

## Attachment 2: SB-2 Eligible Activities

Staff recommends the activities (in green), as the city is well positioned to implement these activities. The City is not eligible to apply for some of the activities (in red) because we do not have the appropriate designation. Additionally, some activities are not necessary or recommended for the City to engage in as noted below (in blue).

1. **Updates to general plans, community plans, specific plans, local planning related to implementation of sustainable communities' strategies, or local coastal plans;**
2. **Updates to zoning ordinances;**
3. **Environmental analyses that eliminate the need for project-specific review;**
4. **Local process improvements that improve and expedite local planning;**

Eligible activities 1-4 are identified as priority programs in the Housing Element.

5. **A smaller geography with a significant impact on housing production including an overlay district, project level specific plan, or development standards modifications proposed for significant areas of a locality, such as corridors, downtown or priority growth areas;**

This planning activity would be expensive and difficult for staff to undertake at this time given the ongoing workload and the Mill Site Reuse Plan LCP project.

6. **The creation or enhancement of a housing sustainability district pursuant to AB 73 (Chapter 371, Statutes of 2017);**

This program would provide for a payment of funds from HCD to the City for establishing a by-right area where a ministerial approval (building permit) would be all that is required to build multi-family housing. It's unclear that this program would benefit the City as most of the multifamily zoning is located within the Coastal Zone, which does not allow for ministerial approvals. Implementation of this regulation would require the City to develop proscriptive ordinances that are not subject to interpretation, which would be expensive to develop for a relatively limited application. It also requires prevailing wage for all work and 20% of units to be set aside as affordable units. These requirements make this program untenable for Fort Bragg as they would eliminate the opportunity for market rate units in these areas.

7. **Workforce housing opportunity zone pursuant to SB 540 (Chapter 369, Statutes of 2017);**

Fort Bragg does not qualify for opportunity zone designation.

8. **Zoning for by-right supportive housing, pursuant to Government Code section 65651 (Chapter 753, Statutes of 2018);**

This has already been implemented in Fort Bragg.

**9. Zoning incentives for housing for persons with special needs, including persons with developmental disabilities;**

Eligible activity 9 could be implemented in Fort Bragg with a simple zoning amendment.

**10. Rezoning to meet requirements pursuant to Government Code Section 65583.2(c) (vacant sites inventory) and other rezoning efforts to facilitate supply and affordability;**

Fort Bragg has an adequate vacant site inventory. Therefore, this is not a high priority at this time.

**11. Rezoning for multifamily housing in high resource areas (according to Tax Credit Allocation Committee/Housing Community Development Opportunity Area Maps);**

A small portion of south Fort Bragg (in the Coastal Zone) is a high resource area and therefore eligible for this program. However, there are limited opportunities for rezoning for multifamily housing in this area as multifamily is already allowed in all commercial and medium to high density zoning districts in this area. Implementation of this program would have limited efficacy for Fort Bragg.

**12. Pre-approved architectural and site plans;**

These funds could be used to update our nine preapproved plans to 2020 building code.

**13. Regional housing trust fund plans;**

This would be a source of funding to explore funding mechanisms for a Community Land Trust.

**14. SB 2 funding plans;**

**15. Infrastructure financing plans;**

**16. Environmental hazard assessments; data collection on permit tracking; feasibility studies, site analysis, or other background studies that are ancillary and part of a proposed activity with a nexus to accelerating housing production; and**

The City does not need to utilize these SB funds for these activities because the only known site with environmental hazards is being remediated by the property owner under the authority of the DTSC.

**17. Other planning activities demonstrating a nexus to accelerating housing production.**