Please Start Here

General Information	
Jurisidiction Name	Fort Bragg
Reporting Calendar Year	2025
Contact Information	
First Name	Maria
Last Name	Flynn
Title	Permit Technician
Email	cdd@fortbraggca.gov
Phone	7079612827
Mailing Address	
Street Address	416 N. Franklin St.
City	Fort Bragg
Zipcode	95437

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

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_01_30_26

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

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

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

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

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

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

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Fort Bragg	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	08/15/2019 - 08/15/2027

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		3
Total Units		**10**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	1	0	0
Single-family Detached	0	2	1
2 to 4 units per structure	0	4	2
5+ units per structure	132	0	0
Accessory Dwelling Unit	0	3	2
Mobile/Manufactured Home	1	1	1
Total	**134**	**10**	**6**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	7	10
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	14
Number of Proposed Units in All Applications Received:	68
Total Housing Units Approved:	58
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	7	9
Discretionary	7	59

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	49
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	83
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Fort Bragg	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5										6	7	8	9	10	11		12	13	14
Prior APN*	**Current APN**	**Street Address**	**Project Name***	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter O=Owner	**Date Application Submitted (see instructions)**	**Acutely Low-Income Deed Restricted**	**Acutely Low-Income Non Deed Restricted**	**Extremely Low-Income Deed Restricted**	**Extremely Low-Income Non Deed Restricted**	**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**	**Total PROPOSED Units by Project**	**Total APPROVED Units by project**	**Total DISAPPROVED Units by Project**	**Please select state streamlining provision/s the application was submitted pursuant to.**	**Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?**	**Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?**	**Were incentives or concessions requested pursuant to Government Code section 65915 approved?**	**Please indicate the status of the application.**	**Is the project considered a ministerial project or discretionary project?**	**Notes***
Summary Row: Start Data Entry Below								0	0	49	0	0	0	0	10	1	3	5	68	58	0							
008-312-18	008-312-23	151 S DANA ST	New SFR	BP-250003	SFD	O	1/7/2025										1		1	1	0	NONE	No	No	N/A	Approved	Discretionary	Issued by County
	018-100-72	425 S HAROLD ST	(PDU) New 1437 sf Single Family Residence w/ 235 sf porch and 280 sf parking pad	BP-250015	SFD	O	2/13/2025										1		1	1	0	NONE	No	No	N/A	Approved	Ministerial	Issued by County
	018-200-19	890 RIVER DRIVE	2 ADUs	BP-250022	ADU	R	3/17/2025								2				2	2	0	NONE	No	No	N/A	Pending	Discretionary	Ready to be issued by County
	008-152-25	327 N FRANKLIN ST	Convert Attic Apt in Commercial Bldf	BP-250039	SFA	R	4/10/2025								1				1	1	0	NONE	No	No	N/A	Pending	Ministerial	Correction Letter sent by County
	018-020-48	546 S MAIN STREET	Remodel showroom production room bathroom breakroom passageway and living area	BP-250042	SFA	R	4/18/2025										1		1	1	0	NONE	No	No	N/A	Pending	Discretionary	Correction Letter sent by County
	008-183-08	445 REDWOOD AVE	(ADUCON) Convert existing workshop/office into an ADU- no change to foot print or exterior finishes.	BP-250044	ADU	R	4/18/2025								1				1	1	0	NONE	No	No	N/A	Approved	Ministerial	Issued by County
	008-290-12	206 N SANDERSON WAY	Building Permit for new construction at a residential property including additions - a detached 432 SF ADU with a 24 SF porch	BP-250071	ADU	R	6/18/2025								1				1	1	0	NONE	No	No	N/A	Approved	Ministerial	Finaled by County 2/6/2026
008-244-54	008-244-71	315 S HAROLD	Building Permit for new construction at a residential property including additions.	BP-250073	SFD	O	6/24/2025									1			1	0	0	SB 9 (2021) - Residential Lot Split	No	No	N/A	Withdrawn	Discretionary	
	008-244-48	341 PARK STREET	4 LF Building Permit for new construction at a residential property including additions.	BP-250095	ADU	R	8/11/2025								2				2	0	0	NONE	No	No	N/A	Pending	Ministerial	Under Review with 4Leaf
	020-490-34	135 HOWLAND COURT	Building Permit for Residential Remodel add Adu above Garage and remodel interior of home	BP-250108	ADU	R	9/19/2025								1				1	0	0	NONE	No	No	N/A	Pending	Ministerial	Under Review with County
	008-164-39	140 N FRANKLIN ST	Building Permit for Residential Remodel Concurrent review with county sent 12/23/2025	BP-250134	ADU	R	12/16/2025								2				2	0	0	NONE	No	No	N/A	Pending	Ministerial	Ready to be issued by County
	018-210-29-00	860 HAZELWOOD ST	Planning Application for 49 Senior Housing Units	CDP 1-25, UP 1-25, DR 1-25	5+	R	1/3/2025			49									49	49	0	NONE	No	Yes	Yes	Approved	Discretionary	
	018-020-09-00	517 S. Franklin St	Planning Application for 2 duplexes	UP 3-25	2 to 4	R	7/16/2025											4	4	0	0	NONE	No	No	N/A	Pending	Discretionary	
	008-154-28-00	223 E. Redwood	Planning Application to convert Commercial to Live/Work	MUP 1-25	SFA	O	4/22/2025											1	1	1	0	NONE	No	No	N/A	Approved	Discretionary	Building Permit application submitted in 2026

