RESOLUTION NO. 4021-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR ACCEPTING THE 2024 HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR SUBMITTAL TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

WHEREAS, the Town of Windsor Housing Element of the General Plan outlines the Town's goals, objectives, policies, and programs to provide housing to Town residents; and

WHEREAS, the Town's Housing Element Programs H-19, Monitoring of Rental Unit Conversion and Affordable Unit Supply, and H-20, Preservation of Assisted Housing Stock Annual Housing Report, requires the Town to monitor affordable housing; and

WHEREAS, the California Department of Housing and Community Development (HCD) and the Association of Bay Area Governments (ABAG) established Regional Housing Needs Allocations for 2023-2031; and

WHEREAS, Government Code section 65400 requires that each jurisdiction prepare an annual progress report (APR) on the status of the housing element of its general plan and progress in its implementation, using forms and definitions adopted by HCD, and that the annual report be presented at a public hearing; and

WHEREAS, in accordance with the provisions of law, the Town of Windsor Town Council did conduct a public hearing on May 7, 2025, on said report at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Town's 2024 Housing Element Annual Progress Report provides information to the Town Council as it relates to the established allocation goals and the actual production of new housing units; and

WHEREAS, staff reviewed building permit reports, entitlement applications, and approvals for housing, and prepared the 2024 Housing Element Annual Progress Report, which includes the allocation goals established by HCD and ABAG and the actual production of new housing units for Town Council review; and

WHEREAS, staff reviewed policy initiatives and other activities that have or will advance the Town's housing goals and facilitate the production of affordable and special needs housing.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Windsor accepts the 2024 Housing Element Annual Progress Report attached as Exhibit "A" for submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

PASSED, APPROVED AND ADOPTED this 7th day of May 2025, by the following vote:

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

ROSA REYNOZA, MAYOR

ATTEST:

IRENE CAMACHO-WERBY, TOWN CLERK

Attachment:

- **Exhibit A** - 2024 Housing Element Annual Progress Report

Jurisdiction	Windsor	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to	Were incentives or concessions requested pursuant to Government Code section 65915	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
	161-020-049	263 Arata Lane	Los Amigos Cottages	23-11	SFD	O	5/1/2024			6				25	31	0	0	NONE	Yes	N/A	Pending	Discretionary	
	163-011-036	6405 Old Redwood Highway	The Mews	23-26	SFD	O	12/9/2024			6				23	29	0	0	NONE	Yes	N/A	Pending	Discretionary	23 SFD, 1 4-plex & 1 duplex
	164-020-039	8975 Conde Lane	Cora Creek Senior Apartments	24-10	5+	R	8/15/2024			106					106	0	0	NONE	Yes	N/A	Pending	Discretionary	Approval of incentives pending Commission review
	066-170-034	536 Wall Street	SB9 Lot Split	23-20	2 to 4	O	5/7/2024							2	2	2	0	SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
	161-580-011	869 Starr Circle	SB9 Lot Split	23-36	2 to 4	O	5/7/2024							2	2	2	0	SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
	162-020-051	113 Pleasant Ave.	113 Pleasant TPM	24-09	2 to 4	O	8/7/2024							4	4	4	0	NONE	No	N/A	Approved	Ministerial	Agriculture reduction required discretionary approval
	164-040-061	69 4TH ST		B23-0019	ADU	R	1/25/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	066-070-027	607 WINDSOR RIVER RD		B23-0615	ADU	R	6/17/2024						1		1	1	0	NONE	No	N/A	Approved	Ministerial	
	162-160-042	759 MIRAMONTE ST		B23-0716	ADU	R	7/24/2024				1				1	1	0	NONE	No	N/A	Approved	Ministerial	
	161-250-045	407 JANE DR		B23-0764	ADU	R	2/22/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	161-230-024	216 PARTRIDGE CT		B24-0043	ADU	R	7/1/2024				1				1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-310-003	115 ANISH WAY		B24-0124	ADU	R	5/15/2024		1						1	1	0	NONE	No	N/A	Approved	Ministerial	
	162-160-039	760 MIRAMONTE ST		B24-0153	ADU	R	9/19/2024		1						1	1	0	NONE	No	N/A	Approved	Ministerial	
	066-580-016	974 DOROTHEA CT		B24-0197	ADU	R	10/24/2024				1				1	1	0	NONE	No	N/A	Approved	Ministerial	
	066-070-035	433 WILD OAK DR		B24-0275	ADU	R	6/18/2024		1						1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-310-009	6470 OLD REDWOOD HWY		B24-0294	ADU	R	7/31/2024						1		1	1	0	NONE	No	N/A	Approved	Ministerial	
	066-430-015	9650 BINGGELI DR		B24-0434	ADU	R	11/20/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	066-400-020	802 COLLEEN DR		B24-0458	ADU	R	10/31/2024						1		1	1	0	NONE	No	N/A	Approved	Ministerial	
	162-020-044	888 Jensen Lane	888 Jensen Lane TPM	23-08	2 to 4	O	2/1/2024							3	3	3	0	NONE	No	N/A	Approved	Discretionary	Required discretionary review due to a variance to exceed the maximum allowable front yard setback & a reduction of the required agricultural buffer
	164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22	B21-0657	5+	R	9/23/2020							9	9	9	0	NONE	No	N/A	Approved	Discretionary	Date is when Planning app
	164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22	B21-0658	5+	R	9/23/2020							9	9	9	0	NONE	No	N/A	Approved	Discretionary	See notes in Row 32
	164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22	B21-0659	5+	R	9/23/2020						2	9	11	11	0	NONE	No	N/A	Approved	Discretionary	See notes in Row 32
	163-320-001	201 SPANISH OAK	PORTELLO	B22-1000	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-002	207 SPANISH OAK	PORTELLO	B22-1001	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-003	219 SPANISH OAK	PORTELLO	B22-1002	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-004	225 SPANISH OAK	PORTELLO	B22-1003	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-005	231 SPANISH OAK	PORTELLO	B22-1004	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-006	237 SPANISH OAK	PORTELLO	B22-1005	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-007	243 SPANISH OAK	PORTELLO	B22-1006	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-008	249 SPANISH OAK	PORTELLO	B22-1007	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-009	255 SPANISH OAK	PORTELLO	B22-1008	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-011	267 SPANISH OAK	PORTELLO	B22-1009	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	

