

RESOLUTION NO. 2126-07

**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 ("HCD") FOR FUNDING UNDER
THE BEGIN PROGRAM ("BEGIN PROGRAM") AND SUPPORT OF INCENTIVES
FOR THE TERRA GREEN PROJECT ("TERRA GREEN") AT PARCELS COMPRISED
OF 8490, 8500, 8550, 8560 OLD REDWOOD HWY.**

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, 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 05/21/07; and

WHEREAS, the BEGIN Program is a homeownership program designed to make grants to qualifying municipalities that provide incentives or reduce or remove regulatory barriers for housing developments; and

WHEREAS, the BEGIN Program grants are to be used for down payment assistance in the form of a loan to qualifying low- and moderate-income first-time homebuyers who purchase newly constructed homes in a BEGIN project; and

WHEREAS, the Town of Windsor wishes to submit an application to HCD to obtain an allocation of BEGIN funds for the Terra Green project in the amount of \$330,000; and

WHEREAS, Terra Green is a mixed-use and mixed-income development combining 43 residences and 13,800 (+/-) square feet of commercial office space, and includes the on-site production of 11 homes affordable to first-time buyers earning low incomes, which is greater than the minimum required through the Town of Windsor's Inclusionary Zoning Ordinance; and

WHEREAS, Terra Green includes a number of incentives and modified development standards, including a reduction in lot dimension standards, a reduction in parking requirements; and

WHEREAS, the Town Council makes the following findings in support of the request for reduced development standards and contribution of housing funds for Terra Green:

The residential use is consistent with the General Plan land use designation, the Town's Zoning Ordinance, the Town's Redevelopment Area Plan, and the Town's Inclusionary Zoning program. The Terra Green project received a reservation of housing allocations through the 2006 Growth Management Ordinance's Merit Pilot Program.

The proposed incentives will allow for the development of a mixed-use and mixed-income project that includes housing affordable to low-income households.

The provision of housing to lower income households meets the goals of the Town of Windsor's General Plan Housing Element, Zoning Ordinance, Growth Management Ordinance, and Redevelopment Area Plan.

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 to the Terra Green project in the total amount of \$330,000.

BE IT FURTHER RESOLVED that, if the BEGIN funding application 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. The Town further agrees to 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 Terra Green project.

BE IT FURTHER RESOLVED that the Town of Windsor Town Council hereby supports the requested incentives and modified development standards, and refers further review and action on the development application for the Terra Green 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 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.

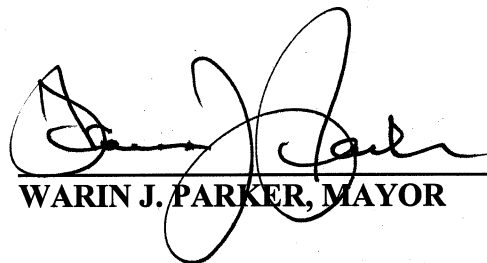
PASSED, APPROVED AND ADOPTED this 15th day of August by the following vote:

**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