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

AGENDA ITEM SUMMARY

TITLE: Receive Report and Consider Adoption of a Resolution of the Fort Bragg Planning Commission Recommending that City Council Adopt General Plan Amendment 1-19 to Fort Bragg's General Plan for the 2019 Housing Element (GPA 1-19)

ISSUE:

The Planning Commission considered the Housing Element at its July 24th meeting and at staff's recommendation opened the public hearing for comment and continued the public hearing to August 14th, in order for the City to revise the associated Mitigated Negative Declaration (MND) based on California Department of Fish and Wildlife (CDFW) comments. Since that time, staff met with CDFW and revised the MND to address their concerns (see Attachment 2). The City also received certification of our draft Housing Element from California Department of Housing and Community Development (HCD) (see Attachment 3). At this time, staff recommends that the Planning Commission reopen the Public Hearing and consider adoption of the attached Resolution (see Attachment 4) recommending that the City Council adopt General Plan Amendment 1-19 and the Mitigated Negative Declaration.

The remainder of this staff report is reiterated from the July 24 2019 staff report.

The City of Fort Bragg adopted its current General Plan in December 2002. In 2009 and 2014 the City completed an update of the Housing Element of the General Plan in compliance with state law. In 2019, the City must again adopt an updated Housing Element as State law mandates that the Housing Element be updated every five years. After the City completes the Housing Element update, it must be "certified" (i.e., found to be in compliance with State law) by the State Department of Housing and Community Development (HCD). An up-to-date Housing Element is necessary in order for the City to retain its eligibility for CDBG and other HUD funding. The City of Fort Bragg's Housing Element update should be adopted by August 15th to retain eligibility for HCD funding.

The City prepared the attached Housing Element in compliance with the requirements of the State Department of Housing and Community Development. A complete summary of the community involvement process for the development of this Housing Element is located on pages 24-27 of the 2019 Housing Element (Attachment 1).

The 2019 Housing Element Update includes:

1. Revisions to the Housing Element's Goals, Policies and Programs to effectively meet Fort Bragg's current housing needs and opportunities as identified in the Housing Needs Assessment and to comply with State law. A number of new programs and policies are proposed and these are noted in **purple** text. Additionally, some new policies and programs are required by state law and this are noted with **blue** text.

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2. The Housing Needs Assessment provides comprehensive and updated data and analysis regarding demographic, economic, market, and regulatory trends in Fort Bragg with regard to housing conditions, availability, needs, development opportunities and constraints.
3. The Site Inventory Analysis provides details about where and how new housing may be accommodated to meet the City's Regional Housing Needs Assessment (RHNA) requirements of the state.
4. The Housing Constraints Analysis looks at public and private sector constraints on housing development.

ANALYSIS:

The 2019 Housing Element is the blueprint for City actions with regard to housing over the next eight years. It is a statement of Fort Bragg's vision to address existing and future housing needs in our community. This Housing Element includes a wide array of innovative actions that the City and community partners can take, which include everything from removing regulatory barriers to forming deeper collaborations to address some of our more difficult challenges. It focuses on increasing housing opportunities for all types of housing throughout the community, from the tiny home to larger multiunit projects. It takes a variety of approaches that will require the hard work of the public, non-profit and private sectors. The Housing Element has been significantly revised and updated and responds to the many innovative and outstanding ideas from community members, non-profit managers, business owners, contractors, real estate agents and City staff.

The primary goals of the 2019 Fort Bragg Housing Element are to encourage, facilitate, support and help fund:

1. New market rate and affordable housing that serves our residents and businesses in Fort Bragg;
2. New affordable housing that serves our community's special needs populations;
3. Preservation of our existing housing stock; and
4. New housing that meets our Regional Housing Needs Allocation.

Key policies and programs that address Fort Bragg's Housing have been added to the Housing Element as follows:

- Program H-1.3.3 Junior Accessory Dwelling Units
- Program H-1.3.5 Allow Tiny Homes as Second Units
- Program H-1.3.6 Alternative Designs for Second Units
- Program H-1.6.2 Planning Incentives for Infill
- Program H-1.6.3: Redevelopment of Non-Vacant Sites
- Program H-1.7.1 Permit Streamlining
- Program H-1.7.2 Site Improvements
- Program H-1.7.3 Market Study
- Program H-1.7.4 Attract Multi-Unit Developers
- Program H-1.7.5 Allow Higher Densities by Right
- Program H-1.7.6 Allow Higher Densities in Single Family Residential Districts with Use Permit Approval
- Program H-1.7.7 Simplify Design Review for Small Residential Projects
- Program H-1.7.8 Workforce Housing in Mixed-Use Zoning
- Program H-1.7.9 Live-Work Housing in Industrial Zoning Districts

