

**Community Development Committee**  
**January 16, 2008**  
**City Hall**

The Fort Bragg Community Development Committee (CDC) convened a special meeting on Wednesday, January 16, 2008, at 9:00 a.m., at Fort Bragg City Hall, 416 North Franklin Street, Fort Bragg, CA.

**ROLL CALL**

Members present: Mayor Doug Hammerstrom and Councilmember Dave Turner.  
Staff present: Linda Ruffing, City Manager; Marie Jones, Community Development Director; and Nancy Philips, Administrative Secretary.

**APPROVAL OF MINUTES**

The minutes of the November 20, 2007 special meeting were approved by consensus of the Committee.

**PUBLIC COMMENTS ON NON-AGENDA ITEMS**

**CONDUCT OF BUSINESS**

**1. Receive Report and Provide Direction to Staff Establishing Asset Limits to Qualify for an Inclusionary Housing Unit**

Public comment on this item was received from Sean Hogan and Charlie Dimock.

During discussion, it was noted that:

- The current regulatory agreement for the only inclusionary housing unit for sale in Fort Bragg prohibits someone who owns residential real estate from qualifying for inclusionary housing. The regulatory agreement is silent regarding commercial property and other assets.
- It may be beneficial to exclude personal assets such as clothing, furniture, and cars in determining an applicant's qualifications.
- In the consideration of non-personal assets the City might consider the liquidity of the asset in the evaluation. For example retirement savings are not very liquid, however property and jewelry are.
- City staff was encouraged to look at how this is handled by other jurisdictions with inclusionary housing programs as well as how Rural Communities Housing Development Corporation and Habitat for Humanity approach the issue of assets.
- It may be better to rank applicants on their income and assets rather than to eliminate someone based solely on their assets. People without assets may qualify for a rental, but not a purchase.
- Charlie Dimock has been trying to sell his inclusionary unit for several months without success. Low income applicants may not even be looking for a home because they think they cannot buy one.
- The City should establish qualification criteria, and start a registry of qualified applicants.

**Committee consensus for staff to investigate what other jurisdictions and agencies use to qualify applicants and get direction from Council. The City to begin the creation of a list of people qualified for inclusionary housing. Make it clear that there is only one unit for sale at this time.**

**MATTERS FROM COMMITTEE/STAFF**

Hammerstrom gave Director Jones a copy of 3-D plans he received from the Economic Development Financing Corporation.

**ADJOURNMENT**

Meeting was adjourned at 9:33 a.m.