RESOLUTION NO. 3940-24

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR AUTHORIZING THE TOWN MANAGER TO EXECUTE A FEE DEFERRAL AGREEMENT FOR THE OLD REDWOOD HIGHWAY VILLAGES HOUSING PROJECT

WHEREAS, on November 2, 2022, the Town Council approved a Rezone to Planned Development, Tentative Subdivision Map, and Site Plan and Design Review for the Old Redwood Highway Villages residential planned development project (Ordinance No. 2022-368 and Resolution No. 3799-22); and

WHEREAS, the Old Redwood Highway Villages project includes several unit types and sizes, as well as three deed-restricted moderate income for-sale units; and

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, the 2023-2031 Housing Element and the Town's Prohousing Designation include multiple policies for the Town to support housing development for all income levels; and

WHEREAS, the estimated amount of impact fees to be deferred is $934,960; and

WHEREAS, the Developer anticipates that a Certificate of Occupancy will be issued by ____; and

WHEREAS, the Developer's request for a partial fee deferral was considered on the May 15, 2024, Town Council consent calendar; 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, 2025, whichever occurs first, is part of the Old Redwood Highway Villages project, is not a "project" pursuant to the California Environmental Quality Act, 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 15th day of May 2024, by the following vote:

AYES:	**COUNCILMEMBERS SALMON, WALL, VICE MAYOR POTTER AND MAYOR REYNOZA**
NOES:	**NONE**
ABSTAIN:	**NONE**
ABSENT:	**COUNCILMEMBER FUDGE**

ROSA REYNOZA, MAYOR

ATTEST:

SOMMER HAGEMAN, DEPUTY TOWN CLERK