- Program H-1.7.10 Tiny Home Community
- Program H-1.7.11 Public Private Partnership for Major Subdivisions
- Program H-1.7.12 Mitigation Banks
- Program H-1.7.13 Rezone a Portion of the GP Mill Site for Housing.
- Program H-1.8.1 Repair and Replace
- Program H-1.8.2 Substandard Housing Program
- Program H-1.9.1 Building Permits
- Program H-1.9.2 Reduce the Cost of Construction
- Program H.2.2.2 House Sharing
- Program H.2.2.3 Encourage Housing for Seniors with Pets
- Program H.2.2.4 Encourage Housing with Dementia Care and Assisted Living for Seniors
- Program H-2.4.3 Support SRO Housing
- Program H-2.4.4 Consider Community Land Trust
- Program H-2.4.5 Prioritize City Services for Housing Developments
- Program H-2.4.6 Support Effective Use of Housing Vouchers
- Program H-2.4.7 Supportive Housing
- Program H-2.5.8. Maximize Housing Density by Right for projects with 20%+ Affordable Units.
- Program H-2.5.9. Encourage and Support Land Divisions to Support Affordable Housing
- Program H-2.8.4 Transitional and Supportive Housing
- Program H-2.8.6 Emergency Shelter for Families
- Program H-2.8.7 Emergency Shelters Regulatory Changes
- Program H-2.8.8 Evidence-Based Homeless Services
- Program H-2.8.9 Safe Parking Pilot Program
- Program H-2.8.10 Define Group Home
- Program H-2.9.3 Revise Annexation Regulations
- Program H-4.1.2 Reduce Capacity Fees for Smaller Units
- Program H-5.2.1 Discourage Vacation Rentals
- Program H-5.3.3. Monitor Units At-Risk
- Program H-5.3.4. Replacement Program for Units that are Demolished for new Development.
- Program H-5.3.5 Work with Potential Purchasers of At-Risk Projects
- Program H-5.3.6 Maintain a List of At-Risk Projects
- Program H-5.3.7 Provide Education & Assistance to Tenants of At-Risk Projects
- Program H-7.1.1 Recycling
- Program H-7.1.2 Rainwater Capture & Drought Tolerant Landscaping
- Program H-7.1.3 Sustainable Building Techniques
- Program H-7.1.4 Passive Solar Design Strategies
- Program H-7.1.5 Energy Retrofit Program

The City also prepared a Mitigated Negative Declaration that was circulated to responsible and trustee agencies and made available to the public for a 30-day review period on June 20, 2019. The Housing Element was subsequently submitted to the Housing and Community Development Department (HCD) for review. As a consequence of that review six new programs were added to the Housing Element. The new programs are listed below and **bolded** in the MND for emphasis.

- **Program H-1.6.3: Redevelopment of Non-Vacant Sites**
- **Program H-1.7.13 Rezone a Portion of the GP Mill Site for Housing.**

- Program H-2.5.8. Maximize Housing Density by Right, for projects with 20%+ Affordable Units.
- Program H-2.5.9. Encourage and Support Land Divisions to Support Affordable Housing
- Program H-2.8.9 Safe Parking Pilot Program
- Program H-2.8.10 Define Group Home
- Program H-5.3.4. Replacement Program for Units that are Demolished for new Development.

The Housing Element MND has been recirculated for an additional 20 days due to the addition of the above programs.

PROPOSED ACTION:

Adopt a Resolution of the Fort Bragg Planning Commission Recommending that City Council Adopt General Plan Amendment 1-19 to Fort Bragg’s General Plan for the 2019 Housing Element (GPA 1-19)

ALTERNATIVE ACTION(S):

Provide additional recommended changes to the Housing Element and ask staff to revise and recirculate the MND.

FISCAL IMPACT:

The City is seeking SB 2 funding of \$160,000 to support staff time to implement the Housing Element and the Local Coastal Program Amendment to rezone a portion of the Mill Site for housing. If awarded, this funding would defray General Fund revenues which may be used for other purposes. Alternatively, the City could use restricted funds in the General Plan Maintenance Fee fund which are specifically dedicated to support General Plan and zoning ordinance amendments.

GREENHOUSE GAS EMISSIONS IMPACT:

To the degree that implementation of the 2019 Housing Element results in more compact development patterns adjacent to employment centers and schools, the greenhouse gas emissions generated by the City will fall on a per-capita basis. They will however increase on an absolute basis as additional housing would accommodate additional residents.

CONSISTENCY:

Implementation of the Housing Element is consistent with the City’s General Plan as analyzed in the Housing Element MND.

IMPLEMENTATION/TIMEFRAMES:

Implementation of the Housing Element will occur over an eight-year timeframe, with many of the most important programs scheduled for implementation between 2020-2022.

ATTACHMENTS:

1. 2019 Housing Element
2. 2019 Housing Element MND - revised
3. HCD Housing Element Certification Letter
4. Planning Commission Resolution

NOTIFICATION:

- Housing Action Team
- Affordable Housing “Notify Me” subscriber list