

Project Evaluation Summary and Matrices

2010 HOME Project Evaluation

County Housing and Community Development (HCD) received eight (8) HOME applications totaling \$3,845,192 in funding requests. Rating and ranking criteria were based on program best practices such as those utilized by the U.S. Department of Housing and Urban Development (HUD), the State of California Tax Credit Allocation Committee (TCAC), and the County Administration and Funding Guidelines. Those criteria were published in the 2010 NOFA to guide applicants through the NOFA submittal process as well as to inform stakeholders as to how projects would be screened, ranked, and recommended for funding.

On January 17, a technical review committee comprised of a City of Santa Barbara HOME Program staff member, County General Services, and County HCD staff met to initially evaluate and rank each application. Committee members were provided with an application evaluation form on which projects were scored in each of the rated areas based solely on information provided in the applications. Funding recommendations were then forwarded to the Affordable Housing Loan Committee (Loan Committee).

The Loan Committee is a Board-approved, Brown Act advisory body to HCD and is comprised of experts from the housing development and banking industry, including one lender each from the North and South County, a County Treasurer-Tax Collector representative, a County Auditor-Controller representative, a for-profit developer, and a developer from a local public agency. At its meeting on February 25 the Loan Committee received a staff report and deliberated on funding recommendations. All applicants presented their respective project proposals and were available to answer questions. After due consideration, the Loan Committee voted to approve the 2010 HOME funding recommendations for forwarding to the County Board of Supervisors. The HOME Project Evaluation Matrix on page 2 of this attachment summarizes the qualitative and quantitative aspects of both the technical review committee and the Loan Committee recommendations to the Board.

2010 CDBG Capital Project Evaluation

HCD received a total of 10 CDBG Capital Project applications totaling \$3,300,449 in funding requests. Similar to the HOME program, rating and ranking criteria were based on a number of standardized factors including: consistency with congressional priorities, HUD regulations, local project readiness, CDBG program objectives, and regional consortia goals and priorities. Those criteria were published in the 2010 NOFA to guide applicants through the NOFA submittal process as well as to inform stakeholders as to how projects would be screened, ranked, and recommended for funding.

Pursuant to the Annual Action Plan recommendations adopted by the Board in July 2009, a capital project review committee was formed by HCD in consultation with CDBG experts from jurisdictions throughout the Central Coast regarding a streamlined regional process. The committee was comprised of a retired director of the City of Santa Barbara Redevelopment Agency, a CDBG grants manager from the City of Oxnard with expertise in the CDBG program, and a retired construction project manager with extensive experience developing capital projects throughout Santa Barbara County. The committee met on February 17 to interview each of the nine applicants and evaluate, rate and rank each project proposal based on information provided by the applicants during the interviews and in the applications. Following the interviews, committee members deliberated and selected projects for recommendation for funding to the Board of Supervisors, which are summarized on the CDBG Capital Project Evaluation Matrix on pages 3-4 of this attachment.

2010 HCD NOFA HOME PROJECT EVALUATION MATRIX																	
PROJECT TITLE	SPONSOR	REQUEST	PROJECT DESCRIPTION	GEOGRAPHIC DISTRIBUTION		PROJECT READINESS		FINANCIAL FEASIBILITY		COST EFFICIENCY		ENERGY EFFICIENCY		CAPACITY		CHDO	TOTAL SCORE
				Discussion	Score	Discussion	Score	Discussion	Score	Discussion	Score	Discussion	Score	Discussion	Score		
