



The Housing Action Team (HAT) North Coast of Mendocino County, is a group of volunteers working to achieve an adequate supply of safe, decent housing for coastal residents between Westport and Navarro Bridge. HAT is a part of Healthy Mendocino, a countywide organization working to improve the quality of life in Mendocino County.

Planning Commission May 23, 2018

HAT recommendation for Mill Site Reuse Plan: Land Use Regulations and Development Standards

Johanna Jensen presenting

Introduction: It's no surprise that Fort Bragg, like many communities, is experiencing a housing crisis. What may surprise you is to hear that the Housing Action Team does not believe residential development on the Mill Site is the answer to our housing needs. Rather, we suggest before doing anything else the City needs to develop a comprehensive, city-wide housing plan which:

- Identifies the number of additional residences Fort Bragg needs immediately and in the not-too-distant future (a time-line horizon of about 20 years).
- Focuses on building in-town to: take advantage of existing infrastructure; quickly meet housing needs; minimize construction costs.
- Includes creative policies and programs that give the Community Development Department the power to say yes as often as possible for the kinds of housing desired. Examples include: securing funding for housing development; offering incentives to developers to provide residences appropriate to the site and community; participating in community land trusts; creating partnerships with open space and similar groups, etc.
- Provides zoning for the Mill Site which delivers against future needs as identified in the plan.

Recommendations

1. Require that the Mill Site's environmental remediation be safe enough to build residences *everywhere* on the property, not just on areas zoned residential.
2. Implement policies that support a diverse mix of housing types (lot and structure size, owner occupied and rentals, resident demographics, etc.)
3. Foster through incentives or design requirements support for alternative modes of transportation. This may include encouraging small or no garages, as well as policies which encourage bicycle, shared-vehicle and errand car parking.
4. Provide design guidelines suitable for structures located in a harsh coastal climate.
5. Use a phased approach, building from the east (close to town) to the west as demand requires. This would be in addition to the current plan which specifies zoning that is high density on the east to lower density further west. A phased approach to development can prevent 'cherry-picking' prime spots and avoid development bubbles that may result in an overall unappealing and uncoordinated development environment.
6. Zone exclusively for moderate and small residences, with densities as required to ensure that prices are within reach of middle-income and future generations Fort Bragg residents. We support Community recommendations to focus on co-housing, village approaches and tiny houses.
7. Specifically, we suggest that you do not zone for any luxury residences or lots. There are ample opportunities to build large homes near Fort Bragg, outside city limits.