

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

TIM Fee Offset Application

The County will accept applications for developments with five (5) or more units in January and July of each year.

Application forms require, at minimum, the following information:

- Project Summary and Description
- TIM Fee Offset Request
- Target Income Group
- Developer Information
- Location Map and Floor Plans
- Site Information, Zoning, Utilities
- Financing Plan
- Timetable

Please review all sections of this application along with the TIM Fee Offset Procedures Manual before prior to completing the forms.

Return Application packets, one original and five copies, to Community Development Services, Long Range Planning: Attn: CJ Freeland, 2850 Fair Lane Court, Bldg. C, Placerville, CA 95667 prior to deadline. For questions, please call CJ Freeland at (530) 621-5159.

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

2016

Hello C.J. Freeland,

Please find TIM Fee Offset Application and additional required documents attached.

Diamond Village Apartments is a new construction project located in Diamond Springs CA. There are total of 81 units Eighty(80) affordable housing units and one (1) unit for a manager. We are requesting a 100% TIM Fee Offset for this project.

Target Income Group:

20 Units @ 30% AMI, 22 Units @ 40% AMI, 18 Units @ 50% AMI, 20 Units @ 60% AMI

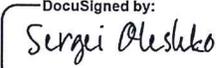
Timetable:

We have been awarded two grants so far MHP (\$7.5M) and IIG (\$855K). Also, we are submitting CDBG grant application shortly. We plan to apply for 4% tax credits in September of 2020. Assuming we get funding, we plan to start construction in the Spring of 2021.

Development Team

Federal and state funding have a lot of requirements for the development and construction teams. Pacific Southwest Community Development Corporation is the partner on this project who have all necessary experience to build affordable apartments. There will be also a financial guarantor involved who personally guarantees the project.

Thank you,

DocuSigned by:


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Sergei Oleshko, TTE

SNO Foundation

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

SECTION 1 – APPLICATION SUMMARY

Project Name: Diamond Village Apartments
 Project Address: 6035 Service Dr, Diamond Springs, CA 95619(APN: 05146159)
 Parcel Number: APN: 05146159 TIM Fee Zone _____
 Developer Name: SNO Foundation
 Developer Address: 8863 Greenback Ln Ste 324 Orangevale, CA 95662
 Contact Name: Sergei Oleshko
 Phone: (916) 949 - 8882 Fax: (____) _____ - _____
 Email Address: SergeiOleshko@gmail.com

Anticipated date of project completion: March 2022

TOTAL PROJECT COST \$ \$30M Cost per Unit: \$ \$370,370

TOTAL NUMBER OF UNITS 81 Total Affordable Units 80

TIM FEE OFFSET REQUEST \$ _____ Per Unit Offset \$ _____

TARGET INCOME GROUP(S): 20 Units @ 30% AMI, 22 Units @ 40% AMI,
18 Units @ 50% AMI, 20 Units @ 60% AMI

AFFORDABILITY LEVEL: 20 years 15 years 10 years

Income Category		2020 State Income Limits for El Dorado County					
		Number of Persons in Household					
		1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Extremely Low Income	30% AMI	\$ 18,150	\$ 20,750	\$ 23,350	\$ 26,200	\$ 30,680	\$ 35,160
Very Low Income	50% AMI	\$ 30,250	\$ 34,550	\$ 38,850	\$ 43,150	\$ 46,650	\$ 50,100
Low Income	80% AMI	\$ 48,350	\$ 55,250	\$ 62,150	\$ 69,050	\$ 74,600	\$ 80,100
Median Income	100% AMI	\$ 60,400	\$ 69,050	\$ 77,650	\$ 86,300	\$ 93,200	\$ 100,100
Moderate Income	120% AMI	\$ 72,500	\$ 82,850	\$ 93,200	\$ 103,550	\$ 111,850	\$ 120,100

Effective 4/30/20 <http://hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>.

Note: State Income Limits change annually. Visit <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>

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: 100%

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.)
 Level of Affordability in Years: _____ Percent of TIM Offset: _____
 Target Income Group: _____

Table 2 Second Units New Construction	
Length of Affordability	% of TIM Offset
Not less than 20 years	100%

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

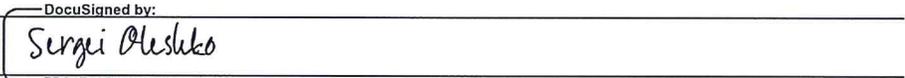
SECTION 2 – CERTIFICATION

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 Community Development Agency. 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, if any, has formally authorized the undersigned to execute the documents necessary to make this application.

Legal Name of Applicant: SNO Foundation

Signature: 
7B64F485FD834A6...

