

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

SECTION 1 – APPLICATION SUMMARY

Project Name: SKYVIEW APARTMENTS
 Project Location: BARNETTE BUSINESS PARK -
 TIM Fee Zone: #2
 Project Address: 4214 PRODUCT, SHINGE SPRINGS, CA 95682
 Parcel Number: 109-410-08
 Developer Name: GERALD CADITZ / Elizabeth Anqi CADITZ (husband and wife)
 Developer Address: ██████ MAIN ST, ██████ PLACERVILLE, CA 95667
 Contact Name: above
 Phone: (530) ██████ Fax: (530) ██████
 Email Address: ██████@gmail.com
 Anticipated date of project completion: Nov/DEC 2012

TOTAL PROJECT COST \$ 337,568 Cost per Unit: \$ 84,392
TOTAL NUMBER OF UNITS 4 (plus 1 existing) Total Affordable Units 5
TIM FEE OFFSET REQUEST \$ 93,200 Per Unit Offset \$ 23,300
TARGET INCOME GROUP(S): LOW INCOME
AFFORDABILITY LEVEL: **20 years** **15 years** **10 years**

Income Category - Target Income Groups		Number of Persons in Household					
		1	2	3	4	5	6
2010 County Income Limits*							
Extremely Low	<30% MFI	\$15,400	\$17,600	\$19,800	\$21,950	\$23,750	\$25,500
Very Low Income	<50% MFI	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400
Low Income	<80% MFI	\$40,950	\$46,800	\$52,650	\$58,500	\$63,200	\$67,900
Moderate Income	<120% MFI	\$61,400	\$70,150	\$78,950	\$87,700	\$94,700	\$101,750
Low Income		\$51,150	\$58,500	\$65,800	\$73,100	\$78,950	\$84,800

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: LOW INCOME
 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.)
 New Construction of Second Unit on Owner Occupied Property
 Level of Affordability in Years: _____ Percent of TIM Offset: _____
 Target Income Group: _____

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~~) *rentals*

- 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: GERALD M CADITZ / ELIZABETH ANGI CADITZ

Signature: [Handwritten Signature] / [Handwritten Signature]

Name: (please type) _____

Title: OWNER

Date: 7/11/12

Phone: 530- [REDACTED]

Fax: 530- [REDACTED]

Email Address: [REDACTED]@gmail.com

Mailing Address: [REDACTED] MAIN ST. #200
Placerville, Ca 95667

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)

SKYVIEW APARTMENTS -PROJECT NARRATIVE

Project Name: SKYVIEW APARTMENTS

Developer: Gerald Caditz
Owner: [REDACTED] Main St. #200
Placerville, Ca. 95667
530-[REDACTED]
Fax: 530-[REDACTED]
Email: [REDACTED]@gmail.com

Location: Barnett Business Park, Shingle Springs
4214 Product Drive.
APN: 109-410-08

Lot Size: 1.03 ac.

Units: one four-plex - 4 units as affordable housing (plus conversion of one existing unit to affordable housing)

Engineer: LEBECK & YOUNG (BOBBIE LEBECK)
3430 Robin Lane, Bldg.#2, Cameron Park, Ca. 95682
530-677-4080; fax: 530-677-4096

The project at this time is limited to construction of one four-plex (4 units) as affordable housing and the conversion of one existing unit to affordable housing – a total of five units as affordable housing.

Originally, it was submitted to the County for design review and required zone change on February 7, 2012. At that time the project involved new construction on the same parcel of twelve more apartment units, and the conversion of eight existing apartment units, and all as affordable housing.

The project was limited to just one four-plex when it was found that the parcel had on a large portion of the land a plant listed as an endangered species. The project has been modified to use only the portion of the land where the plant does not exist. Though developer wished to proceed with the larger project, developer is advised that until the County has an agreement with the State of California as to a mitigation program the project is limited.

When the larger project can proceed, it will allow construction of eight more units, and the conversion of seven existing units, resulting in eleven new affordable apartments.