Jurisdiction	Fort Bragg	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement													Affordability by Household Incomes - Building Permits												Affordability by Household Incomes - Certificates of Occupancy										
1					2	3	4											5	6	7											8	9	10										11
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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 Date Issued	# of Units issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued
Summary Row: Start Data Entry Below							0	0	49	0	8	0	0	0	0	0	77		134	0	0	0	0	0	0	0	0	0	7	3		10	0	0	0	0	0	0	1	0	0	2	3	
	018-090-12	350 Cypress St.	Demo SF construct MH	350 Cypress St.	MH	R							6		6			6/1/2021	12							6		6			4/2/2022	12							4					11/1/2023
	018-070-19	129 Grove St	ADU Conversion	BP0001	ADU	R													0										1		11/13/2023	1												
	008-203-03	230 S. Harrison	ADU	BP123-23	ADU	R													0										1		12/11/2023	1										1		5/28/2025
	008-185-08-B	311 N. Corry St	ADU Conversion	BP0003	ADU	R													0										1		9/22/2023	1												
	018-052-28	499 Chestnut St	Convert Ofc to Res. Units	BP77-23	2 to 4	R													0											2	2/14/2024	2												
	008-055-08	543 N. Franklin St	Permit Extension	PPE1-23+BP130-23	ADU	R										1		10/20/2023	1										1		10/15/2024	1												
	008-272-05	153 Livingston St	Garage to ADU	BP22-0125	ADU	R													0										1		4/19/2023	1												
	018-052-16	411 S. Whipple St	Garage to ADU	BP22-0059	ADU	R													0										1		1/27/2023	1												
	018-100-42	485 S. Lincoln	New SFR	BP21-0070	SFD	O													0											1	4/17/2023	1												
	008-033-13	100 Manzanita Ave	Change of Use from Commercial to Mixed Use	BP23-0162	2 to 4	R													0													0												
	008-262-12	211 McKinley St	New ADU	BP23-0010	ADU	O													0										1		3/28/2024	1												
	008-153-28	228 N. Main St	Mixed Use	BP23-0042, DR23-3, UP23-2, VAR24-2	2 to 4	R								3		1		3/13/2024	4								3		1		7/29/2024	4												
	008-184-17	243 1/2 N. Whipple St	Permit unpermitted ADU	BP24-0023	ADU	R													0										1		9/23/2024	1												
	008-244-05	328 S. Corry St.	ADU Conversion	BP0004	ADU	R													0													0												
	008-212-04	336 N. Harold St	Prefab SFR	BP23-0117	MH	O													0													0												
	018-080-56	401 Cypress St	Change of Use, Commercial to Mixed Use	BP23-0146	ADU	R													0													0												
	016-071-10	575 S. Whipple St	Demo & Replace Home	BP23-0111	MH	O													0							1					11/1/2024	1							1					9/2/2025
	018-030-22	620 S. Franklin St	New Multi-Family	BP23-0158, CDP-240001, DR-240001, UP-240001	2 to 4	R										4		4/24/2024	4										4		1/24/2025	4												
	018-210-43	860 Woodward St	ADU - Free Planset	BP23-0068	ADU	O										1		2/7/2023	1										1		3/28/2024	1												
	018-200-19	890 River Dr	Convert Ofc to Res. Units	BP23-0057	2 to 4	R													0											2	8/1/2024	2											2	4/28/2025
	008-041-06-00	321 W. Bush St.	New SFR	BP-240108+CDP-240010	MH	O											1	6/25/2025	1											1	11/6/2025	1												
	018-440-58-00	1151 S. Main St.	Fort Bragg Apartments	CDP 8-24, UP 9-24, R 11-24, SP 20-24+UNR 4-24	5+	R					8						75	7/14/2025	83													0												
008-312-18-00	008-312-21-00	135 Dana St.	New SFR	BP-240075	SFD	O											1	3/13/2024	1											1	9/20/2024	1											1	5/9/2025
	008-102-08-00	161 Brandon Way	ADUCON	BP-240047	ADU	R													0										1		7/10/2024	1									1		4/11/2025
	008-221-12-00	227 N. Harold St.	ADUCON	BP-240033	ADU	R													0													0												
	018-020-34-00	594 S. Franklin St.	New ADU	BP-240093	ADU	R													0										1		2/26/2025	1												
	008-312-23	151 S DANA ST	New SFR	BP-250003	SFD	O											1	3/13/2024	1											1	2/24/2025	1												
	018-100-72	425 S HAROLD ST	(PDU) New 1437 sf Single Family Residence w/ 235 sf porch and 280 sf parking pad	BP-250015	SFD	O													0											1	6/16/2025	1												
	018-200-19	890 RIVER DRIVE	2 ADUs	BP-250022	ADU	R													0													0												
	008-152-25	327 N FRANKLIN ST	Convert Attic Apt in Commercial Bldg	BP-250039	SFA	R													0													0												
	018-020-48	546 S MAIN STREET	Remodel showroom production room bathroom breakroom passageway and living area	BP-250042	SFA	R													0													0												
	008-183-08	445 REDWOOD AVE	(ADUCON) Convert existing workshop/office into an ADU- no change to foot print or exterior footprint	BP-250044	ADU	R													0										1		10/3/2025	1												
	008-290-12	205 N SANDERSON WAY	Building Permit for new construction at a residential property including additions - a detached 432 SF ADU with a 24 SF porch.	BP-250071	ADU	R													0										1		8/27/2025	1									1		2/4/2026
	008-244-71	315 S HAROLD	Building Permit for new construction at a residential property including additions.	BP-250073	SFD	O													0													0												
	008-244-48	341 PARK STREET	4 LF Building Permit for new construction at a residential property including additions.	BP-250095	ADU	R													0													0												
	020-490-34	135 HOWLAND COURT	Building Permit for Residential Remodel add Adu above Garage and remodel interior of home.	BP-250108	ADU	R													0													0												
	008-164-39	140 N FRANKLIN ST	Building Permit for Residential Remodel Concurrent review with county sent 12/23/2025	BP-250134	ADU	R													0													0												
	008-154-28-00	223 E. Redwood	Planning Application to convert Commercial to Live/Work	MUP 1-25	SFA	O											1	12/22/2025	1													0												
	018-210-29-00	860 HAZELWOOD ST	Planning Application for 49 Senior Housing Units	CDP 1-25, UP 1-25, DR 1-25	5+	R			49									5/29/2025	49													0												
	018-020-09-00	517 S. Franklin St.	Planning Application for 2 duplexes	UP 3-25	2 to 4	R													0													0												

	Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
12	13	14	15	16	17	18	19	20			21	22	23	24	25
# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (If affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
6								2							
4	NONE	No	Y	CDBG	Other	Nonprofit Longterm Residential Care Facility for Aging Adults with Developmental Disabilities	1000	1	Demolished	R					Date Remaining Entitled Units to be built TBD
0	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									Permit Expired 2/19/2025
1	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									
0	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									Permit Reinstated
0	NONE	No	Y												
0	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									
0	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									
0	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									
0	NONE	No	Y												Permit Expired 3/7/2025
0	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									
0	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									
0	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									
0	NONE	No	Y												Expired 10/29/2024
0	NONE	No	Y												Expired 3/21/2025
0	NONE	No	Y												Expired 6/20/2025
1	NONE	No	Y	Other	INC		1000	1	Demolished	O					
0	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									
0	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									Re-Addressed as 865 Hazelwood
2	NONE	No	Y												Determined CDP not vested
0	NONE	No	Y												
0	NONE	No	Y	Other	Other		55				15.0%	2	Other	No	Project received both Density Bonus (DB) and Inclusionary Housing Incentives (INC) **INC received** (a)Development Standards- height (b) Off-site improvements- storm drain
1	NONE	No	Y												
1	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									
0	NONE	No	Y												Permit Expired 5/20/2025
0	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									
0	NONE	No	Y												
0	NONE	No	Y												
0	NONE	No	Y												
0	NONE	No	Y												
0	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									
1	NONE	No	Y			2025 AMI for single person household is $45,387 and ADUs generally rented at a rate affordable <1,300.									
0	SB 9 (2021) - Residential Lot Split	No	Y												Permit Withdrawn
0	NONE	No	Y												
0	NONE	No	Y												
0	NONE	No	Y												
0	NONE	No	Y												
0	NONE	No	Y	Other	Other		55				9.2%	1	Development Standards Modification	Yes	Project received both Density Bonus (DB) and Inclusionary Housing Incentives (INC)
0	NONE	No	Y												

Jurisdiction	Fort Bragg	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 01/01/2019-08/14/2019**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	60	-	-	27	-	-	-	-	-	-	-	27	33
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	31	1	-	43	-	6	-	-	-	-	-	53	-
	Non-Deed Restricted		-	-	-	-	-	-	3	-	-	-		
Moderate	Deed Restricted	23	-	-	-	-	6	-	-	-	-	-	63	-
	Non-Deed Restricted		2	8	2	1	-	30	7	7	-	-		
Above Moderate		23	4	5	3	1	6	3	5	3	-	-	30	-
Total RHNA		137												
Total Units			7	13	75	2	18	33	15	10	-	-	173	33

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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.

Jurisdiction	Fort Bragg	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Fort Bragg	
Reporting Year	2025	(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	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
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	Cycle 7	Compiled	Completed	I document completed	1	https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwebgen1files1.revize.com%2Ffortbraggtmpca%2FCity%2520of%2520Fort%2520Bragg%2520Vacant%2520Parcels%2520Report.pptx%3Ft%3D20260225110810 0%26t%3D20260225110810 0&wdOrigin=BROWSELINK
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	Cycle 7	Completed	In 2021, The City prepared and adopted three free second unit designs.	Two ordinances adopted.	2	Pre-approved plans: https://www.city.fortbragg.com/departments/community_development/housing_resources/preapproved_accessory_dwelling_unit_program.php
Program H-1.3.2 No Development Impact Fees for Secondary Units	Continue to refrain from charging Capacity Fees for second units.	Ongoing	Cycle 7	Completed	In late 2024 the City's ADU ordinance was revised to comply with State law and comments from the Coastal Commission, which included not allowing development impact fees for ADUs. The ILUDC/CLUDC ordinances were adopted by City Council in 2025. A revised LCP amendment will be submitted to the Coastal Commission in late 2025 for certification. A Coastal Commission vote is expected by June 2026. The City does not require correction of non-conforming issues on site and allows each non-conforming unit 5 years to gain legal status per state law.	Two ordinances adopted.	2	ADU Regs: https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.170 18.42.170-O. No capacity or impact fees. JADUs are exempt from paying capacity or impact fees. ADUs of 750 square feet or less and ADUs of any size created from the conversion of a portion of a single-family home are exempt from paying capacity and impact fees. Other ADU types (detached, new attached, detached conversion) that are greater than 750 square feet shall pay a prorated share of the capacity and impact fees.
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	Cycle 7	Completed	The City's ADU ordinance was revised to comply with State law and comments from the Coastal Commission, which included establishing a five year amnesty program for illegal second units. The ILUDC/CLUDC ordinances were adopted by City Council in 2025. A revised LCP amendment will be submitted to the Coastal Commission in late 2025 for certification. A Coastal Commission vote is expected by June 2026. The City does not require correction of non-conforming issues on site and allows each non-conforming unit 5 years to gain legal status per state law.	Two ordinances adopted.	2	ADU Regs: https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.170 R. Nonconforming ADUs. An existing substandard ADU or JADU shall have 5 years to correct a violation so long as the violation is not a health and safety issue as determined by the Building Department. 1. The City shall not deny a permit for an unpermitted ADU or JADU that was constructed before January 1, 2020, if the ADU/JADU is: (a) in violation of building standards pursuant to Article 1 (commencing with § 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code; or (b) Article 2 or Article 2 and Article 3 (Government Code §§ 66314 through 66339), as applicable, or any local ordinance regulating accessory dwelling units or junior accessory dwelling units. 2. A homeowner applying for a permit for a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, shall not be required to pay impact fees or connection or capacity charges except when utility infrastructure is required to comply with § 7920.3 of the Health and Safety Code. 3. Upon receiving an application to permit a previously unpermitted ADU or JADU
Program H-1.3.4 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.	2021	Cycle 7	Completed	Completed in 2020, and recently revised. The City's ADU ordinance was revised to comply with State law and comments from the Coastal Commission, which included establishing a five year amnesty program for illegal second units. The ILUDC/CLUDC ordinances were adopted by City Council in 2025. A revised LCP amendment will be submitted to the Coastal Commission in late 2025 for certification. A Coastal Commission vote is expected by June 2026. The City does not require correction of non-conforming issues on site and allows each non-conforming unit 5 years to gain legal status per state law.	5 units	5	ADU Regs: https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.170 L.3. Junior accessory dwelling unit. A JADU shall comply with the following standards: a. Location. JADUs may be located in an attached garage or within the walls of the primary dwelling. JADUs are allowed to share bathroom facilities with the primary dwelling. JADUs are not permitted in detached accessory structures or ADUs. b. Maximum floor area. The living space shall not exceed 500 square feet in size and shall be contained entirely within the walls of an existing or proposed single residential unit.