	163-320-012	273 SPANISH OAK	PORTELLO	B22-1010	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-013	279 SPANISH OAK	PORTELLO	B22-1011	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-014	285 SPANISH OAK	PORTELLO	B22-1012	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-018	1426 ACORN WY	PORTELLO	B22-1013	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-019	1432 ACORN WY	PORTELLO	B22-1014	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-020	1438 ACORN WY	PORTELLO	B22-1015	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-024	1437 ACORN WY	PORTELLO	B22-1016	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-025	1425 ACORN WY	PORTELLO	B22-1017	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-026	1413 ACORN WY	PORTELLO	B22-1018	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-027	1407 ACORN WY	PORTELLO	B22-1019	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-028	1312 CALABAZAS DR	PORTELLO	B22-1020	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-029	1324 CALABAZAS DR	PORTELLO	B22-1021	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	163-320-030	1336 CALABAZAS DR	PORTELLO	B22-1022	SFD	O	2/1/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	
	164-040-061	87 4TH ST		B23-0018	SFD	O	1/25/2024							1	1	1	0	NONE	No	N/A	Approved	Ministerial	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	11		11
	066-021-015	10014 HERB RD		B23-0565	ADU	R									0
	164-250-053	210 BOUQUET CIR		B23-0650	ADU	R									0
	162-044-015	258 LA QUINTA DR	256 LA QUINTA DR	B23-0085	ADU	R									0
	066-420-021	9840 KEITH CT	9844 KEITH CT	B23-0522	ADU	R									0
	066-060-027	9636 STARR RD	9640 Starr Rd	B22-0489	ADU	R									0
	163-320-039	1353 CALABAZAS DR	PORTELLO	B22-0661	SFD	O									0
	163-320-040	1347 CALABAZAS DR	PORTELLO	B22-0662	SFD	O									0
	163-320-041	1341 CALABAZAS DR	PORTELLO	B22-0663	SFD	O									0
	163-320-042	1335 CALABAZAS DR	PORTELLO	B22-0664	SFD	O									0
	163-320-043	1329 CALABAZAS DR	PORTELLO	B22-0665	SFD	O									0
	163-320-044	1323 CALABAZAS DR	PORTELLO	B22-0666	SFD	O									0
	163-320-046	1311 CALABAZAS DR	PORTELLO	B22-0667	SFD	O									0
	163-320-047	1305 CALABAZAS DR	PORTELLO	B22-0668	SFD	O									0
	163-320-050	1216 ATASCADERO DR	PORTELLO	B22-0669	SFD	O									0
	163-320-051	1222 ATASCADERO DR	PORTELLO	B22-0670	SFD	O									0
	163-320-052	1228 ATASCADERO DR	PORTELLO	B22-0671	SFD	O									0
	163-320-053	1234 ATASCADERO DR	PORTELLO	B22-0672	SFD	O									0
	163-320-054	1240 ATASCADERO DR	PORTELLO	B22-0673	SFD	O									0
	163-320-055	1246 ATASCADERO DR	PORTELLO	B22-0674	SFD	O									0
	163-320-056	1252 ATASCADERO DR	PORTELLO	B22-0675	SFD	O									0
	164-040-061	69 4TH ST		B23-0019	ADU	R									0
	066-070-027	607 WINDSOR RIVER RD		B23-0615	ADU	R									0
	162-160-042	759 MIRAMONTE ST		B23-0716	ADU	R									0
	161-250-045	407 JANE DR		B23-0764	ADU	R									0
	161-230-024	216 PARTRIDGE CT		B24-0043	ADU	R									0
	163-310-003	115 ANISH WAY		B24-0124	ADU	R									0
	162-160-039	760 MIRAMONTE ST		B24-0153	ADU	R									0

