Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Fort Bragg

Mailing Address: 416 N Franklin Street, Fort Bragg CA 95437

Contact Person: Marie Jones Title: Community Development Director

Phone: (707) 961-2827 FAX: (707)961-2802 E-mail: mjones@fortbragg.com

Reporting Period by Calendar Year: from Jan.1, 2011 to Dec. 31, 2011

These forms and tables, (see sample – next page) 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 (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Housing Policy Department
Received on:
JUL 02 2012

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Fort Bragg

Reporting Period 1/1/2011 - 12/30/2011

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
None	0	0	0	0	0	0	0	0	0	0	0
(9) Total of Moderate and Above Moderate from Table A3 ► ►					2	0	2				
(10) Total by income Table A/A3 ► ►			0	0	0	0	0	0			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Fort Bragg

Reporting Period 1/1/2011 - 12/30/2011

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	26	11	6	43	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	26	11	6	43	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	2					2	2
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Fort Bragg

Reporting Period 1/1/2011 - 12/30/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2014	2015			
Very Low	Deed Restricted	92					2						2	90
	Non-deed restricted													
Low	Deed Restricted	49												47
	Non-deed restricted		1				1						2	
Moderate	Deed Restricted	40												40
	Non-deed restricted													
Above Moderate		75	12	4	7	4	2	1					30	45
Total RHNA by COG. Enter allocation number:		256	13	4	7	4	5	1					34	222
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Fort Bragg

Reporting Period 1/1/2011 - 12/30/2011

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Program H-1.1.1 Housing Rehabilitation Projects:	Seek funding through the Community Development Block Grant (CDBG) program and other State and/or Federal programs to assist in the rehabilitation and conservation of multi-family residential projects.	Ongoing	City obtained CDBG funding of $350,000 in Housing Rehab Loan Program. City set up program, prepared loan documents and has initiated inspections and loan qualification analysis per guidelines for six housing rehab loans.
Program H-1.1.5 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.	Ongoing	The Following capital improvement programs were implemented in older communities: 1) Installed the Franklin Street and Oak Street Bike Lanes Project (funded by the State BTA); 2) Designed the Safe Routes to School Project phase 2
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	Inventory completed and maintained
Program H-2.1.1 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	Inventory completed and maintained

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Fort Bragg

Reporting Period 1/1/2011 - 12/30/2011

Program H-2.3.1 Secondary Dwelling Unit Design:	Continue to implement the City's pre-approved secondary unit program to provide affordable and aesthetically pleasing second unit designs for the development of secondary units in Fort Bragg.	Ongoing	Pre-approved second unit designs are available for all property owners within City limits for use.
Program H-2.3.2 Parking Requirements for Secondary Units:	Consider revising the zoning ordinance so that a new parking space is not required where the establishment of the required on-site parking space for a secondary unit would result in a new curb cut and the elimination of an on-street parking space.	First Quarter 2010	The Land Use and Development Code has been modified to implement this change and is currently undergoing the adoption process.
Program H-2.2.2 Consider Allowing Ground Floor Residential:	Consider revising the zoning ordinance to allow ground floor residential in mixed-use projects in the CBD along the rear of properties that back onto alleys.	First Quarter 2010	The Land Use and Development Code has been modified to implement this change and is currently undergoing the adoption process.
Program H-2.2.3 Mixed Use Zoning Regulations:	Revise the zoning ordinance to clarify permitting and performance standards for commercial uses in mixed-use districts in order to minimize conflicts between residential and commercial uses.	First Quarter 2010	The Land Use and Development Code has been modified to implement this change and is currently undergoing the adoption process.
Program H-2.6.1 Redevelopment Funds:	Use the 20 percent Housing Set-Aside Funds to assist with the development, conservation, or rehabilitation of affordable housing consistent with community housing priorities.	Ongoing	Completion of the Parents and Friends Housing Feasibility Study for affordable group housing and family housing for people with disabilities.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Fort Bragg

Reporting Period 1/1/2011 - 12/30/2011

Program H-3.1.1 Available Funding:	Seek available State and Federal assistance to develop affordable housing for seniors, the disabled, lower-income large households, and households with special housing needs.	Ongoing	City Staff worked with Danco Corporation to secure tax credit financing and rural affordable housing funds to develop a 25 unit affordable senior housing project.
Program H-3.2.1 Flexible Parking:	Continue to allow flexible parking requirements and a density bonus for affordable and market rate senior housing projects as required by law.	Ongoing	The City approved a reduction in parking requirements for a 25 unit affordable senior project (Cypress Street), as part of the CDP/UP/DR permits
Program H-3.3.2 Encourage Co-Housing:	Evaluate the Land Use and Development Code to determine if the code inhibits the development of co-housing developments in the medium, high and very-high density zoning districts.	First Quarter 2010	The Land Use and Development Code has been modified to implement this change and is currently undergoing the adoption process.
Program H-3.8.2 Inter-Agency Cooperation:	Continue to work with private, non-profit, County, and State agencies to provide emergency housing for the homeless.	Ongoing	The City works on an ongoing basis with a variety of groups to provide emergency housing and assistance to the homeless.
Program 3.9.2: Funding Sources for First Time Home Buyers:	Consider applying for funding sources for first time home buyers such as HCD's HOME Program, and provide referrals to FHA programs offered by local lenders and sweat-equity programs operated by non-profit housing organizations.	5-Jul-05	The City applied for and received CDBG funding to assist first time homebuyers in 2011.
Program H-4.2.4	Revise Zoning Ordinance to permit supportive and transitional housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.	First Quarter 2010	The Land Use and Development Code has been modified to implement this change and is currently undergoing the adoption process.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Fort Bragg
Reporting Period	1/1/2011 - 12/30/2011

General Comments:

The very slow economy and depressed housing market have conspired to significantly reduce the construction of new housing stock. However, on a brighter note, the precipitous decline in housing prices by as much as 40% over the high in 2007, combined with significant foreclosure activity has greatly increased the number of market rate housing that is affordable to moderate and low income households in Fort Bragg. The housing market appears to have reached bottom with the demand for housing now equaling supply. prices have recently stabilized.