Creekside Village	Housing Authority of the County of Santa Barbara / Surf Development Company	\$1,014,192 (County funds)	New construction project including <u>39 low-income rental units</u> (priority for agricultural workers), community center, management office and play area.	Unincorporated County, community of Los Alamos	5	<ul style="list-style-type: none">• Site control;• Land Use and Building Permits needed;• CEQA and NEPA documents complete;• Tax Credit application in June 2010 (project was one point away from being awarded Tax Credits in 2009 based on a funding criterion that has since been addressed);• Assuming tax credits are awarded, this HOME request will fill the remaining financing gap.	9	<ul style="list-style-type: none">• Cost of development is high, but project is located in rural area with no infrastructure;• Pre-committed funding: \$800,000 in Local Funds, \$423,442 in County HOME funds;• Anticipate receiving Tax Credits in June 2010, and will then be ready to break ground.	4	<ul style="list-style-type: none">• \$17,881,519 Total project cost• \$458,500 Total cost per unit• \$11,977,500 Total hard costs• \$307,115 Hard costs per unit• High cost due to infrastructure, not unreasonable project construction costs;	4	<ul style="list-style-type: none">• Exceed Title 24 Energy Standards by 15%• No-VOC interior paint• Energy Star rated appliances• Water saving fixtures in kitchens and bathrooms• Solar technology• CRI Green-label low-VOC carpeting and pad and low-VOC adhesives	4	<ul style="list-style-type: none">• Experience with similar projects• Experience with federal grants• Experienced development team• Dedicated finance staff• Good performance under HCD programs	10	5	41
Ocean Avenue	Housing Authority of the County of Santa Barbara / Surf Development Company	\$500,000 (County funds)	New construction of <u>55 rental units</u> , community center, management office, and small park and play area on an in-fill site within the City of Lompoc. (<u>Net production of 45 units</u> due to the loss/demolition of 10 public housing units)	City of Lompoc (County funds requested for City project)	4	<ul style="list-style-type: none">• Site control;• Land Use and Building Permits needed;• CEQA and NEPA documents complete;• Tax Credit application in June 2010;	7.25	<ul style="list-style-type: none">• No other funding leveraged at this point• Other funding secured in Spring of 2010• Financial feasibility contingent on City of Lompoc awarding funding	3.5	<ul style="list-style-type: none">• \$100,000 Relocation budget• \$21,225,357 Total project cost• \$385,915 Total cost per unit• \$16,801,140 Total hard costs• \$305,475 Hard costs per unit• No other funding currently secured	4	<ul style="list-style-type: none">• Exceed Title 24 Energy Standards by 15%• No-VOC interior paint• Energy Star rated appliances• Water saving fixtures in kitchens and bathrooms• Solar technology• CRI Green-label low-VOC carpeting, pad and adhesives	4	<ul style="list-style-type: none">• Experience with similar projects• Experience with federal grants• Experienced development team• Dedicated finance staff• Good performance under HCD programs	10	5	37.75
Casa de Familia	Good Samaritan Shelter, Inc.	\$360,000 (County funds) Applicant also requesting \$360,000 in HOME funds from the City of Santa Maria	New construction of a <u>16 unit affordable housing complex</u> providing permanent housing for homeless families through Good Sam Shelter. Project will include wrap-around services for tenants.	City of Santa Maria (County funds requested for City project)	4	<ul style="list-style-type: none">• Site control and permitting;• Building permit ready to pull• CEQA complete;• NEPA (Environmental Assessment) needed;• Applications for 2010 CDBG and HOME funding submitted to the City of SM;• Readiness dependent on award of 2010 funding.	7	<ul style="list-style-type: none">• Project funded entirely by City and County HOME and City CDBG;• Financial feasibility contingent on 2010 County and City HOME funding, and 2010 City CDBG funding;• Pre-committed funding: \$886,346 City of SM HOME; \$732,000 County HOME; \$297,503 City of SM CDBG;• Stability of committed funding contingent on 2010 funding awards.	4	<ul style="list-style-type: none">• \$3,563,979 Total project cost• \$222,750 Total cost per unit• \$2,994,579 Total hard costs• \$187,160 Hard costs per unit• Leveraged funding, City CDBG (\$297,503)• Local fees either waived or paid• No property acquisition costs• Services already available on site	3	<ul style="list-style-type: none">• Exceed Title 24 standards• Energy Star appliances, thermostats, and lighting• Hot water and space heating system upgrade to enhance energy efficiency	3	<ul style="list-style-type: none">• First new construction multifamily housing project• Little experience with HOME• Experience with federal grants• Experienced development team• Dedicated finance staff• Average performance under HCD programs	5	5	31