Program H-1.3.5 Allow Tiny Homes	Consider revising the zoning ordinance so that people can park mobile residencies (residences built under the vehicle code), 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.).	2022	Cycle 7	In Progress	Ordinance allowing Tiny Homes was adopted on April 25, 2022. The Ordinance was rewritten in 2023 address needed corrections. A CEQA analysis was completed. The ILUDC ordinance was adopted by Planning Commission and City Council in 2024. The LCP amendment to adopt ADU ordinance into the CLUDC was submitted to the Coastal Commission in 2024 and returned with comments. A revised LCP amendment was submitted to the Coastal Commission in early 2025 for certification. The City determined that Tiny Homes must be allowed in addition to second units and not as a replacement for them. The ordinance has been appropriately revised.	5 Units	2	Tiny Home Regs https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.175 See section 18.42.175. B, C1 and C2.
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.	2021	Cycle 7	Not yet started. Determined infeasible.	No work completed on this program yet.	5 units		NA
Program H-1.6.1 List of Vacant Parcels	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.	Cycle 7	Completed	Updated in 2019. Substantially updated in 2023 into a PowerPoint presentation which includes for each vacant property the following information: photos, parcel map, development challenges, allowable density, zoning and various other details.	1 document	1	https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwebgen1files1.revize.com%2Ffortbraggtmpca%2FCity%2520of%2520Fort%2520Bragg%2520Vacant%2520Parcels%2520Report.pptx%3Frt%3D20260222511081000%26t%3D20260225110810 0&wdOrigin=BROWSELINK
Program H-1.6.2 Planning Incentives	Consider adopting planning incentives for new residential development on infill sites	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).	Cycle 7	Completed	The City Inclusionary Housing Ordinance provides for a planning incentive and a 5% density bonus for market rate housing with good design and/or good energy performance.	20 units		https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC183/FortBraggLUC1832.html#18.32 See Section 18.32.040A for inclusionary housing requirements (% affordable 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.	The replacement requirement will be implemented by 2020/21 and applied as applications on identified sites are received and processed.	Cycle 7	Completed	City adopted an ordinance implementing these changes in 2025.	5 units		https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC183/FortBraggLUC1831.html
Program H-1.7.1 Permit Streamlining	Develop a streamlined 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.	2020-2025	Cycle 7	Completed	Significant pre-development work was completed for a three acre vacant parcel on Hazelwood, including: botanical and wetland study and 30% design for required public improvements. This work was funded with LEAP funds. The City determined that it does not have sufficient budget to complete pre-development work on other parcels. The City approved entitlements for a 50 units senior housing project on the Hazelwood parcel. The applicant utilized the background reports prepared by the City for their application.	Units	50	The City has a documented practice of streamlining housing development at the project level, by utilizing statutory and categorical exemptions. In the past 5 years the City has approved five large affordable and market-rate multifamily projects and numerous small projects by utilizing various categorical and statutory exemptions. This eliminates the need to complete an expensive Mitigated Negative Declaration or EIR for a project. At the pre-application meeting for all multifamily housing projects we let developers know if their project will be exempted from CEQA or not depending on the specific characteristics and location of the project site.
Program H-1.7.2 Site Improvements	Obtain grant funding for off-site improvements in support of affordable multi-unit housing projects	Ongoing	Cycle 7	Completed	Partnered with developer, Danco, to apply for Infill Infrastructure Grant funds and was awarded nearly $3.1 million for "The Plateau" project. The project was opened for occupancy on November 1, 2023.	units	69	NA
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.	Ongoing	Cycle 7	Completed	Market study prepared for an 81 unit market rate project.	Units	81	https://cityfortbragg.legistar.com/View.ashx?M=F&ID=14497511&GUID=E46D1CB7-9959-4E19-8773-940BEFD928DD
Program H-1.7.4 Attract Multi-Unit Developers	Work to attract multi-unit housing developers to the Fort Bragg Market place.	Ongoing	Cycle 7	Completed	The City attracted two developers, Akashdeep Grewal and AMG & Associates, for the production of 130 units of market rate and affordable housing. Both projects have been approved.	Units	130	Staff Report for Akrashdeep 83 unit Housing Project. https://cityfortbragg.legistar.com/View.ashx?M=F&ID=144975 06&GUID=FB430694-C9D5-44AF-9C0D-6A49B8B21EE8 Staff Report for AMG & Associated Project https://cityfortbragg.legistar.com/View.ashx?M=F&ID=142002 31&GUID=66F374BC-8440-4BD5-B5E1-F2D38C8BAEBC
Program H-1.7.5 Allow Higher Density 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.	2020-2021	Cycle 7	In Progress	The Planning Commission considered a housing element amendment and ordinance to implement this program in February of 2026. The City Council will consider this zoning amendment to allow multifamily development by right by May of 2026.	Ordinance & 30 units		Forthcoming.

