

TIM Fee Offset Application

Jack Jordan
(530) 620-6033

Attachments:

Copy of current tax statement
Site plan
Floor plan of apartment
Photos of apartment

Exclusions:

Section 3 - Project/Program Narrative

- 1. Pre-Application Review (Not required)**
- 7. Developer Team Description (No team)**

Section 4 - Project Partners (No partners)

Section 5 - Project Development team (No team)

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

SECTION 1 – APPLICATION SUMMARY

Project Name: **Secondary Dwelling (Granny Flat)**

Project Location: **8226 Stoney Creek Road, Somerset, CA 95684**

TIM Fee Zone: **7**

Project Address: **8226 Stoney Creek Road, Somerset, CA 95684**

Parcel Number: **094-010-21-100**

Developer Name: **Jack Jordan**

Developer Address: **PO Box 190, Somerset, CA 95684**

Contact Name: **Jack Jordan**

Phone: **(530) 620-6033** Fax: **(530) 620-0252**

Email Address: **jjordan@lanset.com**

Anticipated date of project completion: **January 2010**

TOTAL PROJECT COST **\$61,000** Cost per Unit: **\$61,000**

TOTAL NUMBER OF UNITS **One** Total Affordable Units: **One**

TIM FEE OFFSET REQUEST **\$11,140** Per Unit Offset **\$11,140**

TARGET INCOME GROUP(S): **Very Low Income**

AFFORDABILITY LEVEL: **X** 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	<u>\$21,850</u>	\$23,600	\$25,350
Very Low Income	<50% MFI	\$25,500	\$29,100	\$32,750	<u>\$36,400</u>	\$39,300	\$42,200
Low Income	<80% MFI	\$40,800	\$46,600	\$52,450	<u>\$58,250</u>	\$62,900	\$67,550
Moderate Income	<120% MFI	\$61,150	\$69,900	\$78,600	<u>\$87,350</u>	\$94,350	\$101,350
Median Income		\$50,950	\$58,250	\$65,500	<u>\$72,800</u>	\$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: Copy of current tax statement**
 - **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: Jack Jordan

Signature:  _____

Name: *(please type)* Jack Jordan

Title: Owner

Date: July 6, 2009

Phone: (530) 620-6033

Fax: (530) 620-0252

Email Address: jjordan@lanset.com

Mailing Address: PO Box 190

Somerset, CA 95684

SECTION 3 – PROJECT/PROGRAM NARRATIVE

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.

The dwelling unit is a 576 square foot apartment above a garage that was constructed with a permit as unfinished space with electrical and rough plumbing, and gradually converted into a one-bedroom apartment without finish permits. The total project cost (including the actual conversion construction) is approximately \$60,000. However, since it has already been converted, the remaining costs are just the permit fees, school impact fee and the TIM fee. The permit and school fees amount to about \$3,400. This request is for 100% offset of the TIM fees of \$11,140.

3. Project Description: Describe the type of project and scope of activity being proposed, indicating:

- Type of housing project: **2nd dwelling on owner occupied property (granny flat)**
- Unit size and number of units in each bedroom size: **1 unit 576 SF w/1 BR and 1 BA**
- 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**
- 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. **No special services**
- Street address and zip code of each property in the project. **8226 Stoney Creek Road, Somerset, CA 95684**
- Current ownership of each property. **Jack and Dianna Jordan**
- Current zoning, use and occupancy status on the site. **RE5**
- Site control, including documentation of options to lease or buy. **None**
- 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. **One bedroom apartment over a garage**

4. Location Map of parcel(s): Site plan and location of the project. **Attached**

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.

Permit fees: \$1500

School fees: \$1900

TIM fees: \$11,140

Financing: Existing home equity line

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. **Upon approval of TIM offset, submission of permit applications for conversion – January 2010.**

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** Date acquired: 7/15/1978
 Contract Expiration Date of Contract: ___ / ___ / ___
 Option to Purchase
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: _____
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 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).**

The total project cost (including the actual conversion construction) is approximately \$60,000. However, since it has already been converted, the remaining costs are just the permit fees, school impact fee and the TIM fee. The permit and school fees amount to about \$3,400. This will be financed through an existing home equity line of credit.

The unit will be targeted for very low income individuals. This would include retired individuals with limited retirement income.

