

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

SECTION 1 – APPLICATION SUMMARY

Project Name: "Granny Flat"

Project Location: [Redacted] Peacock Way, Pilot Hill, Ca

TIM Fee Zone: Dist 4 (?) TIM Zone 4 - gfr

Project Address: [Redacted] Peacock Way Pilot Hill, Ca

Parcel Number: 104-080 [Redacted]

Developer Name: _____

Developer Address: _____

Contact Name: Charles Chrisman, Isaac Sumner

Phone: (930) [Redacted] Fax: (530) [Redacted]

Email Address: [Redacted]@yahoo.com

Anticipated date of project completion: Dec, 2013

TOTAL PROJECT COST \$ 80,000 approx Cost per Unit: \$ 80,000

TOTAL NUMBER OF UNITS 1 Total Affordable Units _____

TIM FEE OFFSET REQUEST \$ 8620 Per Unit Offset \$ _____

TARGET INCOME GROUP(S): _____

AFFORDABILITY LEVEL: 20 years 15 years 10 years

2013 State HCD Income Limits for El Dorado County							
Income Category		Number of Persons in Household					
		1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Extremely Low Income	<u>30% AMI</u>	\$16,000	<u>\$18,300</u>	\$20,600	\$22,850	\$24,700	\$26,550
Very Low Income	<u>50% AMI</u>	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150
Low Income	<u>80% AMI</u>	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800	\$70,650
Median Income	<u>100% AMI</u>	\$53,250	\$60,900	\$68,500	\$76,100	\$82,200	\$88,300
Moderate Income	<u>120% AMI</u>	\$63,900	\$73,050	\$82,150	\$91,300	\$98,600	\$105,900

Note: State Income Limits change annually. Visit <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> for current income limits.

PROJECT TYPE

Ownership Housing

1 Ownership Units *
 Target Income Group: _____
 Affordability Level in Years: 20 years

Rental Housing

N/A 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: Extremely 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

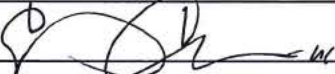




- Private Homeowner (Owner Occupied)
 - evidence of current ownership
 - provide as much information as possible in Section 3, Project/Program Narrative, including potential tenant information, if available.

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: Charles Dana Chrisman III
Signature: 
Name: (please type) Charles Dana Chrisman III
Title: future occupant
Date: July 28, 2013
Phone: 916-
Fax: cell 
Email Address: @yahoo.com
Mailing Address:  Park Dr
El Dorado Hills, Ca. 95762

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)

Project Description and Budget
6301 Peacock Way, Pilot Hill, Ca.
"Granny Flat"

Charles D. Chrisman

July 28, 2013

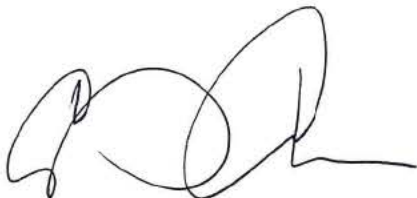
In beginning, this application was sought much earlier in the year and is being presented within the time frame given to applicant verbally by the appropriate staff for the second window of consideration for 2013.

This project is for one 1140 sq. ft. second home to be built at [REDACTED] Peacock Way, Pilot Hill, Ca., APN # 104-080 [REDACTED] by the invitation of the owners and occupants, Isaac and Dana Sumner, son in law and daughter respectively. It is to be located approximately 500-600 feet east of the current dwelling using the current well for the water supply, utilities to include off grid solar power with generator backup and lpg tank for heating and cooking purposes.

The structure is to be a wood framed home with attached garage, slab on grade with fire resistant Hardie Plank siding and steel roofing, designed to minimize all maintenance, energy usage and utility costs to provide affordable housing for my wife and myself as a last residence. I have lived in this county for the better part of 50 years, designed and built two personal homes in Rescue during that time, paid land taxes since 1980 to this county on three different properties we have owned and intend to finish our lives here in the proposed project.

I am a current licensed and bonded general contractor (#546383) and have designed and built numerous homes. I am the designer and shall be the builder of this project. We are working with a proposed budget of \$80,000 to accomplish this, using the residual from the last home in which we lived at [REDACTED] Rescue, Ca. And shall incur no debt in this construction. It is our intent to be self sufficient in living in this home. We have been given an estimate of \$8,000 as the TIM fee for this project, 10% of our proposed budget. As may be seen, percentage wise that is a quite significant amount [REDACTED]

I shall be the primary source of labor in construction on this project and I have designed it bearing my more limited capabilities due to age in mind. It is a simple design and should not be too much of a challenge.