Dahlia Court II (Expansion)	Peoples' Self-Help Housing Corporation	\$430,000 (\$71,909 Carpinteria funds, \$358,091 County funds)	New construction of <u>33 low-income rental units for workers and families</u> located in the City of Carpinteria. Funding requested will be used to cover the costs of local fees.	City of Carpinteria (requesting funds from the City <u>and</u> the County for project located in the City)	4	<ul style="list-style-type: none">• Purchase agreement for privately owned parcel;• CEQA and NEPA in progress;• Architectural Review, Coastal Development Permit, Development Plan, Lot Line Adjustment outstanding /needed;• Environmental issues (flood zone, coastal zone, adjacent to freeway, wetlands)• Tax Credit application in September 2010;• Joe Serna Jr. State Farmworker Housing Grant application in September 2010.	2.25	<ul style="list-style-type: none">• Other funding secured in October 2010• Other funding leveraged at this point is City CDBG• \$845,000 in City fee waivers• Pre-committed funding: \$477,071 County HOME; \$185,606 City of Carp. HOME; \$325,928 City of Carp. CDBG	1.75	<ul style="list-style-type: none">• \$10,000 Relocation budget• \$14,234,872 Total project cost• \$431,360 Total cost per unit• \$8,375,395 Hard costs• \$253,799 Hard costs per unit• Leveraged funding, City CDBG (\$325,928)	4	<ul style="list-style-type: none">• Exceed Title 24 Energy Standards by 15%• Florescent lights• Energy Star rated appliances• Water saving fixtures in kitchens and bathrooms• Low VOC interior paint• Tankless water heaters	4	<ul style="list-style-type: none">• Experience with similar projects• Experience with federal grants• Experienced development team• Dedicated finance staff• Good performance under HCD programs	10	5	31
Casas de las Flores	Peoples' Self-Help Housing Corporation	\$700,000 (County funds)	New construction of <u>43 low-income rental units for workers and families</u> , including farmworkers located in the City of Carpinteria. Funding requested would pay for acquisition of a parcel required for the project, and to offset development costs.	City of Carpinteria (County funds requested for City project)	4	<ul style="list-style-type: none">• Letter of Intent to Purchase with property owner;• CEQA and NEPA (Environmental Assessment) needed;• Construction commencement anticipated for October 2011 (there is no reasonable expectation that the project will commence in one year);• Architectural Review, Coastal Development permit, Development Plan, Lot Line Adjustment outstanding /needed;• "Capital Campaign" in September 2011	1.5	<ul style="list-style-type: none">• Other funding secured in October 2011• \$150,000 HOME reservation from 2006• No other funding leveraged at this point	1	<ul style="list-style-type: none">• \$10,000 Relocation budget• \$18,619,549 Total project cost• \$433,013 Total cost per unit• \$10,394,400 Hard costs• \$241,730 Hard costs per unit• Only other funding secured at this point is \$150,000 County HOME funds from 2006	2	<ul style="list-style-type: none">• Exceed Title 24 Energy Standards by 15%• Florescent lights• Energy Star rated appliances• Water saving fixtures in kitchens and bathrooms• Low VOC interior paint• Tankless water heaters	4	<ul style="list-style-type: none">• Experience with similar projects• Experience with federal grants• Experienced development team• Dedicated finance staff• Good performance under HCD programs	10	5	27.5
Village at Los Carneros	Peoples' Self-Help Housing Corporation	\$141,000 (Goleta funds)	New construction of <u>75 units for rent to low- and very low- income works and families</u> .	City of Goleta	5	<ul style="list-style-type: none">• Comstock Homes currently owns project;• Comstock has an agreement with PSHHC to donate a 3 acre parcel for affordable units;• CEQA completed on original project – New review needed• NEPA (Environmental Assessment) needed• Permits needed• Construction commencement anticipated for 2012(there is no reasonable expectation that the project will commence in one year)• No other funding committed	1	<ul style="list-style-type: none">• Other funding secured in 2012 and 2013• No other funding leveraged at this point	1	<ul style="list-style-type: none">• \$12,631,130 Total project cost• \$168,415 Total cost per unit• \$9,623,241 Total hard costs• \$128,310 Hard costs per unit• No other funding currently secured	2	<ul style="list-style-type: none">• Exceed Title 24 Energy Standards by 15%• Florescent lights• Energy Star rated appliances• Water saving fixtures in kitchens and bathrooms• Low VOC interior paint• Tankless water heaters	4	<ul style="list-style-type: none">• Experience with similar projects• Experience with federal grants• Experienced development team• Dedicated finance staff• Good performance under HCD programs	10	5	28