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

EL DORADO COUNTY 2008-2009 SECURED PROPERTY TAX STATEMENT

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

360 Fair Lane
 Placerville, CA 95667-8002
 Placerville
 (530) 621-5800 or (916) 358-3555 ext. 5800
 South Lake Tahoe
 (530) 573-7955 ext. 5800
 0033010 01 AV 0.324 **AUTO T6 0 1060 95684-019090

SITUS
8226 STONEY CREEK RD
PROPERTY DESCRIPTION
6.660 PM 16/76/1

LAND	IMPROVEMENTS
24,118	146,765
PERSONAL PROPERTY	

FULL CASH VALUE



094-010-21-100
 JORDAN JACK N & DIANNA
 P O BOX 190
 SOMERSET CA 95684-0190

Owner of Record on January 1, 2008
JORDAN JACK N & DIANNA

PRINTER(S)

RETAIN THIS PORTION FOR YOUR RECORDS

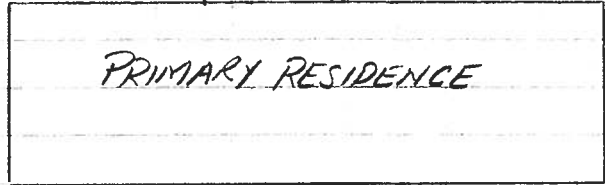
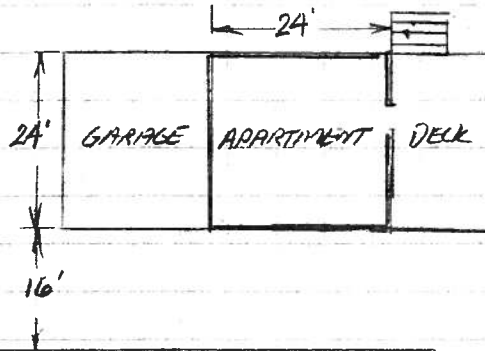
DEFAULT #	NUMBERS IN THIS SECTION INDICATE PRIOR YEAR(S) DELINQUENT TAXES
------------------	---

BILL #	PARCEL #	TAX RATE AREA	CORTAC #	FIRST INSTALLMENT	+	SECOND INSTALLMENT	=	TOTAL TAX DUE
061061	094-010-21-100	093-005		872.52		872.52		1,745.04
GROSS VALUE	LESS EXEMPTION	=	NET VALUE	GENERAL TAX RATE	=	GENERAL TAX	+	DIRECT CHARGES
170,883	7,000	=	163,883	1.0282	=	1,685.04	+	60.00
QUESTIONS CONCERNING VALUE*	EXEMPTION 1	DESCRIPTION 1	EXEMPTION 2	DESCRIPTION 2				
*Call Assessor (530) 621-5719	7,000	HOMEOWNERS						

DISTRIBUTION			
AGENCY	RATE	PHONE #	\$ AMOUNT
PROP 13: GENERAL TAX LEVY	1.0000	(530) 621-5470	1,638.84
UHHS BOND-ELECTION 1997	.0050	(530) 621-5470	8.19
UHHS BOND-ELECTION 2008	.0158	(530) 621-5470	25.89
HS RIOS COLLEG BOND-2002	.0074	(916) 874-6277	12.12
TOTAL GENERAL TAX			1,685.04
52 CSA#10 SOLID WASTE		(530) 621-5300	17.00
53 CSA#10 LIQUID WASTE		(530) 621-5300	15.00
52 CSA10 HSE HAZARD WASTE		(530) 621-5300	3.00
55 CSA7 AMBULANCE W SLOPE		(530) 621-6505	25.00
TOTAL TAX AND DIRECT CHARGES			1,745.04

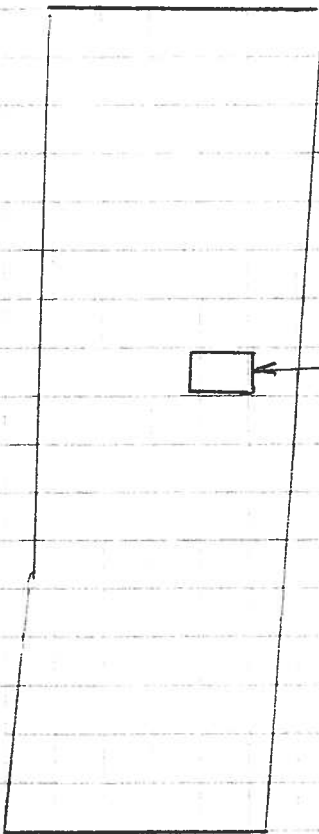
DISTRIBUTION			
AGENCY	RATE	PHONE #	\$ AMOUNT
<p><i>per 2nd installment</i> <i>4/7/09 # 2543</i></p>			

