

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Rich Colwell, Chief Assistant CEO – Redevelopment Director
Rae James, Deputy Director
DATE: September 12, 2006
SUBJECT: Report on the Affordable Housing Homeownership Opportunity and Selection Lottery Process for Morrison Homes, Atwood Ranch III, in Auburn.

RE Colwell

ACTION REQUESTED: Report on the affordable housing homeownership opportunity and selection lottery process for Morrison Homes, Atwood Ranch III, in Auburn.

BACKGROUND: Morrison Homes is the developer of the housing development known as Atwood Ranch III, located near Atwood Road and Richardson Drive in Auburn. Atwood Ranch III is a proposed development of 143 single-family homes and approximately 56 acres of open space. The developer requested of the County a General Plan Amendment and Variances for this housing development. The Board of Supervisors approved this development in 2004. The County Planning Department worked with the developer to provide regulatory relief which allowed for the inclusion of fifteen (15) single-family affordable homes within this development. The 3-bedroom, 2-bath affordable homes will be priced in the \$180,000's. To qualify, a four-person household's annual income shall not exceed \$52,300 which is eighty percent (80%) of the area median income for 2006 or \$65,400. A homebuyer will provide a minimum three percent (3%) down payment of approximately \$5,400.

The Redevelopment Agency is currently contacting households from its potential homebuyer contact list and will be advertising the availability of the affordable homes to the public at large. A selection process has been developed. Interested parties will complete a pre-application for submittal to the Redevelopment Agency (Agency). Agency staff will review the pre-applications to assure the threshold eligibility requirements are met. After meeting the threshold requirements, pre-applicants will be entered into a lottery based on the Agency's housing selection guidelines. A public lottery will be held to establish a list of potential buyers to refer to Morrison Homes. Together with Morrison Homes, the Agency will hold two information workshops now tentatively scheduled for September. The information workshops will cover home ownership responsibilities, income requirements and the procedures for the selection lottery process.

Construction of the homes is expected to begin during Fall 2006 with the first homes available for purchase in the Spring 2007.

FISCAL IMPACT: This is an informational item only. There is no impact on the County General Fund.

cc: Sabrina Thompson, Agency Counsel