SECTION 4 – PROJECT PARTNERS

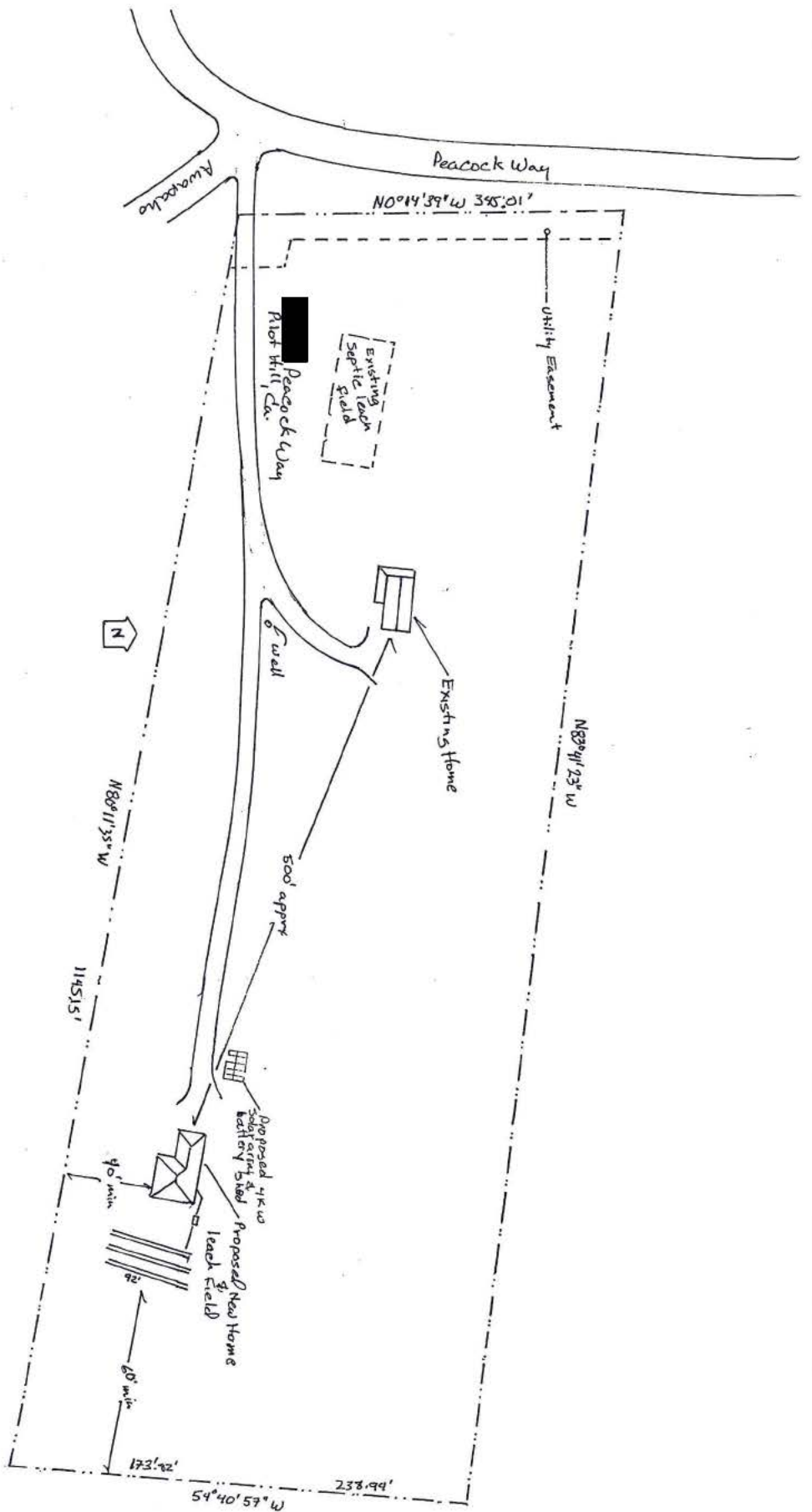
PROJECT PARTNERS

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: _____
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: (____) ____ - _____



Plot Plan [Redacted] Peacock Way, Plot Hill, Ga.

SCALE: NOS/ADA	APPROVED BY:	DRAWN BY: EDC/S
DATE: 6/19/13	[Redacted]	REVISED:
DRAWING NUMBER: 1		

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:

Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ 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 Date acquired: ___/___/___
 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:
home is to be built on applicant's son in law & daughter's
property per "granny flat" concept

Total Cost of Land: \$ 0 Site area size: 44 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 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

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 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.**

 PARCEL: 104 080 [REDACTED] SITUS: [REDACTED] PEACOCK

WAY

CASE	CATG	ST	COMMISSION	REMARK
ASB	REV		Asbestos Review Area	ASBESTOS REVIEW AREA
DOT1	TIM5		T.I.M. FEES	DOT TIM FEE
FIRE	VHGH		FIRE REGULATION REVIEW	VERY HIGH HAZARD GI004281
IBC	IN		IMPORTANT BIOLOGICAL CORRIDOR	IN IBC SEE MAP#GI003937
RAZ	2-5		STATE TIM FEE-RAZ 2-5	STATE TIM FEE - RAZ 2-5
SDES	CATC		SEISMIC DESIGN CATEGORY	SEISMIC DSGN CATG C M#4593_CD
TIM	CNTL		HWY 50 VARIABLE T.I.M.	T.I.M. CENTRAL DISTRICT
TMG4	ZON4		HWY 50 T.I.M.	T.I.M ZONE 4
RCD3	GTWN		EDC RCD/GEORGETOWN DIVIDE	RCD - GEORGETOWN

LMC198A

F1=HELP 2=CLR 3=QUIT 7/8=SCROLL S7/8=PREV/NEXT F9=T99 F10=T07 11=L10 12=EXIT