

**RESOLUTION NO. 2648-10**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR  
ACCEPTING THE 2009 ANNUAL FAIR SHARE HOUSING REPORT**

**WHEREAS**, the Town of Windsor Housing Element of the General Plan outlines goals and objectives for the Town for providing housing for Town residents; and

**WHEREAS**, the Town of Windsor General Plan outlines the Town's policies and programs for implementing these goals and objectives; and

**WHEREAS**, one of the implementation programs in the General Plan is the establishment and implementation of an annual monitoring program to determine housing affordability and income levels for all new units built within the Town of Windsor; and

**WHEREAS**, the California Department of Housing and Community Development (HCD) and the Association of Bay Area Governments (ABAG) established Regional Housing Needs Allocations for 2008-2014; and

**WHEREAS**, ABAG established allocations by income categories for 101 cities and 9 counties in the Bay Area region; and

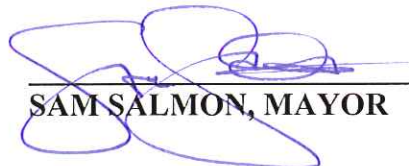
**WHEREAS**, the Town's Annual Monitoring Report is to provide information to the Town Council as it relates to the established allocation goals and the actual production of new housing units; and

**WHEREAS**, staff has reviewed the building permit reports and prepared the Annual Monitoring Report, which includes the allocation goals established by HCD and ABAG and the actual production of new housing units for Town Council review.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Windsor accepts the 2009 Annual Fair Share Housing Report attached as Exhibit "A", and authorizes submission of the report to HCD and ABAG.

**PASSED, APPROVED AND ADOPTED** this 17th day of March 2010, by the following vote:

**AYES: COUNCILMEMBERS ALLEN, FUDGE, GOBLE AND MAYOR SALMON**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: COUNCILMEMBER SCHOLAR**

  
\_\_\_\_\_  
**SAM SALMON, MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**MARIA DE LA O, TOWN CLERK**

# Town of Windsor

## 2009 Annual Housing Report

Status of Windsor's Affordable Housing Program

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## Summary:

This annual housing report is compiled pursuant to Housing Element policy, and to inform the Town Council on an annual basis about the status of housing. The report, adopted by resolution, is also submitted to the California Department of Housing and Community Development. It is envisioned as a tool for the Town Council to keep tabs on Windsor's Affordable Housing Program and to help guide future decisions.

### Summary of 2009 Housing Activities:

- In 2008, no affordable (low and very-low income) units were issued building permits.
- Market rate: In 2009, 1 single family, and 0 condominium units were issued building permits.
- The Town currently maintains a stock of approximately 405 affordable units.
- In 2008, 303 Market Rate single family homes and condominiums were sold in Windsor with an average sales price of: \$350,000 and \$290,000, respectively.
- In 2008, the Town continued its practice of using Redevelopment Agency (RDA) low / moderate funds to assist in homeownership.
- The Town approved \$1,000,000 in RDA funding to assist with permanent financing of Windsor Redwoods, a 65-unit low and very-low income rental project.
- The Town completed its Housing Element Update, which was certified by HCD.
- The Town, with Burbank Housing, was awarded a \$2.5 million Proposition 1C in-fill grant for infrastructure costs on the Windsor Redwoods project.
- The Town began the process of amending its Redevelopment Plan. If successful, this amendment will provide a long-term funding source for affordable housing.
- The Town lost two silent second mortgages for affordable housing units due to foreclosures.

