

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: January 17, 2024

To: Mayor and Town Council
From: Kim Voge, Planner III
Subject: Support for HOME and HOME-ARP Program Funding Applications for the Heritage Park Apartments Project

Recommendation to Council:

Adopt a resolution supporting applications by Linc Housing, LLC, its affiliates and/or assigns for 2024-25 Home Investment Partnership and Home American Rescue Plan (HOME-ARP) funding up to 1,300,000 for the Heritage Park Apartments Project.

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.

Background:

On July 28, 2020, the Planning Commission approved the application for Site Plan and Design Review and Affordable Housing Development Incentives for the Heritage Park Apartments project. The project includes 33 affordable units for lower-income households on a 1.66-acre site located at 8685 Old Redwood Highway (APN 164-100-023).

A grading permit has been issued, and the building permit and improvement plans are currently under review. However, the applicant is working to fill a funding gap in order to move forward with construction due to changing economic conditions.

The Town Council has authorized the use of \$1,765,000 of the Town's inclusionary housing fund, as well as the deferral of some development impact fees, to support the project.

Discussion:

The applicant is seeking to close a funding gap by applying for HOME Investment Partnership and HOME American Rescue Plan (HOME-ARP) funding that has been offered through a Notice of Funding Availability from the Sonoma County Community Development Commission. HOME Investment Partnership funds may be used for the creation of affordable housing for low-income households and tenant-based rental assistance. HOME-ARP funds are available for the development of affordable housing and non-congregate shelters, as well as the provision of supportive services.

The Heritage Park Apartments project is 100% affordable, with units that will be affordable for households with an income of 60% of the Area Median Income (AMI) on average (maximum 80% AMI). A housing regulatory agreement with the Town of Windsor is required prior to issuance of a Certificate of Occupancy to ensure the units' long-term affordability.

Fiscal Impact:

The recommended action will not result in any fiscal impacts.

Environmental Review:

Approval of a resolution in support of a funding application is not a “project” for purposes of the California Environmental Quality Act (CEQA), and therefore no environmental analysis is required.

Attachment(s):

[1. Resolution](#)

Prepared by:

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Reviewed by:

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Community Development Director

Recommended by:

Jon Davis
Town Manager