

RESOLUTION NO. 2232-08

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
ACCEPTING THE 2007 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 2007 Annual Fair Share Housing Report attached as Exhibit "A", and authorizes submission of the report to HCD and ABAG.

PASSED, APPROVED AND ADOPTED this 5th day of March 2008, by the following vote:

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

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE


DEBORA FUDGE, MAYOR

ATTEST:


MARIA DE LA O, TOWN CLERK

Town of Windsor

2007 Annual Housing Report

Status of Windsor's Affordable Housing Program

March 2008

Adopted by Resolution:

Prepared by:

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Town of Windsor

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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 2007 Housing Activities:

- In 2007, 19 affordable (low and very-low income) units were issued building permits.
- Market rate: In 2007, 88 single family, 3 second units, and 25 condominiums 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 2007, 228 Market Rate single family homes and condominiums were sold in Windsor. In 2007, the single family home median price was \$532,000. In 2006 the median price was \$584,000.
- In 2007, the Town continued its practice of using Redevelopment Agency (RDA) low / moderate funds to assist in homeownership.
- The Town committed \$900,000 in RDA funding to assist in the pre-development of Windsor Redwoods, a 46 unit low and very-low income rental project.
- The Town committed \$550,000 in RDA funding to the Terra Green project (11 for sale affordable units).
- The Town applied for a \$4.5 million RDLP loan to assist the 22-unit Manzanita Self-Help Project.
- The Town applied for BEGIN grants for both the Terra Green and Manzanita Projects.
- It was determined that if all projects that were granted allocations were built, over 200 affordable units would result.
- The Town failed to meet its fair share housing allocation goals for 2007.
- The Town received its Regional Housing Allocation for the period of 2007-2014.

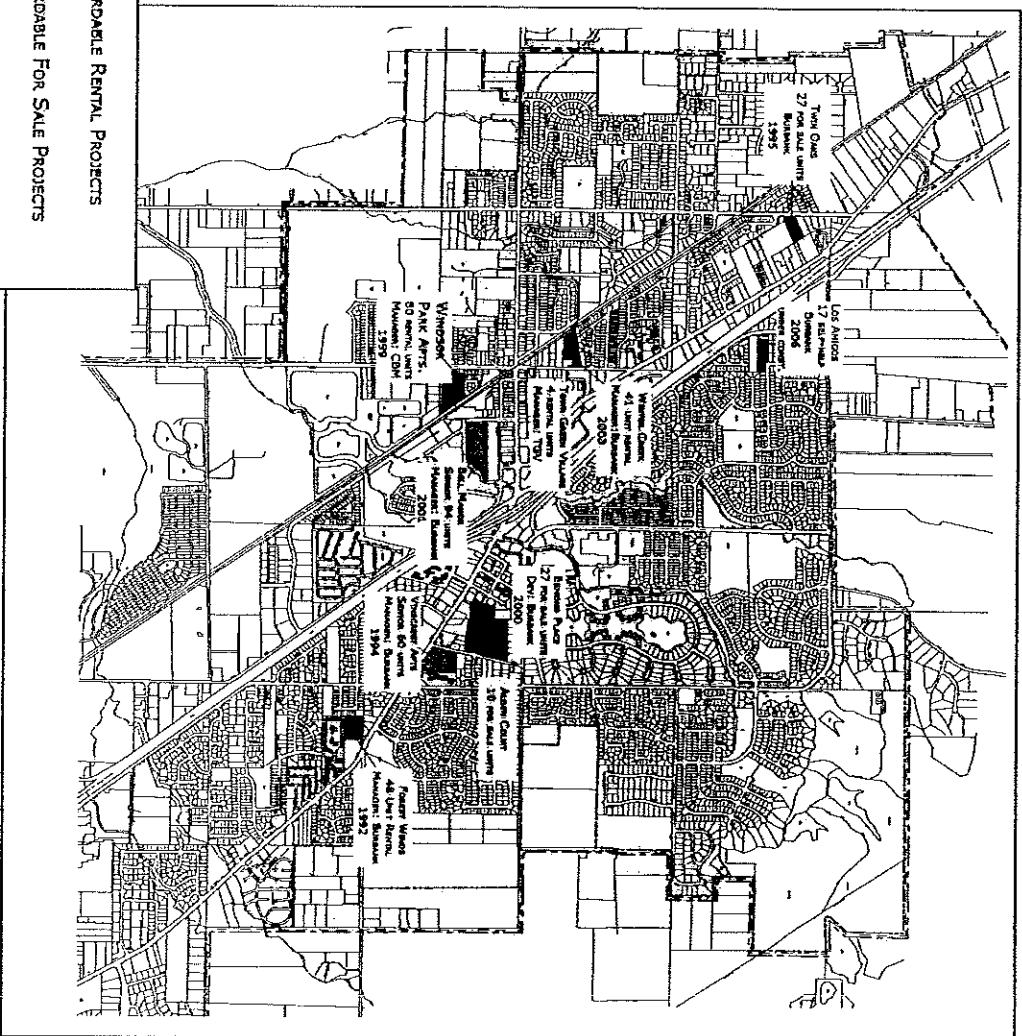
What's on the ground - Windsor's affordable housing stock

