

Town of Windsor 6th Cycle RHNA Appeal

October 29, 2021



Basis of Appeal

- ABAG failed to determine Windsor's Draft RHNA in a manner that furthers, and does not undermine, the RHNA Objectives.
- The following RHNA Objectives have not been met:
 - ✓ Increasing the housing supply and the mix of housing types, tenure and affordability in an equitable manner; and
 - ✓ Promoting infill development and the encouragement of efficient development patterns.

Summary of Appeal

- Lack of consideration of current population trends. For the second straight year, the Town's population has decreased; 2.2% reduction.
- The Town has 1,250 units entitled and pending building permit issuance (up 252 units since the appeal was submitted), 23% are affordable.
- The Town is approving housing projects; the issue is developers are not constructing, something the Town does not have control of.
- Lack of consideration of the need for city-centered growth. Windsor received a 126% increase from the 5th Cycle RHNA, while more urban jurisdictions saw reductions, contrary to the intent of Plan Bay Area 2050.

2021 “Pipeline” Units Summary

- 2,396 units in the pipeline
- 1,250 units approved
- 735 units submitted, in process
- 411 units pending, no application submitted
- **Unit Type:**
 - 668 Single-Family Units (28%)
 - 1,408 Multi-Family Units (59%)
 - 320 Assisted Living Units (13%)
 - 502 Affordable (21%)

Map of Residential Projects (4 Units or More)

Status as of October 2021

APPROVED APPLICATIONS:

1. Overlook Sub, Windsor Rd: 11 units
2. Los Amigos Sub, Arata Ln: 6 units
3. Vintage Oaks, Old Redwood Hwy: 387 units
4. Windsor Garden Homes, Old Redwood Hwy: 12 units
5. Richardson Mixed-Use, Richardson St: 30 units
6. 330 Arata Ln, Arata Ln: 6 units
7. 6500/6516 Old Redwood Hwy, ORH: 8 units
8. Draper Estates Sub, Herb Rd: 5 units
9. Duncan Village, Wall St: 16 units*
10. Mill Creek, Bell Rd/Johnson St: 360 units
11. The Oaks, Old Redwood Hwy: 34 units
12. 19th Hole Sub, 19th Hole Dr: 11 units
13. Shiloh Mixed Use, Shiloh Rd: 27 units
14. Heritage Park, Old Redwood Hwy: 33 units*
15. Redwood Views, Old Redwood Hwy: 52 units*
16. Shiloh Apartments, Shiloh Rd/Golf Course Dr: 62 units
17. Kashia-Burbank, Old Redwood Hwy: 54 units*
18. Shiloh Terrace, Shiloh Rd/ORH: 134 units*

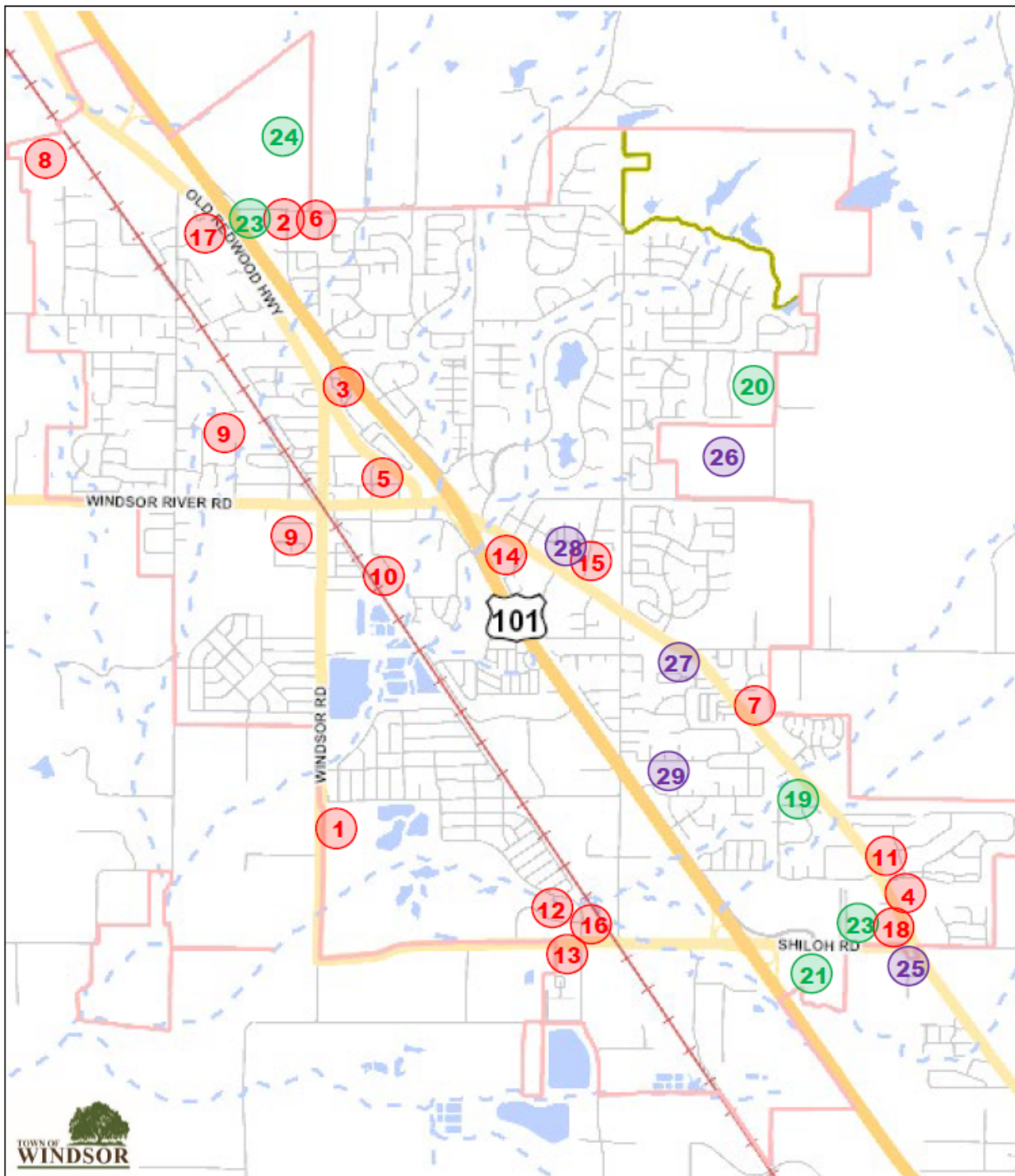
SUBMITTED APPLICATIONS:

19. Creekwalk, Old Redwood Hwy: 30 units
20. The Estates at Ross Ranch, Jensen Ln: 29 units
21. Clearwater at Windsor, Shiloh Rd: 256 units
22. Shiloh Crossing, Shiloh Rd: 173 units*
23. Sherlock Homes, Arata Ln: 7 units
24. North of Arata, Arata Ln: 240 units

PENDING APPLICATIONS:

25. Sky Mixed Use Apartments, Shiloh Rd: 20 units
26. Jensen Lane Annex & Sub, Jensen Ln: 262 units
27. Artesian, Old Redwood Hwy: 64 units
28. Redwood Glen, Old Redwood Hwy: 40 units*
29. Hembree Ln Oaks, Hembree Ln: 25 units

* Affordable Projects



Vintage Oaks on the Town Green (387 units)



Portello (89 units)



Mill Creek (360 units)



Shiloh Terrace (134 units)



NOTICE OF INTENT TO DEVELOP

PROJECT NAME: Shiloh Terrace

DESCRIPTION: Site Plan and Design Review, Density Bonus, and Affordable Housing Development Incentives for 134-unit affordable multifamily housing project on a 4-acre site. Includes one 3-story building (21 units) and one 4-story building (113 units).

LOCATION: 6011 Shiloh Road, 6035 and 6050 Old Redwood Highway (APNs 163-171-037, -031, and -032)

FURTHER INFORMATION: Kim Voge, 707-838-1106, kvoge@townofwindsor.com
CEQA Action: Exempt Pursuant to CEQA Guideline Sections 15332: Infill Development

Public Meeting: Planning Commission, October 12, 2021, 5:30 p.m.
Location: Town of Windsor Council Chambers, Building 400, 9291 Old Redwood Highway, Windsor
AND Zoom Webinar

Residential Building Permits Issued

2010 - 2021

YEAR	MARKET RATE UNITS	AFFORDABLE UNITS	TOTAL UNITS
2010	0	65	65
2011	1	22	23
2012	1	0	1
2013	1	0	1
2014	10	0	10
2015	55	0	55
2016	3	0	3
2017	5	0	5
2018	18	0	20
2019	23	60	83
2020	5	0	7
2021	11	0	11
TOTAL:	133 (47.5%)	147 (52.5%)	280

* Average number of permits annually: 23

2020 Inclusionary Housing Feasibility Analysis: Project Types

Single-Family Detached

5-acres
6 units / acre
30 homes total
1,800 sf homes

Attached Townhome

2-acres
18 units / acre
36 homes total
1,600 sf homes

Rental Apartment

2-acres
25 units /acre
50 homes total
850 sf
apartments

2020 Inclusionary Housing Feasibility Analysis

Single-Family Detached

Feasible under current conditions and could absorb an increase in in-lieu fee

Attached Townhome

Infeasible under current conditions, even without current in-lieu fee

Infeasibility primarily due to high construction costs

Rental Apartment

Potentially feasible excluding current in-lieu fee assuming developer can acquire land at below market value

Request

Eliminate the additional units added with the equity adjustment, reducing the Town of Windsor's 6th Cycle RHNA back down to the previously proposed 652 (a reduction of 342 units)