Ocean Plaza	Pacific West Communities	\$650,000 (County funds)	New construction of a mixed-use development including <u>78 one and two bedroom affordable units for seniors</u> and 14,500 sq ft of commercial space. To also include central garden area, gathering space, laundry room, exercise area, computer learning center, and a library.	City of Lompoc (County funds requested for City project)	4	<ul style="list-style-type: none">• Purchase and Sale Agreement for one parcel, undergoing negotiations for other parcel;• CEQA complete• NEPA (Environmental Assessment) needed• Extension of a CUP will be requested in March• Construction commencement anticipated for February 2011• Tax Credit application in September 2010• No other funding committed	2.25	<ul style="list-style-type: none">• Other funding secured throughout 2010 and 2011• No other funding leveraged at this point	1	<ul style="list-style-type: none">• \$22,836,370 Total project cost• \$292,770 Total cost per unit• \$15,153,552 Total hard costs• \$194,276 Hard costs per unit• No other funding currently secured	3.25	<ul style="list-style-type: none">• Centrally located project for use of public transportation• Meet or exceed Title 24 Stds• Efficient windows and lighting• High quality insulation• Low flow fixtures in kitchens and bathrooms• Low VOC carpeting/adhesives• Recycled materials• Waste management plan	4	<ul style="list-style-type: none">• Experience with similar projects• Experience with federal grants• Experienced development team• Dedicated finance staff• Good performance under HCD programs	7	0	21.5
First Year CHDO Operating Subsidy	Surf Development Company	\$50,000 (County funds)	Operational funding for a newly certified CHDO, Surf Development Company, as allowed under the HOME Program.	County-wide	N/A		N/A		N/A		N/A		N/A		N/A	N/A	N/A

2010 HCD NOFA CDBG PROJECT EVALUATION MATRIX

PROJECT TITLE	SPONSOR	REQUEST	PROJECT DESCRIPTION	SCOPE OF WORK	NATIONAL OBJECTIVE	QUALIFYING ACTIVITY	URBAN COUNTY PRIORITIES	GEOGRAPHIC DISTRIBUTION		PROJECT READINESS		FINANCIAL FEASIBILITY		COST EFFICIENCY		ENERGY EFFICIENCY		CAPACITY		TOTAL SCORE
								Discussion	Score	Discussion	Score	Discussion	Score	Discussion	Score	Discussion	Score	Discussion	Score	
Wheelchair Access Ramp Veterans Memorial Building	City of Solvang	\$20,000	Installation of a wheelchair access ramp designed to provide ADA accessibility for disabled persons between several public facilities including the Vets Memorial Building. * Cost sharing (\$35,000 of City entitlement CDBG will finance remainder of the project)	Construction labor and materials.	Benefiting a Low- and Moderate-Income Clientele: 24 CFR § 570.208(a)(2)(ii)(A)	Public Facilities and Improvements: 24 CFR § 570.20 c	*Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)*	City of Solvang • Within the Urban County parameters 3rd Supervisorial District	5	• Site control (City of Solvang owns the property); • CEQA document complete; • NEPA (Statutory Worksheet) needed; • 64% of the project budget is considered secure; (funds requested comprise the remaining 36% of the budget).	10	• Lowest cost of development among all projects requesting CDBG funds. • The City will utilize its CDBG funding to finance the estimated balance.	5	City and County joint work efforts would allow for increased cost efficiencies. The City will administer procurement and Davis-Bacon Act compliance requirements.	5	Not Applicable	5 (N/A)	Good: Equipped to design and manage project activities, including administering federal labor standards. Experience administering federally funded projects.	10	40
New Cuyama Recreation Hall Renovation	County of Santa Barbara General Services Dept.	\$626,499	Rehabilitation of the New Cuyama Recreation Hall.	Architectural / engineering: \$ 100,235 Preconstruction Costs: \$ 9,090 Const Labor / Materials: \$ 913,386 Contingency: \$ 90,294 Project Management: \$ 73,240 <u>Special Inspection / Testing :</u> \$ 13,980 Total Project Cost: \$ 1,200,255 State grant in the amount of \$220,000 and 2009-10 County CDBG award of \$353,766 have already been obtained.	