RESOLUTION NO. 2428-09

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR ACCEPTING THE 2008 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 setup 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 1996-2006; 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 2008 Annual Fair Share Housing Report attached as Exhibit "A", and authorizes submission of the report to HCD and ABAG.

PASSED, APPROVED AND ADOPTED this 18th day of February 2009, by the following vote:

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

ROBIN R. GOBLE, MAYOR

ATTEST:

MARIA DE LA O, TOWN CLERK

Exhibit "A" – 2008 Annual Housing Needs Monitoring Report

Town of Windsor

2008 Annual Housing Report

Status of Windsor's Affordable Housing Program

EXHIBIT A

Prepared by:
Kevin Thompson
Town of Windsor
kthompson@townofwindsor.com

Table of Contents

Summary	3
What's on the ground?	4
The state of affordable housing	5
Redevelopment funds at work	6
Housing target goals	7
Market rate housing	8
What's to come?	9
It's Housing Element time again	10

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 2008 Housing Activities:

- In 2008, no affordable (low and very-low income) units were issued building permits.
- Market rate: In 2008, 3 single family, 2 second units, and 0 condominium units were issued building permits.
- The Town currently maintains a stock of approximately 405 affordable units.
- A physical inspection of the Town's affordable housing stock revealed that most units are well maintained.
- In 2008, 315 Market Rate single family homes and condominiums were sold in Windsor with an average sales price of $416,000.
- In 2008, the Town continued its practice of using Redevelopment Agency (RDA) low / moderate funds to assist in homeownership.
- The Town executed $900,000 in RDA funding to assist in the pre-development of Windsor Redwoods, a 65 unit low and very-low income rental project.
- The Town applied for BEGIN grants for the Manzanita Project. If awarded it will provide down payment assistance for the units.
- The Town is near completion of the updated Housing Element
- The Town, with Burbank Housing, was awarded a $2.5 million dollar Proposition 1C in-fill grant for infrastructure costs on the Windsor Redwoods project.
- The Town will participate in the bi-annual homeless count, to be conducted in January of 2009.
- The Town received its Regional Housing Allocation for the period of 2007-2014.

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

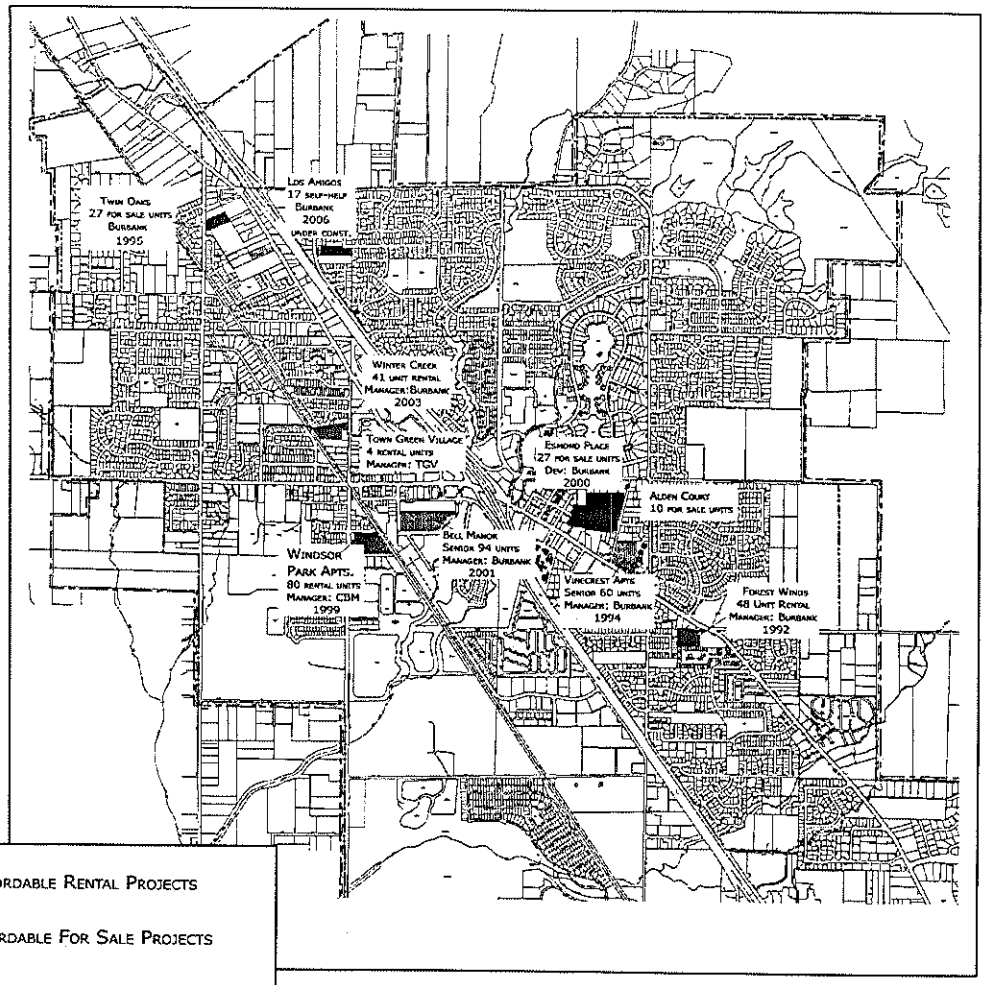
The Town of Windsor currently has 405 affordable housing units.

