

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

SECTION 1 – APPLICATION SUMMARY

Project Name: Hawk's Roost

Project Location: Cameron Park Estates

TIM Fee Zone: 2

Project Address: ████████ Strolling Hills Rd., Cameron Park

Parcel Number: 109151 ██████

Developer Name: _____

Developer Address: _____

Contact Name: Gayle Hawke

Phone: ████████████████████ Fax: (____) _____ - _____

Email Address: ██

Anticipated date of project completion: _____

TOTAL PROJECT COST \$ _____ Cost per Unit: \$ _____

TOTAL NUMBER OF UNITS 1 Total Affordable Units _____

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

TARGET INCOME GROUP(S): Very low

AFFORDABILITY LEVEL: **20 years** **15 years** **10 years**

2011 State HCD Income Limits for El Dorado County						
Income Category	Number of Persons in Household					
	1	2	3	4	5	6
HCD MFI 2011 for El Dorado County						
Extremely Low (<30% MFI)	\$15,800	\$18,050	\$20,300	\$22,550	\$24,400	\$26,200
Very Low Income (<50% MFI)	\$26,300	\$30,050	\$33,800	\$37,550	\$40,600	\$43,600
Low Income (<80% MFI)	\$42,100	\$48,100	\$54,100	\$60,100	\$64,950	\$69,750
Median Income (100% MFI)	\$52,550	\$60,100	\$67,600	\$75,100	\$81,100	\$87,100
Moderate Income (80%-120% MFI)	\$63,050	\$72,100	\$81,100	\$90,100	\$97,300	\$104,500

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

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
 - 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: Karie Lynn Russo & Ryan M. Russo
Signature: Karie Lynn Russo & Ryan M. Russo
Name: (please type) KARIE LYNN RUSSO, RYAN M. RUSSO
Title: owners
Date: 12/29/11
Phone: [REDACTED]
Fax: n/a
Email Address: [REDACTED]
Mailing Address: [REDACTED]
Cameron Park CA 95692

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)

Section 3 – Project/Program Narrative

Project Summary:

Project name: Hawk's Roost

██████████ Strolling Hills Rd.
Cameron Park, CA
See enclosed map for location of project on property
One secondary dwelling
Requested 100% of Tim Offset, Very low income, 1 person

Project Description:

Type of housing: second unit

Unit size: 1,200 sq. feet

Single occupancy ██████████ Household income below 50% of the area median

Address: ██████████ Strolling Hills Rd., Cameron Park, CA 95682

Current Owners: Karie and Ryan Russo

Assessor's Plat map 109-15, reference: ██████████

Subdivision map C-037, tract number ██████████ tract name:

Cameron Park Unit ██████████

Tax Rate Area: 054-068 (see attachments)

Cameron Park Estates, zoned for second dwelling

Description of second dwelling: 1,200 sq. feet, 2 bedrooms, 1 bathroom, family room, dining room, kitchen, laundry room, attached garage, covered porch. Floor plans have not been completed.

Location Map of parcel: see Assessor's Map Bk. 109 attachment

Financial Plan: cost of building will be financed by sale of ██████████ residence. See flyer. Requesting 100% - 20yr. Tim Offset

Timetable: upon immediate sale of Woodland residence application for permits and grading the property will commence and construction will start. Unable to start process until the residence is sold.

Developer Team: contractor and architect will be selected by February 2012.

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 Gayle Hawke
Contact: Gayle Hawke
Address: [REDACTED] W. El Dorado Dr., Woodland, CA 95695
E-Mail Address: [REDACTED]
Phone: [REDACTED] FAX: () - NA

1b. Owner: Karie and Ryan Russo
Contact: Karie and Ryan Russo
Address: [REDACTED] Strolling Hills Rd
E-Mail Address: [REDACTED]
Phone: [REDACTED] FAX: () - _____

2. Attorney:
Contact: _____
Address: _____
E-Mail Address: _____
Phone: () - _____ FAX: () - _____

3. Contractor:
Contact: _____
Address: _____
E-Mail Address: _____
Phone: () - _____ FAX: () - _____

4. Architect:
Contact: _____
Address: _____
E-Mail Address: _____
Phone: () - _____ 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

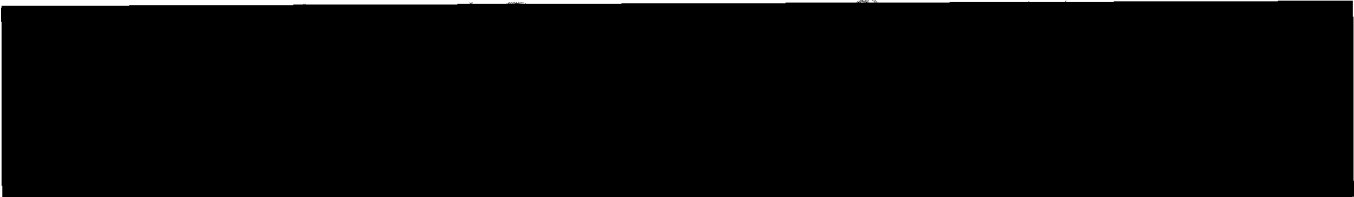
PART B – SITE CONTROL

1. Does Applicant have site control? Yes No

If yes, form of control: Deed Contract Option to Purchase
Date acquired: 6/6/11
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: 5.052 acres or sq. ft.