Benefiting a Low- and Moderate-Income Area 24 CFR § 570.208(a)(1)(f)	Public Facilities and Improvements: 24 CFR § 570.201c	*Provide assistance to low income neighborhoods by funding critical community facilities such as community service centers or libraries"; and *Support rehabilitation of public facilities and affordable housing that incorporate energy efficiency and conservation"	Unincorporated County 5th Supervisorial District	5	• Site control (Recreation District owns property); • Licensed Architect-Engineer firm has been hired; • Facility inspection and assessment performed; • Final report detailing the needs and estimated construction cost completed; • CEQA completed; • Planning and design can be completed 90 days after the receipt of CDBG funds; • Construction is expected to commence 110 days after award and last 180 days; • Critical elements of the project can be financed with the funds currently secured; • NEPA review underway (rec'd reservation last yr).	7.5	• Comparatively low project cost. • A minimum of a <i>portion</i> of the project will be completed.	4.5	Collaborative efforts between County departments will allow for joint work efforts and promote improved cost efficiency. A percentage of CDBG funds can be utilized for soft costs and activity delivery, reducing the need for the County General Fund to pay for these costs.	2.5	Better insulation of building through new roof, windows and doors. Energy efficient HVAC	2.5	Good: Wide variety of experience and expertise. Has the resources necessary to complete the proposed project in a timely and efficient manner, and has a track record of working with HCD and its federal grant programs.	10	32
County Health Clinic Elevator Reactivation and Modernization	County of Santa Barbara General Services Dept.	\$300,000	Reactivation of mothballed elevator and modernization of controls and mechanical systems for two elevators to improve the ability to move handicapped and ill patients through the building.	Architectural / Engineering: \$ 15,000 Site Preparation: \$ 10,000 Const Labor / Materials: \$ 261,500 Contingency: \$ 1,000 <u>Project Management:</u> \$ 3,500 Total Project Cost: \$ 300,000	Benefiting a Low- and Moderate-Income Area 24 CFR § 570.208(a)(2)(ii)(a)	Public Facilities and Improvements: 24 CFR § 570.201c	*Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)*	Unincorporated County 2nd Supervisorial District	5	• Readiness dependent on receipt of requested funds; • Building and elevator permit required; • NEPA (Statutory Worksheet) and CEQA needed; • Detailed specifications will commence upon award of CDBG funds and take 45 days; • Bid process and subsequent contract award will take 60 days; • Construction will commence 3 ½ months after receipt of funds and last 4 ½ months.	9.3	• Financial feasibility contingent on receipt of full amount requested. • Comparatively low project cost. • 100% of budget composed of CDBG funds requested.	4.7	Collaborative efforts between County departments will allow for joint work efforts and promote improved cost efficiency. A percentage of CDBG funds can be utilized for soft costs and activity delivery, reducing the need for the County General Fund to pay for these costs.	4.7	Modernize elevator interior and operating mechanisms with modern, code compliant equipment including new energy efficient motors and controllers.	4.7	Good: Wide variety of experience and expertise. Has the resources necessary to complete the proposed project in a timely and efficient manner, and has a track record of working with HCD and its federal grant programs.	10	38.4
New Cuyama Modular Community Center	County of Santa Barbara General Services Dept.	\$300,000	New construction of 1,000 square foot modular library to replace the existing library (12x40 trailer), and new construction of 4,000 square foot modular social services center to replace the existing social service center (1,000 sq ft). The new social services center will be used as an adult school and computer lab.	Architectural/Engineering: \$ 37,600 Preconstruction costs: \$ 4,700 Const Labor/Materials: \$ 470,000 Contingency: \$ 47,000 Project Management: \$ 36,000 <u>Special Inspection/Testing:</u> \$ 4,700 Total Project Cost: \$ 600,000	Benefiting a Low- and Moderate-Income Area 24 CFR § 570.208(a)(1)(f)	Public Facilities and Improvements: 24 CFR § 570.201c	*Provide assistance to low income neighborhoods by funding critical community facilities such as community service centers or libraries"	Unincorporated County 5th Supervisorial District	5	• Site control (County of Santa Barbara owns the land); • NEPA completed; • Planning and design of the project can begin on receipt of the CDBG funds and take 60 days; • Commencement of construction 120 days after the receipt of CDBG funds, lasting 120 days; • 50% of budget consists of the requested CDBG funds. The remaining \$300,000 would be provided by First Five.	10	• Financial feasibility contingent on receipt of full amount requested. • Comparatively low project cost. • 50% of budget composed of CDBG funds requested, with remaining 50% dependent on the First Five match.	