

County of El Dorado
Traffic Impact Mitigation (TIM) Fee
Offset Program for Developments
with Affordable Housing

TIM Fee Offset Application

RECEIVED

JUL 15 2009

EDC HUMAN SERVICES
HOUSING PROGRAMS

Derencin

Jun 15 -
9387 Spring St
Rm 46
3pm

Board of Supervisor's Policy B-14
Effective date: 12/11/2007

TIM Fee Offset Application
Return to Planning Services, Attn: Shawna Purvines, 2850 Fair Lane Court, Bldg. C, Placerville, CA 95667 prior to deadline.

County of El Dorado
Traffic Impact Mitigation (TIM) Fee
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With Affordable Housing

SECTION 1 – APPLICATION SUMMARY

Project Name: Derencia Granny Flat
 Project Location: 2927 Stagecoach Rd Placerville CA 95667
 TIM Fee Zone: B 4 GE
 Project Address: Same as above
 Parcel Number: 317-290-55-1
 Developer Name: JACK HARTMAN
 Developer Address: Pollock Pines, Calif
 Contact Name: _____
 Phone: (530) 857-9401 Fax: (____) _____
 Applicant W-295-3447
 Email Address: gordonderencia@yahoo.com

Anticipated date of project completion: _____

TOTAL PROJECT COST \$ 138,000 Cost per Unit: \$ N/A

TOTAL NUMBER OF UNITS 1 Total Affordable Units 1

TIM FEE OFFSET REQUEST \$ 9,990 Per Unit Offset \$ 9,990 *gjk*

TARGET INCOME GROUP(S): Very Low

AFFORDABILITY LEVEL: 20 years 15 years 10 years

2008 HUD Income Limits - Target Income Groups							
Household size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Extremely Low Income	<30% MFI	\$14,900	\$17,050	\$19,150	\$21,300	\$23,000	\$24,700
✓ Very Low Income	<50% MFI	\$24,850	\$28,400	\$31,950	\$35,500	\$38,350	\$41,200
Low Income	<80% MFI	\$39,750	\$45,450	\$51,100	\$56,800	\$61,350	\$65,900
Moderate Income	>80% to <120% MFI	\$59,600	\$68,200	\$76,700	\$85,200	\$92,000	\$98,800
Median Income for El Dorado County (family of 4) \$71,000 effective 2/13/2008							

Note: HUD Income Limits change annually. Visit <http://www.huduser.org/datasets/il.html> or <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> for current limits.

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PROJECT TYPE

- Ownership Housing

Ownership Units *
 Target Income Group: _____
 Affordability Level in Years: _____

- Rental Housing

Rental Units **
 Target Income Group: _____
 Affordability Level in years: 20 yr. min. Percent of TIM Offset: _____

Table 1 TIM Fee Offset			
*Applies to Ownership Units			
Affordability Level	Very Low	Low	Moderate
20 years	100%	75%	25%
15 years	75%	50%	0%
10 years	50%	25%	0%
**Applies to Rental Units			
Affordability Level	Very Low	Low	Moderate
20 years (minimum)	100%	75%	25%

- Second Dwelling Units

New Construction of Second Units in a New Subdivision
 (Minimum 20 year affordability for 100% offset.)
 New Construction of Second Unit on Owner Occupied Property
 Level of Affordability in Years: 20 Percent of TIM Offset: 100
 Target Income Group: Very Low

Table 2 Second Units			
Existing Homeowner building a 2 nd Unit		New Construction	
Length of Affordability	% of TIM Offset	Length of Affordability	% of TIM Offset
20 years	100%	Not less than 20 years	100%
15 years	75%		
10 years	50%		

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DEVELOPER INFORMATION CHECKLIST

Please mark one and include all listed information when you submit the application:

- Not-For-Profit Organization**
 - evidence of 501(c)(3) or 501(c)(4) status
 - articles of incorporation and by-laws
 - certified financial statement (or recent certified audit)

- Private For-Profit Organizations**
 - certified financial statement
 - nature of ownership entity:
 - partnership - evidence of current ownership percentages of partners
 - sole proprietorship
 - corporation
 - if a corporation, Articles of Incorporation and by-laws; if a partnership, Partnership Agreement and, if applicable, Certificate of Limited Partnership

- Private Homeowner (Owner Occupied)**
 - evidence of current ownership
 - provide as much information as possible in Section 3, Project/Program Narrative, including potential tenant information, if available.

