



# COAST HABITAT NEWS

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## **COUNCIL OPENS PATH TO RESOLVE OAK AND MAPLE ST. TITLES BY GENERAL PLAN AMENDMENTS**

The Fort Bragg City Council concluded a two year review process December 19th, 2002 by recommending that our Oak and Maple Street projects be rezoned separately via a General Plan Amendment. This proposal will unfold in three stages and promise to bring a happy conclusion to a 7 year effort to correct a problem arising from an earlier decision. This decision not to pass a one time lot split ordinance left our Oak and Maple Street properties undividable under current zoning laws, making it impossible to transfer full ownership.

**STAGE ONE** : Dana Street will be separated from Maple and Oak and remapped to use its Density Bonuses on the site. [See opposite.] Then Maple and Oak, because of their differences, will be separately approached.

**STAGE TWO**: At the direction of Council, Staff will work with us on a General Plan amendment to rezone this parcel to Garden Apartment/Condominium (GAC) since it meets current development standards for this zoning. We will then form a Maple Street Partners Condominium Association for the Chiltons, Renterias, Taylors and Padillas. This process will take six-eight months after which, if successful, we can perfect the Titles and convey them to each family as we have always intended.

**STAGE THREE**: The Oak Street parcel is too small for any current zoning classification. Council therefore directed Staff to pursue it suggestion to revise the language of the current Zoning Code to allow a special limited use of the Planned Development process to include a built out affordability project like Oak Street.

Once this and other unrelated scheduled Zoning revisions are done, probably August, we can apply to rezone the Oak Street parcel and, if approved, convey Titles in the Winter of 2003 to the Canul and Mora families. This rezoning will not require a Condominium Association like Maple Street.

These actions are, of course, subject to further hearings and input from the public. If you are a resident of Fort Bragg, your opinion carries special weight. Please take a moment and call or write Council members or the Planning Department to express your desire to see this brought to a swift and successful conclusion.

## **DANA STREET GETS GO AHEAD TO SEEK DENSITY BONUSES ON SITE: FOR A TOTAL OF 12 HOMES**

In 2000 we sought to solve the problem of titles on Maple and Oak Streets by transferring Density Bonuses from Dana to Oak and Maple as part of one large combined project. After much review and consideration, Council recommended against this approach December 19, 2002 and created another avenue to perfect title for them without using these Density Bonuses. [See article opposite.]

Density Bonuses enable cities and counties to create higher than customary density within existing zoning rules where the units are for affordable housing. For every four units a benefit of 25% to 40% more density is required if the project contains five or more homes. On the basis of Council's direction to staff regarding Oak and Maple, we will now be able to reapply to use these potential Bonuses on Dana, creating 9 new homes instead of 7.

If granted, this will reduce the cost of land and infrastructure per unit. It also opens the possibility of applying to extend our grant from the Federal Home Loan Bank Of San Francisco to these additional units for \$13,232 each. The City of Fort Bragg also benefits by further meeting the affordable housing targets in the new General Plan.

Much of the paperwork for this new approach overlaps what has already been reviewed, so we anticipate posting this application in late January, hoping for final approvals by the end of April. We intend to develop the roads and utilities first for all the units to avoid paying any bond or storm runoff costs for partial completion. Then, funds permitting, we will start the fourth and fifth homes in the Fall of 2003.

This is an opportunity to accomplish many important things at the same time. Habitat will lower its operating costs thus lessening the cost of every home while housing two more families without purchasing additional scarce and costly land. We will be pioneering the template of affordable housing for the future: infill development using Density Bonuses and creative design in partnership with Staff and Council for the good of the whole community.

This, like any subdivision, is subject to hearings and public input. We urge you to call or write Council or the Planning Department to support these Bonus units, especially if you are a Fort Bragg resident.

Habitat Partners in Business	p2
President Pat Dunbar-In the Boardroom; Virtual Auction; some thanks and the Annual Giving Letter	p3
City/County General Plans, Parade 1st Prize	p4

**TO VOLUNTEER OR CHANGE ADDRESS  
CALL CHUCK GREENBERG---- 937-2418**

**ENTREPRENEURIAL PARTNERS TAKE CARE OF BUSINESS: FOUR SHOPS, FOUR STORIES**

PHOTOS AND ARTICLE BY CHET ANDERSON

*While serving as a "small business incubator" is not one of Habitat's primary goals, four of the Habitat families have been able to expand their families' horizons through the start-up of small businesses on the coast. This has been the realization of dreams for some or another step along the way for others. In the process, the Habitat families are contributing to the economic base of the area with business license fees, sales tax generation, and job creation albeit on a small scale. Check it out and contribute to Habitat by helping a Partner Family pay the mortgage!*



The Morales family, Habitat's first in 1990, opened the **La Playa Restaurant** in Caspar in 1999. With Graciela and Joel cooking and daughters Angie and Lizbeth serving the food, **La Playa** has been serving delicious Mexican food that has become a favorite for locals and tourists alike. Recently, with Angie now married and Lizbeth busy with high school, Graciela and Joel have passed the business over to Graciela's sister, Marta Yanez, her husband Nicholas & son Ernesto. But the great food will keep coming every Monday through Saturday. **La Playa** is right next to the Caspar Inn.