	066-580-016	974 DOROTHEA CT		B24-0197	ADU	R										0
	066-070-035	433 WILD OAK DR		B24-0275	ADU	R										0
	163-310-009	6470 OLD REDWOOD HWY		B24-0294	ADU	R										0
	066-430-015	9650 BINGGELI DR		B24-0434	ADU	R										0
	066-400-020	802 COLLEEN DR		B24-0458	ADU	R										0
	066-170-034	536 Wall Street	SB9 Lot Split	23-20	2 to 4	O								2	5/7/2024	2
	161-580-011	869 Starr Circle	SB9 Lot Split	23-36	2 to 4	O								2	5/7/2024	2
	162-020-044	888 Jensen Lane	888 Jensen Lane TPM	23-08	2 to 4	O								3	1/17/2024	3
	162-020-051	113 Pleasant	113 Pleasant TPM	24-09	2 to 4	O								4	11/20/2024	4
	164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22	B21-0657	5+	R								9	9/23/2020	9
	164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22	B21-0658	5+	R								9	9/23/2020	9
	164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22	B21-0659	5+	R							2	9	9/23/2020	11
	163-320-001	201 SPANISH OAK	PORTELLO	B22-1000	SFD	O										0
	163-320-002	207 SPANISH OAK	PORTELLO	B22-1001	SFD	O										0
	163-320-003	219 SPANISH OAK	PORTELLO	B22-1002	SFD	O										0
	163-320-004	225 SPANISH OAK	PORTELLO	B22-1003	SFD	O										0
	163-320-005	231 SPANISH OAK	PORTELLO	B22-1004	SFD	O										0
	163-320-006	237 SPANISH OAK	PORTELLO	B22-1005	SFD	O										0
	163-320-007	243 SPANISH OAK	PORTELLO	B22-1006	SFD	O										0
	163-320-008	249 SPANISH OAK	PORTELLO	B22-1007	SFD	O										0
	163-320-009	255 SPANISH OAK	PORTELLO	B22-1008	SFD	O										0
	163-320-011	267 SPANISH OAK	PORTELLO	B22-1009	SFD	O										0
	163-320-012	273 SPANISH OAK	PORTELLO	B22-1010	SFD	O										0
	163-320-013	279 SPANISH OAK	PORTELLO	B22-1011	SFD	O										0
	163-320-014	285 SPANISH OAK	PORTELLO	B22-1012	SFD	O										0
	163-320-018	1426 ACORN WY	PORTELLO	B22-1013	SFD	O										0
	163-320-019	1432 ACORN WY	PORTELLO	B22-1014	SFD	O										0
	163-320-020	1438 ACORN WY	PORTELLO	B22-1015	SFD	O										0
	163-320-024	1437 ACORN WY	PORTELLO	B22-1016	SFD	O										0
	163-320-025	1425 ACORN WY	PORTELLO	B22-1017	SFD	O										0
	163-320-026	1413 ACORN WY	PORTELLO	B22-1018	SFD	O										0
	163-320-027	1407 ACORN WY	PORTELLO	B22-1019	SFD	O										0
	163-320-028	1312 CALABAZAS DR	PORTELLO	B22-1020	SFD	O										0
	163-320-029	1324 CALABAZAS DR	PORTELLO	B22-1021	SFD	O										0
	163-320-030	1336 CALABAZAS DR	PORTELLO	B22-1022	SFD	O										0
	164-040-061	67 4TH ST		B23-0018	SFD	O										0
	161-350-016	903 TURNBERRY CT	903 TURNBERRY CT	B22-0345	ADU	R										0
	164-050-050	8470-8500 OLD REDWOOD	Redwood Views	B21-0290	5+	R										0
	164-050-050	8470-8500 OLD REDWOOD	Redwood Views	B21-0291	5+	R										0
	164-050-050	8470-8500 OLD REDWOOD	Redwood Views	B21-0292	5+	R										0
																0
																0
																0
																0
																0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	3	0	3	0	5	54		65
066-021-015	10014 HERB RD			1						10/31/2023	1
164-250-053	210 BOUQUET CIR					1				11/6/2023	1
162-044-015	258 LA QUINTA DR	256 LA QUINTA DR						1		4/5/2023	1
066-420-021	9840 KEITH CT	9844 KEITH CT						1		8/24/2023	1
066-060-027	9636 STARR RD	9640 Starr Rd		1						1/25/2023	1
163-320-039	1353 CALABAZAS DR	PORTELLO							1	4/27/2023	1
163-320-040	1347 CALABAZAS DR	PORTELLO							1	4/27/2023	1
163-320-041	1341 CALABAZAS DR	PORTELLO							1	4/27/2023	1
163-320-042	1335 CALABAZAS DR	PORTELLO							1	4/27/2023	1
163-320-043	1329 CALABAZAS DR	PORTELLO							1	4/27/2023	1
163-320-044	1323 CALABAZAS DR	PORTELLO							1	4/27/2023	1
163-320-046	1311 CALABAZAS DR	PORTELLO							1	4/27/2023	1
163-320-047	1305 CALABAZAS DR	PORTELLO							1	4/27/2023	1
163-320-050	1216 ATASCADERO DR	PORTELLO							1	4/27/2023	1
163-320-051	1222 ATASCADERO DR	PORTELLO							1	4/27/2023	1
163-320-052	1228 ATASCADERO DR	PORTELLO							1	4/27/2023	1
163-320-053	1234 ATASCADERO DR	PORTELLO							1	4/27/2023	1
163-320-054	1240 ATASCADERO DR	PORTELLO							1	4/27/2023	1

163-320-055	1246 ATASCADERO DR	PORTELLO							1	4/27/2023	1
163-320-056	1252 ATASCADERO DR	PORTELLO							1	4/27/2023	1
164-040-061	69 4TH ST								1	1/25/2024	1
066-070-027	607 WINDSOR RIVER RD							1		6/17/2024	1
162-160-042	759 MIRAMONTE ST					1				7/24/2024	1
161-250-045	407 JANE DR								1	2/22/2024	1
161-230-024	216 PARTRIDGE CT					1				7/1/2024	1
163-310-003	115 ANISH WAY			1						5/15/2024	1
162-160-039	760 MIRAMONTE ST			1						9/19/2024	1
066-580-016	974 DOROTHEA CT					1				10/24/2024	1
066-070-035	433 WILD OAK DR			1						6/18/2024	1
163-310-009	6470 OLD REDWOOD HWY							1		7/31/2024	1
066-430-015	9650 BINGGELI DR								1	11/20/2024	1
066-400-020	802 COLLEEN DR							1		10/31/2024	1
066-170-034	536 Wall Street	SB9 Lot Split									0
161-580-011	869 Starr Circle	SB9 Lot Split									0
162-020-044	888 Jensen Lane	888 Jensen Lane TPM									0
162-020-051	113 Pleasant	113 Pleasant TPM									0
164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22							9	2/1/2024	9
164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22							9	2/1/2024	9
164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22						2	9	2/1/2024	11
163-320-001	201 SPANISH OAK	PORTELLO							1	2/1/2024	1
163-320-002	207 SPANISH OAK	PORTELLO							1	2/1/2024	1
163-320-003	219 SPANISH OAK	PORTELLO							1	2/1/2024	1
163-320-004	225 SPANISH OAK	PORTELLO							1	2/1/2024	1
163-320-005	231 SPANISH OAK	PORTELLO							1	2/1/2024	1
163-320-006	237 SPANISH OAK	PORTELLO							1	2/1/2024	1
163-320-007	243 SPANISH OAK	PORTELLO							1	2/1/2024	1
163-320-008	249 SPANISH OAK	PORTELLO							1	2/1/2024	1
163-320-009	255 SPANISH OAK	PORTELLO							1	2/1/2024	1