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SECTION 2 – CERTIFICATION

The undersigned hereby certifies that the information contained herein is true to the best of the undersigned's knowledge and belief. Falsification of information supplied in this application may disqualify the Project from a TIM Fee Offset. The information given by the applicant may be subject to verification by the El Dorado County Human Services Department. Submission of this application shall be deemed an authorization to the County to undertake such investigations, as it deems necessary to determine the accuracy of this application and the appropriateness of providing a County TIM Fee Offset to the project. If any information changes after submission of this application the undersigned agrees to notify the County immediately. In addition, any change in scope of proposal and/or costs must be reported to the County immediately.

The undersigned also agrees that any commitment by the County to provide TIM Fee Offsets that may be forthcoming from this application is conditioned by the El Dorado County Advisory Committee's TIM Fee Offset criteria, and the applicant's continued compliance with those guidelines.

The undersigned also hereby certifies that the governing body of the applicant has formally authorized the undersigned to execute the documents necessary to make this application.

Legal Name of Applicant:

GORDON R. DERENCIN

Signature:



Name: (please type)

GORDON R. DERENCIN

Title:

OWNER

Date:

7-15-09

Phone:

(530) 295-3447

Fax:

Email Address:

gordonderencin@yahoo.com

Mailing Address:

2927 Stagecoach Road
Placerville, ca 95667

SECTION 4 – PROJECT PARTNERS AND PROJECT TEAM

1. **Completed Pre-Application Review:** The applicant will need to complete Planning Services' Pre-Application process in order to be eligible for funding. (Waived for homeowner building individual second dwelling unit on primary residential property)
2. **Project Summary:** Provide a short summary of the project. Include the project name, developer, project location, number of units, number of accessible and visitable units, total project costs, and amount of TIM Fee Offset requested.
3. **Project Description:** Describe the type of project and scope of activity being proposed, indicating:
 - Type of housing project (new construction, rental, homeownership, or second unit)
 - Unit size and number of units in each bedroom size
 - Population to be served by this development, including an estimate of the number of housing units to be sold or rented to each of the following income groups:
 - Household income below 50% of the area median
 - Household income 50%-80% of the area median
 - Household income 80%-120% of the area median
 - Applicants must provide estimates based on these income categories.
 - If the project proposed will serve a population with special housing needs, for example senior/disabled, describe the services to be offered to the residents and the funding sources for these services.
 - Street address and zip code of each property in the project.
 - Current ownership of each property.
 - Current zoning, use and occupancy status on the site.
 - Site control, including documentation of options to lease or buy.
 - Description of completed properties (house type, square footage, number of bedrooms and bathrooms, parking, lot size, etc.) Please provide renderings, site plans and floors plans if available.
4. **Location Map of parcel(s):** Provide maps of the site plan and location of the project.
5. **Financing Plan (Request for TIM Fee Offset):** Include a budget which identifies anticipated development and other costs for the project including potential funding sources.
6. **Timetable:** Identify key benchmarks for project development, including financing, predevelopment activities, construction start, construction end, and leasing or sales. Describe the timeline for using the TIM Fee offsets should they be granted and how the timeline may or may not match up to the issuance of building permits for a project already approved but not built.
7. **Developer Team Description:** Provide the business name, the primary contact person, street address, telephone number, fax number, and email address for each Developer team member consisting of at least the Developer, Architect, Property Manager and Social Service Provider, if applicable. Please also include the name and number for the Developer's project manager. (see Section 4)

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SECTION 4 – PROJECT PARTNERS AND PROJECT TEAM

PROJECT PARTNERS

If the program will involve other entities (financial institutions, social service providers, etc.), please list them and provide a brief description of their roles in the program. Use additional sheets if necessary.

