

RESOLUTION NO. 2025-9

APPROVING A FORGIVABLE LOAN OF \$135,000 TO DANNIE AND CYNTHIA BRAYBOY, TRUSTEES OF THE BRAYBOY FAMILY TRUST, UTILIZING FUNDS FROM THE STATE OF CALIFORNIA PROHOUSING INCENTIVE PILOT (PIP) PROGRAM TO REHABILITATE TWO (2) AFFORDABLE HOUSING UNITS LOCATED AT 108 CHESTNUT STREET, NEEDLES, CA 92363 (APN 0185-107-33-0000), AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS.

WHEREAS, the City of Needles ("City") desires to encourage and promote the development of new affordable housing through either new construction, rehabilitation or repurpose; and

WHEREAS, City has applied for and received \$445,000 of funding from the State of California Housing and Community Development Department ("HCD") from the Prohousing Incentive Pilot ("PIP") Program to utilize for purposes of increasing the supply of affordable housing in the City; and

WHEREAS, City has been working with Dannie and Cynthia Brayboy (Brayboy Family Trust) (collectively, "Owners") to rehabilitate and repurpose a former commercial building located at 108 Chestnut Street, Needles, CA 92363 into two (2) units of affordable housing ("Project"); and

WHEREAS, City in receipt of a scope of work for a total of \$314,660 of work needed to rehabilitate the subject property into two (2) units of affordable housing, and the City has received conditional approval that the rehabilitation of the subject property is an allowable use of PIP proceeds; and

WHEREAS, Owners have agreed that in exchange for a \$135,000 forgivable loan that they will invest approximately \$179,660 of their own monies into the Project to complete the rehabilitation and agree to Affordability Covenants lasting fifty-five (55) years.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Needles, California, hereby approves an Affordable Housing Agreement with the Owners this date (January 14, 2025) and authorizes the City Manager to execute the Affordable Housing Agreement and the accompanying documents (collectively, "Agreement") and administer said

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Agreement. Further, that the City Manager is authorized to make minor and administrative modifications to the Agreement as needed and as not to affect its intended purpose.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Needles, California, held on the 14th day of January 2025 by the following vote:

AYES
NOES
ABSENT
ABSTAIN

Janet Jernigan, Mayor

ATTEST:

Candace Clark, City Clerk

APPROVED AS TO FORM:

John O. Pinkney, City Attorney