163-320-011	267 SPANISH OAK	PORTELLO							1	2/1/2024	1
163-320-012	273 SPANISH OAK	PORTELLO							1	2/1/2024	1
163-320-013	279 SPANISH OAK	PORTELLO							1	2/1/2024	1
163-320-014	285 SPANISH OAK	PORTELLO							1	2/1/2024	1
163-320-018	1426 ACORN WY	PORTELLO							1	2/1/2024	1
163-320-019	1432 ACORN WY	PORTELLO							1	2/1/2024	1
163-320-020	1438 ACORN WY	PORTELLO							1	2/1/2024	1
163-320-024	1437 ACORN WY	PORTELLO							1	2/1/2024	1
163-320-025	1425 ACORN WY	PORTELLO							1	2/1/2024	1
163-320-026	1413 ACORN WY	PORTELLO							1	2/1/2024	1
163-320-027	1407 ACORN WY	PORTELLO							1	2/1/2024	1
163-320-028	1312 CALABAZAS DR	PORTELLO							1	2/1/2024	1
163-320-029	1324 CALABAZAS DR	PORTELLO							1	2/1/2024	1
163-320-030	1336 CALABAZAS DR	PORTELLO							1	2/1/2024	1
164-040-061	67 4TH ST								1	1/25/2024	1
161-350-016	903 TURNBERRY CT	903 TURNBERRY CT				1				10/20/2022	1
164-050-050	8470-8500 OLD REDWOOD	Redwood Views									0
164-050-050	8470-8500 OLD REDWOOD	Redwood Views									0
164-050-050	8470-8500 OLD REDWOOD	Redwood Views									0
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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			24	5	27	3	1	2	25		87
066-021-015	10014 HERB RD			1						8/1/2024	1
164-250-053	210 BOUQUET CIR					1				7/24/2024	1
162-044-015	258 LA QUINTA DR	256 LA QUINTA DR						1		6/12/2024	1
066-420-021	9840 KEITH CT	9844 KEITH CT						1		1/10/2024	1
066-060-027	9636 STARR RD	9640 Starr Rd		1						2/7/2024	1
163-320-039	1353 CALABAZAS DR	PORTELLO							1	5/13/2024	1
163-320-040	1347 CALABAZAS DR	PORTELLO							1	5/13/2024	1
163-320-041	1341 CALABAZAS DR	PORTELLO							1	4/23/2024	1
163-320-042	1335 CALABAZAS DR	PORTELLO							1	4/17/2024	1
163-320-043	1329 CALABAZAS DR	PORTELLO							1	4/16/2024	1
163-320-044	1323 CALABAZAS DR	PORTELLO							1	4/2/2024	1
163-320-046	1311 CALABAZAS DR	PORTELLO							1	3/26/2024	1
163-320-047	1305 CALABAZAS DR	PORTELLO							1	3/26/2024	1
163-320-050	1216 ATASCADERO DR	PORTELLO							1	1/30/2024	1
163-320-051	1222 ATASCADERO DR	PORTELLO							1	2/20/2024	1
163-320-052	1228 ATASCADERO DR	PORTELLO							1	1/16/2024	1
163-320-053	1234 ATASCADERO DR	PORTELLO							1	2/28/2024	1
163-320-054	1240 ATASCADERO DR	PORTELLO							1	1/3/2024	1

163-320-055	1246 ATASCADERO DR	PORTELLO							1	1/3/2024	1
163-320-056	1252 ATASCADERO DR	PORTELLO							1	1/3/2024	1
164-040-061	69 4TH ST										0
066-070-027	607 WINDSOR RIVER RD										0
162-160-042	759 MIRAMONTE ST					1				9/16/2024	1
161-250-045	407 JANE DR										0
161-230-024	216 PARTRIDGE CT										0
163-310-003	115 ANISH WAY			1						11/20/2024	1
162-160-039	760 MIRAMONTE ST			1						10/28/2024	1
066-580-016	974 DOROTHEA CT										0
066-070-035	433 WILD OAK DR			1						8/28/2024	1
163-310-009	6470 OLD REDWOOD HWY										0
066-430-015	9650 BINGGELI DR										0
066-400-020	802 COLLEEN DR										0
066-170-034	536 Wall Street	SB9 Lot Split									0
161-580-011	869 Starr Circle	SB9 Lot Split									0
162-020-044	888 Jensen Lane	888 Jensen Lane TPM									0
162-020-051	113 Pleasant	113 Pleasant TPM									0
164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22									0
164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22									0
164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22									0
163-320-001	201 SPANISH OAK	PORTELLO									0
163-320-002	207 SPANISH OAK	PORTELLO									0
163-320-003	219 SPANISH OAK	PORTELLO									0
163-320-004	225 SPANISH OAK	PORTELLO									0
163-320-005	231 SPANISH OAK	PORTELLO									0
163-320-006	237 SPANISH OAK	PORTELLO									0
163-320-007	243 SPANISH OAK	PORTELLO									0
163-320-008	249 SPANISH OAK	PORTELLO									0
163-320-009	255 SPANISH OAK	PORTELLO									0