Name: N/A
Role _____

Contact Person: _____

Address: _____

E-Mail Address: _____

Phone: (____) ____ - _____ FAX: (____) ____ - _____

Name: _____

Role _____

Contact Person: _____

Address: _____

E-Mail Address: _____

Phone: (____) ____ - _____ FAX: (____) ____ - _____

Name: _____

Role _____

Contact Person: _____

Address: _____

E-Mail Address: _____

Phone: (____) ____ - _____ FAX: (____) ____ - _____

SECTION 4 – PROJECT PARTNERS AND PROJECT TEAM

Complete the following information for each proposed development. If this project is a co-venture please list the co-partner and/or the owner organization:

- 1a. Co-Partner** N/A
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____
- 1b. Owner:** Gordon + Stacie Derencin
Contact: _____
Address: 2927 Stagecoach Rd, Placerville CA 95667
E-Mail Address: _____
Phone: (530) 295-3447 FAX: (____) ____ - _____
- 2. Attorney:** N/A
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____
- 3. Contractor:** Jack Hartman Construction
Contact: _____
Address: Pollock Pines, CALIF
E-Mail Address: _____
Phone: (530) 957-9401 FAX: (____) ____ - _____
- 4. Architect:** JKA Architects
Contact: John Kristedja
Address: 6288 Butterfield Wy Placerville CA 95667
E-Mail Address: John@jka-architects.com
Phone: (916) 933-7033 FAX: (916) 933-7650
- 5. Management Agent:** N/A
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____
- 6. Supportive Service Provider** N/A
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

Attach this information for other key entities involved in the project.

*Indicate by asterisk any identity of interest among the development team members.

Moderate-Income Households: A moderate-income household is one with all income that, at the time of eligibility, does not exceed one hundred twenty (120) percent of the median monthly income for El Dorado County, as defined by the U.S. Department of Housing and Urban Development.

Qualifying Household: Qualifying incomes are based upon the total incomes of all household members.

Household Size: Means the total number of people living in a single legal dwelling unit whether owner-occupied or rented.

Affordable Rental Housing: Rental dwellings for which the total monthly expense (rent plus the standard El Dorado County Housing Authority utility allowance) does not exceed thirty (30) percent of the maximum monthly income limit for very low- and low- income households in El Dorado County.

Affordable Ownership Housing: Affordable homeownership housing serves both families and individuals with annual incomes at or below one hundred twenty (120) percent of area median income and is housing where the total housing expense (Principal, Interest, Taxes, and Insurance (PITI)) of a household total monthly income, plus other expenses such as homeowner association fees does not exceed thirty-five (35) percent. Affordable homeownership housing must be deed restricted.

Affordable Sales Price: Affordable sales price is the price at which very low- low- or moderate-income households, as defined above, can qualify for the purchase of for-sale units within thirty-five (35) percent of the gross annual household income of the given income group. For purposes of calculation, housing expenses include PITI and other related assessments.

Deed Restricted: Deed Restricted Affordable Units are single-family units and/or multi-family rental units that are income-restricted for purchase or rent by very low-, low-, or moderate-income households for a term of at least twenty (20) years through an Affordable Housing Agreement and that are located within a project that sets aside at least twenty (20) percent of its units for purchase or rent. Deed Restricted for-sale units are further secured through a Buyer's Occupancy and Resale Restriction Agreement.

SECTION 5 – PROJECT SITE

PART D – FINANCING PLAN

Include a budget which identifies anticipated development and other costs for the project.

For homeownership projects:

- The Development Pro Forma, which identifies the total development cost and the sources and uses of funds.
- The Home Sale Analysis Pro Forma to provide the estimated purchase price of the housing units to be developed and to describe the income group for which the properties are affordable.
- Attach Developer Agreement of sustained affordability with housing authority.

For rental projects:

- The Development Pro Forma, which identifies the total development cost and the sources and uses of funds.
- Describe the income groups for which the units are affordable.
- Provide proposed rents for each unit size.
- Provide supporting evidence of all funding commitments received, and a list of pending applications with dates of submission and expected awards.
- Provide proposed rent limitation agreement with housing authority.