4	NEPA completed. Collaborative efforts between County departments will allow for joint work efforts and promote improved cost efficiency. A percentage of CDBG funds can be utilized for soft costs and activity delivery, reducing the need for the County General Fund to pay them.	4.3	Not stated in application. Applicant indicates in interview that energy efficient materials will be utilized wherever possible.	3	Good: Wide variety of experience and expertise. Has the resources necessary to complete the proposed project in a timely and efficient manner, and has a track record of working with HCD and its federal grant programs.	10	36.3
Santa Barbara Veterans Memorial Building Elevator Installation	County of Santa Barbara General Services Dept.	\$260,000	Installation of a new elevator in the Santa Barbara Veteran's Memorial Building to allow handicapped and disabled members of the public to access the 2nd floor public restrooms. No elevator currently exists in the building.	Architectural/Engineering: \$ 29,000 Preconstruction costs: \$ 4,500 Const Labor/Materials: \$ 260,000 Contingency: \$ 44,750 Project Management: \$ 18,200 <u>Special Inspection/Testing:</u> \$ 3,550 Total Project Cost: \$ 360,000	Benefiting a Low- and Moderate-Income Area 24 CFR § 570.208(a)(2)(ii)(a)	Public Facilities and Improvements: 24 CFR § 570.201c	*Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)*	City of Santa Barbara • County facility used by the public, including those residing in the Urban County. 2nd Supervisorial District	2.3	• Inspection and documentation of condition, with cost estimates, have been completed; • Detailed specs can be completed 45 days after the notification of grant award; • Project can be bid 30 days after the specs are completed, and the contract awarded 30 days after going to bid; • Commencement of construction 15 days after the contract is awarded.	7	• Financial feasibility contingent on receipt of full amount requested. • Comparatively low project cost. • 100% of budget composed of CDBG funds requested. • Funding for this project is not in the County budget, but some planning for the elevator installation has been done.	3	Collaborative efforts between County departments will allow for joint work efforts and promote cost efficiency. A percentage of CDBG funds can be utilized for soft costs and activity delivery, reducing the need for the County General Fund to pay for these costs.	3	Not stated in application. Applicant indicates in interview that energy efficient materials will be utilized wherever possible.	3	Good: Wide variety of experience and expertise. Has the resources necessary to complete the proposed project in a timely and efficient manner, and has a track record of working with HCD and its federal grant programs.	10	28.3
The URC Legacy: An SBSHC Interfaith Cooperative House	Santa Barbara Student Housing Cooperative	\$744,000	Rehabilitation of an existing office building to create 12 units of low-income housing for its residents. Rehab will include abatement of hazardous materials (e.g. asbestos, lead-based paint), improvement of the aesthetic quality of the exterior, and updating of the structure through the incorporation of energy efficient designs and appliances.	Site Acquisition: \$ 2,000,000 Architectural/Engineering: \$ 28,000 Preconstruction costs: \$ 10,000 Off-Site Development costs: \$ 10,000 Site Preparation: \$ 20,000 Const Labor/Materials: \$ 451,000 Contingency: \$ 56,000 Project Management: \$ 10,000 Eligible Energy Improvements: \$ 71,500 Development Assistance: \$ 50,000 <u>Construction Interest:</u> \$ 37,500 Total Project Cost: \$ 2,774,000	Benefiting Low- and Moderate-Income Persons: Housing Activities 34 CFR § 570.208(a)(3)	Housing Rehabilitation: 24 CFR § 570.202(a)(1)	*Maintain and upgrade existing low income affordable housing stock."	Unincorporated County (Isia Vista) 3rd Supervisorial District	5	• The applicant currently does not have site control, but has a Letter of Intent with the University Religious Center regarding negotiating an option and related agreements for the purchase/sale of the property; • NEPA (Environmental Assessment) and CEQA needed.	3.7	• Comparatively high project cost. • \$1,744,000 (64%) of budget unsecured. *confirmation of the \$1,000,000 in secured funding was not provided with the application.	2	There are no known opportunities to leverage resources in the administering of compliance requirements or the completion of the NEPA environmental review. The project development team consists of consultants, which may limit the cost efficiency of this project.	2.3	• Water conserving toilets • Tankless water heaters • Lights with automatic shut-off • Energy Star appliances • Use of reclaimed / overstocked building materials	3	HCD does not have experience working with the applicant.	3	19