163-320-011	267 SPANISH OAK	PORTELLO									0
163-320-012	273 SPANISH OAK	PORTELLO									0
163-320-013	279 SPANISH OAK	PORTELLO									0
163-320-014	285 SPANISH OAK	PORTELLO									0
163-320-018	1426 ACORN WY	PORTELLO							1	9/25/2024	1
163-320-019	1432 ACORN WY	PORTELLO							1	9/25/2024	1
163-320-020	1438 ACORN WY	PORTELLO							1	10/3/2024	1
163-320-024	1437 ACORN WY	PORTELLO							1	10/10/2024	1
163-320-025	1425 ACORN WY	PORTELLO							1	10/22/2024	1
163-320-026	1413 ACORN WY	PORTELLO							1	10/24/2024	1
163-320-027	1407 ACORN WY	PORTELLO							1	11/19/2024	1
163-320-028	1312 CALABAZAS DR	PORTELLO							1	11/7/2024	1
163-320-029	1324 CALABAZAS DR	PORTELLO							1	11/12/2024	1
163-320-030	1336 CALABAZAS DR	PORTELLO							1	12/12/2024	1
164-040-061	67 4TH ST										0
161-350-016	903 TURNBERRY CT	903 TURNBERRY CT				1				2/5/2024	1
164-050-050	8470-8500 OLD REDWOOD	Redwood Views			16					7/31/2024	16
164-050-050	8470-8500 OLD REDWOOD	Redwood Views	24							7/31/2024	24
164-050-050	8470-8500 OLD REDWOOD	Redwood Views			11		1			7/31/2024	12
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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (If affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			12							1						
066-021-015	10014 HERB RD		0	NONE	Y			See notes								
164-250-053	210 BOUQUET CIR		0	NONE	Y			See notes in Row 13								
162-044-015	258 LA QUINTA DR	256 LA QUINTA DR	0	NONE	Y			See notes in Row 13								
066-420-021	9840 KEITH CT	9844 KEITH CT	0	NONE	Y			See notes in Row 13								
066-060-027	9636 STARR RD	9640 Starr Rd	0	NONE	Y			See notes in Row 13								
163-320-039	1353 CALABAZAS DR	PORTELLO	0	NONE	Y											
163-320-040	1347 CALABAZAS DR	PORTELLO	0	NONE	Y											
163-320-041	1341 CALABAZAS DR	PORTELLO	0	NONE	Y											
163-320-042	1335 CALABAZAS DR	PORTELLO	0	NONE	Y											
163-320-043	1329 CALABAZAS DR	PORTELLO	0	NONE	Y											
163-320-044	1323 CALABAZAS DR	PORTELLO	0	NONE	Y											
163-320-046	1311 CALABAZAS DR	PORTELLO	0	NONE	Y											
163-320-047	1305 CALABAZAS DR	PORTELLO	0	NONE	Y											
163-320-050	1216 ATASCADERO DR	PORTELLO	0	NONE	Y											
163-320-051	1222 ATASCADERO DR	PORTELLO	0	NONE	Y											
163-320-052	1228 ATASCADERO DR	PORTELLO	0	NONE	Y											
163-320-053	1234 ATASCADERO DR	PORTELLO	0	NONE	Y											
163-320-054	1240 ATASCADERO DR	PORTELLO	0	NONE	Y											
163-320-055	1246 ATASCADERO DR	PORTELLO	0	NONE	Y											
163-320-056	1252 ATASCADERO DR	PORTELLO	0	NONE	Y											
164-040-061	69 4TH ST		0	NONE	Y											
066-070-027	607 WINDSOR RIVER RD		0	NONE	Y			See notes in Row 13								
162-160-042	759 MIRAMONTE ST		0	NONE	Y			See notes in Row 13								
161-250-045	407 JANE DR		0	NONE	Y			See notes in Row 13								
161-230-024	216 PARTRIDGE CT		0	NONE	Y			See notes in Row 13								
163-310-003	115 ANISH WAY		0	NONE	Y			See notes in Row 13								
162-160-039	760 MIRAMONTE ST		0	NONE	Y			See notes in Row 13								
066-580-016	974 DOROTHEA CT		0	NONE	Y			See notes in Row 13								
066-070-035	433 WILD OAK DR		0	NONE	Y			See notes in Row 13								
163-310-009	6470 OLD REDWOOD HWY		0	NONE	Y			See notes in Row 13								
066-430-015	9650 BINGGELI DR		0	NONE	Y			See notes in Row 13								
066-400-020	802 COLLEEN DR		0	NONE	Y			See notes in Row 13								
066-170-034	536 Wall Street	SB9 Lot Split	0	SB 9 (2021) - Residential Lot Split	Y											
161-580-011	869 Starr Circle	SB9 Lot Split	0	SB 9 (2021) - Residential Lot Split	Y											
162-020-044	888 Jensen Lane	888 Jensen Lane TPM	0	NONE	Y											
162-020-051	113 Pleasant	113 Pleasant TPM	0	NONE	Y											
164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22	0	NONE	Y											
164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22	0	NONE	Y											
164-150-064	1200 SHILOH RD	Shiloh Mixed Use 18-22	0	NONE	Y			See notes								
163-320-001	201 SPANISH OAK	PORTELLO	0	NONE	Y											
163-320-002	207 SPANISH OAK	PORTELLO	0	NONE	Y											

163-320-003	219 SPANISH OAK	PORTELLO	0	NONE	Y											
163-320-004	225 SPANISH OAK	PORTELLO	0	NONE	Y											
163-320-005	231 SPANISH OAK	PORTELLO	0	NONE	Y											
163-320-006	237 SPANISH OAK	PORTELLO	0	NONE	Y											
163-320-007	243 SPANISH OAK	PORTELLO	0	NONE	Y											
163-320-008	249 SPANISH OAK	PORTELLO	0	NONE	Y											
163-320-009	255 SPANISH OAK	PORTELLO	0	NONE	Y											
163-320-011	267 SPANISH OAK	PORTELLO	0	NONE	Y											
163-320-012	273 SPANISH OAK	PORTELLO	0	NONE	Y											
163-320-013	279 SPANISH OAK	PORTELLO	0	NONE	Y											
163-320-014	285 SPANISH OAK	PORTELLO	0	NONE	Y											
163-320-018	1426 ACORN WY	PORTELLO	0	NONE	Y											
163-320-019	1432 ACORN WY	PORTELLO	0	NONE	Y											
163-320-020	1438 ACORN WY	PORTELLO	0	NONE	Y											
163-320-024	1437 ACORN WY	PORTELLO	0	NONE	Y											
163-320-025	1425 ACORN WY	PORTELLO	0	NONE	Y											
163-320-026	1413 ACORN WY	PORTELLO	0	NONE	Y											
163-320-027	1407 ACORN WY	PORTELLO	0	NONE	Y											
163-320-028	1312 CALABAZAS DR	PORTELLO	0	NONE	Y											
163-320-029	1324 CALABAZAS DR	PORTELLO	0	NONE	Y											
163-320-030	1336 CALABAZAS DR	PORTELLO	0	NONE	Y											
164-040-061	67 4TH ST		0	NONE	Y											
161-350-016	903 TURNBERRY CT	903 TURNBERRY CT	0	NONE	y			See notes in Row 13								
164-050-050	8470-8500 OLD REDWOOD	Redwood Views	0	NONE	Y	CDLAC, LIHTC, VHHP	Other		55	1	Demolished	O				
164-050-050	8470-8500 OLD REDWOOD	Redwood Views	12	NONE	Y	CDLAC, LIHTC, VHHP	Other		55							
164-050-050	8470-8500 OLD REDWOOD	Redwood Views	0	NONE	Y	CDLAC, LIHTC, VHHP	Other		55							