For second dwelling units on owner occupied property:

- Describe financing available which identifies the total development cost and the sources and uses of funds.
- Describe the income group for which the unit is affordable (2008 HUD Income Limits Table on Page 2).

PART E – ANNUAL DEADLINES AND SUBMISSION DATES

*Pre-submission meeting at the Development Services Department is required	**June 15 & December 15
Questions and requests for additional information accepted	**June 15 - 30 & December 15 - 30
Application Submission	**July 1 - 15 & January 1 - 15
Notification to developer team who failed to meet submission requirements	January 16 - February 28 & July 16 – August 28
Advisory Group meetings to recommend projects	January 20 – February 28 & July 30 - August 28
Board of Supervisors awards funding	Not later than March 31 st & September 30 th

* A pre-submission meeting will be held to ensure that all potential applicants understand the process for submitting petitions. Attendance is strongly encouraged.

**** Deadline is at 5 p.m. of the final date. Deadlines that occur on weekends and holidays will be extended to the next business day.**

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SECTION 5 – PROJECT SITE

PART A – GENERAL SITE INFORMATION

Has a site been determined for this project? Yes No

PART B – SITE CONTROL

1. Does Applicant have site control? Yes No
If yes, form of control: Deed Contract Option to Purchase
Date acquired: 11 / 1 / 2006
Expiration Date of Contract: / /
Expiration Date of Option: / /
(Include copy of Statement of Intent from current site owner)

If no, describe the plan for attaining site control:

Total Cost of Land: \$ _____ Site area size: _____ acres or sq. ft.

Seller's Name: NIA
Address: _____
City: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

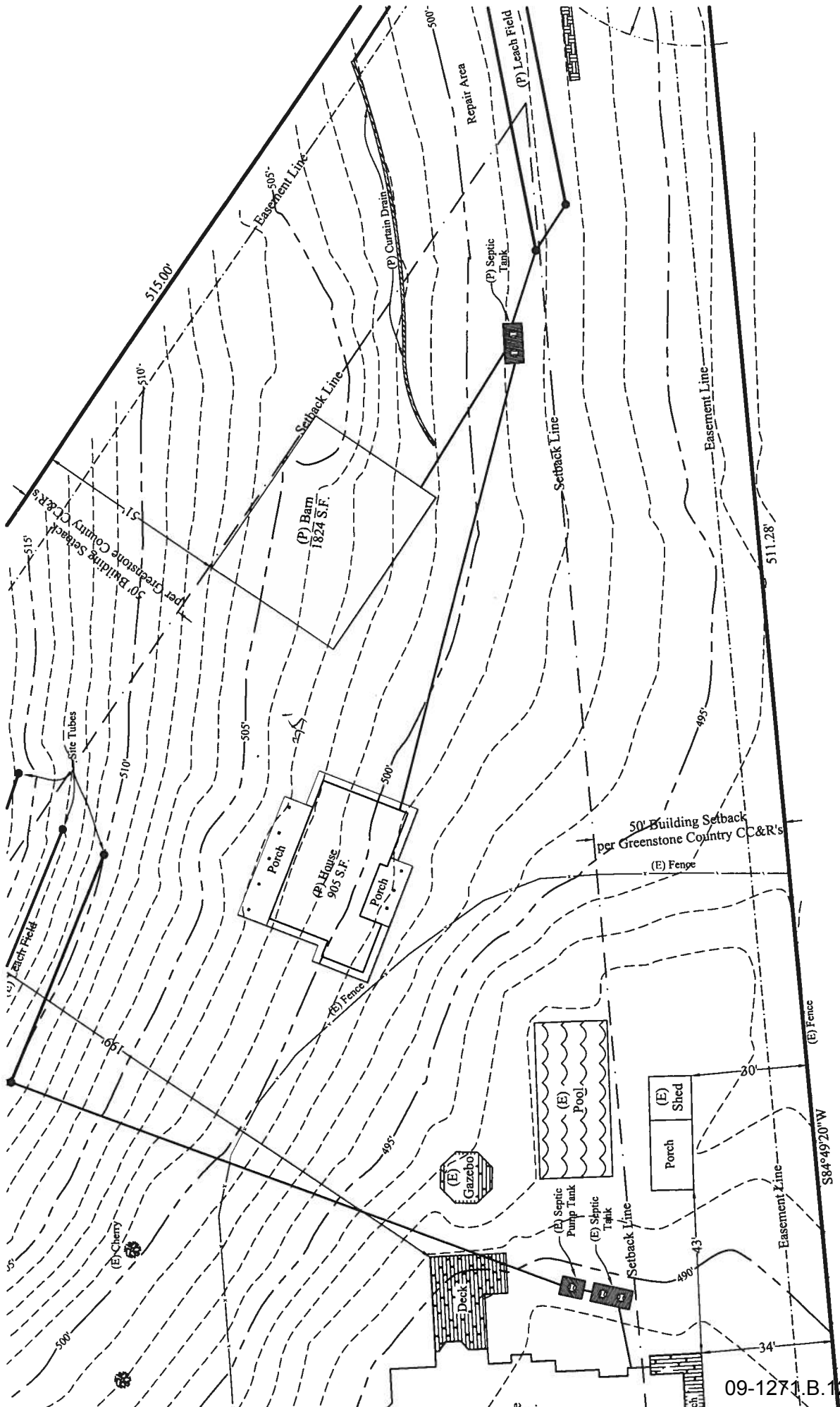
2. Is the seller related to the Developer? Yes No