ATTACHMENT C																					
PROJECT TITLE	SPONSOR	REQUEST	PROJECT DESCRIPTION	SCOPE OF WORK		NATIONAL OBJECTIVE	QUALIFYING ACTIVITY	URBAN COUNTY PRIORITIES	GEOGRAPHIC DISTRIBUTION		PROJECT READINESS		FINANCIAL FEASIBILITY		COST EFFICIENCY		ENERGY EFFICIENCY		CAPACITY		TOTAL SCORE
The California Space Center	California Space Authority, Inc.	\$500,000	Site development (including build-out of site infrastructure) that will precede construction of the Mission Support commercial office complex. This is known as "Phase 0" of the project.	Architectural/Engineering: \$ 837,064 Preconstruction costs: \$ 1,179,053 Site Preparation: \$ 233,864 Const Labor/Materials: \$ 2,526,988 Contingency: \$ 548,930 Project Management: \$ 900,000 Energy Improvements: \$ 923,250 Landscaping and other costs: \$ 50,000 <u>Marketing/Outreach:</u> Total "Phase 0" Cost \$ 8,046,974		Benefiting Low- and Moderate-Income Persons: Job Creation or Retention Activities 24 CFR § 570.208(a)(4)	Special Economic Development Activities 24 CFR § 570.203(a)	"Support economic development that creates or retains jobs, including those for low and moderate income persons"	Vandenberg Airforce Base * Residents from within the Urban County member cities and County may benefit from employment opportunities associated with this project. 4th Supervisorial District	5	• US Air Force is the legal owner of the property; • Negotiations for a 50-year lease are in process, with acquisition expected in June 2010; • CEQA environmental review needed; • HUD NEPA (Environmental Assessment) needed; • Approximately 56% of budget is secured. This includes \$3,100,000 in federal funds (the source and status of these funds is unclear).	5	• Comparatively high project cost • Stability of the \$3.1 in federal funds is unclear. • \$3,568,824 (44%) of budget unsecured.	2	A HUD NEPA review will be required before the commitment of CDBG funds. Information from other studies and reviews may be utilized, but NEPA forms differ between federal authorities. Due to other federal funding in the project, joint work efforts may exist for procurement and labor standards compliance.	2.3	• 1 MW photovoltaic field • Gray water recycling as part of wastewater mgt • LEED certification for green building performance standards	4	HCD does not have experience working with the applicant.	6	23.3
Luis Oasis Senior Center	Orcutt Area Seniors in Service, Inc.	\$400,000	New construction of a Senior Center	Architectural/Engineering: \$ 151,362 Preconstruction costs: \$ 183,942 Off-Site Development: \$ 115,860 Site Preparation: \$ 49,377 Const Labor/Materials: \$ 1,861,632 <u>Contingency:</u> \$ 202,687 Total Project Cost: \$ 2,564,860		Benefiting Low- and Moderate-Income Clientele 24 CFR § 570.208(a)(2)(i)(A) Where at least 51% of whom qualify as Low- and Moderate-Income Persons	Senior Center 24 CFR § 570.201(c)	"Provide assistance to low income neighborhoods by funding critical community facilities such as community service centers or libraries"	Unincorporated County 4th Supervisorial District	4	• Project site is owned by the County; • Applicant has entered into an agreement with the County for a land lease agreement for the development of this project conditional to the approval of all necessary permits by September 12, 2011; • 22% of budget secured, \$2,110,840 in unsecured funding; • A known endangered species exists on-site, for which this project must obtain a Section 7 Incidental Take Permit from the US Fish and Wildlife Services before beginning construction.	3.7	• Comparatively high project cost. • \$2,110,840 (78%) of budget unsecured.	3	Applicant has an agreement with the County for a land lease agreement to allow for the development of this project. Land lease will be one dollar (\$1) per year. Project development team consists of consultants, which may limit the cost efficiency of the project.	3.7	• Building siting to take advantage of sun and shade topography • Use of natural lighting via skylights • Windows to allow natural ventilation • Energy Efficient Management System for HVAC • Occupancy sensors in main rooms • Economizer units on HVAC • Building fenestration to reduce heat transfer • Cool roof construction, designed to accommodate future solar panels	3.3	HCD has not worked with the Applicant. The County awarded \$5,000 for this project under the 2008-09 Action Plan. The development team cited in the application are qualified professionals in areas such as architecture, engineering and finance.	3.7	21.4
