



County of El Dorado

Chief Administrative Office

Housing, Community and Economic Development Programs
330 Fair Lane
Placerville, CA 95667-4197

Terri Daly
Chief Administrative Officer

Phone (530) 621-5159
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October 7, 2014

Gerald Caditz, Officer
Courtside Manor Inc.
419 Main Street, #200
Placerville, CA 95667

Dear Mr. Caditz:

I am pleased to inform you that your request for a TIM Fee Offset for a 12-unit multi-family development to be located at 680 Black Rice, parcel number 051-461-37-100 in Diamond Springs in the amount of up to \$279,600 was approved by the El Dorado County Board of Supervisors at their meeting on October 7, 2014.

The recommendation approved by the Board is for a TIM Fee Offset in the amount of up to \$279,600 which represents 100% of the TIM Fee amount for your zone effective April 13, 2012, contingent upon deed restrictions for a total of 12 units, executing a TIM Fee Offset Agreement, including Recapture Agreement, Rent Limitation Agreement and a Residential Anti-Displacement Agreement, to restrict 12 rental units for twenty (20) years for low-income tenants (earning less than 80% of Median Family Income). These documents must be executed and recorded prior to receiving a "final" building permit.

You will need to take a copy of this letter with you to the Building Department for your building permit application to ensure the TIM Fee Offset will be awarded to your project. You should keep the original letter in your possession. Please call our office at (530) 621-5159 when you apply for your building permit and we will prepare the required TIM Fee Offset documents for your signature. Construction must be completed within two years from the award date. If there is any delay please contact our office to discuss an extension. Failure to complete any action may result in forfeiture of the offset and the TIM Fee to be paid in full.

Thank you for your support and efforts in our county to encourage decent, safe, affordable housing for people of all income categories. If you have any questions or concerns regarding this request, please don't hesitate to contact me at (530) 621-5159 or by email at cynthia.freeland@edcgov.us.

Sincerely,

C.J. Freeland, Department Analyst
Housing, Community and Economic Development Programs