# What's on the ground - Windsor's affordable housing stock

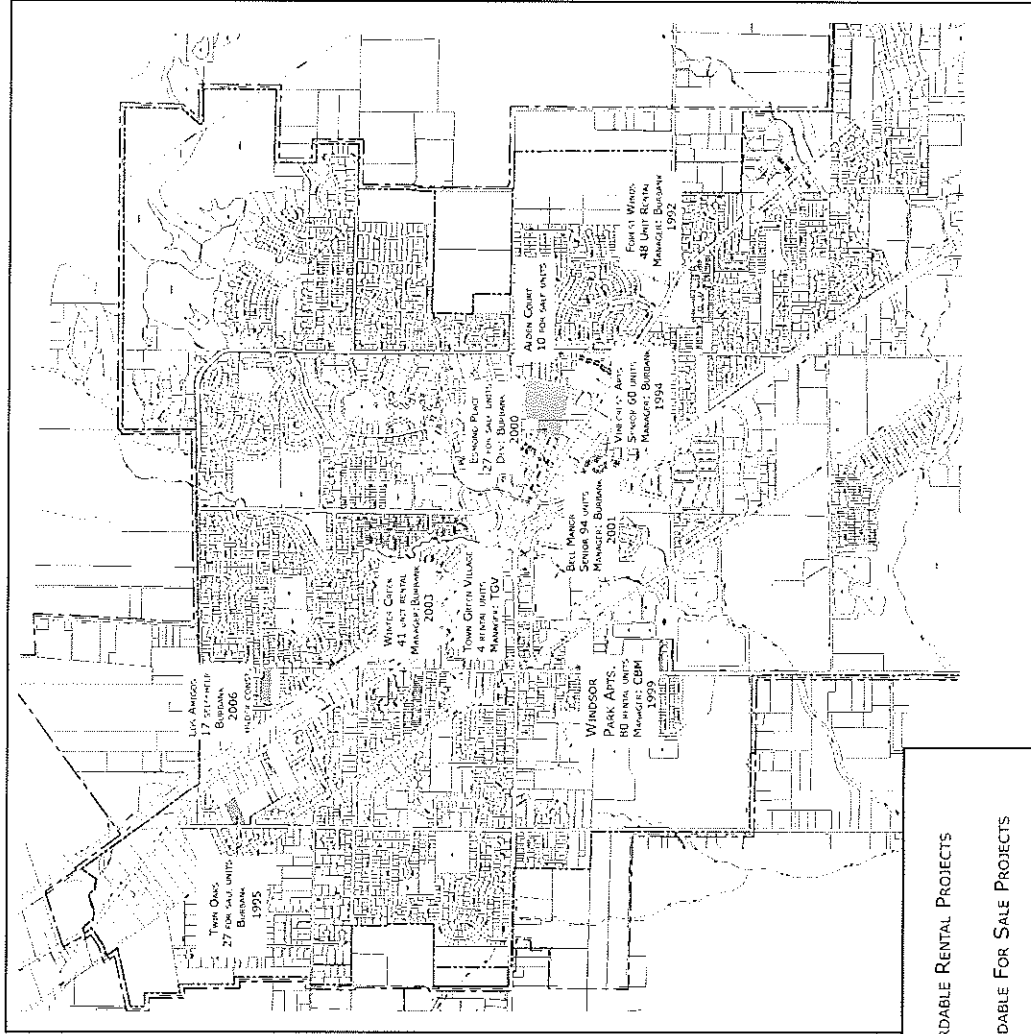
The Town of Windsor currently has 405 affordable housing units.

Table 1.

Name	AMI 50%	AMI 80%	AMI 120%	AMI Expires
Bell Manor I		48		2002
Bell Manor II		46		2033
Windsor Park Apts.	80			2030
Wintercreek	24	16		2043
Forest Winds Apts.	47			2022
Vinecrest	59			2047
Los Amigos		17		2051
Town Green Village			4	2016
Esmond Place	27			2033
Twin Oaks		27		2023
Alden Court	10			2023
<b>TOTAL</b>	<b>247</b>	<b>154</b>	<b>4</b>	

AMI= Area median income

**Total: 405**



AFFORDABLE RENTAL PROJECTS

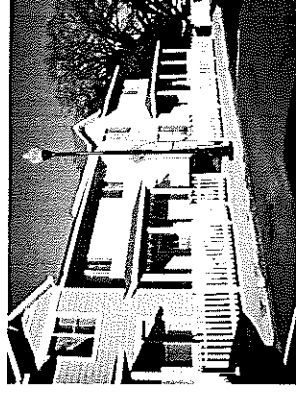
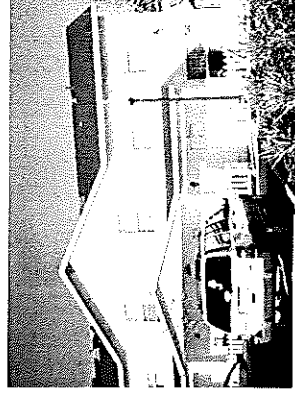
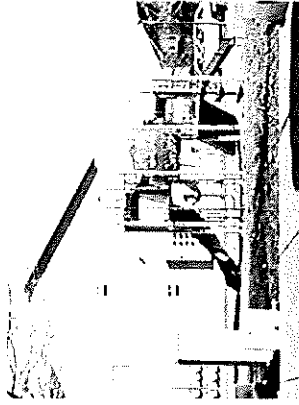
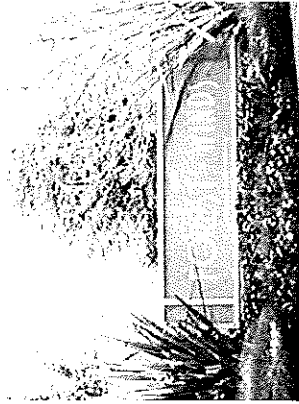
AFFORDABLE FOR SALE PROJECTS

AFFORDABLE SENIOR PROJECT RENTAL

## The State of affordable housing:

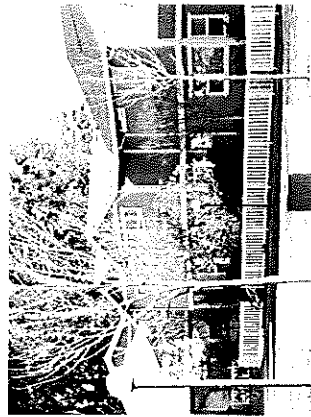
In essence, the Town, through its contributions to affordable housing projects, is a partner in these projects. This section is the result of a physical inspection of the Town's affordable housing projects. The intent is to give the Town Council a sense of how the Town's affordable housing projects are faring the test of time.