PART C – ZONING AND UTILITIES

1. Is the site properly zoned for your development? Yes No
If no, is site currently in process of rezoning? Yes No
When is the zoning issue expected to be resolved? / /
Explain:

2. Are utilities presently available to the site? Yes No
If no, which utilities need to be brought to the site:
 Electric Water Phone Gas Sewer Other: _____

Attach evidence of site control, evidence of proper zoning, sketch plan of site, schematic drawing if new construction, and picture of building if rehabilitation.



July 15, 20009

County of El Dorado
Planning Services
2850 Fair Lane Court, Bldg C
Placerville CA 95667

RE: Request for TIM Fee Offset

To Whom It May Concern:

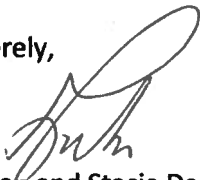
We hereby request consideration for a reduction of TIM Fees to build a granny flat at 2927 Stagecoach Rd, Placerville 95667 as living quarters for John and Joan Derencin, my husband's parents.

We moved to Northern California Fall of 2006 due to my job relocation. Faced with the dilemma of growing older without the benefit of having immediate family nearby, John and Joan decided to sell their home in Bellflower CA to be closer to us. Their house finally sold in August 2008 after being listed for more than a year. The real estate market declined considerably during that time and they lost more than \$100,000, not only in market value of their home, but in what represented their retirement savings and cash flow source to be used another home. While they expected to use the majority of what remains to fund building their granny flat, they were truly alarmed to learn how expensive the permit fees were going to be.

John is a retired self-employed individual, and Joan is retired with no pension income. They have a combined fixed income of less than \$2,000 per month from Social Security placing them into the very low income category. And as seniors, they face the ongoing challenge of paying for medical and prescription costs for the treatment of diabetes.

While we are truly blessed to have them here, the stress and uncertainty of having to pay fees no one expected to be quite so expensive, weighs heavily upon them. We appreciate your consideration and look forward to receiving your response.

