

PLACER COUNTY
REDEVELOPMENT AGENCY
MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Rich Colwell, Chief Assistant CEO-Redevelopment Director *RE Colwell*
Jim LoBue, Deputy Director
DATE: May 26, 2009
SUBJECT: Adopt a Resolution Authorizing the Chief Assistant CEO-Redevelopment Director or Designee to Issue a Request for Proposals for Development of Redevelopment Agency Property at 360 Silver Bend Way, Bowman, APN's #054-171-031, 032 and 035 through 038.

ACTION REQUESTED: Adopt a resolution authorizing the Chief Assistant CEO-Redevelopment Director or designee to issue a Request for Proposals for development of Redevelopment Agency property at 360 Silver Bend Way, Bowman, APN's #054-171-031, 032 and 035 through 038.

BACKGROUND: Placer County Redevelopment Agency (Agency), in an effort to promote affordable housing, entered into a loan agreement with Affordable Housing Development Corporation (AHDC) in 2002 to develop a site in the North Auburn Redevelopment Project Area. Through this agreement, the Agency issued a pre-development loan to AHDC, which enabled them to acquire a site. The Bowman area project included APN's #054-171-031, 032 and 035 through 038 (Property). The Property is a 6.2 acre site on Silver Bend Way near Interstate 80 and Foresthill Road (see attached map). Entitlements for a 72 unit affordable housing development were approved in 2002. That development was hampered by a lawsuit filed and eventually settled in a court approved agreement. The settlement agreement allowed AHDC to pursue a revised project of up to 72 for sale or rental market-rate housing units. The settlement agreement prohibited AHDC from applying for a government-subsidized low-income housing project on the site for a 3-year period which ended on April 1, 2008. The only remaining requirement of the settlement agreement is a 90-day notice to the group who filed the lawsuit (Residents Against Inconsistent Development) prior to submitting an application for an affordable housing project.

Despite the settlement agreement, AHDC was unable to implement the project and later defaulted on the Agency loan. Through negotiation, the Agency and AHDC were able to cure the default in an agreement which resulted in transfer of the Property to the Agency. On September 9, 2008, the Agency received authorization from your Board to terminate the loan agreement with AHDC and accept the Property. The Property is zoned RM-DL-10 (Residential Multi-Family, Combining Density Limitation of 10 units per acre). The Property is located within the North Auburn Redevelopment Project Area. The redevelopment area has a fifteen percent (15%) inclusionary housing requirement defined in Article 15.65 of the Placer County Code – Affordable Housing in Redevelopment Areas.

The Agency has prepared a request for proposals (RFP) for development of the Property. The RFP encourages developers to submit proposals for developing the Property, but does not specify what type of development must occur. In the RFP the Agency describes that it has available the site and up to two million dollars of Redevelopment Housing Set-Aside Tax Increment funds, some or all of which could be applied to assist affordable housing development.

ENVIRONMENTAL STATUS: This is an administrative action, does not constitute a project, and is exempt from environmental review per California Environmental Quality Act Guidelines section 15178(b)(5).

FISCAL IMPACT: No expenditure authorization is associated with this action. North Auburn Tax Increment Funds are budgeted for a development project that could eventually result from the RFP solicitation. There will be no impact on the County's General Fund.

RECOMMENDATION: Adopt a resolution authorizing the Chief Assistant CEO-Redevelopment Director or designee to issue a Request for Proposals for development of Redevelopment Agency Property at 360 Silver Bend Way, Bowman.

Attachment: Resolution
Request for Proposals
Settlement Agreement
Property Map

CONTRACT/AGREEMENT
FOR REVIEW ONLY AT
THE CLERK OF THE BOARD

cc: Karin Schwab, Agency Counsel

**Before the Placer County
Redevelopment Agency Board of Directors
County of Placer, State of California**

In the matter of:

Authorizing the Chief Assistant CEO-Redevelopment Director or designee to issue a Request for Proposals for development of Redevelopment Agency property at 360 Silver Bend Way, Bowman, APN's # 054-171-031, 032 and 035 through 038

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution was duly passed by the Redevelopment Agency Board of the County of Placer at a regular meeting held _____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chair, Agency Board

Clerk of said Board

WHEREAS, the Placer County Redevelopment Agency (Agency) has adopted the North Auburn Redevelopment Plan (Plan);

WHEREAS, the Agency is responsible for administering the Plan to carry out redevelopment efforts within the North Auburn Redevelopment Project Area;

WHEREAS, the Agency wishes to encourage and support development in the North Auburn Redevelopment Project Area;