Jurisdiction	Windsor	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		54
Total Units		65

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	24	25
2 to 4 units per structure	11	0	0
5+ units per structure	0	29	52
Accessory Dwelling Unit	0	12	10
Mobile/Manufactured Home	0	0	0
Total	**11**	**65**	**87**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	39	65
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	43
Number of Proposed Units in All Applications Received:	213
Total Housing Units Approved:	47
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	39	44
Discretionary	4	169

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	166
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	41
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Windsor	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level		1 RHNA Allocation by Income Level	Projection Period Projection Period - 06/30/2022-01/30/2023	2 2023	2024	2025	2026	2027	2028	2029	2030	2031	3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level
Very Low	Deed Restricted	385	-	-	-	-	-	-	-	-	-	-	6	379
	Non-Deed Restricted		1	2	3	-	-	-	-	-	-	-		
Low	Deed Restricted	222	-	171	-	-	-	-	-	-	-	-	177	45
	Non-Deed Restricted		-	3	3	-	-	-	-	-	-	-		
Moderate	Deed Restricted	108	-	-	-	-	-	-	-	-	-	-	8	100
	Non-Deed Restricted		-	3	5	-	-	-	-	-	-	-		
Above Moderate		279	4	27	54	-	-	-	-	-	-	-	85	194
Total RHNA		994												
Total Units			5	206	65	-	-	-	-	-	-	-	276	718

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5 Extremely low-Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*	193		-	-	-	-	-	-	-	-	-	-	193

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.
VLI Deed Restricted
VLI Non Deed Restricted

Jurisdiction	Windsor	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Windsor	
Reporting Year	2024	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
H-1: Adequate Sites	Monitor the Sites Inventory to ensure sufficient capacity is maintained to accommodate the Town's remaining RHNA numbers.	Annually	Staff reviews this throughout the year, and compares applications with the sites and the capacity in the Inventory.
H-2: Use of Sites from Previous Cycles	Non-vacant sites identified in the Fifth Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.	2024	The Town had expected to include this in the Zoning Ordinance update, and was contrainsted by the funding. Staff will be includes an advisory note identifying the relevant parcels and this program. Action is pending.
H-3: Lot Consolidation and Small Site Development	Facilitate consolidation of small lots to allow development to utilize the land more efficiently, achieve economies of scale, and offer opportunity for improved site design and amenities.	2024	Staff will be creating a brochure for qualifying parcels.

H-4: Encouraging Housing in Mixed-Use Projects and on Mixed-Use Zoned Sites	Incentivize development of affordable residential units in mixed-use projects to improve access to local resources, services, and jobs.	10/1/2024	The Town's Zoning Ordinance update, adopted in November 2024 (Ordinance 2024-394), amendments included allowing residential units behind street-side commercial on the first floor in mixed-use districts, and allowing commercial component of mixed-use project to be comprised of the amenities included in an all-residential project.
H-5: Inclusionary Housing Ordinance	Continue to implement the Inclusionary Housing Ordinance, conduct a nexus study to determine an appropriate in lieu fee, and establish a dedicated inclusionary housing fee fund.	2024	The Town has an existing Inclusionary Ordinance (Ord. 2017-313). In 2024, the Town applied for TOC Policy Grant to assist with revising the Town's Inclusionary policies.
H-6: Annual Growth Control Report/No Net Loss Capacity	Monitor the supply of residential land through its Annual Growth Control Report to ensure sufficient developable land is planned and zoned for single-family and multifamily residential development to accommodate projected housing needs for the RHNA planning period through January 31, 2031.	Annually	Staff presented the Growth Control Report in fall of 2024 (Reso 3994-24). No adjustments are needed for net-loss.
H-7: Promote Accessory Dwelling Units	Encourage the construction of ADUs to provide an increased supply of affordable units and increasing access to high resource, established neighborhoods to help reduce displacement risk for low-income households.	2024 & 2025	An ADU handout is available on the Town's website and at the Development counter. There is dedicated staff for ADU inquiries for efficient building permit process. The Town has contracted with The ADU Center to provide applicants with resources including preapproved plans.
H-8: Innovative Housing Options	Identify innovative and alternative housing options that provide greater flexibility and affordability in the housing stock.	2024 & 2025	The Town adopted an Zoning Ordinance update in November 2024 (Ordinance 2024-394) which included innovative and alternative housing options such as small lot subdivisions, tiny homes, dwelling groups, and cottage home developments.
H-9: Assistance to Affordable Housing and Special Needs Housing Developers	Provide support to affordable housing developers, in forms such as provding support for funding requests, direct financial assistance, design review work, and site location.	Ongoing & December 2024	The Town applied for a NOFA for a pro-housing incentive pilot program (Round 3) and the Town applied again in December 2024. The Heritage Park project was provided direct finanicial assistance and design standard waivers.

