

RESOLUTION NO. 4188-2019

**RESOLUTION OF THE FORT BRAGG CITY COUNCIL
ALLOCATING 40 ARTICLE 34 'LOW RENT HOUSING' UNITS TO THE
PLATEAU HOUSING PROJECT AT 441 SOUTH STREET**

WHEREAS, The Danco Group of Companies is submitting an additional grant application (HCD's Multifamily Housing Program) for the Plateau Housing Project located at 441 South Street and grant applications that include an allocation of Article 34 units are more competitive; and

WHEREAS, Article 34 of the California Constitution requires voter approval of "low rent housing projects" and Article 34 applies statewide regardless of whether cities have adopted its provisions into their municipal codes; and

WHEREAS, a General Municipal Election was held and conducted in the City of Fort Bragg, California, on Tuesday, April 6, 1982, for the purpose of submitting to the electors of the City of Fort Bragg a ballot allowing the construction and ownership of 63 low income housing units by government agencies; and

WHEREAS, nine units were allocated to the Community Development Corporation for the Sanderson Way project; and

WHEREAS, 54 units remain to be allocated; and

WHEREAS, The Plateau Project at 441 South Street qualifies as a "low Rent housing project"; and

WHEREAS, on February 13, 2019 the Planning Commission approved Coastal Development Permit Amendment 3-17/19 (CDP 3-17/19) and Design Review 5-17/19 (DR 5-17/19) for the project; and

WHEREAS, the City has determined that the Project is statutorily exempt pursuant to the California Environmental Quality Act ("CEQA") and Title 14, the California Code of Regulations ("CEQA Guidelines"), as the Project meets the threshold requirements for exemption under Section 15192 and under 15193 - Affordable Housing Development; and

WHEREAS, based on all the evidence presented, the City Council finds as follows:

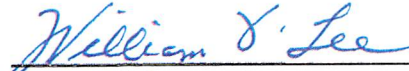
1. There is a sufficient allocation of "low rent housing project" units approved by the voters and unallocated to allocate 40 units to the Plateau Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg does hereby allocate 40 units of Article 34 "low rent housing" units to the Plateau Project located at 441 South Street.

The above and foregoing Resolution was introduced by Councilmember Norvell, seconded by Councilmember Peters, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 12th day of August, 2019, by the

following vote:

AYES: Councilmembers Albin-Smith, Morseil-Haye, Norvell, Peters and Mayor Lee.
NOES: None.
ABSENT: None.
ABSTAIN: None.
RECUSED: None.



WILLIAM V. LEE
Mayor

ATTEST:



June Lemos, CMC
City Clerk