

**RESOLUTION NO. 4291-2020  
RESOLUTION OF THE FORT BRAGG CITY COUNCIL**

**and**

**RESOLUTION NO. RS 28-2020  
RESOLUTION OF FORT BRAGG REDEVELOPMENT SUCCESSOR AGENCY**

**APPROVING EXECUTION OF A PRE-DEVELOPMENT LOAN AGREEMENT BETWEEN  
THE CITY OF FORT BRAGG AND DANCO FOR THE DEVELOPMENT OF THE PLATEAU  
PROJECT – AN AFFORDABLE HOUSING PROJECT LOCATED AT 441 SOUTH STREET  
(APN 018-340-04)**

**WHEREAS**, existing law dissolved redevelopment agencies and community development agencies as of February 1, 2012; and

**WHEREAS**, on January 23, 2012, the City Council adopted Resolution No 3506-2012, to have the City of Fort Bragg retain the housing assets and housing functions previously performed by the Fort Bragg Redevelopment Agency, pursuant to Health and Safety Code Section 34176; and

**WHEREAS**, existing law requires the housing successor to expend funds received from the successor agency to meet its enforceable obligations, and for specified administrative and monitoring costs relating to ensuring the long-term affordability of units subject to affordability restrictions. The housing successor may then expend a specified amount per fiscal year for homeless prevention and rapid rehousing services, including specified types of services described in that provision, and must use all funds remaining thereafter for the development of affordable housing, as specified; and

**WHEREAS**, the City partnered with developer, Danco, to secure funding and support for a 69-unit affordable housing project that includes a range of housing types to serve homeless, seniors, workforce/family; and

**WHEREAS**, on September 11, 2018, the City Council declared the financial support of \$250,000 from the Fort Bragg Redevelopment Successor Agency's Housing Trust Fund, if the project received planning entitlements and committed to construction; and

**WHEREAS**, the twenty (20) permanent supportive housing units, twenty-three (23) affordable senior units and twenty-five (25) workforce/family units which make up the Plateau Project were determined to be statutorily exempt from the California Environmental Quality Act (CEQA), under Section 15192 (Affordable Housing); and

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

**WHEREAS**, Danco is preparing a building permit application submittal to construct the Plateau Project after having secured financing for the project through numerous sources, which include federal and state tax credit equity, solar tax credit equity, a California Infill Infrastructure grant, the HEAP funding from the Mendocino County Continuum of Care, the \$250,000


commitment from the City of Fort Bragg Redevelopment Successor Agency, and other developer loans; and

**WHEREAS**, on July 29, 2020 an amendment to the FY 2020-21 Budget was adopted to include the allocation of \$250,000 of Housing Trust Funds and \$3,000,000 of Homeless Emergency Assistance Program (HEAP) funds to the Plateau Project;


**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Fort Bragg and the Governing Board of the Fort Bragg Redevelopment Successor Agency do hereby approve the Services Agreement with Danco Communities, and authorize the City Manager to execute the same and any amendments thereto.

The above and foregoing Resolution was introduced by City Councilmember / Successor Agency Member Peters, seconded by City Councilmember / Successor Agency Member Morsell-Haye, and passed and adopted at a regular meeting of the City Council / Fort Bragg Redevelopment Successor Agency held on the 27<sup>th</sup> day of July, 2020, by the following vote:

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

  
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WILLIAM V. LEE  
Mayor, Chair

ATTEST:

  
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June Lemos, CMC  
City Clerk / Successor Agency Secretary