H-10: Pursue Funding for Homebuyer Assistance	Pursue funding from State agencies when opportunities arise, particularly in partnership with sponsors of affordable housing projects.	As State funding programs become available.	Research determined the program is no longer active. Staff will continue to look for other sources.
H-11: Mortgage Credit Certification Program	Continue participation in the Mortgage Credit Certificate (MCC) Program and publicize program on the Town's website and in brochures.	Ongoing	Research determined the program is no longer active. Staff will continue to look for other sources.
H-12: Section 8 Rental Housing Subsidies	Make Section 8 rental housing subsidies available to Windsor residents whenever available.	Ongoing	The Housing Authority provided rental assistance to 103 households in Windsor in 2024, 3 of which were new voucher recipients.
H-13: Housing Local Community Land Trust Program	Investigate development of a Community Land Trust program to determine its feasibility and affordable housing production possibilities. Continue to support the Housing Land Trust of Sonoma County.	7/1/2025	The Town determined it needs to work with the Land Trust Program on a project bases. This process started in 2024 for Hembree Lane Oaks and Old Redwood Highway Villages, which were approved in 2025.
H-14: Pro-housing Designation	Receive and maintain through the State's Pro-housing Designation	1/1/2025	The Town was awarded the Pro-Housing on July 14, 2023.
H-15: CDBG Housing and Mobile Home Rehabilitation Program	Encourage residents to participate in the Sonoma County Community Development Commission Housing Rehabilitation program and publicize availability of funding.	Annually	The Town is a member of the Sonoma County Cities and Towns Advisory Committee which works with the Community Development Commission on the administration of CDBG progams. The Town works with The Commission for Housing Rehabilitation Loan Program (HRLP) and Earthquake Resistant Bracing Systems (ERBS) programs.
H-16: Code Enforcement	Proactively identify and require the correction of code compliance and safety issues as development is occurring, and prioritize enforcement of substandard state and federally funded affordable housing units.	Ongoing	The Town has a dedicated code enforcement program and prioritizes life safety issues and substandard housing.
H-17: Replacement Housing	Facilitate place-based revitalization for households at risk of displacement due to new development and require replacement housing units on sites identified in the site inventory.	Ongoing	No displacement occurred in 2024. Staff reviews this throughout the year to comply with the Sites Inventory for displacement.

H-18: Mobile Home Park Rent Stabilization	Continue to provide for administration and enforcement of the Mobile Home Park Rent Stabilization Ordinance.	Ongoing	Staff continues to enforce the Mobile Home Park Rent Stabilization Ordinance adopted in 2022 (Ord 2023-373) which placed a limit on rental increase of 100% CPI or 3%, which either is less.
H-19: Monitoring of Rental Unit Conversion and Affordable Unit Supply	The Town shall monitor local trends in rental unit conversion and examine the feasibility of a condominium conversion ordinance to preserve the supply of rental units.	Ongoing	There were no requests for condominium conversions in 2024. The Town has a tracking list for affordable units and monitors this in compliance with this program.
H-20: Preservation of Assisted Housing Stock	Work with other governmental and non-profit organizations to preserve or replace existing affordable housing stock.	Ongoing	None of the Town's affordable housing stock is in jeopardy of converting to market rate due to 45 year restrictions.
H-21: Short-Term Rental Ordinance	Adopt a short-term rental ordinance and monitor the impacts of short-term rentals (STR) on long-term housing options.	2023 & Ongoing	The STR Ordinance was adopted in June 2023 (Ord 2023-379), which limits STRs to commercial districts and hosted STRs in residential districts. The Ordinance prohibits non-hosted STRs in residential districts by June 2025. As of the end of 2024, the number of STRs operating in the Town dropped by appoximately 50% from before the adoption of the Ordinance.
H-22: Shiloh Road Village Vision Plan Update	Sunset the Shiloh Road Village Vision Plan and augment the Shiloh Road East Community Place policies to encourage parcel consolidation, ensure adequate neighborhood circulation, and provide guidelines for high quality design.	2023 & Ongoing	In 2025, staff will review the Shiloh Road Village Vision Plan and amend the General Plan if needed. Staff evaluates applications to enforce the policies for Shiloh Road East.
H-23: Parking Requirements	Evaluate the Town's parking requirements for multi-family, affordable, homeless, and farmworker housing to determine feasibility of reducing parking requirements which results in reduced development costs.	2023 & Annually	The Town adopted a Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which included decreasing the number of spaces required, removed the requirement for multi-unit housing to provide covered parking, reduced the size of parking stalls and backup space, and added transportation demand management as a method to reduce the amount of required parking in all zoning districts.

H-24: Employee/Farmworker Housing	Amend the Zoning Ordinance to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type in the same zone and across all zones that allow single-family residential uses.	2023 & Ongoing	Completed with the Town's adopted Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which update the standards for farmworker housing to be compliant with all applicable State-mandated entitlements and standards established in the Employee Housing Act (Health and Safety Code Section 17021 et. seq.), and added Employee Housing definition to be compliant with the Employee Housing Act.
H-25: Low-Barrier Navigation Centers	Review the Zoning Ordinance and revise as necessary to allow low-barrier navigation centers for the homeless by right in mixed-use zones and nonresidential zones permitting multifamily uses,	2023	Completed with the Town's adopted Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which included permitting by right the Low Barrier Navigation Centers in most commerical districts and in the light industrial district.
H-26: Transitional Housing, Supportive Housing, and Residential Care Homes	Amend the Zoning Ordinance to ensure that transitional and supportive housing types are defined and permitted as residential uses and are only subject to restrictions that apply to other residential dwellings of the same type in the same zone, and allow for the approval of 100 percent affordable developments.	2023 & Ongoing	Completed with the Town's adopted Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which also included granting density bonuses for transitional housing projects.
H-27: Residential Care Facilities	Amend provisions in the Zoning Ordinance to permit residential care facilities for seven or more persons only subject to the restrictions that apply to residential uses in the same zone.	2023 & Ongoing	Completed with the Town's adopted Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394).
H-28: Reasonable Accommodations	Continue to implement state requirements to include accessibility in housing and public facilities for persons with disabilities.	2023 & Ongoing	The Town adopted a Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which included a review and updated to the existing Reasonable Accommodation's section to be compliant with State law and to assist with ensuring access that is needed is available.