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: _____
available-needs to be hooked up to site
↑ need to add
↑ need to add-septic tank and field leach

<p><i>El Dorado County</i> <i>Planning Services</i></p>	<p>Use the Back button to return to the previous page Use the Print button to print this page</p>
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Assessor's Parcel Number: 109-151-[REDACTED]

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	LEGAL DESCRIPTION	ACREAGE
Active	County	54 - 68	L 91	5.05

ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RE-5			

2004 LAND USE INFORMATION (See Note #1 below):

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL RESOURCES	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	SPECIAL DISTRICTS	ADOPTED PLAN NAME
LDR										

AIRPORT SAFETY ZONE(S):

SAFETY ZONE	AIRPORT NAME
0	Not Applicable

DISTRICTS:

FIRE	SCHOOL	WATER
EL DORADO COUNTY FPD	BUCKEYE UNION	EL DORADO IRRIGATION DIST

FLOOD ZONE INFORMATION (See Note #2 below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY	NOTES
06017C0750E	09/26/2008	X			

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	CENSUS TRACT	TRAFFIC ANALYSIS ZONE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
2 RAY NUTTING	308.04	336	2	No

REMARKS:

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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 (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. Location may vary. 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.**

Part D – Financing Plan

Second dwelling unit:

Financing will be funded from the sale of property located at [REDACTED] W. El Dorado Dr., Woodland, CA. *Currently on market, see flyer.*

Income group of occupant, [REDACTED] very low income based on the HUD Income Limits Table.

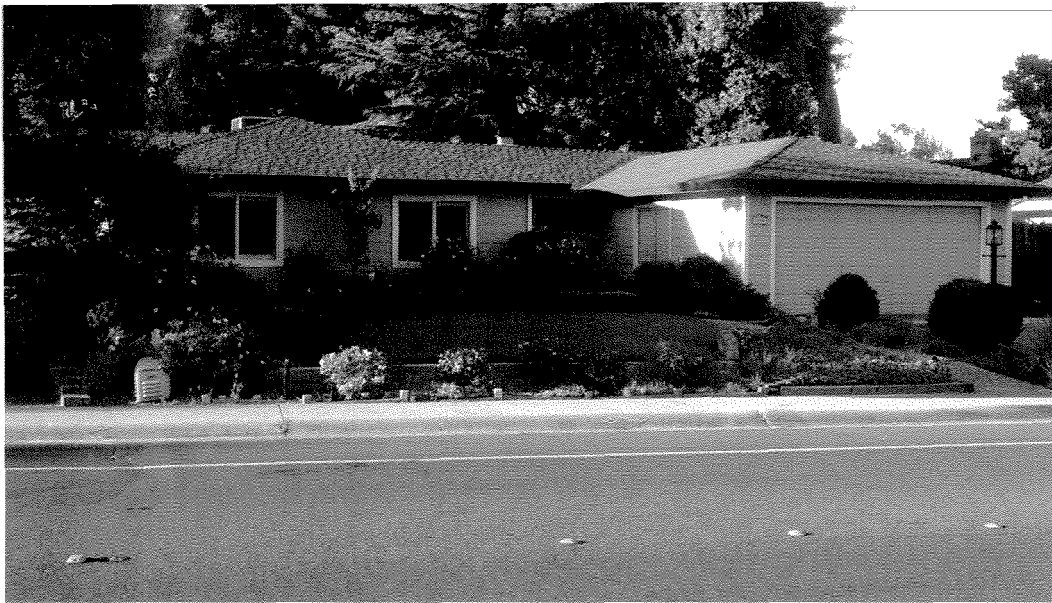
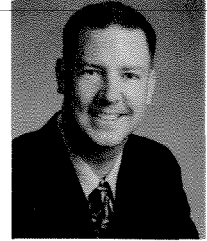


PHOTO GALLERY



CONTACT INFO

Mike Marshall
916-275-8775
mike@marshallre.com

PROPERTY INFO

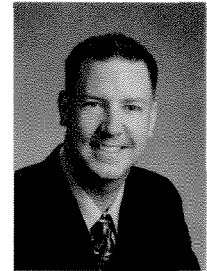
Price: \$375,000
Style: Single Story
Bedrooms: 3
Bathrooms: 2
Built in: 1974
Living area: 1603 SF

Beautifully landscaped yards!!



Beautiful home in South Woodland!!

Beautiful 3 bedroom 2 bath property in South Woodland with a Park like backyard!! Your new yard comes with your own separate garden! Home has been immaculately maintained and it shows!! Perfect home for the family that wants to plant roots in South Woodland!! Come see this beauty today!



CONTACT INFO

Mike Marshall
916-275-8775
mike@marshalllending.com

PROPERTY LOCATION



Woodland, CA 95695



FINANCING

FHA Loan
3.5% Down Payment

VA Loan
100%

Conventional
3% Down



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification

Approximate costs for the project:

Costs of permits: approx. \$32,261.30 not including

Septic \$675

Water \$8,269

Grading permit \$435

Grading cost - unknown

Construction for septic \$2,00 – 7,000.

Approx. \$150 per sq. foot for house construction

Driveway cost unknown

Hook up electricity – cost unknown

Hook up water – cost unknown (plumber's fee)

Fireplace – cost unknown

Propane installation – cost unknown