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

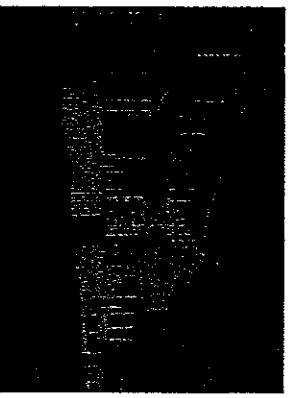
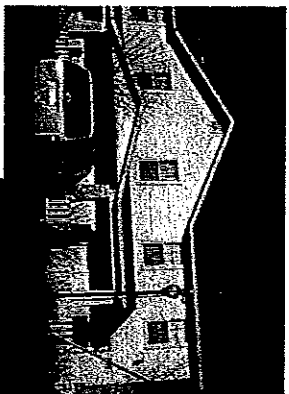
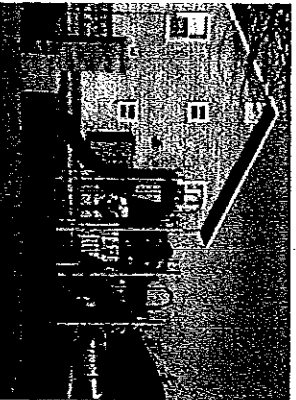


- AFFORDABLE RENTAL PROJECTS
- AFFORDABLE FOR SALE PROJECTS
- AFFORDABLE SENIOR PROJECT RENTAL

The State of affordable housing:

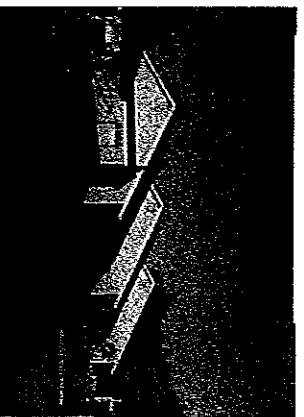
In essence, the Town, through its contributions to affordable housing projects, is a partner in these projects. This section is the result of a physical inspection of the Town's affordable housing projects. The intent is to give the Town Council and Planning Commission a sense of how the Town's affordable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

Simpson Housing is working its way through the entitlement process for a 41-unit 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 apart of the application.

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

1. Applied for a 4.5 million dollar RDLP loan on behalf of the Manzanita self-help project.
2. Deferred development impact fees for Windsor Redwoods, Los Amigos, Manzanita, and Terra Green Projects.
3. BEGIN grants assist first time home buyers with down payment assistance. The Town applied for BEGIN funding for the Manzanita and Terra Green Projects.
4. Lessened regulatory requirements for Manzanita and Terra Green Projects.
5. The Town applied for and received a 1.3 HELLP loan for the Windsor Redwoods Project.
6. The Town granted a \$900,000 RDA loan to the Windsor Redwoods project for pre-development.
7. The Town Council adopted a resolution supporting Habitat for Humanity of Sonoma County.
8. The Town received an application for a 41-unit low-income project located in the Redevelopment Area.
9. The Town amended its Growth Control ordinance to allow more exemptions for moderate housing

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

The Town failed to meet its eight year regional housing needs allocation by:

Low / Very Low- **Deficient 537 units**
 Moderate - **Deficient 542 units**
 Above moderate- **+653 units**

Market Rate Housing 2007:

In 2007, sales of existing market rate unsubsidized housing in Windsor are summarized below. A total of 228 units were sold in Windsor. The following chart summarizes and provides analysis of all home sales in Windsor in 2007:

Category	Total Number Sold	Low	High	Average	Median	Average Sq. Ft.	Avg. Days on Market
Single and Multi-Family	228	\$205,000	\$2,950,000	\$534,000	\$532,000	1818	102

What percentage of people living in Windsor can afford home ownership?
(Based on a family of 3)

Table 4

Income Level	% Windsor Population	Income
Extremely Low (-30% of median)	** 9.5%	\$0-20,300
Very Low Income (-50% of median)	9.5%	\$20,000-35,000
Low Income (-50%-80% of median)	15%	\$35,000-55,000
Moderate Income (-50% of median)	24%	\$55,000-90,000
Above	42%	90,000+

Based on the information in Table 4, approximately 34% of households in Windsor could be excluded from homeownership. The trend in affordable housing is to exclude very low and low income households from home ownership. Based on Table 4, 49% of Windsor residents could potentially benefit from some form of home buying assistance.

* Based on 3 member household

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

What's to come?

In 2007, several projects committed to constructing affordable housing. In some cases these commitments are based on an inclusionary requirement. However, only one of these projects is under construction.

Project Name	Number of Affordable Units	Proposed Target Income	Status	Rent or Sale	Length of affordability	Town Subsidy
The Mill	40	Moderate	Approved Project	Sale	45 yrs	None requested
Shiloh Sustainable Village	80	Low	* Application under review	Sale	45yrs	None requested
Manzanita	21	Low	Application under review	Sale	45 yrs	Town received BEGIN grant
The Overlook	2	Moderate	Entitlement Process	Sale	45 yrs	None requested
Windsor Redwoods	64	Very Low / Low	Entitlement Process	Rent	55 yrs	\$32,000 per unit
Village at Windsor	2	Low	* Application under review	Rent	Not yet determined	None requested
Live + Work	1	Moderate	* Application under review	Sale	Not yet determined	None requested
Terra Partners	11	Very Low / Low	Under review	Sale	45 yrs	BEGIN resolution adopted, and \$550,00 in silent 2 nd committed
Simpson Housing	41	Very Low / Low	Under review	Rent	55 yrs	Has been requested
TOTAL:	Appx. 262					

* Growth Control Allocations have been reserved by the Town Council

It's Housing Element time again

Per State housing law, municipalities are required to update their Housing Element every 5 years. For Windsor, that year is 2008. The Housing Element update process and resulting documentation must meet the minimum requirements of state law and include the following:

1. An evaluation of the results from housing programs implemented during the previous review period, including a discussion of the effectiveness of housing programs and policies, a comparison of projected results to actual accomplishments, and a summary of how these results will inform revisions to the update;
2. An assessment of the Town's housing needs based on housing, land use, population, demographic and employment trends;
3. An analysis of housing opportunities within the Town, including an inventory of suitable sites and the Town's capacity to meet regional share goals. Assessment of the adequacy of the Town's public facilities relative to the maintenance, improvement, and development of housing;
4. An analysis on governmental and non-governmental constraints to providing housing; and
5. A set of quantifiable objectives and programs to address the housing needs for residents of the community.

Based on Chapter 10.6 of the Government Code, the Housing Element addresses housing needs of the Town and recommends ways to meet these needs while balancing community objectives and resources. In addition, in order for the Town's Housing Element to be in compliance with state law, it must meet the requirements of a Regional Share plan. The goal of this plan is to distribute total housing production among several cost categories, including households of "very low", "low", "moderate", and "above moderate" income levels.

6. The Housing Element update must be submitted to the State in approved by the Council in final form by June 30th, 2009.

The Town's Regional Housing Allocation is significantly reduced in comparison to the previous allocation.

	Regional Housing Allocation 2007-2014	Very Low Income	Low Income	Moderate Income	Above Moderate
2007-14	719	198	130	137	254
2002-07	2071	430	232	559	850