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In May, 2000, Tony and Rosa Maria Mora, our 3rd family, opened **Zapateria La Mexicana**, a specialty store featuring high quality products from Mexico, in The Depot at 401 N. Main St, Fort Bragg. The store has a big selection of leather products, with both men's and women's footwear, boots and coats. There are a number of other gift items and the wall is filled with beautifully

crafted wall clocks handmade by Tony. The two older Mora offspring, Jamie and Isabel, both help out in the store.



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Until May, 2001, Carol Linville-Chilton, who with husband Rick and daughter Jessica Ann Frey, are Habitat's 5th family, was **ONLY** working at her full-time job as a registered dental assistant. With help and support from her dentist boss, she embarked on a new venture, an in-home sewing machine repair business, **Happy Machines**. She services most sewing machines & sergers including Viking, Huskvarna and White. Carol works with Sew N Sew, a local fabric shop, so customers can bring in their troubled machines and leave them for Carol to pick up. Contact Carol at 964-8420.



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When Charlie and Waldie Maden moved to Ft. Bragg in 1997, Charlie had been working in the publishing business in S.F. and went to work for the Cypress House doing printing and publishing. An entrepreneurial family background and an opportunity combined for the Madens, when the former Thanksgiving Café closed. Combining Waldie's Austrian heritage and Charlie's business sense, they opened **Café Vienna** at 120 S. Main (just north of Long's) in 1999 on a shoestring, loans and a prayer. Incurring more debt, Charlie bought a stove to move the "coffee shop" into a full café, serving breakfast and lunch every day. Long hours, despite uncertain business conditions, have rewarded them: Café Vienna has become known for the consistent good food and friendly atmosphere.

Charlie is at the Café most days while Waldie does all the bookkeeping and raises two small boys while they wait for the opportunity to build their own Habitat house.



**FROM THE BOARDROOM  
BY PAT DUNBAR, PRESIDENT**

Habitat For Humanity International was founded as an expression of God's love in action. Housing was central to its mission because our homes are where we learn who we are and what we may hope to become. Many affiliates, like ours, have become community-based rather than church-based organizations, but continuing support from the local faith community remains critical to success in our mission.

Each fall, we join the Habitat's international "**Build on Faith**" program, a special outreach to local congregations to keep them informed about our activities and thank them for the important role they play in helping us, most often through the efforts of individual members.

In 2002 we addressed ten of the Coastal congregations: St. Michael and All Angels, Bethel Baptist, 7th Day Adventist, Our Lady of Good Counsel, the Shul, Evergreen Methodist, St. Anthony's, the Unitarians, First Presbyterian and Mendocino Presbyterian. Special thanks to Carol Ann Falk for organizing this program! If we missed your group, let us know and we will gladly include you in the 2003 program.

**BOARD NEWS**

We regretfully accepted the resignations of **Lupe Arreguin** and **LaDonna McDonald**. Lupe will continue to focus on the Family Partnering Committee. LaDonna will remain on the Resource Committee and **Joan Palmer**, Co-Chair of The Resource Committee, will replace her as Secretary.

We welcome new board member **Jerry Dorsey**. Jerry is an Architect and long-time Habitat supporter. His participation on the board is a great

addition. His expertise will be very useful as we enter an active building program on Dana Street in the spring. Additionally he will organize highway clean-up efforts for our designated section of Hwy 1.

Board membership is challenging, but also rewarding and fun! We are still looking for a couple of new members, especially with business, accounting and legal expertise, so if you're interested, please call me at 937-3409. The Board meets monthly at the Habitat office in Fort Bragg on the first Wednesday of each month from 3:00-5:00.

**ANNUAL GIVING 2002  
UPDATE & FINAL CALL**

This has been a difficult year for most non profits, but I am happy to report that despite the weak economy and troubling news, your loyalty and support have not flagged. Those who have given in the past have continued to do so and many have increased their gifts.

