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

### 1 - APPLICATION SUMMARY

Project Name: Courtside Manor Phase 3 - 12 units, 3 4plexs Project Location: 680 Black Rice Rd., Diamond Springs, Ca. 95619 TIM Fee Zone: 3 Project Address: : 680 Black Rice Rd., Diamond Springs, Ca. 95619 Parcel Number: 051-461-37 Developer Name: Gerald Caditz Developer Address: 419 Main St. #200, Placerville, Ca. 95667 Contact Name: Gerald Caditz Phone: (\_530) 622 - 7525 Fax: (530) 622 - 5127 Email Address: projected date of project completion: December 2014 TOTAL PROJECT COST \$1,250,000 Cost per Unit: \$62,500 (without land) TOTAL NUMBER OF UNITS Total Affordable Units 12 Per Unit Offset \$ 23,300 TIM FEE OFFSET REQUEST TARGET INCOME GROUP(S): low income AFFORDABILITY LEVEL: 20 years 15 years years

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

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

#### PROJECT TYPE

## Ownership Housing

Ownership Units * Target Income Group: Affordability Level in Years:	
Rental Housing	
X Rental Units ** Target Income Group: low income	
Affordability Level in years: 20 yr. min.	Percent of TIM Offset: 100%

	Table TIM Fee	5 <del>- 5</del>	
	*Applies to Own	ership Units	
Affordability Level	Very Low	Low	Moderate
20 years	100%	75%	25%
15 years	75%	50%	0%
10 years	50%	25%	0%
L.	**Applies to R	ental Units	
Affordability Level	Very Low	Low	Moderate
20 years (minimum)	100%	75%	25%

## Second Dwelling Units

 New Construction of Second Units in a N (Minimum 20 year affordability for 100%)		
 New Construction of Second Unit on Ow	ner Occupied Property	
 Level of Affordability in Years:	Percent of TIM Offset:	
Target Income Group:		

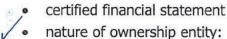
Table 2 Second Units					
Existing Homeowner building a 2 <sup>nd</sup> Unit New Construction					
Length of Affordability	% of TIM Offset	Length of Affordability	% of TIM Offset		
20 years	100%	21 . 1 . 20			
15 years	75%	Not less than 20 years	100%		
10 years	50%	years			

#### **DEVELOPER INFORMATION CHECKLIST**

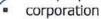
Please mark one and include all listed information when you submit the application:

- □ 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



partnership - evidence of current ownership percentages of partners
 sole proprietorship



✓ corpo

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:	Courtside Manor Inc
Signature:	by: gran
Name: (please type)	Gerald Caditz
Title:	officer
Date:	7/10/14
Phone:	530-622-7525
Fax:	530-622-5127
Email Address:	
Mailing Address:	419 Main St. #200
	Placerville, Ca. 95667

## SECTION 3 - PROJECT/PROGRAM NARRATIVE

- 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)

#### COURTSIDE MANOR PHASE 3 APARTMENTS -PROJECT NARRATIVE

Project Name: COURTSIDE MANOR PHASE 3

Developer:

CMT, INC.

Gerald Caditz

Owner

419 Main St. #200

Placerville, Ca. 95667

530-622-7525 Fax: 530-622-5127

Email:

Location:

680 BLACK RICE RD.

DIAMOND SPRINGS, CA.

APN: 051-461-37

Lot Size:

5.2 ac.

Units:

three four-plexs -(12) units as affordable housing

Engineer:

Larry Patterson - Patterson Development

6610 Merchandise Way Diamond Springs, Ca. 95619

530-626-3746

The project at this time is limited to new construction of three four-plexs (12 units) as affordable housing. The 5.2 ac parcel will permit the construction in the future of approximately ten more 4plexs of the same design. The parcel is currently zoned R-2, and no zoning change is required.

The building plans for the four-plex is the same as that as has already been designed and approved by the building department for the affordable housing project known as the "SKYVIEW APARTMENTS" in Shingle Springs - Permit ID: 219198

The units are two bedroom/two bath units each 807 sq. ft.

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.

Construction is expected to be completed December of 2014.

Attached is a floor plan, and 3-dimensional rendering of the 4plex, assessor's map showing parcel, and a site plan.

# 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.

Role	FINANCING		
Contact Person:	GERALD CADITZ		
Address:	SEE ABOVE		
E-Mail Address:			
Phone:	()	FAX: ()	
Name:	GERALD BURNETTE		
Role	FINANCING		
Contact Person:	GERALD CADITZ		
Address:	SEE ABOVE		
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:		4,0	
	Address:			
	E-Mail Address:			
	Phone:	()	FAX:	()
1b.	Owner:	See above		
	Contact:			
	Address:			
	E-Mail Address:			
	Phone:	()	FAX:	()
2.	Attorney:	Gerald Caditz		
	Contact:	See above		
	Address:			
	E-Mail Address:			
	Phone:			()
3.	Contractor:	SHAWN SHANABROOK CONSTRUC		
	Contact:	SHAWN SHNABROOK		
	Address:	SACRAMENTO, CA		
	E-Mail Address:			
	Phone:	(_530) 306-1047	FAX:	()
4.	Architect:	JVS DESIGNS		
	Contact:	NATHAN JONES		
	Address:	4421 LUNEMAN RD. PLACERVILLE,	CA. 95	5667
	E-Mail Address:	×.		
	Phone:	(530-295-8238	FAX:	()
5.	Management A	Agent: PATTERSON DEVELOPME	NT	
	Contact:	LARRY PATTERSON		
	Address:	6610 MERCHANDISE WAY, DIAMO	ND SPF	RINGS, CA
	E-Mail Address:			
	Phone:	( 530-626-3746	FAX:	(530-621-2997
6.	Supportive Se	rvice 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	A – GENERAL S	ITE INFORMATIO	N		
Has a si	te been determine	d for this project?		X□ Yes	□ No
PART I	B - SITE CONTE	ROL			
1. Does	Applicant have site	e control?		X□ Yes	□ No
If yes	, form of control:	X Deed	Date acc	quired: 2 /28	8 /2013
		□ Contract	Expiration	on Date of C	Contract: / /
		□ Option to Purcha	18		
		Expiration Date of		1 1	
			. 10		current site owner)
If no	describe the plan	for attaining site con	atrol:		
	describe the plan	Tor accarning sice con	iti Oi.		
-					
3		Maria Carlo			
Tabal Ca	ab a 6 1 a a d	DI LIC CITA		F DI LIC	
rotal Co	est of Land:	PLUS Site	e area size:	5 PLUS acre	es
Seller's N	lame:				
Address:					
City:	<del></del>		ENV.		
Phone:	() _		FAX: (	_)	<del></del>
2. Is th	e seller related to	the Developer?		□ Yes	□ No
PART (	C - ZONING AN	D UTILITIES			
		zoned for your devel		X Yes	□ No
		ly in process of rezor		□ Yes	□ No
VV	nen is the zoning i	issue expected to be	resolved?	/ /_ Expla	in:
	Refresh with the control of the control of			Explo	
_					
2. A	re utilities presentl	y available to the site	e?	X Yes	□ No
	111	The Later Control			
1+	no which litilities	need to be brought	to the site.		