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.	2020-2021	Cycle 7	Completed	The City completed a couple of zoning code changes to implement this program in 2023-- Urban Unit Development and Urban Lot Splits. HCD provided comments in 2024. The revised ordinances were approved by the Planning Commission and City Council in 2025, and the CLUDC ordinance was submitted to the Coastal Commission in 2025.	Ordinance and 12 Units	1	Urban Unit Development Regs: https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.200 18.42.200 D.1 – number, size and density of Units allowed
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	Ongoing	Cycle 7	Completed	The City adopted objective design standards in 2025 for all multifamily projects as required by state law.	Ordinance & 12 Units	1	https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC187/FortBraggLUC1871.html#18.71 see 18.71.050B2 which makes all multifamily projects subject to ministerial design review.
Program H-1.7.8 Workforce Housing in Mixed-Use Zoning	Continue to allow workforce housing in all zoning districts that allow mixed-use development.	Ongoing	Cycle 7	Ongoing	Implemented	10 Units	81	https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC182/FortBraggLUC1822.html#18.22 See section 18.22.030, Table 2-6 for residential uses allowed in commercial zoning districts.
Program H-1.7.9 Live-Work Housing in Industrial Zoning Districts	Continue to allow live-work housing in all industrial zoning districts.	Ongoing	Cycle 7	Ongoing	Implemented	10 units	2	Live work Regs: https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.090 See Section 18.42.090 D
Program H-1.7.10 Tiny Home Communities	Consider adopting new zoning regulations to allow for small home subdivisions, with small individual parcel ownership, in all residential zoning districts. Consider changing the minimum lot size and minimum parcel dimensions of the LUDC to accommodate tiny home communities as part of a planned unit development.	2020-2021	Cycle 7	Completed	The ILUDC ordinance was adopted by City Council in March 2025. A revised LCP amendment was submitted to the Coastal Commission in 2025 for certification.	10 units		https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.110 See section 18.42.110 for tiny home community regulations.
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.	2020-2025	Cycle 7	In Progress	The City created a Community Land Trust non-profit to facilitate this work. The 5013c was established in 2023. The Land Trust has identified a property to purchase with a federal appropriation.	10 units		https://cityfortbragg.legistar.com/View.ashx?M=F&ID=8654440&GUID=88EC2544-7C8E-4655-A4AE-9D44A50A5180
Program H-1.7.12 Mitigation Banks	Consider establishing a habitat and/or wetland mitigation bank with a non-profit Land Trust to establish an offsite mitigation bank for impacts to wetlands and ESHA communities.	2020-2021	Cycle 7	Determined infeasible	Staff researched the feasibility of this program and determined that it was infeasible.	10 units		NA
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.	2020-2025	Cycle 7	In Progress	This process is currently stalled due to litigation regarding the ownership and applicability of City and State planning regulation of the Mill Site. As of this report, the City and property owners have agreed to a stay and are hosting public workshops to move forward.	50 units		NA
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.	Ongoing	Cycle 7	In Process	The Fort Bragg Planning Commissin recommended approval of an ordinance amendment to its non-conforming uses regulations to allow existing non-conforming housing projects to be expanded, repaired and replaced with housing units (Feb 25, 2026). The prior ordinance required that non-conforming housing projects be brought into compliance with the code. This ordinance amendment recommendation will be brought to City Council for consideration.	2 units		See pages 22 through 26 of the draft ordinance. https://cityfortbragg.legistar.com/View.ashx?M=F&ID=152635638GUID=6EB6A3CF-8112-45C3-9534-AFC84E33D0DF
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.	Ongoing	Cycle 7	Completed	Grant funds for code enforcement were expended and the City Council chose to move Code Enforcement to part time, under the Community Development Department. No additional grant funds were awarded for code enforcement.	3 units		NA
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.	2020-2025	Cycle 7	Completed	The City provides contract building permit plan checks and inspections through 4Leaf .	1 contract	1	https://www.4leafinc.com/
Program H-1.9.2 Reduce 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.	2020	Cycle 7	Not Implemented. Determined to be infeasible.	Determined to be unfeasible.	None		NA

Program H-2.1.1 Available Funding	Seek available State and Federal assistance to develop affordable housing for seniors, the disabled, persons with developmental disabilities, lower-income large households, and households with special housing needs. Work with non-profit and for-profit affordable housing developers to apply for State and Federal funding. Seek funding for affordable housing from all sources.	Apply for funding as funding cycles occur	Cycle 7	Completed and ongoing	In 2023, local non-profit partner, Parents and Friends constructed four units of housing for developmentally disabled adults, with $3 million in funding provided by CDBG through the City of Fort Bragg. In 2023 Danco completed 20 units of permanent supportive housing for disabled adults and 25 units of affordable housing for seniors with $3 million of continuum of care funding which the City was awarded through a fierce grant competition. The City also obtained an $830,000 appropriation for workforce housing which Housing Mendocino Coast Land Tract will use to acquire and develop housing.	65 units	70	NA
Program H-2.2.1 Affordable Senior Housing	Maintain an inventory which identifies properties which are potentially well-suited for senior housing. Work with developers to facilitate funding and construction of senior housing.	Periodically update inventory of properties suitable for senior housing.	Cycle 7	Completed	In 2023 Danco completed 25 units of affordable housing for seniors with $3 million of continuum of care funding which the City was awarded through a fierce grant competition.	0 units	20	NA
Program H-2.2.2 House Sharing	Work with area non-profits to explore the feasibility of establishing house sharing programs for seniors by creating a matching and vetting process.	2020-2025	Cycle 7	Not yet started.	To be implemented	10 house shares		NA
Program H-2.2.3 Encourage Housing for Seniors with Pets	Consider methods to encourage developers of senior housing to include pet friendly units and/or accommodations for pets, especially service animals for seniors.	2020-2025	Cycle 7	Completed	Both the Danco and the Hazelwood senior housing projects allow pets for their senior residents.	no quantification	69	NA
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 is easier to develop an assisted living facility in Fort Bragg.	2020-2025	Cycle 7	In Progress	Suitable vacant parcels were identified in 2023 in the city vacant parcel inventory PowerPoint document. Assisted living is currently allowed with Use Permit approval, the Planning Commission and City Council will consider a zoning amendment to allow this type of facility by right in 2026. In 2025, two conferences were held with potential Assisted Living developers.	no quantification		https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwebgen1files1.revize.com%2Ffortbraggtmpca%2FCity%2520of%2520Fort%2520Bragg%2520Vacant%2520Parcels%2520Report.pptx%3Ft%3D20260225110810 0%26t%3D20260225110810 0&wdOrigin=BROWSELINK
Program H-2.4.1 Inclusionary Housing Ordinance	Continue to implement the City's Inclusionary Housing Ordinance. Monitor the Inclusionary Housing Ordinance to determine if it constrains new housing development and if it does, take action to mitigate the constraint on new housing development.	Monitoring 2020-2023 & take action 2023-2025	Cycle 7	Ongoing	Ongoing. Worked with market rate housing developer of 1151 South Main to determine if the City's inclusionary housing ordinance was a challenge for the project. With the state required zoning incentives and density bonus the project remained feasible.	1 unit	10	https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC183/FortBraggLUC1832.html#18.32 See Section 18.32.040A for inclusionary housing requirements (% affordable units)
Program H-2.4.2 Support Self Help Housing	Continue to provide one or two planning incentives for self-help affordable housing.	Ongoing	Cycle 7	Completed	The City's inclusionary housing ordinance provides for incentives for self help housing.	6 units	2	5. Incentives for "sweat equity" developments. A "sweat equity" development in compliance with § 18.31.030(D) (Density Bonus Eligibility and Incentives, "Sweat equity" developments) may be granted incentives only as follows: a. One incentive will be granted to a development where 100% of the units are provided to low income households; or b. Two incentives may be granted to a development where 100% of the units are provided to very low income households.
Program H-2.4.3 Support SRO Housing	Continue to encourage and facilitate Single-Room Occupancy Units by allowing rooming and boarding with a Minor Use Permit in the RM and RH zones. Consider allowing SRO housing in RVH zones by right (without Use Permit approval).	Changes to the zoning code have been completed. Implementation is ongoing	Cycle 7	Completed	Implemented	10		https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.077:~:text=18.42.077%20%20D%20Group%20Homes
Program H-2.4.4 Consider Community Land Trust	Complete research regarding Community Land Trust and consider working with community partners to establish a Community Land Trust that serves Fort Bragg.	2020-2025	Cycle 7	Completed	The Community Land Trust was established in 2022.	1 land trust formed.	1	NA
Program H-2.4.5 Prioritize City Services for Housing Developments	Continue to implement procedures to grant priority service for sewer and water services to residential developments.	Ongoing	Cycle 7	Completed	This is no longer an issue for the City of Fort Bragg as the City has reconstructed the Waste Water Treatment Facility so that there is adequate capacity for all future residential development. Likewise the City is undertaking a number of initiatives to further increase its water supply and storage. In 2017 the City constructed the Summers Lane Reservoir which increased water storage by 45 acre feet and the City constructed a desalinization package plant in 2020.	NA		NA