Table 1.

Name	AMI 50%	AMI 80%	AMI 120%	Affordability 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
TOTAL	247	154	4	

AMI= Area median income

Total: 405

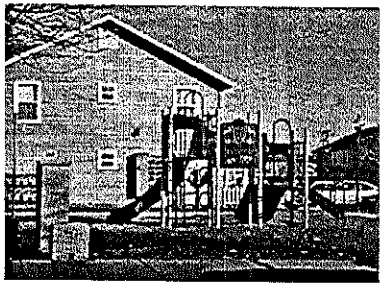


The State of affordable housing:

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 and Planning Commission 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

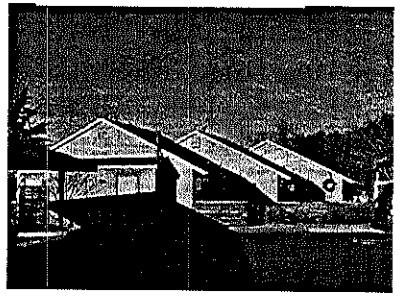


Twin Oaks





Esmond Place



Vinecrest

The Redevelopment Low / Moderate Housing Fund at Work:

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

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

The Town's Silent Second Mortgage Program:

The Town retains three silent second mortgages:

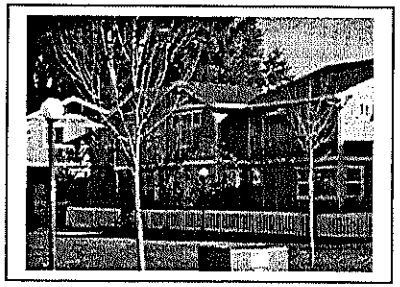
1. $100,000- Esmond Circle, 3/05
2. $25,000- Twin Oaks, 8/02
3. $75,000 Twin Oaks, 12/05

MCA Housing is working its way through the entitlement process for a 41-unit low income rental project at 8685 Old Redwood Highway. The project is located in the Redevelopment Area, on a transit line, and near Downtown. An RDA funding request is separate of the application.

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

1. Deferred development impact fees for: Shiloh Sustainable Village affordable senior housing units.
2. The Town applied for BEGIN grants to assist first time home buyers with down payment assistance for the Manzanita project.
3. The Town applied for and received a $1.3 million HELP loan for the Windsor Redwoods Project.
4. The Town distributed a $900,000 RDA loan to the Windsor Redwoods project for pre-development.
5. The Town is reviewing an application from MCA housing for a 41-unit low-income project located in the Redevelopment Area.
6. The Town amended it's Inclusionary Housing Ordinance to offer a wider range of options for developers to meet their affordable housing requirements.
7. The Town initiated the Housing Element update. Adoption is expected early in 2009.