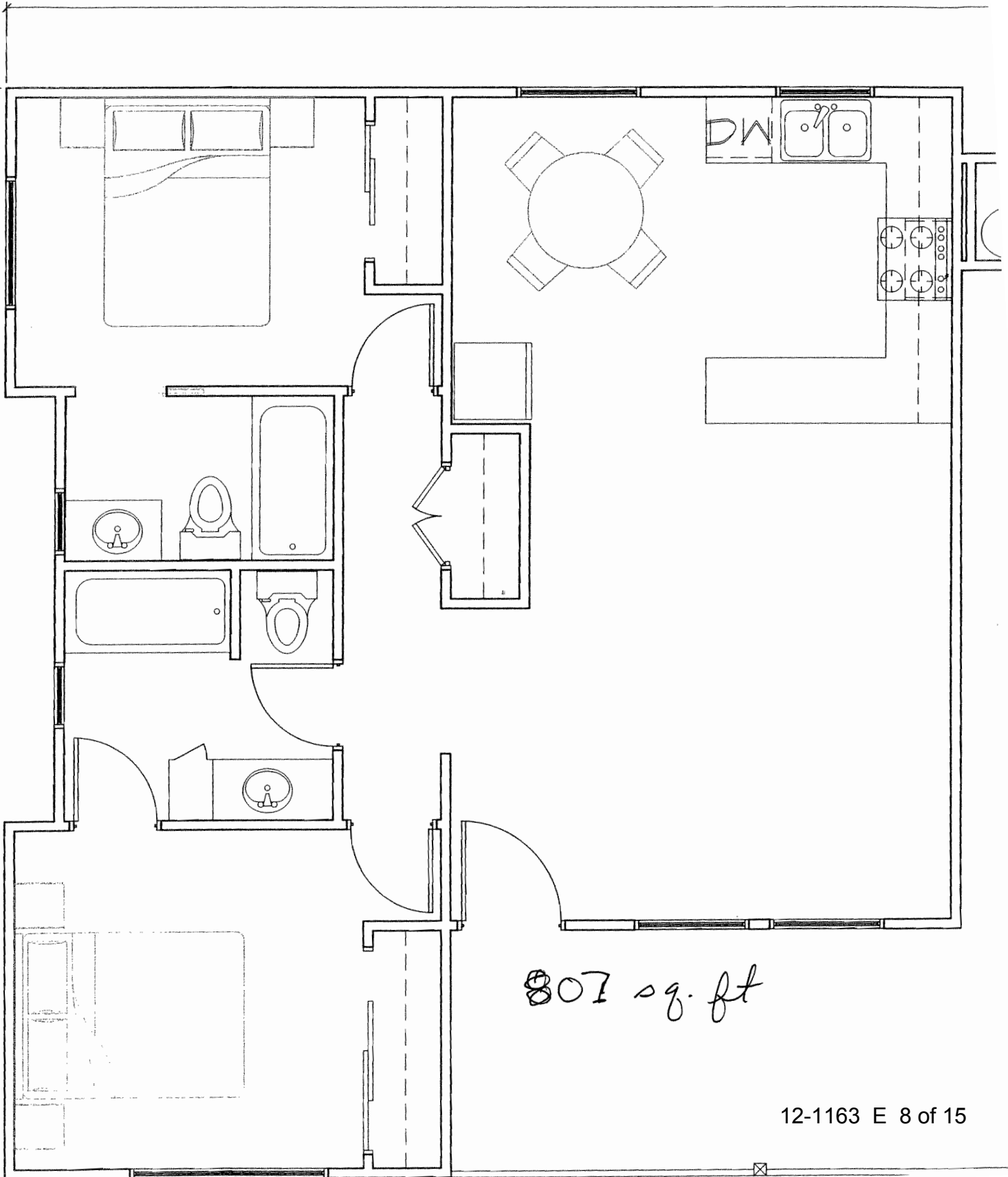
The 4 units to be constructed now are two bedroom/two bath units each 807 sq. ft. The existing unit to be converted to affordable housing is a two bedroom/one bath units with 805 sq. ft.

The new construction portion of the project was submitted to the County Planning Department for design review and required zone change on February 7, 2012 - (County designation: DR-0002, Z-12-0001). The original documents have been revised and submitted based on the now limited project.

Financing will be private funding. It is conditioned on the waiver of the TIM fees, as the project is not feasible without the waiver. 100% of the TIM fees are requested to be offset, based on the "Low Income" category, plus the conversion of the one unit already built. .

Construction is expected to be completed November/December of 2012.

Attached is a floor plan, and 3-dimensional rendering of the final project, assessor's map showing parcel, and an aerial image of project parcel and site.