Generally, the physical condition of the Town's affordable projects is good. The units were newly painted; most have very little, if any, maintenance issues. Very little graffiti, junk cars, or trash was observed during the Town inspection.

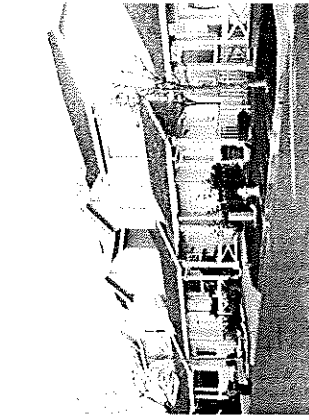


CBM Apartments

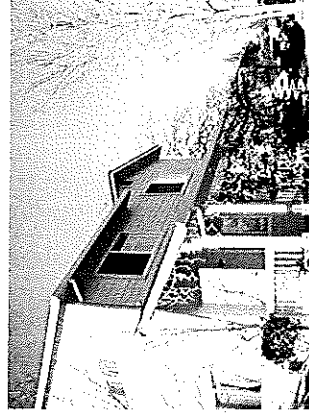
Winter Creek



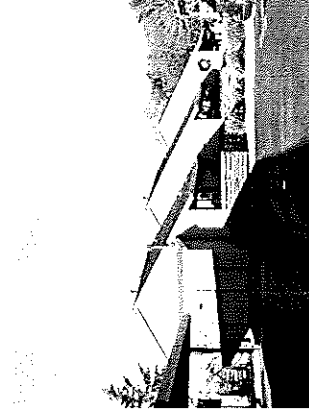
Twin Oaks



Esmond Place



Vinecrest





## The Town's Housing Program:

Using the housing fund, the Redevelopment Agency has broad powers to assist in the production and rehabilitation of affordable housing both within and outside the project area.

Redevelopment Agencies must annually deposit at least 20% of the gross tax increment the Agency receives into a Low- and Moderate-Income Housing fund.

The Town is in the process of amending its Redevelopment Plan. This action will require a 30% set aside for housing. This will provide a source for future funding of affordable housing.

### The Town's Silent Second Mortgage Program:

Due to foreclosure, the Town lost its first right of refusal for the following affordable units in 2009:

1. 140 Esmond Circle
2. 966 Dorothea Ct.

Specific actions taken by the Town Council to assist in the creation of affordable housing:

- \* The Town has also committed Redevelopment funding, zoning concessions and state sponsored silent second mortgages to Burbank Housing's Manzanita Project, a 21 unit, low-income self help, homeownership project. The project is currently on hold due to the current economic situation with for-sale units.
- \* The Town of Windsor is currently in negotiations with the developer of Bell Village, a 400 unit residential / commercial project on a former mobile home site in Downtown Windsor. The developer has agreed to restrict 80 units for low and very low income units and 80 units for moderate income residents.
- \* Lastly, the Town received a "Station Area Plan" grant from the Association of Bay Area Governments. The grant will allow the Town to complete a planning document encompassing a ½ mile circle around the intermodal station.
- \* In 2009, the Town adopted an updated Housing Element to its General Plan. For the first time, the Housing Element and Redevelopment Plan have coordinated goals and objectives. This is important because it marries the Town's two major housing policy documents, and ties programs in the Housing Element with a funding source for implementation.

### Housing Target Goals:

The Association of Bay Area of Governments (ABAG) determined that the Town of Windsor's regional housing needs for the years 2008-2014 were as follows:

Table 2

<b>Total Required</b>	Very Low	Low	Moderate	Above Moderate
	198	130	137	254

<b>Total Required Annually Average</b>	Very Low	Low	Moderate	Above Moderate
	33	22	23	42

<b>Total Constructed 2010</b>	Very Low	Low	Moderate	Above Moderate
	0	0	0	1

<b>Total Projected 2011</b>	Very Low	Low	Moderate	Above Moderate
	21	44	Unknown	Unknown



What's to come?  
 The Town has several projects that have committed to building affordable housing. This table indicates which project, and the number of affordable units.

Project Name	Number of Affordable Units	Proposed Target Income	Status	Rent or Sale	Length of affordability	Town Subsidy
Manzanita	21	Low	Approved	Self- Help	45 yrs	Town received BEGIN grant and RDPL Loan
The Overlook	2	Moderate	On hold due to market conditions Entitlement Process	Sale	45 yrs	None requested
Windsor Redwoods	64	Very Low / Low	Approved	Rent	55 yrs	\$32,000 per unit, various loans and grants
Live + Work	1	Moderate	* Application under review	Sale	45 years	None requested
Bell Village	160	80 Low 80 Moderate	* Application under review		45 years	Unknown
<b>TOTAL:</b>	Appx. 248					