SITE PLAN



SCALE: 1mm = 1 FOOT

PARCEL
MAP



LOCATION OF SITE

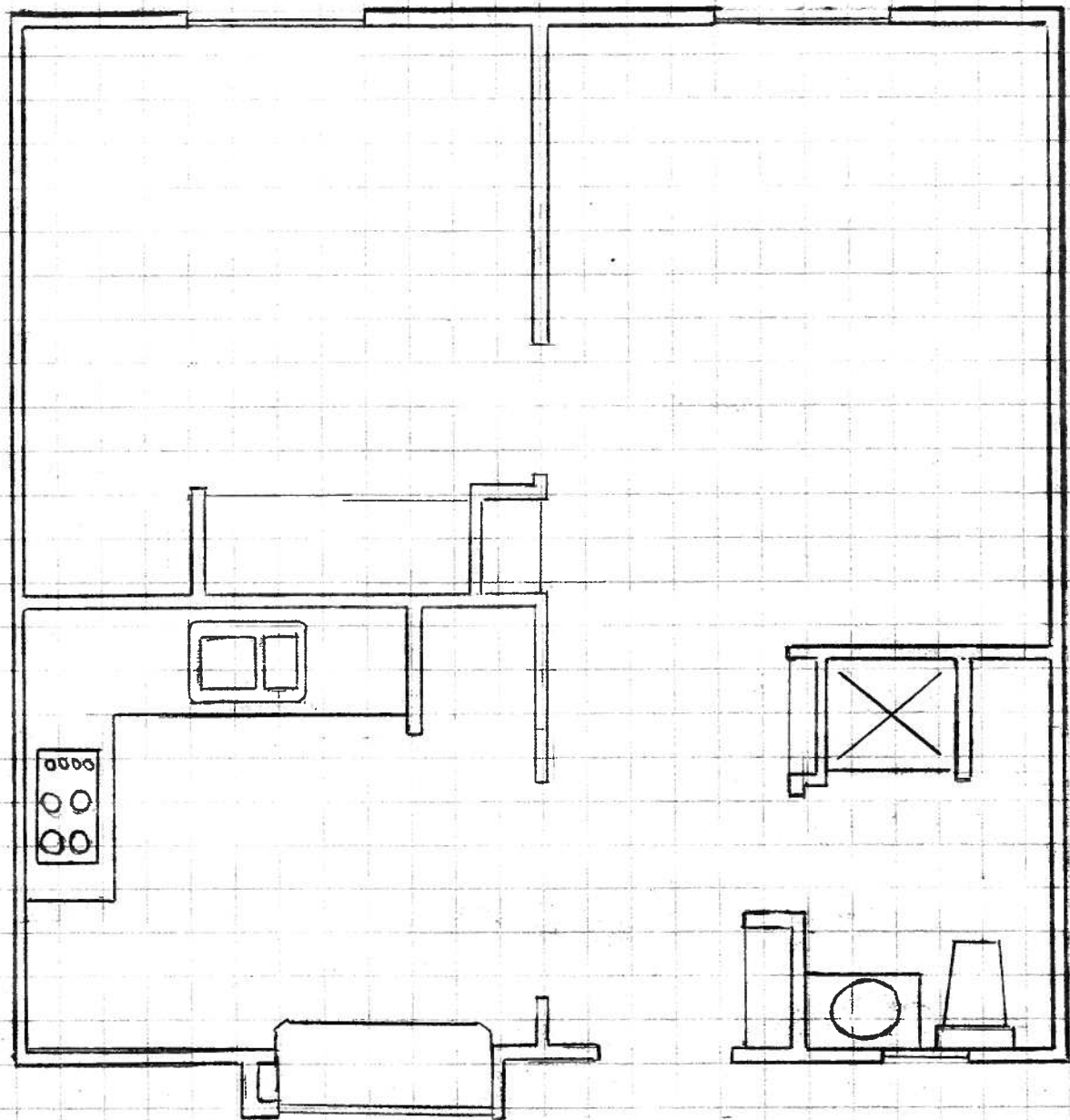
JACK JORDAN
8226 STONEY CREEK RD
SOMERSET, CA 95684