We were also happily surprised with a \$10,000 gift from the Lang Family Foundation set up by the children of a local Surfwood resident to honor his passing. The focus of the grant was for a local non-profit which showed creativity in overcoming obstacles.

We applied on the basis of our ongoing efforts to resolve title on Maple and Oak Streets and receive Density Bonuses for Dana Street.

While that remains a work in progress, they honored our persistence and multi-faceted approaches to this problem.

If you already gave for 2002, we want to thank you again. If you forgot, it is not to late. Our penny jar is still open as we seek another \$50,000 to complete the funding for the Roads and Utilities scheduled for Dana in Spring of 2003.



**VIRTUAL AUCTION RAISES  
THE ROOF AGAIN**

Once again a gala crowd proved that the fork is as powerful as the hammer when it comes to building a Habitat house. Thirty-eight folks added some serious bidding to a fun filled evening with Kelly Peterson, auctioneer, at The Ledford House where Tony and Lisa Geer prepared a delicious bistro style meal served with wines provided by Norm Roby and Ginny Mills.

Locals bid up to \$50 for a tube of caulk, \$10 for a doorstop, \$20 for plumbing items of uncertain heritage and use and competed in packs across tables to complete cooperative bids for larger items like a full kitchen at \$3000. Heated bidding broke out for a gift edition of "What Men Want," which Kelly offered the assembly for \$.50 with the comment, "Who cares?"

David Russell created a beautiful invitation graphic and when the dust settled, Habitat was \$13,000 closer to housing a new family Partner. We are exploring several new ideas for a lunchtime version of the event, or a Barbeque on the Dana Street site for 2003. Interested? Call Chuck Greenberg at 937-2418 to help with the plans for this fun event.

**MANY THANKS OWED TO THESE  
FOLKS FOR DANA, OAK & MAPLE**

We are much indebted to local retired engineer, Leonardo Bowers, for developing the many plans for Dana Street. Also thanks to him, we have had several hundred probono hours of legal expertise from Bradley Brownlow, Mitch Randall and Clark Morrison of Morrison and Foerster. This time next year we hope to celebrate the conclusion of our mission to convey full titled ownership for the six families on Oak & Maple Streets.

## FORT BRAGG COMPLETES GENERAL PLAN; COUNTY STARTS THEIRS

Too few people realize how crucial to their lives the development of a General Plan will be. It is the forum where anyone can bring concerns and interests to policymakers about how we will use our land and resources. It is the pattern for what can be built and where and how it can be done. All of the decisions about locating businesses, homes, additions, cottage industries, parks, open space, schools, EIRs, noise and traffic levels are determined here, often by a very small number of large property owners whose interests may not be those of the average renter or homeowner.

Will there be straw bale housing? Should 2nd homes in the County or Coastal Zone have kitchens? Can you put an apartment over your business or run a little repair shop for vacuum cleaners from your garage or use a grey-water system with a composting toilet? Where can we place higher density to contain costs and maintain affordability? These General Plans will guide the creation of the zoning codes on which your plans and hopes will be judged by the Planning Office.

Moreover, the ability to house all the members of our community, wealthy and poor, able bodied or with special needs, old and young determines the diversity and quality of life throughout the County. Poor planning creates shortages of affordable land and homes, traffic congestion, noisy unsafe neighborhoods, schools placed too near utilities and waste sites, etc.

Fort Bragg has already adopted their General Plan to address most of these issues in a thoughtful way. The County is just starting to develop theirs. Let your

voice be heard.

You can follow progress, fill out a questionnaire, input thoughts and get meeting schedules by going to the web site <http://www.co.mendocino.ca.us> or contacting Planner Pam Townsend at 463-4281; [gpupdate@co.mendocino.ca](mailto:gpupdate@co.mendocino.ca) or write her at Planning & Building Services Room 1440, 501 Low Gap Rd. Ukiah, CA 95482.

You can help Habitat's future work by emphasizing the need to make special provisions for affordability like mixed use zoning and planned developments with higher density.



## HABITAT PARTNERS WIN A 1ST PLACE IN PAUL BUNYAN PARADE

The Habitat Partners Association, led by former President, Charlie Maden, honored all of our volunteers by draping the float with a scroll of names created by Mendo Litho from the Habitat database. Over 200 people help Habitat each year with everything from graphics, legal services, engineering, construction, prayers, lunches, events to good wishes. This float, like the past 4th of July Parade floats in Mendocino, was cheered all the way through town.

## Board of Directors 2003

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**Habitat for Humanity  
of the Mendocino Coast, Inc.**  
P.O. Box 770, Fort Bragg, CA 95437

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