

## RESOLUTION NO. 3995-2017

### RESOLUTION OF THE FORT BRAGG CITY COUNCIL AUTHORIZING A GRANT FROM THE AFFORDABLE HOUSING TRUST FUND FOR PARENTS AND FRIENDS, INC. HOUSING FEASIBILITY STUDY UPDATE (AMOUNT NOT TO EXCEED \$8,275, ACCOUNT NO. 117-4668-0635)

**WHEREAS**, lack of affordable housing has reached a crisis level in Fort Bragg and throughout the state; and

**WHEREAS**, the City of Fort Bragg General Plan Housing Element includes the following policies in support of affordable housing for seniors and the disabled:

**Policy H-3.2 Encourage Senior Housing:** Encourage affordable and market rate senior housing projects to be developed with density bonuses and flexible parking standards where consistent with maintaining the character of the surrounding neighborhood.

**Policy H-3.5 Increase Affordable Housing Development:** Encourage the construction of housing units which are affordable to households with very low to moderate incomes.

**Policy H-3.8 Housing for the Disabled and the Developmentally Disabled:** Continue to facilitate barrier-free housing in new development. Continue to require that 10% of all units in multi-family projects be developed in conformance with Universal Design to achieve accessibility for the disabled and the Developmentally Disabled; and.

**WHEREAS**, Parents and Friends, Inc. (PFI) is a Fort Bragg non-profit agency that owns property at 350 Cypress Street that may be suitable for construction of affordable housing for PFI's aging, developmentally disabled population; and

**WHEREAS**, PFI has requested funding for an update to their 2012 Housing Feasibility Study to provide analysis and preliminary design of a mixed-use development to include two four-bedroom single level homes plus 6,0000 square feet of PFI office space; and

**WHEREAS**, PFI has access to funding from the California Department of Developmental Services for providing 24-hour care to up to eight individuals, and such a development project is sustainable from an operations perspective; and

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

1. Completion of an updated pre-development study will facilitate the construction of affordable housing in Fort Bragg in order to meet housing element goals and increase the supply of affordable housing in Fort Bragg.
2. Completion of an updated pre-development study will help PFI to achieve "readiness" to seek construction funding, and implementation of this project will benefit PFI's developmentally disabled clients, many of whom are seniors and all of whom are low-income.
3. No other reasonable means of funding this proposal is available to PFI, and adequate funding is available in the Housing Trust Fund for this activity.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Fort Bragg does hereby authorize a grant from the Affordable Housing Trust Fund for the Parents and Friends, Inc. Housing Feasibility Study Update (Amount Not to Exceed \$8,275; Account No. 117-4868-0635).

The above and foregoing Resolution was introduced by Councilmember Norvell, seconded by Councilmember Turner, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 24<sup>th</sup> day of April, 2017, by the following vote:


**AYES:** Councilmembers Lee, Norvell, Turner and Mayor Peters.  
**NOES:** None.  
**ABSENT:** Councilmember Cimolino.  
**ABSTAIN:** None.  
**RECUSED:** None.



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**LINDY PETERS**  
Mayor

**ATTEST:**



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June Lemos, CMC  
City Clerk