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.	2020-2025	Cycle 7	Completed	Successfully worked with the Strategic Committee of Mendocino Continuum of Care to place an incentive/education program for landlords in the Strategic Plan.	NA		https://static1.squarespace.com/static/5c62064ed7819e1199bd68de/t/651e00d3d9645336d1c9d4e1/1696465107498/StrategicPlanREV.11.29.22.pdf
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.	2022-2021	Cycle 7	Completed	City adopted an ordinance implementing these changes in 2025.	30 units	20	5J and 5K Supportive Housing
Program H-2.4.8 Maximize Housing Density by Right for Projects with 20%+ Affordable Units	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, 441South 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.	2020-2021	Cycle 7	In Process	The City has an agreement with senior staff at HCD to amend our housing element to require re-zoning for only our outstanding 25 units of very low income RHNA allocation. The City is in the process of processing this Housing Element Amendment and zoning amendment. It went to Planning Commission on February 25th and will go to City Council in April. Once the housing element is amended that zoning amendment will be completed by June of 2026.	20 Units	130	See staff report & attachments: https://cityfortbragg.legistar.com/View.ashx?M=F&ID=15263550&GUID=E8261A42-75EB-425E-93F5-51382B34DFBC
Program H-2.4.9 Encourage and Support Land Divisions to Support Affordable Housing	The City shall encourage lot line adjustments and land divisions resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Vacant Land Inventory.	2019-2027	Cycle 7	Completed	The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's Urban Lot Split ordinances to comply with required updates from State law. These ordinances were approved by the Planning Commission and City Council in 2025.	No specific goal identified for land divisions	3	https://cityfortbragg.legistar.com/View.ashx?M=M&ID=1314528&GUID=FF871D06-7723-4438-B598-DED9AC0BE673
Program H-2.6.1 Seek Funding to Develop or Rehabilitate Housing for Large Low-Income Families	Continue to work with affordable housing developers to identify potential new construction or rehabilitation projects that will serve large lower-income families and obtain and administer a grants specifically to accommodate large families.	Ongoing	Cycle 7	Completed	860 Hazelwood and 1151 S. Main St. are both in the entitlement phase. 860 is 100% affordable and 1151 S. Main St. has 15% affordable units.	5 units	59	NA
Program H-2.7.1 Expedited Permit Processing and Reasonable Accommodation Program	Continue to provide expedited permit processing and reasonable accommodation program to projects targeted for persons with disabilities, including those with developmental disabilities. Encourage developers of supportive housing to develop projects targeted for persons with disabilities, including those with developmental disabilities. Place info about the reasonable accommodation program on the City's website.	Ongoing	Cycle 7	Completed	The City funded and approved Parents and Friends new facility which provides affordable housing for people with development disabilities.	3 units	4	https://cityfortbragg.legistar.com/View.ashx?M=F&ID=3072079&GUID=670330AD-5E8D-4ADA-9A20-2C85D56A2088
Program H-2.8.1 Ongoing Estimates of the Demand for Emergency Housing	Continue to work with the Fort Bragg Police Department and homeless service providers in the community to maintain ongoing estimates of the demand for emergency housing in Fort Bragg and to develop strategies to meet that demand.	Annual Update	Cycle 7	Ongoing	Ongoing	annual homeless count	5	https://static1.squarespace.com/static/5c62064ed7819e1199bd68de/t/68f9284956898076f1c6026a/1761159241589/Mendocino-2025-Updated-9-25-25-Approved.pdf
Program H-2.8.2 Inter-Agency Cooperation	Continue to work with private, non-profit, County, and State agencies to provide transitional housing, supportive services and emergency housing for the homeless.	Ongoing	Cycle 7	ongoing	Ongoing. In 2022, a new Crisis Respite with four beds and Danco Permanent Supportive Housing with 20 units. The City continues to coordinate with local non-profits, churches and local motels to offer winter shelter services.	NA		Please see website for homeless services. https://www.mendocinochc.org
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.	Cycle 7	Completed	Implemented and ongoing.	zero units	20	https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC182/FortBraggLUC1821.html
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	Cycle 7	Not yet started.	The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's Tiny Home Community ordinances to comply with required updates from State law. The ordinances were adopted by City Council in 2025. An LCP amendment is pending before the Coastal Commission.	10 units		https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.110 See section 18.42.110 for tiny home community regulations.
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.	Cycle 6	Completed	Implemented.	NA		See https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.075:~:text=18.42.075%20%2D%20Emergency%20Shelter
Program H-2.8.6 Emergency Shelter for Families	Work with area non-profits to establish an emergency shelter for families.	2020-2025	Cycle 7	Completed	Implemented at Hospitality House.	units	2	https://www.mendocinochc.org/shelter