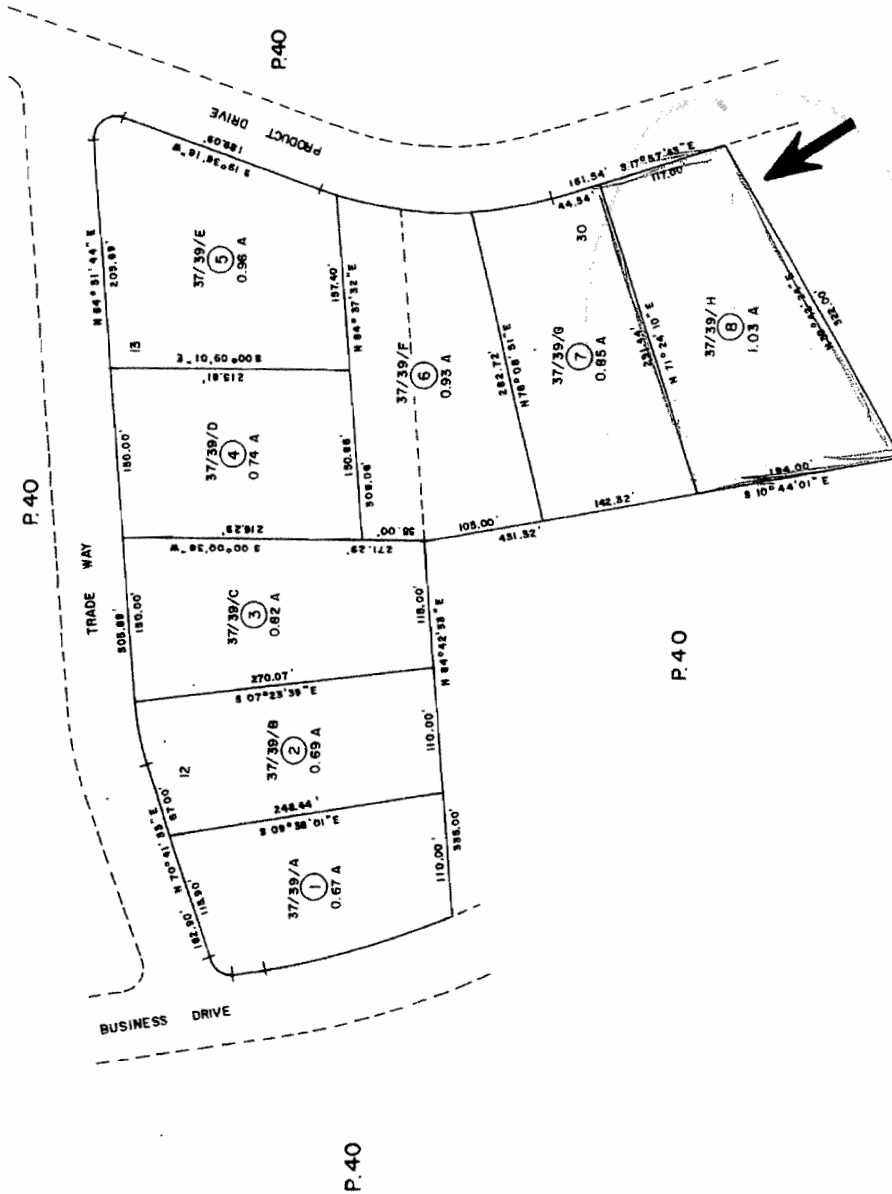
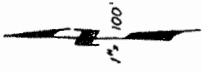


807 sq. ft

POR. SEC. 11, T.9N., R.9E., M.D.M.
 PATTERSON DEVELOPMENT
 POR. BARNETT BUSINESS PARK

Tax Area Code

109:41



NOTE - Assessor's Black Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co.
 Assessor's office for assessment purposes only.

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: _____ *N/A* _____
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: (____) ____ - _____

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: N/A
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

1b. Owner:

Contact: SEE ABOVE
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

2. Attorney:

Contact: N/A
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

3. Contractor:

Contact: SHAWN L. SHANABROOK CONSTRUCTION
Address: SHAWN SHANABROOK
670 MYRTLE COURT, PLACERVILLE
E-Mail Address: LIC# 510956
Phone: (530) 306-1047 FAX: (____) ____ - _____

4. Architect:

Contact: NATHAN JONES
Address: " "
4421 LUNEMAN RD. PLACERVILLE, Ca.
E-Mail Address: _____
Phone: (530) 391-4262 FAX: (____) ____ - _____

5. Management Agent:

Contact: N/A
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

6. Supportive Service Provider

Contact: N/A
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: 6/29/2010
 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: \$ [redacted] Site area size: 1.03 acres ~~0.14~~ ft.
(plus 8 units existing on a portion of parcel)

Seller's Name: [redacted]
Address: unknown
City: "
Phone: (55) 6 - 11 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? +1 45 days
Explain: Please see narrative.

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 (2009 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

Project remaining costs - not including paid engineering, architectural, and County application fees in the sum of approximately \$30,000

Per Unit - summary

Land cost	-0-
Construction	48,000
Permits	5,300
EID	22,847
grading/parking/landscaping	5,000
financing	<u>3,245</u>
	84,392 per unit
Total	\$337,568

Source of Funds: Developer to pay 25%, and balance financed from current lender on existing units, or other institution.

Income Group and Proposed rents: “Low Income”

	<u>Maximum Income Allowed</u>	<u>Maximum Rent and Utilities Allowed</u>	<u>Proposed Rent</u>
1 person	\$42,650	1,422	*850
	*(Same as allowed for a Very Low Income category for a family of three)		
2 persons	48,750	1,625	875
3 persons	54,850	1,828	890
4 persons	60,900	2,030	925

