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JAN 1, 2010

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

EDC HUMAN SERVICES
HOUSING PROGRAMS

SECTION 1 - APPLICATION SUMMARY

Project Name: TEIE Second Dwelling Unit (Granny Flat)

Project Location: off Coon Hollow and Jawbone Rd, Placerville

TIM Fee Zone: 3

Project Address: 2480 Prairie View Lane, Placerville

Parcel Number: 051-230-35

Developer Name: Bruce Teie owner/builder

Developer Address: 4120 Jawbone Rd Placerville

Contact Name: Bruce or Cathy Teie

Phone: (530) 622-4976 Fax: () - -

Email Address: Cathy@CIC-INC.com

Anticipated date of project completion: summer 2010

TOTAL PROJECT COST \$ 100,000 Cost per Unit: \$ 83./sq. foot

TOTAL NUMBER OF UNITS 1 Total Affordable Units 1

TIM FEE OFFSET REQUEST \$ 100% Per Unit Offset \$ 27,180

TARGET INCOME GROUP(S): Very low income

AFFORDABILITY LEVEL: 20 years 15 years 10 years

Income Category - Target Income Groups		Number of Persons in Household					
2009 County Income Limits*		1	2	3	4	5	6
Extremely Low	<30% MFI	\$15,300	\$17,500	\$19,650	\$21,850	\$23,600	\$25,350
Very Low Income	<50% MFI	\$25,500	\$29,100	\$32,750	\$36,400	\$39,300	\$42,200
Low Income	<80% MFI	\$40,800	\$46,600	\$52,450	\$58,250	\$62,900	\$67,550
Moderate Income	<120% MFI	\$61,150	\$69,900	\$78,600	\$87,350	\$94,350	\$101,350
Median Income		\$50,950	\$58,250	\$65,500	\$72,800	\$78,600	\$84,450

* HUD Income Limits effective 3/19/09

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.

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 income

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%		

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 - *Grant Deed*.
 - provide as much information as possible in Section 3, Project/Program Narrative, including potential tenant information, if available.

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: Bruce Jeffery Teie
Signature: Bruce Jeffery Teie
Name: (please type) Bruce Jeffery Teie
Title: owner
Date: 1-12-10
Phone: 530 622-4976
Fax: _____
Email Address: _____
Mailing Address: 4120 Jawbone Rd
Placerville, CA. 95667

SECTION 3 – PROJECT/PROGRAM NARRATIVE

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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Project Narrative

1-12-10

The name of the project is the Teie Second Dwelling Unit (Granny Flat), to be built by Bruce J. Teie, who is the owner of the property. It will be a single family dwelling with an approximate cost of \$100,000. The affordability of this project is possible only with the complete elimination of the TIM fee, as we are requesting.

This new construction project will be 1200 sq. feet with two bedrooms approx. 12'x12' or 140 sq. feet. This structure is for the sole purpose of providing affordable housing for Jeff and Jenn Teie, son and daughter-in-law (and her two kids on a part-time basis) their household income is below 50% of the area median.

The current zoning is RE-5 and has a single family dwelling on it, which is the residence of Bruce and Cathy Teie, owner/builder/developer. Their residence is approx. 1800 sq. feet, two bedroom, two bath on 5.8 acres and is 26 years old. The project will be financed by Bruce & Cathy Teie, with funds being withdrawn from their retirement account.

The topography of the building site is flat and ready to build on. We hope to have

(2)

funds available and start construction on April 1st with an anticipated completion date between August 1st to Sept. 1st, 2010. The TTM fee offset is the only way we will be able to afford permits and construction costs. The project will be owner/builder with help from contractor Jeff Teie (son of Bruce and Cathy Teie) whose company is South Fork Construction, (530) ~~344~~-8026. We will be subcontracting work to several other local contractors.

SECTION 4 – PROJECT PARTNERS

PROJECT PARTNERS

N/A

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: _____
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 5 – PROJECT DEVELOPMENT 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: *Indicate by asterisk any identity of interest among the development team members.

1a. Co-Partner _____

Contact: _____

Address: _____

E-Mail Address: _____

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

1b. Owner: */builder Bruce J. Teie & Cathy A. Teie* _____

Contact: _____

Address: *4120 Jewbone Rd Placerville* _____

E-Mail Address: _____

Phone: *(530) 622-4976* _____ FAX: (____) ____ - _____

2. Attorney: _____

Contact: _____

Address: _____

E-Mail Address: _____

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

3. Contractor: *Jeffery A. Teie, son* _____

Contact: _____

Address: *-* _____

E-Mail Address: _____

Phone: *(530) 344-8026* _____ FAX: (____) ____ - _____

4. Architect: *Phil Parca* _____

Contact: _____

Address: _____

E-Mail Address: _____

Phone: *(530) 626-1303* _____ FAX: (____) ____ - _____

5. Management Agent: _____

Contact: _____

Address: _____

E-Mail Address: _____

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

6. Supportive Service Provider _____

Contact: _____

Address: _____

E-Mail Address: _____

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

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

SECTION 6 – GENERAL SITE AND FINANCING INFORMATION

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

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 / / 1982
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: \$ 0 Site area size: 5.8 acres acres or sq. ft.

Seller's Name: _____
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: _____