

Prohousing Designation Program Application



Application Checklist

	Yes	No
Application Information	☒	☐
Certification and Acknowledgement	☒	☐
The Legislative Information form is completed.	☒	☐
The Threshold Requirements Checklist is completed.	☒	☐
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program form.)	☒	☐
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .)	☐	☒
The Self-Scoring Sheet is completed. (See Appendix 3 for the Self-Scoring Sheet and the Sample Self-Scoring Sheet.)	☒	☐
One-page summary describing consistency with the 7 Principles for Addressing Encampments is completed. (See Appendix 5 for a template to assist.)	☒	☐
The checklist confirming that a Diligent Public Participation process was conducted. (See Appendix 6 for the template.)	☒	☐
Additional information and supporting documentation (Applicant to provide as Appendix 7 .)	☒	☐

Application Information

Applicant (Jurisdiction):	City of Fort Bragg
Applicant Mailing Address:	416 North Franklin Street
City:	Fort Bragg, CA
ZIP Code:	95437
Website:	https://www.city.fortbragg.com
Authorized Representative Name	Isaac Wippy
Authorized Representative Title:	City Manager
Phone:	707-961-2823
Email:	iwhippy@fortbraggca.gov
Contact Person Name:	Marie Jones
Contact Person Title:	Planning & Housing Consultant
Phone:	707-357-6480
Email:	marie@mariejonesconsulting.com
Total Self-Score (Based on Appendix 3):	35

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. _____), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: [Issac Whippy, City Manager]

Date: _____

Legislative Information

District	Number	Legislators Name(s)
State Assembly District	2	Chris Rogers
State Senate District	2	Mike McGuire

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

RESOLUTION NO. 4975 -2025

Formal Resolution for the PROHOUSING Designation Program

RESOLUTION OF THE FORT BRAGG CITY COUNCIL AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program ("Program"), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development ("Department") has adopted regulations (Cal. Code of Regs., Title 25, § 6600 et seq.) to implement the Program ("**Program Regulations**"), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the **CITY OF FORT BRAGG** ("Applicant") desires to submit an Application for a Prohousing Designation ("Application").

WHEREAS, based on all the evidence presented, the City Council finds that the foregoing recitals are true and correct and are made part of this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg does hereby resolve that:

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code section 21155-21155.4. Applicant further acknowledges and confirms that its policies for the

treatment of homeless encampments on public property comply with and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction that are consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application; the terms and conditions specified in the Program Documents; the Program Regulations; and any and all other applicable law.
6. Isaac Whippy is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

The above and foregoing Resolution was introduced by Councilmember Albin-Smith, seconded by Councilmember Vice Mayor Rafanan, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 22nd day of September, 2025, by the following vote:

AYES: Councilmembers Peters, Hockett, Albin-Smith, Vice Mayor Rafanan, and Mayor Godeke.

NOES: None.

ABSENT: None.

ABSTAIN: None.

RECUSED: None.

The undersigned, Jason Godeke, Mayor and Diana Paoli, City Clerk, of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant's governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.


Jason Godeke
Mayor

ATTEST:


Diana Paoli
City Clerk

Appendix 2: Proposed Policy Completion Schedule

[illegible]

Appendix 3: Self-Scoring Sheet and Sample Self-Scoring Sheet

Self-Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA,	Enacted	Housing Element	Attachment 7.1	3	1	2	5
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2;	Enacted	Zoning Code	Attachment 7.1	2	1	2	4
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types in all parts of the Jurisdiction: large family units, supportive housing, etc.	Enacted	Zoning Code	Attachment 7.1	2			2
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial).	Enacted	Zoning Code	Appendix 7	1	1	2	3
1I	Modification of development standards (FAR) and other	Enacted	Zoning Code	Appendix 7.1	1	1	2	3

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
	applicable zoning provisions (parking standards) or land use designation methods to promote greater development intensity.							
1K	Establishment of an inclusionary housing program	Enacted	Zoning Code	https://www.codelibrary.org/CA/FortBragg/#!/LUC18/FortBraggLUC183/FortBraggLUC1832.html#18.32	1	7	1	2
1L	Other zoning actions: allow organizational housing, co-housing, mobile home parks and tiny home communities in 3+ residential zoning districts.	Enacted	Zoning Code		1			1
2C	Documented practice of streamlining housing development at the project level, by utilizing statutory and categorical exemptions.	Enacted	Categorical Exemption Documentation	Attachment 7	2	2	1	3
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	Enacted	Permit Processing Details	Attachment 7	2	2	1	3

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	Enacted	Zoning Code and Design Guidelines	Attachment 7	1			1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	Enacted		https://www.codelibrary.org/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.170	1			1
2K	Establishment of a standardized application form for all entitlement applications.	Enacted		https://www.city.fortbragg.com/home/showpublisheddocument/1536/637719358278930000	1			1
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property	Enacted	Pre-approved ADU Plans	https://www.city.fortbragg.com/departments/communitydevelopment/housing_resources/preapprov	2			2

[illegible]

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Scoring Criteria Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5: Homeless Encampment Template

[Subchapter 6.6 Prohousing Designation Program](#) requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness. An application must include a one-page summary demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments (June 17, 2022). The following template and certification are included to help jurisdictions meet this threshold.