H-29: Objective Design Standards	Provide for streamlined and ministerial review that will improve certainty for residential development. Evaluate design review findings, particularly findings 3 and 4, and revise to be objective.	2023	The Town adopted a Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which includes objective design standards for qualifying mixed unit and mixed-used projects.
H-30: Multifamily Provisions in Mixed Use Zones	Clarify the intent of footnote in the Zoning Ordinance for Boulevard Commercial (BC) and Town Center Commercial (TC) Zoning Districts to ensure that the current language is reflective of how the Zoning Ordinance is implemented	2023	Completed with the Town's adopted Zoning Ordinance Update on November 20, 2024 (Ordinance 2024-394), which allows for residential units on all floors with a provision for ADA compliance and adaptable units allowed on the ground floor.
H-31. Transitional Housing, Supportive Housing, and Residential Care Homes	The Town shall support developers of transitional and supportive housing facilities through applications for State and federal funding, and direct financial assistance.	Annually	To date, no applications, or developer interest has been expressed to date for this type of housing with the Town.
H-32: Farmworker Housing	Cooperate with housing developers to secure additional funding for farmworker projects from sources administered by the State.	Annually	The Town didn't receive any applications in 2024 and updated the Zoning Code to be compliant with State requirements (Ordinance 2024-394).
H-33: Homeless Services	Provide financial support for homeless services at the Town and/or regional level.	Ongoing	The Town was awarded Reach For Home, The Town awarded Reach For Home a grant in FY 24/25, for food provision services at the Presbyterian Church and in person contact with those unsheltered in the community. Additionally, the Town is part of the Sonoma County Homeless Coalition, a collaboration of cities within the County addressing homelessness.
H-34: Assistance for Persons with Developmental Disabilities	Coordinate with the North Bay Regional Center to explore incentives to increase housing mobility opportunities.	2023 & Ongoing	Staff has attempted to work with the Regional Center and they have not responded to multiple requests.
H-35: Support the Development of Rental Housing and Housing Affordable to Extremely-Low Income Households	Encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities.	Research and seek funding opportunities biannually	Staff applied for a PIP Round 3 grant to support ADUs and accessibility upgrades. Staff prioritizes the review and processing of applications for affordable housing projects, and actively seeks funding opportunities for these populations.

H-36: Promote Equal Housing Opportunities	Make referrals to assist with housing discrimination complaints and provide materials on fair housing education to tenants and landlords.	Ongoing	The Town's code enforcement program priortizes health and life safety issues for housing. The Town's housing webpage includes resources for housing rights for tenants and requirements for landlords.
H-37: Affirmatively Furthering Fair Housing	Take actions to address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, etc.	2024 & 2025	Staff meets regularly with the Sonoma County CDC Housing Authority committee and the with the WUSD Superintendent in support of this program. Staff is worked with Sonoma County Transit and successfully had a new transit stop added on Shiloh Road.
H-38: Energy Efficiency in Residential Development	Maximize energy efficiency in residential areas.	2024 & 2025	In 2024, the Town adopted a Municipal Climate Action Plan (PC Reso. 765-24), and incorporated it into the General Plan (Reso. 3982-24), which include objectives for residential energy efficiency. The Town website promotes funds for energy efficiency from the Sonoma County Energy Independence Program and the Bay Area Regional Energy Network (BayREN), and the Garden Sense.
H-39: Water Smart Home Program	Continue to offer residents free water use assessments.	Ongoing	The Town continues to implement the Water Smart Home program to provide residents with free water use assessments, along with the Sonoma County Garden Sense program offering free on-site sustainable gardening advice.
H-40: Streamlined Approval (SB 35)	Continue to implement its procedure through use of a checklist and application packet for eligible projects.	Ongoing	An SB 35 application is available on the Town's website for developers. Staff works with all applicants to efficiently process all housing applications.
H-41: Multifamily Development Fee Review	Analyze development fees for multifamily housing to ensure they are reasonable and do not unduly constrain development.	2024 & 2025	Staff started to review the development fees in 2024 to assess in regards to multifamily developments, and will continue in 2025.

Jurisdiction	Windsor	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Windsor	
Reporting Period	2024	31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Windsor	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Windsor	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Period	6th Cycle	01/31/2023 - 01/31/2031

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Windsor	
Reporting Period	2024	(Jan. 1 - Dec. 31)

NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For Sonoma County jurisdictions, please format the APN's as follows:999-999-999-999

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
adjacent to 066-100-062	Public Right of Way Adjacent to 9033 Old Redwood Highway	Other		Exempt Surplus Land	0.09	Vacated per Council Resolution No. 3845-23

Jurisdiction	Windsor	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:
Cells in gre

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of S

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	Windsor	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Windsor	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 150,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation/Engagement	$27,300.00	$82,864.30	Completed	None	LEAP agreement signed and project initiated 1/2021. Corrected amount of $33,363.05 incorrectly reported as Project Initiation last year, which should have been Zoning Ordinance Preparation.
Zoning Ordinance Preparation	$82,600.00	$82,864.30	Completed	None	Added amount of $33,363.05 incorrectly reported as Project Initiation last year, which should have been Zoning Ordinance Preparation.
CEQA Compliance	$25,700.00	$25,700.00	Completed	Local General Fund	Additional funding for CEQA compliance of $22,060 approved by Town Council as part of FY2021/2022 budget. EIR addendum has been completed.
Public Review/Adoption	$14,400.00	$13,639.70	Completed	None	11/20/2024 New Zoning Code adopted by Town Council (Ord. No. 2024-394)

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		11
Total Units		11

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		54
Total Units		65

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	24
	Non-Deed Restricted	5
Low	Deed Restricted	27
	Non-Deed Restricted	3
Moderate	Deed Restricted	1
	Non-Deed Restricted	2
Above Moderate		25
Total Units		87