



AGENCY:	Planning Commission
MEETING DATE:	May 14, 2019
DEPARTMENT:	CDD
PRESENTED BY:	M Jones

AGENDA ITEM SUMMARY

TITLE: Receive Report and Provide Direction to Staff Regarding Policies and Programs for the 2019 Housing Element Update of the *General Plan*

ISSUE:

The City of Fort Bragg adopted its current General Plan in December 2002, concluding nearly a decade of work by the City Council, the Planning Commission, and the public to create a document with long-range policies to guide development and conservation efforts over the next 20 years.

In 2009 and 2014 the City completed an update of the Housing Element in compliance with State law. In 2019, the City must again adopt an updated Housing Element as State law mandates that the Housing Element be updated every five years. After the City completes the Housing Element update, it must be "certified" (i.e., found to be in compliance with State law) by the State Department of Housing and Community Development (HCD). An up-to-date Housing Element is necessary in order for the City to retain its eligibility for CDBG funding.

Staff has prepared an initial draft of proposed policies and programs for the updated Housing Element, which is attached for Planning Commission review and input. City staff has initiated the community involvement process with the release of a housing survey on May 1st and meetings with stakeholders the week of May 6th. On May 15th we will hold a community meeting regarding the Housing Element and host a table at the Farmer's Market to get additional input and ideas. Details on planning activities and link to on-line survey can be found on the City's webpage: <https://city.fortbragg.com/689/2019-Housing-Element>.

This meeting is intended to get some general ideas from the Planning Commissioners regarding new housing programs or policies to expand and improve the supply of housing for all City residents.

A full public hearing process by the Planning Commission and Council will occur later this summer. The City Attorney's office is completing its review of the Housing Element.

The 2019 Housing Element Update includes:

1. Revisions to the Housing Element's Goals, Policies and Programs to effectively meet Fort Bragg's current housing needs and opportunities as identified in the Housing Needs Assessment and to comply with State law (Section I of Attachment I). A number of new programs and policies are proposed and these are noted in **purple** text. Additionally, some new policies and programs are required by State law and these are noted in **blue** text. As you review this section of the Housing Element, please think out of the box regarding housing challenges that the community faces and ideas that you have that could help the City to address those challenges.
2. The Housing Needs Assessment provides comprehensive and updated data and analysis regarding demographic, economic, market, and regulatory trends in Fort Bragg with regard to housing conditions, availability, needs, development opportunities and constraints. This section

is not attached as it is quite voluminous and staff thought it would be good to focus on the policies and programs first.

RECOMMENDED ACTION:

Provide direction and input into the 2019 Housing Element Update.

ALTERNATIVE ACTION(S):

None.

ATTACHMENTS:

1. 2019 Draft Housing Element Section 1

NOTIFICATION:

'Notify Me' Subscriber Lists: Affordable Housing, Homeless, Fort Bragg Downtown Businesses, Economic Development Planning