

**RESOLUTION NO. \_\_\_\_-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 \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 12<sup>th</sup> day of August, 2019, by the following vote:**

**AYES:  
NOES:  
ABSENT:  
ABSTAIN:  
RECUSED:**

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**WILLIAM V. LEE  
Mayor**

**ATTEST:**

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**June Lemos, CMC  
City Clerk**