

RESOLUTION NO. 3708-21

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
AUTHORIZING THE TOWN MANAGER TO EXECUTE A FEE DEFERRAL
AGREEMENT FOR THE REDWOOD VIEWS AFFORDABLE HOUSING PROJECT**

WHEREAS, Policy 1.6 under Goal H-1 in the Housing Element of the Town’s General Plan requires the provision of very-low, low- and moderate-income housing as part of new residential development projects and allows for this requirement to be satisfied through payment of an in-lieu fee; and

WHEREAS, on April 27, 2021, the Planning Commission approved Site Plan and Design Review and Affordable Housing Incentives applications for the Redwood Views Affordable Housing project (Resolution No. 689-21); and

WHEREAS, the estimated amount of impact fees to be deferred is \$1,171,305.04; and

WHEREAS, the Developer anticipates that a certificate of occupancy will be issued by April of 2023; and

WHEREAS, the Town Council held a public meeting on October 20, 2021 to consider the Developer’s request to defer the payment of development impact fees to the issuance of the first certificate of occupancy for the Project, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, staff has negotiated a fee deferral agreement (the “Agreement”) substantially in the form on file with the Town Clerk; and

WHEREAS, the deferral of development impact fees to the issuance of the first certificate of occupancy for the Project or December 31, 2024, whichever occurs first, is part of the Redwood Views project, which was found to be exempt from the California Environmental Quality Act (CEQA) by the Planning Commission on April 27, 2021, and no further environmental review is required.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Windsor that:

- Section 1. The above recitals are true and incorporated into this Resolution.
- Section 2. The Town Manager is hereby authorized to execute the Agreement, with such changes as are approved by the Town Attorney, and to execute all documents and take all actions necessary to carry out the intent of this Resolution.

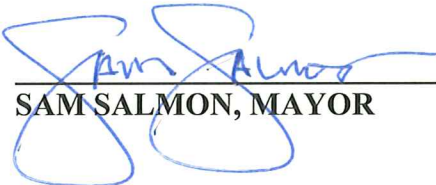
PASSED, APPROVED AND ADOPTED this 20th day of October 2021, by the following vote:

**AYES: COUNCILMEMBERS FUDGE, LEMUS,
VICE MAYOR REYNOZA AND MAYOR SALMON**

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE



SAM SALMON, MAYOR

ATTEST:



IRENE CAMACHO-WERBY, TOWN CLERK