

RESOLUTION NO. 2397-08

**A RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF WINDSOR AUTHORIZING THE TOWN MANAGER
TO EXECUTE AN AFFORDABLE HOUSING AGREEMENT FOR
76 AGE RESTRICTED UNITS AND DEFERMENT OF IMPACT FEES
AT THE SHILOH SUSTAINABLE VILLAGE
(NORTH STREET PROPERTIES LLC) AT 295 SHILOH ROAD**

WHEREAS, the Town of Windsor Town Council adopted a resolution on November 19, 2008 approving a Tentative Map, Use Permit, and Design of the Shiloh Sustainable Village project located at 295 Shiloh Road; and

WHEREAS, the Shiloh Sustainable Village project proposes the incorporation of seventy-six (76) affordable rental housing units available to people 55 and older and earning less than 60% of area median income; and

WHEREAS, the Town's Zoning Ordinance and California Redevelopment Law require that rental affordable housing units must remain affordable for 55 years; and

WHEREAS, the Town of Windsor's current affordable housing stock does not contain a disproportionate number of age restricted affordable housing units, and;

WHEREAS, the project applicant has requested an impact fee deferral for the 76 affordable housing units; and

NOW, THEREFORE, BE IT RESOLVED: the Town of Windsor Town Council authorizes the Town Manager to:

1. Negotiate and execute an agreement and other appropriate documents between the Town of Windsor and the North Street Properties LLC to provide seventy-six (76) affordable housing units to income qualified people above 55 years in age, earning no more than sixty percent (60%) of area median income in compliance with State Law and contain other terms and are in a form approved by the Town Attorney.
2. The Council hereby approves an impact fee deferral for the 76 affordable housing units contained in Phase 1 of the Shiloh Sustainable Village at 295 Shiloh Road to be paid when the project attains permanent financing.

PASSED, APPROVED AND ADOPTED this 19th day of November 2008, by the following vote:

AYES: COUNCILMEMBERS ALLEN, GOBLE, PARKER, SALMON AND
MAYOR FUDGE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE


DEBORA FUDGE, MAYOR

ATTEST:


MARIA DE LA O, TOWN CLERK