Name: *(please print)* Sergei Oleshko

Title: Director

Date: 7/28/2020

Phone: 916-949-8882

Fax:

Email Address: sergeioleshko@gmail.com

Mailing Address: 8863 Greenback Ln Ste 324
Orangevale, CA 95662

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.
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, or homeownership)
 - 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, if any, 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 in 8½ x 11" format.
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 4 – PROJECT PARTNERS

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: Westlake Consulting
Role: Consultant, Grant Writer, CDLAC Compliance
Contact Person: Chris Westlake
Address: 3075 Aspen Drive Penryn, CA 95663
E-Mail Address: chris@chriswestlake.net
Phone: (916-872-3132) -

Name: Bonneville Multifamily Capital
Role: Financing, Construction Loan, Perm Loan
Contact Person: Edgar Morales Director, RHS & FHA Programs
Address: 111 Main, Ste 1600, Salt Lake City, UT 84111
E-Mail Address: emorales@bmfcap.com
Phone: (916-879-8049) FAX: () -

Name: Kraig Clark
Role: Financing Guarantor
Contact Person: Kraig Clark
Address: 12 W Main St Ione, CA 95640
E-Mail Address: clark.kraig@gmail.com
Phone: (916-548-6552) FAX: () -

Name: Pacific Southwest Community Development Corporation
Role: Affordable Housing Development Experience, Social Services Provider
Contact Person: Robert W Laing, President/Executive Director
Address: 16935 W Bernardo Drive, STE 238 San Diego CA 92127
E-Mail Address: robertlaing@pswcdc.org
Phone: (858-675-0506) 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** SNO Foundation
 Contact: Sergei Oleshko
 Address: 8863 Greenback Ln Ste 324 Orangevale, CA 95662
 E-Mail Address: SergeOleshko@gmail.com
 Phone: (916-949-8882) _____ FAX: (_____) _____ - _____
- 1b. Owner:** SNO Foundation
 Contact: Sergei Oleshko
 Address: 8863 Greenback Ln Ste 324, Orangevale, CA 95662
 E-Mail Address: sergeioleshko@gmail.com
 Phone: (916) 949 - 8882 FAX: (_____) _____ - _____
- 2. Attorney:** Law Offices of Craig Sandberg
 Contact: Craig Sandberg
 Address: 1024 Iron Point Road, Suite 100 #1280 Folsom, CA 95630
 E-Mail Address: craig@sandberglaw.net
 Phone: (916-357-6698) _____ FAX: (_____) _____ - _____
- 3. Contractor:** T&M Development, Inc
 Contact: Natalia Oleshko
 Address: 5519 Bellingham Way Orangevale, CA 95662
 E-Mail Address: Nataliao@npo-re.com
 Phone: (916-949-8832) _____ FAX: (_____) _____ - _____
- 4. Architect:** GERALD A. BECK
 Contact: GERALD A. BECK
 Address: 5434 Edgerly Way, Carmichael, CA 95608
 E-Mail Address: jbeckarch@gmail.com
 Phone: (916-223-5152) _____ FAX: (_____) _____ - _____
- 5. Management Agent:** FPI Management
 Contact: Dennis Treadaway, President & CEO
 Address: 800 Iron Point Road Folsom, CA 95630
 E-Mail Address: dennis.treadaway@fpimgt.com
 Phone: (916 357-5300, Ext. 210) _____ FAX: (_____) _____ - _____
- 6. Supportive Service Provider** Chris Westlake
 Contact: Chris Westlake
 Address: 3075 Aspen Drive Penryn, CA 95663
 E-Mail Address: chris@chriswestlake.net
 Phone: (916-872-3132) _____ 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: 1/6/2017 . _____
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: \$ \$125K Site area size: 10.72 acres or sq. ft.

Seller's Name: Lakeside Mortgage Fund, LLC
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: _____

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.

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.

PART E – ANNUAL DEADLINES AND SUBMISSION DATES

Submission of one original plus five (5) copies of the application and all attachments must be received by the County beginning no sooner than January 1 and no later than January 15 and July 1 and no later than July 15 of each year.

Pre-submission meeting may be scheduled upon request.*	June & December
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 & September 30

* A pre-submission meeting may 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 or holidays will be extended to the next business day.**

Hello C.J. Freeland,

Please find TIM Fee Offset Application and additional required documents attached.

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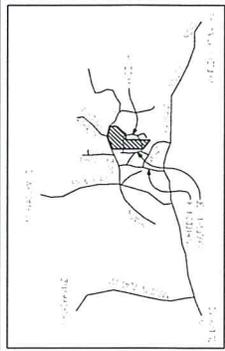
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Sergei Oleshko, TTE
SNO Foundation

DATE	DESCRIPTION



SHEET	TITLE
A0.1	CONCEPTUAL SITE PLAN
A0.2	NEIGHBORHOOD PARCEL MAP
A0.3	VICINITY MAP
A0.4	CONCEPTUAL SITE PLAN
A0.5	2-SHEED ELEVATIONS
A0.6	2-SHEED ELEVATIONS
A0.7	2-SHEED ELEVATIONS
A0.8	2-SHEED ELEVATIONS
A0.9	2-SHEED ELEVATIONS
A0.10	2-SHEED ELEVATIONS
A0.11	2-SHEED ELEVATIONS
A0.12	2-SHEED ELEVATIONS
A0.13	2-SHEED ELEVATIONS
A0.14	2-SHEED ELEVATIONS
A0.15	2-SHEED ELEVATIONS
A0.16	2-SHEED ELEVATIONS
A0.17	2-SHEED ELEVATIONS
A0.18	2-SHEED ELEVATIONS
A0.19	2-SHEED ELEVATIONS
A0.20	2-SHEED ELEVATIONS

