

CAMP FIRE VICTIMS *P/C.* ARE YOU STUCK IN YOUR RECOVERY?

Stuck with a lot you can't afford to rebuild on? We have the solution. We will buy your buildable Paradise lot, install one of our high-quality Fleetwood homes, assist you with financing, and sell you back a completed home so that you can take advantage of the \$100,000 down payment assistance



1,334 SF, 3-BEDROOM OPEN FLOOR PLAN
SALE PRICE: \$305,000

\$100,000 TOP DOWNPAYMENT ASSISTANCE
\$ 28,000 LOT SWAP CREDIT

MONTHLY MORTGAGE PAYMENT: \$1,186
MONTHLY PROPERTY TAXES: \$292
MONTHLY INSURANCE \$191

TOTAL MONTHLY PAYMENT \$1,669*



1,280 SF, 3-BEDROOM OPEN FLOOR PLAN
SALE PRICE: \$285,000

\$100,000 TOP DOWNPAYMENT ASSISTANCE
\$ 28,000 LOT SWAP CREDIT

MONTHLY MORTGAGE PAYMENT: \$1,055
MONTHLY PROPERTY TAXES: \$273
MONTHLY INSURANCE \$178

TOTAL MONTHLY PAYMENT \$1,507*



792 SF, 2-BED OPEN FLOOR PLAN
SALE PRICE: \$244,900

\$100,000 TOP DOWNPAYMENT ASSISTANCE
\$ 28,000 LOT SWAP CREDIT

MONTHLY MORTGAGE PAYMENT: \$793
MONTHLY PROPERTY TAXES: \$235
MONTHLY INSURANCE \$153

TOTAL MONTHLY PAYMENT \$1,181*

* Assumes qualification for downpayment assistance and FHA or USDA financing. Mortgage payments based on 30-year, 6.5% APR rate. Lot swap credit, taxes and insurance estimated for comparative purpose only.

(530) 327-8494
RidgeAffordableHomes.com

The Ridge
AFFORDABLE
HOMES

Starter Home Program in Paradise, CA

- The flyer presents 3 models of modular homes that are being sold to new, young families in Paradise, CA, under a Down Payment Assistance Program. It basically compensates the difference between what families can afford and what homes cost to build or buy.
- This program is offered through Cal Home, which received a grant to rebuild homes in Paradise. The Town of Paradise has started a Foundation to build up this fund. This program has made Paradise the fastest growing town in CA. This program could also include stick-built starter homes.
- We may want to consider a similar program for Greenville, which lost approximately 350 homes, resulting in about 800 people leaving Greenville, most of whom won't return.
- These modular homes or stick-build starter homes may not be the best option, but for many young, starter-families it may be their only option.
- Kest Porter and I are researching this program for more details, and we want to meet with area contractors for their input.
- Since the Dixie Fire, we have only built or permitted between 50 – 70 homes, a far cry from the 350 we lost. For 2025, the number of new home permits is slowing considerably.
- That tells me two things:
 - The number of former residents wanting to return is peaking.
 - We will have to rely upon new people to repopulate Greenville if we are ever to make it a viable community again. I firmly believe the future of Greenville lies in the hands of people that have yet to see it. That means we have to do a lot of recruiting and relocating.
- Having lost approximately 350 homes in a community that was deteriorating economically, will be a heavy lift. Personally, I don't think Greenville will regain critical mass unless we build 150 to 250 new homes.
- Until we accomplish that, we will have limited business growth, which will further hamper relocation. Our market strategy might have to be:
 - Live in Greenville because it's inexpensive.
 - Work in Quincy or Chester.
- IF we sell 100 homes to young families with one school-age child:
 - The school district will collect \$10,500 from each student for a total of \$1,050,000 every year the student is in school.
 - Each home will bring approximately \$4,000 to Plumas County in property taxes for a total of \$400,000 every year.
 - That's a total of \$1,450,000 of revenue to Plumas County every year.
- We also need to consider owner-occupied Home Rehabilitation Programs that can raise living standards and property values in our poorer areas of Greenville. We also need to help more businesses relocate to Greenville.
- We need to spend the \$19 M in CDBG-DR funds wisely, to invest in housing, economic development, and infrastructure. Without those three investments, we will never have a full recovery.