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments –** Describe how system partners (name partners) work together to prioritize health and safety both for residents and unsheltered individuals. (350 characters max)
The Police Dept, Community Development Dept, Care Response Unit, Coast Street Medicine, and Mendocino Coast Hospitality Center/House/Clinic work together to identify and resolve homeless encampments by providing advanced notice of a pending cleanup and helping them access temporary housing at the Hospitality House and medical services through the Care Response Unit and Coast Street Medicine.
- **Principle 2: Engage Encampment Residents to Develop Solutions –** Describe street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options using the housing first approach before an existing encampment is closed. (350 characters max)
We have 24 PSH units for the homeless. We use Coordinated Entry Enrollments, Rapid Rehousing, Front Door for Families Referral, Landlord Liaison Services, Case Management, Community Supports, Vulnerability Index Service Prioritization, Decision Assistance Tool (VISPDAT), PSH, Transitional Housing. We screen people for medical/mental health and connected them to primary care through Street Medicine.
- **Principle 3: Conduct Comprehensive and Coordinated Outreach –** Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions that is customized to individual needs. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. (350 characters max)
The Hospitality Center operates a Coordinated Entry Program which includes: 1) screening via HMIS, VI-SPDAT and OrgCode; 2) Housing Match based on screening score for Rapid Re-housing, Transitional Housing, Permanent Supportive Housing and other interventions, 3) Program Denial and Acceptance protocols, 4) exiting CE process protocols.
- **Principle 4: Address Basic Needs and Provide Storage –** Describe efforts to meet basic needs, health, safety, and access to storage (timeframes) for people experiencing unsheltered homelessness while creating clear pathways to permanent housing. (350 characters max)

Hospitality Clinic and Street Medicine provide in-street diagnostics/intake and direct transfer to the Mendocino Coast Clinics for health, dental and mental health services. The Food Bank provides free food to the needy. The City runs an emergency winter shelter. The Police Department and Hospitality House store people's personal items for up to a month. Coordinated Entry directs people to PSH and TH.

- **Principle 5: Ensure Access to Shelter or Housing Options** – Describe how low barrier resources to housing and supportive services are communicated to encampment residents. Include how strategies involve alternative measures to criminalization, focusing on service engagement and harm reduction. (350 characters max)

Low barrier resources are communicated to encampment residents via repeated personal contacts to communicate services (shelter beds, mental health treatment, residential inpatient substance use treatment, medical services, coordinated entry etc.). The rehousing team also posts flyers, hands out flyers, and info is communicated via word of mouth within the encampment community and at service providers.

- **Principle 6: Develop Pathways to Permanent Housing and Supports** – Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. (350 characters max)

The City works with developers on Permanent Supportive, Transitional, very-low income, and senior housing. The City obtained: 1) \$3 million HOME grant for a 24-unit Permanent Supportive Housing Project; 2) \$2.5 million CDBG grant to purchase the building for Hospitality Center; 3) \$3 million CDBG grant for an elderly residential care facility; and 4) a \$2 million HOME grant for rental assistance for homeless.

- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure** – Describe plans for former encampment spaces (long-term solutions to prevent encampments from reoccurring). Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. (350 characters max)

The City has reduced the incidence of encampments as follows: sites with long histories of encampments were fenced by the property owner and signed with no-trespassing signs. The City has established a “safe Parking” program in the parking lot of the Fort Bragg Coastal Trail. The City has a “no camping” ordinance which is also enforced as needed to discourage camping on public and private property.

Certification and Authorization:

Signature of Authorized Representative

Date

Appendix 6: Public Participation Checklist

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.”

Please complete this checklist, and sign, to confirm that the applicant has complied with this requirement. Attach and reference any comments you received during the process.

Regulation Text	Explanation	Yes	No
Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input.	Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media.	☒	☐
Specific effort to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice.	☒	☐
Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and subsequent versions for seven (7) calendar days.	Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	☒	☐
Public hearings and informative meetings.	For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.	☒	☐

Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate.	Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.	☒	☐
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Certification and Authorization:

Signature of Authorized Representative

Date

Appendix 7: Additional Information and Supporting Documentation