

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: October 4, 2023

To: Mayor and Town Council
From: Alejandro Perez, Senior Civil Engineer
Subject: Resolution for Affordable Housing & Sustainable Communities Program Grant Award

Recommendation to Council:

Adopt a resolution authorizing the Town Manager to enter, execute, and deliver a STD 213, Standard Agreement, and any and all other documents required or deemed necessary or appropriate to secure or evidence the AHSC Program Grant Award from the California Department of Housing and Community Development (Department) and to participate in the AHSC Program, and all amendments thereto (collectively, the AHSC Program Award Documents).

Strategic Plan Element:

The recommended action supports the goal of Livability. Goal Statement: Preserve community character by maximizing the use of existing amenities and creating future opportunities that enhance quality of life for all.

Discussion:

In January 2023, the California Department of Housing and Community Development (Department) and the Strategic Growth Council (SGC) issued a Notice of Funding Availability for an Affordable Housing & Sustainable Communities Program Grant. The Town submitted a joint application with Burbank Housing, the Kashia Band of Pomo Indians of the Stewarts Point Rancheria (Kashia), Sonoma-Marín Area Rail Transit (SMART) and Sonoma County Transit (SCT) to the Department in response to the AHSC Program NOFA. On August 31, 2023, the State of California's Strategic Growth Council announced \$19.9 million in funding for the Windsor Apartments – AHSC0001032 Project (Project).

The Affordable Housing Development loan component of the award will support the Kashia's 54-unit affordable multifamily project with a mixed use building of office space for the Kashia Tribal Headquarters; residential common amenities; and a public gallery for community education, outreach, and displays and sales of Tribal arts and crafts.

Included in the award are grant funds for Sustainable Transportation Infrastructure (STI) assistance and Transit Related Infrastructure (TRA) assistance for the Town, SMART, and SCT.

- TRA for SCT and Town - Install new or enhance existing bus stops to provide bus pull-outs, shelters, and ADA accessibility on Old Redwood Highway between Arata Lane and Windsor Road. Also included are street trees, landscaping, and streetlights. Install new or enhance existing bus stops to provide bus pull-outs, shelters, and ADA accessibility on Starr Road/Entrada Lane and Windsor Road/Howard Drive.
- TRA for SMART – To compliment the future passenger rail station structures, platform, and other necessary civil and systems components, funds are included for the extension of the

SMART multi-use trail through Windsor.

- STI for SCT - Purchase of one ZEV transit bus for local Route 66 in Windsor. This includes 5 years of operations and maintenance of the bus route. This will reduce headway times from 45-60 minutes to 30 minutes.
- STI Bike and Pedestrian Improvements for Town - Install 1.4 miles of Class II buffered or Class IV bike facilities and includes new bike conflict markings at intersections or driveway locations on Old Redwood Highway between Arata Lane and Windsor Road. Repair or widen existing sidewalks and bring all ramps up to ADA compliance. Installation of new curb, gutter, and sidewalk to close sidewalk gaps in the project limits. Provide pavement rehabilitation and revised pavement striping for crosswalks and bike lanes. Storm drainage improvements are included.

Fiscal Impact:

The project is a collaborative effort between Burbank Housing Development Corporation, Kashia Bank of Pomo Indians of the Stewarts Point Rancheria, Sonoma-Marín Area Rail transit District and the Town of Windsor with each agency managing the funds for their contribution. The total award amount of \$19,966,182 will be distributed to each agency to cover the costs of their respective projects.

Environmental Review:

This action does not constitute a “project” within the meaning of California Environmental Quality Act (CEQA) Guidelines Section 15378 and requires no environmental review.

Attachment(s):

- [1. Resolution for AHSC Program Award](#)
- [2. Location Map](#)

Prepared by:

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Recommended by:

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