

**RESOLUTION NO. 2245-08 RDA
RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TOWN OF WINDSOR REDEVELOPMENT AGENCY
TENTATIVELY COMMITTING ONE-HALF THE DEVELOPMENT IMPACT
FEES FROM THE LOW MODERATE REDEVELOPMENT AGENCY
HOUSING FUND TO KEN LAFRANCHI**

WHEREAS, the Town of Windsor, has received a Redevelopment Agency funding request from Ken LaFranchi for the Windsor Bowl Apartments; and

WHEREAS, the applicant will provide eight (8) affordable rental housing units to income qualified applicants earning no more than 80% of area median income; and

WHEREAS, Ken LaFranchi has requested approximately \$70,000 from the Redevelopment Agency's Low-Moderate Housing Fund to provide impact fee relief assistance for the Windsor Bowl Apartments; and

WHEREAS, the Windsor Bowl Apartments will expand the Town of Windsor's affordable housing stock; and

WHEREAS, the Windsor Bowl Apartments is located in the Town's Redevelopment Area; and

WHEREAS, the Agency has the funds available in the Redevelopment Low-Moderate Housing Fund to provide the requested impact fee assistance; and

WHEREAS, the use of these funds for this purpose is consistent with the Town of Windsor Redevelopment Plan and the Town of Windsor Implementation Plan; and,

WHEREAS, the Housing Element of the General Plan contains policies encouraging reduced fees for studio apartments; and,

NOW, THEREFORE, BE IT RESOLVED THAT, that the Board of Directors of the Town of Windsor Redevelopment Agency tentatively commits impact fee payment of approximately \$70,000 to Ken LaFranchi, subject to satisfaction of the following conditions:

1. All occupants of the eight (8) units shall qualify as low-income earning no more than 80% of area median income
2. The project's low income units are constructed no later then two years from the date of adoption of this resolution. The developer may request a one year extension if material progress has been made towards the construction of the units.

3. The applicant will re-apply for a Use Permit as required by the Town's Zoning Ordinance regulating residential uses in the "Gateway Commercial" zoning designation.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT, the Town Council authorizes the Town Manager to execute the agreement on behalf the Windsor Redevelopment agency for the affordable units at 8801 Conde Lane (Windsor Bowl).

PASSED, APPROVED AND ADOPTED this 19th day of March 2008 by the following vote:

AYES: MEMBERS ALLEN, GOBLE, PARKER, SALMON AND
CHAIR FUDGE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE


DEBORA FUDGE, CHAIR

ATTEST:


MARIA DE LA O, AGENCY SECRETARY