

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: December 3, 2025

To: Mayor and Town Council
From: Jennifer Sedna, Planner I
Subject: 2025 Annual Residential Growth Report

Recommendation to Council:

1. By motion, receive and accept the 2025 Annual Residential Growth Report.
2. Adopt a resolution affirming the five-year annual residential growth control allocation established by Town Council Resolution No. 3721-21, rolling over 29 unused Reserve A allocations and 66 Reserve B allocations from year 2025 to 2026.

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:

In 2017, the Town Council adopted Ordinance No. 2017-313 (Exhibit A to draft resolution) modifying the Town's Growth Control Ordinance to suspend the Merit Process and improve the efficiency of procedures for setting and awarding annual residential growth control allocations. The revised ordinance establishes the following:

- A requirement that, unless exempted, all residential dwelling units must obtain a growth control allocation prior to construction.
- Procedures for allowing growth control allocations to be awarded as part of the Town's entitlement process.
- A requirement that the Town Council set the number of residential growth control allocations available annually, based on maintaining a 1.5% annual average population growth rate.
- Establishment of provisions allowing the Town Council to set allocations for multiple-year periods in addition to a single-year period.
- Establishment of provisions that allow for unused, expired, or released allocations to be rolled over and/or "banked" for future award.
- Establishment of two categories of allocations: Reserve 'A' and Reserve 'B.' The Reserve A category was established to allow the Town Council to incentivize units that are part of a mixed-use development project or that are part of a higher density housing project with a density of 12 units per acre or greater. The Reserve B category is for any unit that is not eligible for a Reserve A allocation.

On December 15, 2021, the Town Council adopted Resolution No. 3721-21, establishing a five-year annual residential growth control allocation of 143 Reserve A Units and 572 Reserve B Units for calendar years 2022 through 2026 (Exhibit B to draft resolution).

The Growth Control Ordinance requires that a report on residential development activity be prepared

annually, and a report on infrastructure and services capacity be prepared every five years.

Discussion:

See [Attachment 2](#) for the Discussion.

Fiscal Impact:

The recommended action will have no direct fiscal impacts.

Environmental Review:

The recommended action has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2), Preliminary Review, and 15061(b)(3), Review for Exemption, as the acceptance of the Annual Residential Growth Report and adoption of a Resolution establishing a five-year annual residential growth control allocation does not have potential for causing a significant effect on the environment.

Attachment(s):

1. Resolution

1a. Exhibit A 2017-313 Amending Title XVI, Ch 4 Residential Growth Control Allocations

1b. Exhibit B 3721-21 Establishing A 5-Year Annual Residential Growth Control Allocation, 2022-2026

2. Discussion

3. 2025 Status List of Projects in the Pipeline

14.2 PowerPoint (Distributed 2025.12.02)

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Approved by:

Jon Davis
Town Manager