Sincerely,



Gordon and Stacie Derencin



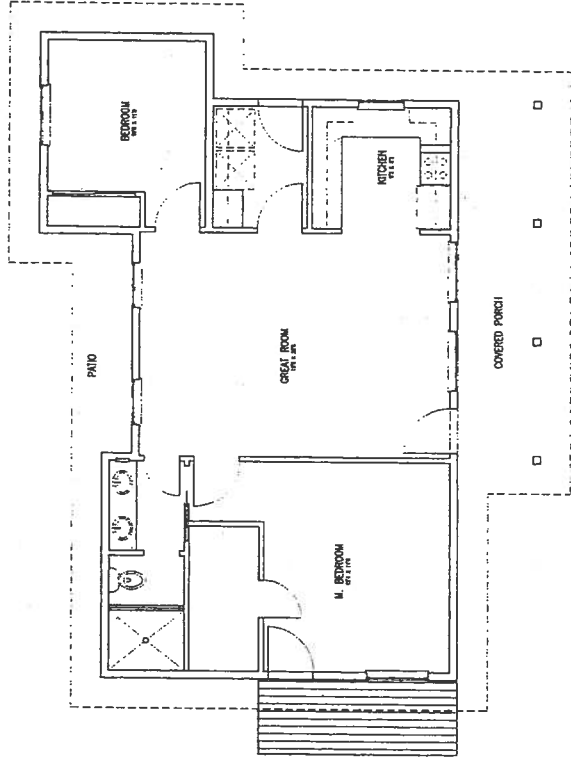
CONSULTANT

NO	DATE BY	DESCRIPTION

REVISIONS	
NO	DESCRIPTION

DRAWN:	CHECKED:
DATE: NOV. 07	SCALE:
PROJECT NUMBER: 09119	

FLOOR PLAN



FLOOR PLAN OPTION 2
905 S.F.

SCHEMATIC FLOOR PLAN OPTIONS

C. L. RAFFETY, C.P.A.
Treasurer & Tax Collector

360 Fair Lane
Placerville, CA 95667-9002

Placerville
(530) 621-5800 or (916) 358-3555 ext. 5800
South Lake Tahoe
(530) 573-7955 ext. 5800

0023800 01 AV 0.324 **AUTO T9 0 1060 95667-770527



317-290-55-100
DERENCIN GORDON R
DERENCIN STACIE M
2927 STAGECOACH RD
PLACERVILLE CA 95667-7705

CURRENT
OWNER(S)

EL DORADO COUNTY 2008-2009 SECURED PROPERTY TAX STATEMENT

For Fiscal Year Beginning July 1, 2008 and Ending June 30, 2009

SITUS

2927 STAGECOACH RD

PROPERTY DESCRIPTION

L 117 GREENSTONE COU

IMPROVEMENTS

LAND

260,000

FULL CASH VALUE

PERSONAL PROPERTY

492,500

Owner of Record on January 1, 2008

DERENCIN GORDON R

DERENCIN STACIE M

DEFAULT #

NUMBERS IN THIS SECTION INDICATE PRIOR YEAR(S) ← DELINQUENT TAXES

RETAIN THIS PORTION FOR YOUR RECORDS

BILL #	PARCEL #	TAX RATE AREA	CORTAC #	FIRST INSTALLMENT	SECOND INSTALLMENT	TOTAL TAX DUE
088553	317-290-55-100	078-065		3,926.13	3,926.13	7,852.26
GROSS VALUE		LESS EXEMPTION	NET VALUE	GENERAL TAX RATE		DIRECT CHARGES
752,500		7,000	745,500	1.0282	7,665.22	187.04
QUESTIONS CONCERNING VALUE:				EXEMPTION 1	EXEMPTION 2	DESCRIPTION 2
*Call Assessor (530) 621-5719				7,000	HOMEOWNERS	

AGENCY	RATE	PHONE #	S AMOUNT
PROP 13: GENERAL TAX LEVY	1.0000 (530)	621-5470	7,455.01
EDUHS BOND-ELECTION 1997	.0050 (530)	621-5470	37.27
EDUHS BOND-ELECTION 2008	.0158 (530)	621-5470	117.78
LOS RIOS COLLEG BOND-2002	.0074 (916)	874-6277	55.16
TOTAL GENERAL TAX			7,665.22
207 EID G/O LAND ONLY	(530)	622-4513	27.04
552 CSA#10 SOLID WASTE	(530)	621-5300	17.00
553 CSA#10 LIQUID WASTE	(530)	621-5300	15.00
622 CSA10 HSE HAZARD WASTE	(530)	621-5300	3.00
685 CSA7 AMBULANCE W SLOPE	(530)	621-6505	25.00
694 GREENSTONE COUNTRY CSD	(530)	622-6120	100.00
TOTAL TAX AND DIRECT CHARGES			7,852.26