

RESOLUTION NO. 3754-2014

RESOLUTION OF THE FORT BRAGG CITY COUNCIL APPROVING A GRANT IN THE AMOUNT OF \$18,295.50; AND A ZERO-INTEREST FIVE-YEAR TERM LOAN IN THE AMOUNT OF \$18,295.50 FROM THE HOUSING TRUST FUND (ACCOUNT 117-0000-2010) TO HABITAT FOR HUMANITY FOR THE EXPRESS PURPOSE OF PAYING CITY FEES RELATED TO THE CONSTRUCTION OF TWO DUPLEXES AT 450 MCPHERSON STREET

WHEREAS, 60% percent of Fort Bragg households pay in excess of 30% of their income on housing; and more than half of Fort Bragg households are renters who are even more likely to overpay for housing than homeowners; and

WHEREAS, there are relatively few opportunities for low income renters to become homeowners; and

WHEREAS, Habitat for Humanity helps low income residents become homeowners through its sweat equity housing construction program; and

WHEREAS, the City of Fort Bragg General Plan Housing Element includes the following policies in support of self-help affordable housing:

Policy H-3.1 Available Funding Sources: Utilize County, State and Federal programs and other funding sources that provide housing opportunities for lower-income and special needs households.

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-3.7 Large Families: Encourage housing for large families.

Policy H-3.10 First Time Home Buyers: Encourage affordable housing for first time home buyers; and

WHEREAS, the City has established a Housing Trust Fund for the express purpose of encouraging affordable housing opportunities within the City; and

WHEREAS, the Housing Trust Fund currently has a balance of over \$92,000; and

WHEREAS, Habitat for Humanity has requested assistance with payment of \$36,591 in City fees required for construction of four residential units at their 450 McPherson Street Project; and

WHEREAS, the Council's Finance & Administration Committee recommended that half of the City fees be provided as a grant with the remaining half provided as a zero-interest five year loan; and

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

1. The proposed project will result in the production of four affordable housing units, and
2. The project is an appropriate use of Housing Trust Funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg hereby approves a grant in the amount of \$18,295.50, and authorizes a zero-interest five-year

loan in the amount of \$18,295.50 from the Housing Trust Fund (Account 117-0000-2010) to Habitat for Humanity for the express purpose of paying City fees related to the construction of two duplexes at 450 McPherson Street.


The above and foregoing Resolution was introduced by Councilmember Courtney, seconded by Councilmember Kraut, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 10th day of November, 2014, by the following vote:

AYES: Councilmembers Courtney, Deitz, Kraut, and Mayor Turner.
NOES: None.
ABSENT: Councilmember Hammerstrom.
ABSTAIN: None.



DAVE TURNER,
Mayor

ATTEST:



Cynthia M. VanWormer, MMC
City Clerk