Town of Windsor
Community Development Department
9291 Old Redwood Hwy
P.O. Box 100
Windsor, CA 95492

Windsor Creek Multi-Family Project Neighborhood Meeting
September 15, 2026
Meeting Summary

The applicant (Gallaher Community Housing) presented revised project plans at the meeting that included:

- 245 total units, comprised of 35 townhomes and 210 apartments
- The townhomes would be located along the south and east property lines
- Townhomes would be 2-stories in height (26 feet), apartments would be 3-stories in height (36 feet)
- Recreation center for youth operated by Zones and open to the community. The recreation center does not include a pool.
- Amendments to change the designations from Public to Medium Density Residential.

The themes of the comments and questions from the meeting are summarized below.

- Oakfield Lane neighborhood is underserved in open space and recreational facilities
- Cumulative impact analysis needs to be performed
- Fire access and evacuation analysis need to be performed
- Some attendees expressed appreciation for the reduction in the number of units, stories, and building height
- Some attendees expressed a preference for a mix of rental and ownership units
- Concerns about whether the onsite parking proposed would be adequate and potential impacts if it isn't, including using existing on street parking which is limited
- Impacts of the project on infrastructure and service capacity, including schools
- Questions about the costs and benefits of the project to the Town
- Questions about how to ensure what is approved on the site is built (if a project is approved on the site)
- Questions about why this parcel needed to be developed
- Questions about the affordability of the units and who the units are for, since the preliminary application and purchase and sales agreement (PSA) are inconsistent and the units have been described as housing for teachers and employees of Windsor Unified Schol District.
- Questions about the PSA between Gallaher Community Housing and the Windsor Unified School District.