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.	Cycle 7	Completed	Implemented. Both the ILUDC and CLUDC zoning codes allow emergency shelters as a permitted use in the General Commercial zone. In 2025 the City Council adopted an emergency shelter ordinance in compliance with State law. This was certified by the Coastal Commission in early 2026.	New ordinance	1	https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.075:~:text=18.42.075%20%2D%20Emergency%20Shelter
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	Cycle 7	Completed	Ongoing. The City obtained funding for and implemented a Homeward Bound program to help homeless individuals and families connect with family and friends for assistance.	Other: Program implementation in years	3	NA
Program H-2.8.9 Safe Pilot Parking 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.	2020-2022	Cycle 7	Completed.	Implemented. Safe parking is permissible on the City's south Coastal Trail property.	NA		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.	2020-2021	Cycle 7	Completed.	City Council adopted and ordinance implementing this program in 2025. The Coastal Commission certified it in early 2026.	2 ordinances	2	https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.077:~:text=18.42.077%20%2D%20Group%20Homes
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.	2020-2025	Cycle 7	Completed	This is already part of the City's inclusionary Housing ordinance.			https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC183/FortBraggLUC1832.html#18.32:~:text=18.32.040%20%2D%20Inclusionary%20Housing%20Requirements
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.	Ongoing	Cycle 7	Completed	The City applied for funding from the 2024 funding year of the CDBG program for Homeownership Assistance (including first-time homebuyer). This application was unsuccessful. The City also applied for PLHA formula funds and plans to use all five years' allocations to support Housing Mendocino Coast in development of homeownership opportunities up to 120% of AMI; this program is not dedicated solely to firsttime buyers, but will likely benefit firsttime homebuyers.	Units		Link to City Council Meeting item and related documents from 10/15/2024 when the CDBG application resolution was adopted: https://cityfortbragg.legistar.com/LegislationDetail.aspx?ID=6891959&GUID=BF94748E-60FD-4ACD-BFBC-216366044D04&Options=&Search=: Link to meeting item when PLHA application was adopted: https://cityfortbragg.legistar.com/LegislationDetail.aspx?ID=5924442&GUID=0525B1E3-84E4-470A-9367-3F6BB7AA207B
Program H-2.9.3 Revise Annexation Rules	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.	2019-2025	Cycle 7	Determined to be infeasible	LAFCO regulates all annexations or an expansion of the Municipal Services District. The City has no authority over annexation law.	NA		NA
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.	Ongoing	Cycle 7	ongoing	Continuous	NA		NA
Program H-3.1.2 Non-discrimination Clauses	Include non-discrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.	Ongoing	Cycle 7	ongoing	Ongoing.	NA		NA
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.	Ongoing	Cycle 7	ongoing	The City was able to secure $3 million in grant funds for Danco's senior housing project and $3 million in funds for Parents and Friends disabled housing project. Both have been built.	20 units	29	NA
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.	Implemented and Ongoing	Cycle 7	Completed	The City has no constraints for the provision of housing for people with disabilities. Two recently approved projects (hazelwood Senior Project and 1151 South Main Street) include fully accessible units.	10 units	15	NA
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.	Ongoing	Cycle 7	Ongoing	Three recently approved projects (Hazelwood Senior Project , 1151 South Main Street and South Frankling multifamily project) include legally required fully accessible units.	Units	15	NA
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.	Ongoing	Cycle 7	Completed	The City completed multiple water projects to help mitigate water availability issues and potential impact on development. These include a water treatment plant upgrade, desalinization. The raw water line will be replaced in 2026. The City added a 500,000 gallon storage tank to improve water pressure throughout the City.	NA		Capital Improvement Budget 2025 https://cityfortbragg.legistar.com/View.ashx?M=F&ID=14306808&GUID=0411FB73-0C4A-4264-ADA1-301C7217EC0D See pages 54-65

Program H-4.1.2 Reduce Capacity Fess 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.	2020-2021	Cycle 7	Completed	ADU's no longer pay capacity fees per state law. Urban Unit Development units also don't pay capacity fees if they are less than 750 SF.	5	5	https://webgen1files1.revize.com/fortbraggtmpca/Documents/Departments/Finance%20and%20Utility%20Billing/Fee%20Schedule/2324%20Fee%20Schedule%20Updated%20052520 24xlsx%201.pdf?t=202508050800270&t=202508050800270
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.	Annually as an ongoing program	Cycle 7	Completed	Ongoing. The City applied for funding from the 2024 funding year of the CDBG program for Housing Rehab, but the CDBG program currently allows only Single Family, not Multi Family. This application was unsuccessful.	30 units		NA
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.	Update in 2021	Cycle 7	Not yet started	To be updated in 2026.	NA		NA
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.	In place and ongoing	Cycle 7	Completed	Funding for the City's HOME-funded housing rehab program has expired and the program is currently not active. The 2016 HOME award was amended to include TBRA instead of rehab during the height of the COVID-19 pandemic; no homes were rehabbed. The City applied for funding under the 2024 funding year of the CDBG program to restart the program using CDBG funds. The application was unsuccessful.	15 units		Link to City Council Meeting item and related documents from 10/15/2024 when the application resolution was adopted: https://cityfortbragg.legistar.com/LegislationDetail.aspx?ID=6891959&GUID=BF94748E-60FD-4ACD-BFBC-216366044D04&Options=&Search=
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.	Annually as an ongoing program	Cycle 7	Ongoing	Ongoing as part of the CIP.	NA		Capital Improvement Budget 2025 https://cityfortbragg.legistar.com/View.ashx?M=F&ID=14306808&GUID=0411FB73-0C4A-4264-ADA1-301C7217EC0D See pages 54-65
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.	2020-2021	Cycle 7	Ongoing	Ongoing. The City continues to enforce the prohibition of vacation rentals in all zones (except limited vacation rentals on second floors of commercial buildings in the CBD). Staff check websites and investigate code enforcement complaints for illegal vacation rentals.	NA		https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.190:~:text=18.42.190%20%20D%20Vacation%20Rental%20Units See 18.42.190 (D)(1)(a) D. Limitations on use. a. Vacation rental units shall be located only within the Central Business District (CBD), and shall be limited only to second or third floors above a commercial use.
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.	2020-2021	Cycle 7	Completed	Implemented in Inland. Coastal code will be revised in 2026 through an LCP amendment which received approval by Planning Commission and City Council in 2025.	NA		https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC182/FortBraggLUC1822.html#18.22.030:~:text=18.22.030%20%20D%20Commercial%20District%20Land%20Uses%20and%20Permit%20Requirements See Use Table foot note #4
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.	Changes to the zoning code have been completed. Implementation is ongoing	Cycle 7	In process	Further changes to code will be implemented in 2026 amendment that is currently before Planning Commission.	NA		See pages 22 through 26 of the draft ordinance. https://cityfortbragg.legistar.com/View.ashx?M=F&ID=15263563&GUID=6EB6A3CF-8112-45C3-9534-AFC84E33D0DF
Program H-5.3.1 Develop At-Risk Units Program	Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State and local agencies to preserve the units.	Ongoing	Cycle 7	ongoing	Ongoing	NA		NA
Program H-5.3.2 Require At-Risk Education Program; Program H-5.3.3 Monitor At-Risk Units	Work with property owners and non-profit affordable housing organizations to ensure that tenants receive required education and notifications regarding at-risk units.	Ongoing	Cycle 7	Ongoing	No units are currently at risk in the City of Fort Bragg. All units are guaranteed to remain affordable through 2031. The City will monitor the units that are at risk in the 2030 decade to ensure that they remain affordable.	NA		NA
Program H-5.3.4 Replacement Program for Units Demolished for New Development	Consider modification of the Land use and Development Code to require replacement of low and moderate income residential units, when such units are demolished to accommodate new development.	2025-2030	Cycle 7	Not yet started	To be considered. Currently there is not sufficient market demand for new units to increase housing prices sufficiently to make development that involves the removal of existing units a feasible development alternative. The City has had zero projects like this in the past 25 years.	NA		NA
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.	Ongoing	Cycle 7	Continuous	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.	NA		NA