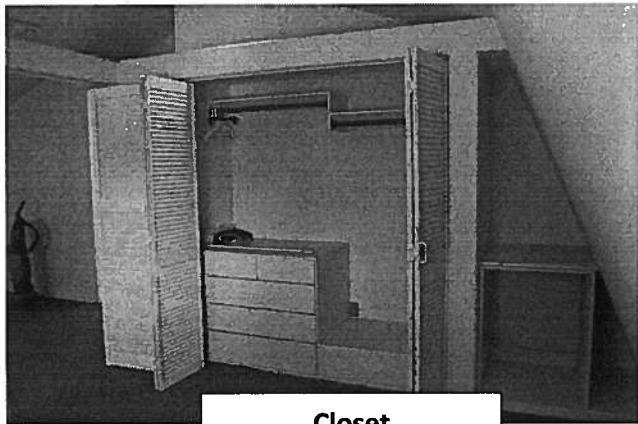
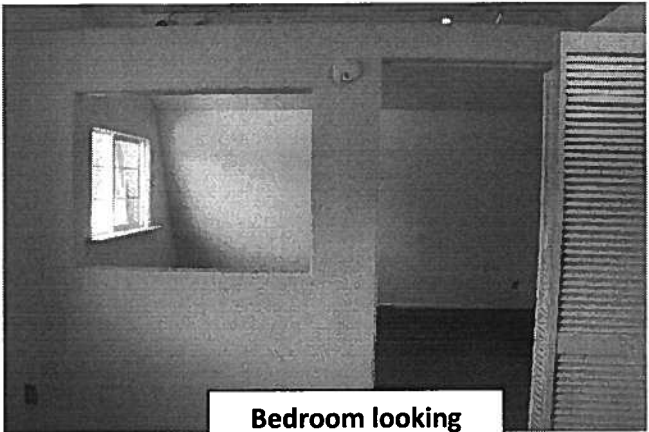
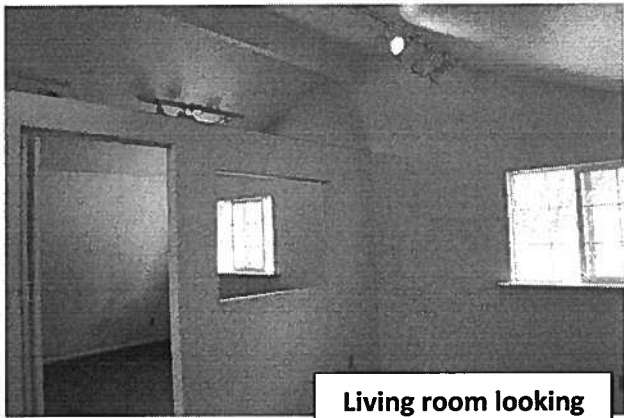
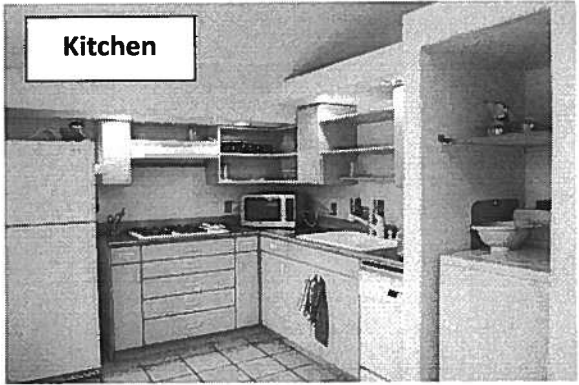
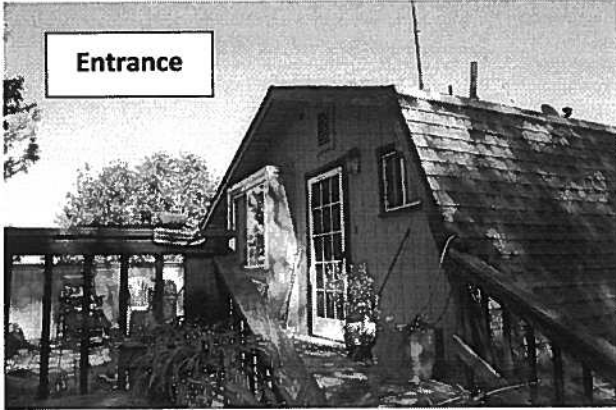
"GRANNY FLAT"

8226 STONEY CREEK RD
SOMERSET, CA 95064

24'x24' (576 S.F.)
1 BR 1 BA

SCALE: 1/4" = 1'





Apartment at 8226 Stoney Creek Rd, Somerset, CA