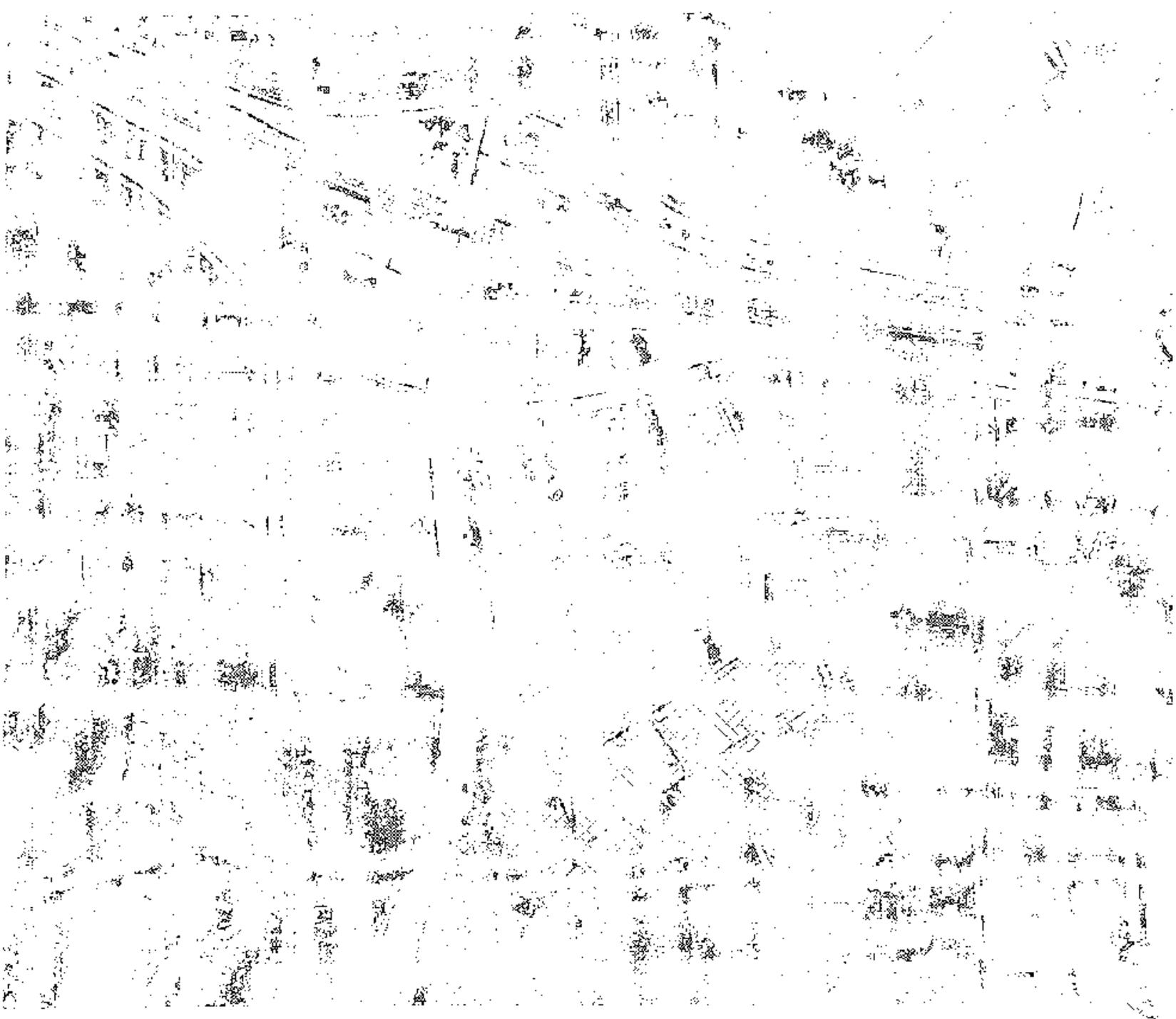
WHEREAS, there is no expenditure authorization associated with this action;

WHEREAS, the issuance of the Request for Proposals is an administrative action and exempt from environmental review under the California Environmental Quality Act per Guidelines Section 15178(b)(5);

WHEREAS, the Agency owns real property located at 360 Silver Bend Way, Bowman, CA, also known as Assessor Parcel Numbers (APN's) #054-171-031, 032 and 035 through 038;

WHEREAS, the Agency is desirous of soliciting proposals for development of said real property.

NOW, THEREFORE, BE IT RESOLVED that the Agency Board authorizes the Chief Assistant CEO-Redevelopment Director or designee to issue a Request for Proposals for development of Redevelopment Agency property APN's #054-171-031, 032 and 035 through 038.



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