Program H-5.3.6 Maintain List of At-Risk Projects	Actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.	Ongoing	Cycle 7	Continuous	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.	NA		NA
Program H-5.3.7 Provide Tenant Education and Assistance 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 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.	Ongoing	Cycle 7	Continuous	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.	NA		NA
Program H-6.1.1 Workshops	Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.	Annually	Cycle 7	Completed	The Community Development Committee meets regularly to discuss ways of removing barriers to new housing construction. Two public housing workshops were held in 2024 to identify solutions to develop more housing in Fort Bragg. Those workshops resulted in a slew of new ordinances adopted in 2025 by City Council and the City's application to become an HCD Pro-Housing community in 2025. That application is awaiting a decision by HCD in March of 2026.	Workshops	2	NA
Program H-6.2.1 Annual Report	Prepare an annual report that describes the amount and type of housing constructed, the stock of affordable housing units, demolition permits, and conversion of residential units to other uses, and other housing-related activities for review by the EDAC, Planning Commission, and City Council.	Annually (include with the annual review of the Capital Improvement Program (CIP) by the Planning Commission)	Cycle 7	Completed annually	Completed in March of 2025.	annual reports to City Council and HCD	6	See attached. Annual housing reports for previous years have all been submitted to HCD.
Program H-7.1.1 Recycling	Consider revising the zoning ordinance so that all multifamily residential developments provide a centralized drop-off location for recyclables and compostable materials.	Changes to the zoning code will take place in 2020/21.	Cycle 7	Not yet started	NA	NA		NA
Program H-7.1.2 Rainwater Capture and Drought Tolerant Landscaping	Consider revising the zoning ordinance to incentivize the installation of cisterns to capture rainwater from roofs for all water needs. Consider revising the zoning ordinance to require drought tolerant landscaping for landscaped areas in commercial and multifamily residential uses.	2020-2021	Cycle 7	Completed	Implemented. This is an option for stormwater management in new residential construction.	I document completed	1	The City utilizes Mendocino County's stormwater design manual which allows rainwater capture as a stormwater technique. See Link: https://www.mendocinocounty.gov/home/showpublisheddocument/43360/637583284035530000
Program H-7.1.3 Sustainable Building Techniques	Encourage housing that includes environmental benefits such as energy conservation, green building, water conservation, and recycling.	2020-2021	Cycle 7	Completed	The adopted revisions to the Citywide Design Guidelines (2022) promote these methods. Also the City's Inclusionary Housing ordinance provides a density bonus of 5% for green techniques.	1 ordinance adopted	1	https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC183/FortBraggLUC1831.html#18.31.040 See 18.31.030 E
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.	2020-2021	Cycle 7	Completed	2020 CA Building Code includes provisions for solar on all new construction. The City's design guidelines require passive solar design where feasible.	1 document	1	https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC183/FortBraggLUC1831.html#18.31.040 See 18.31.030 E
Program H-7.1.5 Energy Retrofit Program	Continue to apply for and administer funds to assist residents with energy conservation retrofits and weather-ization resources. Continue to partner with community services agencies to provide financial assistance for low-income persons to offset the cost of weatherization and heating and cooling homes.	Ongoing	Cycle 7	Completed	Completed. The City obtained a CDBG grant to fund weatherization and energy efficiency retrofits. This program is no longer funded at the federal level and so the program has stopped.	NA		NA

Jurisdiction	Fort Bragg	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	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 E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	Fort Bragg	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

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

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

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

Jurisdiction	Fort Bragg	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (2 to 4,5+)	**Tenure** R=Renter	**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**	**Total Moderate Income Units Converted from Above Moderate**	**Date Converted**	**Notes**
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Fort Bragg	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	08/15/2019 - 08/15/2027

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

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Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				**2**	**3**	**4**
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Fort Bragg	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

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

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Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Fort Bragg	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

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Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**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**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	Fort Bragg	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

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Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	https://www.codepublishing.com/CA/FortBraggLUC183/FortBraggLUC1832.html#18.32.060
Notes	Link above is from the Inland Land Use and Development Code. The same preference ordinance is also in the Coastal Land Use and Development Code.

Jurisdiction	Fort Bragg	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L							
Historical Resources							
Parcel Identifier		**Designation**				**Size**	**Notes**
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	Fort Bragg	
Reporting Year	2025	(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	$ 65,000.00	*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
Implement Prohousing Policies and Programs of 2019 Housing Element - Community Land Trust	$51,400.00	$0.00	In Progress	Other	The City hired a consultant who enaged in a range of work to implement a pilot project for the Land Trust. The consultant prepared reports, resolutions and ordinances to amend/adopt Urban Lot Split, Urban Unit Development, Tiny Home Community, Planned Unit Development regulations for the both the CLUDC and the ILUDC. This task also included completion of a vacant sites inventory and some pre-development work for a potential pilot project.
Update City regulations to allow Accessory Dwelling Unit for Coastal Zone in compliance with Section 65852.2 of the Government Code	$10,462.00	$10,462.00	Completed	None	The City's consultant completed a comprehensive update of the Citys ADU ordinances for both the ILUDC and the CLUDC. The ordinance update for the ILUDC were reviewed by the Planning Commisison and approved by the City Council. The ordinance reoslutions for the CLUDC update were also reviewed and approved by the Planning Commission and the City Council.
Purchase and Implement Accela Software	$3,138.00	$0.00	In Progress	Other	The City is committed to improving communication amongst staff within the organization, and with residents and developers in order to expedite permitting processes. Remaining LEAP funds were committed in August 2024 to help cover costs associated with the purchase of Accela Software and implementation support from TruePoint.