DIAMOND VILLAGE APARTMENTS CONCEPTUAL SITE PLAN

APORTION OF THE SOUTH 1/2 OF SECTION 30, T10N, R11E, M20E,
 DIAMOND SPRINGS, EL DORADO COUNTY, CALIFORNIA
 OCTOBER, 2017 SCALE: 1" = 50'

MIN. PARKING SIZE	KEYNOTES
STANDARD 9' WIDE, 19' DEEP	1. 12" DEEP, 36" WIDE, 60" HIGH SIGN
COMPACT 9' WIDE, 16' DEEP	2. 12" DEEP, 36" WIDE, 60" HIGH SIGN
	3. 12" DEEP, 36" WIDE, 60" HIGH SIGN
	4. 12" DEEP, 36" WIDE, 60" HIGH SIGN
	5. 12" DEEP, 36" WIDE, 60" HIGH SIGN
	6. 12" DEEP, 36" WIDE, 60" HIGH SIGN
	7. 12" DEEP, 36" WIDE, 60" HIGH SIGN
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	18. 12" DEEP, 36" WIDE, 60" HIGH SIGN
	19. 12" DEEP, 36" WIDE, 60" HIGH SIGN
	20. 12" DEEP, 36" WIDE, 60" HIGH SIGN

AREA CALCULATIONS	KEYNOTES
AREA	1. 12" DEEP, 36" WIDE, 60" HIGH SIGN
CONDITIONED	2. 12" DEEP, 36" WIDE, 60" HIGH SIGN
PAVED	3. 12" DEEP, 36" WIDE, 60" HIGH SIGN
STORAGE	4. 12" DEEP, 36" WIDE, 60" HIGH SIGN
CONCRETE AREA	5. 12" DEEP, 36" WIDE, 60" HIGH SIGN
ASPHALT AREA	6. 12" DEEP, 36" WIDE, 60" HIGH SIGN
GRAVEL AREA	7. 12" DEEP, 36" WIDE, 60" HIGH SIGN
GRAVELED AREA	8. 12" DEEP, 36" WIDE, 60" HIGH SIGN
GRAVEL STORAGE	9. 12" DEEP, 36" WIDE, 60" HIGH SIGN
GRAVEL STORAGE	10. 12" DEEP, 36" WIDE, 60" HIGH SIGN
GRAVEL STORAGE	11. 12" DEEP, 36" WIDE, 60" HIGH SIGN
GRAVEL STORAGE	12. 12" DEEP, 36" WIDE, 60" HIGH SIGN
GRAVEL STORAGE	13. 12" DEEP, 36" WIDE, 60" HIGH SIGN
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GRAVEL STORAGE	20. 12" DEEP, 36" WIDE, 60" HIGH SIGN



COMMUNITY & NEIGHBORHOOD	BUILDING LEGEND
NUMBER OF BUILDINGS: 1	
NUMBER OF UNITS: 16	

PROJECT INFORMATION
OWNER / APPLICANT: SINO FOUNDATION 3900 S. STATE ST. STE 304 ORANGEVILLE, CA 92667 (951) 944-8888
DESIGNATION: MFR - MEDIUM DENSITY RESIDENTIAL MFR - MULTI-FAMILY RESIDENTIAL
PLANNING & ENGINEERING: SERRA CONSULTING ENGINEERS 471 SUTTON WAY, SUITE 210 GRASS VALLEY, CA 95945
FIRE PROTECTION: EL DORADO COUNTY FIRE DISTRICT
WATER: EL DORADO IRRIGATION DISTRICT
ELECTRICAL & GAS UTILITIES: PACIFIC GAS & ELECTRIC AT&T
ARCHITECT: MORIELLE PATRISHO, P.E. CALIFORNIA ARCHITECT CALIC 111883 916-225-2152
ASSESSOR'S PARCEL: 021811709
LAND AREA: 3.77 ACRES
ZONING: RM
SEWERAGE DISPOSAL: EL DORADO IRRIGATION DISTRICT
SCHOOL DISTRICT: EL DORADO UNION
TOTAL APARTMENT BUILDINGS: 11
TOTAL APARTMENT UNITS: 81



DIAMOND VILLAGE APARTMENTS

VICINITY MAP

A PORTION OF THE SOUTH 1/2 OF SECTION 10 AND THE NORTH 1/2 OF SECTION 20, T10N, R11E, M20M,
 DIAMOND SPRINGS, EL DORADO COUNTY, CALIFORNIA
 OCTOBER, 2017 SCALE: 1" = 100'

DATE	BY	REVISION