Twin Oaks



Housing Target Goals:

The Association of Bay Area of Governments (ABAG) determined that the Town of Windsor's regional housing needs for the years 1999-2007 were as follows:

Table 2

2000	Low/ Very Low	Moderate	Above Moderate
Avg requ.	87	70	106
Built:	0	13	310
Short (-)	-87	-57	+204

2001	Low/ Very Low	Moderate	Above Moderate
Avg requ.	87	70	106
Built:	29	0	190
Short (-)	-58	-75	+84

2002	Low/ Very Low	Moderate	Above Moderate
Avg requ.	87	70	106
Built:	5	8	156
Short (-)	-82	-62	+50

2003	Low/ Very Low	Moderate	Above Moderate
Avg requ.	87	70	106
Built:	41	0	145
Short (-)	-46	-70	+39

2004	Low/ Very Low	Moderate	Above Moderate
Avg requ.	87	70	106
Built:	6	2	198
Short (-)	-81	-68	+92

2005	Low/ Very Low	Moderate	Above Moderate
Avg requ.	87	70	106
Built:	10	0	242
Short (-)	-77	-70	+136

2006	Low/ Very Low	Moderate	Above Moderate
Avg requ.	87	70	106
Built:	17	0	136
Short (-)	-70	-70	+30

2007	Low/ Very Low	Moderate	Above Moderate
Avg requ.	87	70	106
Built:	17	0	88
Short (-)	-60	-70	+18

2008	Low/ Very Low	Moderate	Above Moderate
Avg requ.	87	70	106
Built:	0	0	5
Short (-)	-87	-70	-101

Household Income	Town of Windsor Number	Percent
Less than $15,000	551	6.4%
$15,000 to $24,999	399	4.6%
$25,000 to $34,999	540	6.3%
$35,000 to $49,999	980	11.4%
$50,000 to $74,999	1,605	18.6%
$75,000 to $99,999	1,515	17.6%
$100,000 to $149,999	1,953	22.7%
$150,000 to $249,999	823	9.6%
$250,000 to $499,999	178	2.1%
$500,000 and over	64	0.7%
Total (b)	**8,608**	**100.0%**
Median Household Income	**$78,785**	

This table indicates Windsor's income break down

* Based on 3 member household
** Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

Market Rate Housing 2008:

	Category	Total Number Sold	Low	High	Average
2008	Single and Multi Family	315	$62,000	$1,400,000	$416,000
2007	Single and Multi Family	228	$205,000	$2,950,000	$534,000
2006	Single and Multi Family	303	$370,000	$1,818,000	$613,000

In 2008, sales of existing market rate unsubsidized housing in Windsor are summarized below. A total of 315 units were sold in Windsor. The following chart summarizes and provides analysis of all home sales in Windsor in 2008:

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
The Mill	40	Moderate	Approved	Sale	45 yrs	None requested
Shiloh Sustainable Village	85	Low Income 55 yrs. Old age restricted units	Approved	Rental	45yrs	Under consideration
Manzanita	21	Low	Approved On hold due to market conditions	Sale	45 yrs	Town received BEGIN grant and RDPL Loan
The Overlook	2	Moderate	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
Terra Partners	11	Very Low / Low	In active	Sale	45 yrs	BEGIN resolution adopted, and $550,00 in silent 2nd committed
MCA Housing	41	Very Low / Low	Under review	Rent	55 yrs	Under consideration
TOTAL:	Appx. 265					

It's Housing Element time again

The Housing Element is one of seven General Plan Elements required by the State of California. Per State Housing Element law, the document must:

- Outline a community's housing production objectives;
- List policies and implementation programs to achieve local housing goals;
- Examine the need for housing resources in a community, focusing in particular on special needs populations;
- Identify adequate sites for the production of new housing serving various income levels;
- Analyze potential constraints to production; and
- Evaluate the Housing Element for consistency with other components of the General Plan.

Housing Element law requires a quantification of Windsor's share of regional housing needs as established by the Association of Bay Area Governments (ABAG) in its Regional Housing Need Plan (RHNP). The Regional Housing Need Allocation (RHNA) for Windsor represents the minimum projection of additional housing needs to accommodate household growth of income levels by the end of the housing element's statutory planning period (June 30, 2014). As shown in the table below, the Town must demonstrate that it can accommodate a total of 719 new dwelling units distributed among four income categories by 2014.

Income Category	Projected Need
Very Low (0-50% of AMI)	198
Low (51-80% AMI)	130
Moderate (81-120% of AMI)	137
Above Moderate (over 120% of AMI)	254
Total Units	**719**

These are the areas projected to accommodate Windsor's Regional Housing Allocation:

