

RESOLUTION NO. 2166-07

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO
THE STATE OF CALIFORNIA HOUSING FINANCE AGENCY (CalHFA) FOR FUNDING
UNDER THE RESIDENTIAL DEVELOPMENT LOAN PROGRAM (RDLP) FOR THE
MANZANITA MUTUAL SELF-
HELP PROJECT AT 9950 LOS AMIGOS ROAD**

WHEREAS, the Town of Windsor wishes to apply for and receive an allocation of funds through the Residential Development Loan Program (RDLP); and

WHEREAS, the Town of Windsor adopted a resolution on August 15, 2007 approving application to California Department of Housing and Community Development for BEGIN funds in the amount of \$660,000 for the Manzanita project; and

WHEREAS, the California Housing Finance Agency (CalHFA) has issued a Notice of Funding Availability (NOFA) for the RDLP; and

WHEREAS, the Town of Windsor wishes to submit an application to obtain from CalHFA a loan of RDLP funds in the amount of \$4,750,000; and

WHEREAS, the Manzanita Mutual Self-Help Homes project is single-family development that is proposed to be constructed with a 60% 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 averaging less than 3,800 square feet and 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 Town Council does hereby authorize the Town Manager to submit an application to CalHFA for an RDLP loan in an amount not to exceed \$4,750,000 and to be used for predevelopment expenses for a twenty-two unit residential project known as Manzanita Mutual Self-Help Homes, to be located at 9950 Los Amigos Rd., Windsor, CA.

BE IT FURTHER RESOLVED, that if the application for the RDLP loan is approved, the Town of Windsor hereby agrees to use such RDLP loan funds for eligible activities and in the manner presented in the application submitted by the Town of Windsor, and in accordance with all other RDLP guidelines and/or requirements.

BE IT FURTHER RESOLVED, that the Town of Windsor Town Council hereby conceptually supports the consideration of the density bonus and the additional incentives for reduced development standards, and directs the Planning Commission to review the development application for the Manzanita Mutual Self-Help Homes project, and provide recommendations to the Town Council regarding an appropriate density bonus and additional incentives for reduced development standards.


BE IT FURTHER RESOLVED, that the submission of the RDLP 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 if the RDLP loan is approved, the Town of Windsor Town Council authorizes the Town Manager to:

1. Negotiate and execute a recourse agreement and other appropriate documents between the Town of Windsor and the Burbank Housing Development Corporation (BHDC) that provide for the full payment of the RDLP loan by BHDC within five (5) years, and provide commercially acceptable security for such loan obligation to the Town, and contain other terms and are in a form approved by the Town Attorney.
2. After the execution, and recordation as appropriate, of those documents referenced in Paragraph 1 above, to execute any agreements and other documents required by CalHFA for participation in the RDLP, and the receipt and administration of the RDLP loan funds, all documents being in a form approved by the Town Attorney.
3. Commit Town resources as detailed in the application to CalHFA.
4. Take any and all other actions necessary to receive, disburse and administer the RDLP loan.

PASSED, APPROVED, AND ADOPTED this 17th day of October, 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