the community's older neighborhoods as part of the City Council's annual review of the Capital Improvement Program.</p>	<p>Annually as an ongoing program</p>	<p>Completed each year.</p>

<p>Program H-5.2.1 Discourage Vacation Rentals</p>	<p>Continue to prohibit vacation rentals in all zoning districts except for the CBD. Undertake proactive undercover code enforcement activity on a regular basis against all illegal vacation rentals in Fort Bragg. Work with the County of Mendocino at all levels to reduce or eliminate further conversions of residential units into vacation rentals as this practice has greatly increased the magnitude of the housing crisis on the Mendocino coast and in the City of Fort Bragg.</p>	<p>Ongoing.</p>	<p>Vacation rentals continue to be restricted to the CBD and with an active code enforcement officer, vacation rentals are continuously checked for compliance.</p>
<p>Program H-2.2.2 Single-Family Homes</p>	<p>Continue to allow the reuse of existing singlefamily residences, in commercial zones, as single-family residences. Consider allowing second units on commercially zoned parcels with existing single family homes.</p>	<p>2020-2021</p>	<p>Implemented.</p>
<p>Program H-5.2.3 Housing Rehabilitation in Non-Residential Areas</p>	<p>Continue to permit substantial rehabilitation of, and additions to, existing housing located in zones where it is a legal nonconforming use.</p>	<p>Ongoing.</p>	<p>Ongoing.</p>
<p>Program H-5.3.1 Develop At-Risk Units Program</p>	<p>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.</p>	<p>Ongoing</p>	<p>Ongoing.</p>
<p>Program H-5.3.2 Require At-Risk Education Program</p>	<p>Work with property owners and non-profit affordable housing organizations to ensure that tenants receive required education and notifications regarding at-risk units.</p>	<p>Ongoing</p>	<p>Ongoing.</p>

<p>Program H-5.3.3 Monitor At-Risk Units</p>	<p>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.</p>	<p>2025-2030</p>	<p>Ongoing.</p>
<p>Program H-5.3.4 Replacement Program for Units Demolished for New Development</p>	<p>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.</p>	<p>2025-2030</p>	<p>To be considered.</p>
<p>Program H-5.3.5 Work with Potential Purchasers of At-Risk Units</p>	<p>Establish contact with public and nonprofit agencies interested in purchasing and/or managing units atrisk in the 2030 decade to inform them of the status of these projects. Where feasible, provide technical assistance and support to these organizations with respect to acquisition. Consider reducing or waiving development fees associated with preservation or replacement of at-risk units. Assist property owners with grant applications for funding for mortgage refinancing, acquisition, rehabilitation, and gap funding for affordable development. Access funding resources such as tax-exempt bonds, housing tax credits, Community Development Block Grants, HOME funds for the preservation of affordable housing units.</p>	<p>Ongoing</p>	<p>Ongoing. To be reconsidered and improved.</p>

<p>Program H-5.3.6 Maintain List of At-Risk Projects</p>	<p>Actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.</p>	<p>Ongoing</p>	<p>Ongoing. To be reconsidered and improved.</p>
<p>Program H-5.3.7 Provide Tenant Education and Assistance Tenants of At-Risk Projects</p>	<p>Require property owners to give a 3-year, 12-month and 6-month notice of their intent to opt out of low-income use restrictions. Work with tenants of at-risk units 10 - Housing Element 2019 10-22 and provide them with education regarding tenant rights and conversion procedures. Assist tenants of existing rent restricted units to obtain priority status on housing choice voucher waiting list.</p>	<p>Ongoing</p>	<p>Ongoing. To be reconsidered and improved.</p>
<p>Program H-6.1.1 Workshops</p>	<p>Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.</p>	<p>Annually</p>	<p>In 2019 the City undertook a comprehensive update to the Housing Element, adding 38 new City initiated programs/policies and 14 State mandated programs/policies. Implementation of Housing Element is a City priority and is ongoing.</p>
<p>Program H-6.2.1 Annual Report</p>	<p>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.</p>	<p>Annually (include with the annual review of the Capital Improvement Program (CIP) by the Planning Commission)</p>	<p>Ongoing.</p>
<p>Program H-7.1.1 Recycling</p>	<p>Consider revising the zoning ordinance so that all multifamily residential developments provide a centralized drop-off location for recyclables and compostable materials.</p>	<p>Changes to the zoning code will take place in 2022.</p>	<p>To be considered or implemented.</p>

<p>Program H-7.1.2 Rainwater Capture and Drought Tolerant Landscaping</p>	<p>Consider revising the zoning ordinance to incentivize the installation of cisterns to capture rainwater from roofs for all water needs. Consider revising the zoning ordinance to require drought tolerant landscaping for landscaped areas in commercial and multifamily residential uses.</p>	<p>2020-2021</p>	<p>To be considered.</p>
<p>Program H-7.1.3 Sustainable Building Techniques</p>	<p>Encourage housing that includes environmental benefits such as energy conservation, green building, water conservation, and recycling.</p>	<p>2020-2022</p>	<p>Informational brochures have been developed. The proposed revisions to the Citywide Design Guidelines promote these methods.</p>
<p>Program H-7.1.4 Passive Solar Design Strategies</p>	<p>Consider revising the zoning ordinance to incentivize or require passive solar design strategies for space heating and lighting to reduce energy demand to the extent feasible in all residential and mixeduse buildings and in site design. Alternatively, revise the Citywide Design Guidelines to require passive solar and prefer active solar installations for all projects of more than 5,000 SF.</p>	<p>Ongoing.</p>	<p>2020 CA Building Code includes provisions for solar on all new construction. The revised Citywide Design Guidelines recommends passive solar design strategies.</p>
<p>Program H-7.1.5 Energy Retrofit Program</p>	<p>Continue to apply for and administer funds to assist residents with energy conservation retrofits and 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.</p>	<p>Ongoing</p>	<p>Ongoing.</p>

Jurisdiction	Fort Bragg	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

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

Table F

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

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

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Fort Bragg	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		1
Total Units		2

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

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

Housing Applications Summary	
Total Housing Applications Submitted:	5
Number of Proposed Units in All Applications Received:	5
Total Housing Units Approved:	5
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Fort Bragg
Reporting Year	2021 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	64,951.00	Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Community Land Trust Model	\$35,161.00	\$0.00	In Progress	Other	in conjunction with SB-2 funds
Tiny Homes as ADU	\$8,009.00	\$0.00	In Progress	Other	in conjunction with SB-2 funds
Housing Vouchers	\$10,722.00	\$0.00	In Progress	None	
Certified LCP Housing Element	\$9,849.00	\$0.00	In Progress	None	
Project Management	\$1,210.00	\$0.00	In Progress	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		1
Total Units		2

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0