

RESOLUTION NO. 2125-07

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO
THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT FOR FUNDING UNDER THE BEGIN PROGRAM AND SUPPORT
OF DENSITY BONUS AND INCENTIVES FOR THE MANZANITA SELF-
HELP PROJECT AT 9950 LOS AMIGOS ROAD**

WHEREAS, the Town of Windsor, a political subdivision of the State of California, wishes to apply for and receive an allocation of funds through the BEGIN Program; and

WHEREAS, the California Department of Housing and Community Development (hereinafter referred to as "HCD") has issued a Notice of funding availability ("NOFA") for the BEGIN program established by Chapter 14.5, Sections 50860 through 50866 of Part 2 of Division 31 of the Health and Safety Code (the "statute"). Pursuant to the statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the BEGIN program subject to the terms and conditions of the statute and the BEGIN Program Guidelines adopted as amended by HCD on May 21, 2007; and

WHEREAS, the Town of Windsor wishes to submit an application to obtain from HCD an allocation of BEGIN funds in the amount of \$660,000; and

WHEREAS, the Manzanita Mutual Self-Help Homes project is single-family development that is proposed to be constructed with a density bonus for a total of 22 units; and

WHEREAS, the Manzanita Mutual Self-Help Homes project is proposed with reduced development standards such as reduced setbacks, reduced minimum lot sizes ranging from 2,200 square feet to 6,500 square feet, reduction in covered parking requirements, and reduced minimum frontage widths; and

WHEREAS, the Town Council makes the following findings in support of the request for reduced development standards for the Manzanita Mutual Self-Help Homes project:

1. The proposed development project is consistent with the General Plan land use designation and the Town's Zoning Ordinance.
2. The proposed density bonus and incentives will allow for the development of an affordable residential development project that will provide housing to lower income households.
3. Providing housing to lower income households meets the goals of the Town of Windsor Housing Element.

NOW, THEREFORE, BE IT RESOLVED that the Town of Windsor shall submit to HCD an application to participate in the BEGIN Program in response to the NOFA issued on May 21, 2007, which will request a funding allocation in the amount of \$30,000 per unit for a twenty-two unit residential project known as Manzanita Mutual Self-Help Homes for a total of \$660,000. The project is located at 9950 Los Amigos Road, Windsor, California.

BE IT FURTHER RESOLVED, that if the application for funding is approved the Town of Windsor hereby agrees to use the BEGIN funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with program Guidelines cited above. It also may execute any and all other instruments necessary or required by HCD for participation in the BEGIN Program.

BE IT FURTHER RESOLVED, that the Town of Windsor Town Council hereby authorizes the submittal of a funding application to the BEGIN Program for funding for the Manzanita Mutual Self-Help Homes project.

BE IT FURTHER RESOLVED, that the Town of Windsor Town Council hereby supports the requested density bonus and the additional incentives for reduced development standards and refers further review and action on the development application for the Manzanita Mutual Self-Help Homes project to the Planning Commission.

BE IT FURTHER RESOLVED, that the submission of the BEGIN application does not constitute approval of the land use for the site and that the land use approvals are subject to subsequent Planning Commission and Town Council consideration.

BE IT FURTHER RESOLVED, that the Town of Windsor Town Council authorizes the Town Manager J. Matthew Mullan to execute in the name of the Town of Windsor, the application, the Standard Agreement, and all other documents required by HCD for participation in the BEGIN Program, and any amendments thereto.

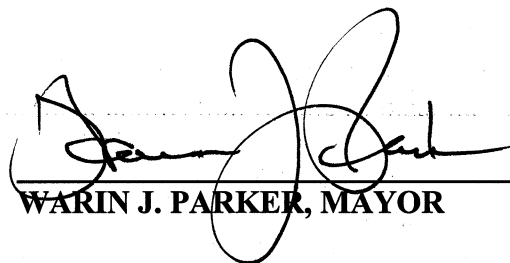
PASSED, APPROVED AND ADOPTED this 15th day of August 2007 by the following vote:

AYES: COUNCILMEMBERS ALLEN, FUDGE, GOBLE, SALMON
AND MAYOR PARKER

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE


WARIN J. PARKER, MAYOR

ATTEST:


MARIA DE LA O, TOWN CLERK