

**RESOLUTION NO. 2457-09**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR  
ADOPTING FINDINGS PURSUANT TO CALIFORNIA COMMUNITY  
REDEVELOPMENT LAW SECTION 33334.2(g) FOR THE USE OF LOW AND  
MODERATE INCOME HOUSING FUNDS OUTSIDE OF THE WINDSOR  
REDEVELOPMENT PROJECT FOR THE MANZANITA SELF-HELP HOUSING  
PROJECT**

**WHEREAS**, the Town of Windsor, has received a bridge loan request from Burbank Housing Development Corporation ("**Burbank**"), for the Manzanita Self-Help housing project ("**Project**"); and

**WHEREAS**, the Project will provide up to 22 units of self-help, affordable housing for low and very-low income persons; and

**WHEREAS**, the Project will expand the Town of Windsor's affordable housing stock; and

**WHEREAS**, Burbank has requested a loan from the Town of Windsor Redevelopment Agency ("**Agency**") in an amount not to exceed Nine Hundred Fifty Thousand (\$950,000) for a bridge loan for the Project; and

**WHEREAS**, the Agency has the funds available in the Redevelopment Low-Moderate Housing Fund to provide the requested loan; and

**WHEREAS**, the Town of Windsor Redevelopment Plan and the Town of Windsor Implementation Plan contain goals and objectives that support the production of affordable housing like that proposed by Burbank as part of the Project; and

**WHEREAS**, the use of Low-Moderate Housing funds for a bridge loan for the Project is consistent with the Town of Windsor Redevelopment Plan and the Town of Windsor Implementation Plan; and

**WHEREAS**, pursuant to its authority under Community Redevelopment Law ("**CRL**"), the Agency desires to provide financial assistance to Burbank from the Agency's Low and Moderate Income Housing Fund to enable the Project to be financially feasible; and

**WHEREAS**, the Project is located outside of the Project Area; and

**WHEREAS**, CRL Section 33334.2(g) authorizes the Agency to use monies from the Low and Moderate Income Housing Fund outside of a project area only upon adoption of resolutions by the Agency and Town Council finding that such use will be of benefit to the Project Area; and

**WHEREAS**, the Town Council desires by this Resolution to declare that the expenditure of monies from the Agency's Low and Moderate Income Housing Fund on the Project will be of benefit to the Project Area; and

**WHEREAS**, Burbank and Town staff have determined that it is not economically feasible to operate the Project at the proposed level of income-targeting and affordability without financial assistance from the Agency, and despite good faith efforts on the part of Burbank, no other reasonable means of financing is currently available to finance the Project at such affordability and income levels.

**NOW, THEREFORE, BE IT RESOLVED**, by the Town Council of the Town of Windsor as follows:

**Section 1.** The Town Council finds and determines that the expenditure of monies from the Low and Moderate Income Housing Fund for bridge financing for the Project will increase the availability of affordable housing in the Town, which will be of benefit to the Project Area in accordance with the requirements of the CRL, will further the goals of the Redevelopment Plan, and will be consistent with the Implementation Plan adopted therewith.

The Town Council hereby authorizes the Town Manager to take such actions as necessary to carry out the intent of this Resolution.

**PASSED, APPROVED AND ADOPTED** this 6<sup>th</sup> day of May 2009, by the following vote:

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

**NOES:** NONE

**ABSTAIN:** NONE

**ABSENT:** NONE

  
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**ROBIN R. GOBLE, MAYOR**

**ATTEST:**

  
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**MARIA DE LA O, TOWN CLERK**