New Quality of Life Services (QLS) Building	VTC Enterprises	\$100,000	New construction of an 18,260 square foot building to serve adults with severe disabilities.	Architectural/Engineering: \$ 334,880 Preconstruction costs: \$ 40,000 Site Preparation: \$ 91,345 Const Labor/Materials: \$ 2,465,921 Contingency: \$ 59,364 Project Management: \$ 405,341 Demo & Clearance, Paving, Landscaping: \$ 465,750 Total Project Cost: \$ 3,862,601		Benefiting Low- and Moderate-Income Clientele 24 CFR § 570.208(a)(2)(i)(A)	Handicapped Center: 24 CFR § 570.201(c)	"Provide assistance to low income neighborhoods by funding critical community facilities such as community service centers or libraries"	City of Santa Maria * The City of Santa Maria is not a member of the Urban County partnership. Some of VTC's clients may reside within the Urban County, but the Service Area of the proposed project will include South San Luis Obispo County and the City of Santa Maria, outside the boundaries of the Urban County. 5th Supervisorial District	3.7	• VTC Enterprises owns the project site; • A significant portion of the budget is unsecured.	4.3	• Comparatively high project cost • \$1,626,839 (42%) of the budget is unsecured. • 100% of budget will not be secured until January 2011. • Of the amount unsecured, \$1,221,839 is to be raised through Capital Campaign Activities and Grant opportunities.	2.7	The City of Santa Maria has provided CDBG funds for this project, so there may be an opportunity to leverage resources regarding the completion of the NEPA, and the administration of labor standards, Section 3, and MBE/WBE.	4	• Energy efficient lighting (natural & artificial) • Well sealed working windows • Insulated walls • Updated plumbing • Efficient HVAC system	4.3	HCD does not have experience working with the applicant.	5.3	24.3
Microenterprise Development	Women's Economic Ventures of Santa Barbara (WEV)	\$50,000	Self Employment Training Course (SET) that is designed to help women overcome barriers to entrepreneurship. Program involves training of self-assessment, business feasibility, marketing, finance, operational and personnel management, and business planning.	Instructor salaries and business consultants: \$ 25,000 <u>Marketing and Advertising:</u> \$ 25,000 Total Project Cost: \$ 50,000		Benefiting Low- and Moderate-Income Clientele 24 CFR § 570.208(a)(2)(i)(A) Where at least 51% of whom qualify as Low- and Moderate-Income Persons	Microenterprise Assistance 24 CFR § 570.201(o)	"Support economic development that creates or retains jobs, including those for low and moderate income persons"	County-wide	5	• NEPA determination is Categorically Excluded, not subject to 24 CFR § 58.5 (no HUD approval needed) • 22% of budget is secured • Due to the structure of the WEV SET program and its semester schedule, there is a high probability of the timely expenditure of CDBG funds.	9.3	• Estimated 90 jobs created, 60 jobs retained, and 100 businesses counseled during the 2010-11 program year • \$142,495 (78%) of the budget is unsecured • \$215,000 will be secured by July 2010 • The outstanding funds needed to fully operate the program effect its financial feasibility and the number of proposed beneficiaries.	5	Administratively cost efficient due to program scope and collaboration with WEV. Labor Standards requirements do not apply. Elaborate NEPA review not needed. WEV will verify and document each participating resident's eligibility and collect HUD reporting data.	5	Not Applicable	5 (N/A)	WEV has a history of utilizing CDBG funds and working with entitlement jurisdictions, including County HCD. The WEV SET program has been in existence since 1991, therefore, staff possesses the experience and expertise needed to administer the project.	10	39.3
Santa Barbara Courthouse Fountain Restoration	Santa Barbara Courthouse Legacy Foundation	\$200,000	Restoration of the Santa Barbara Courthouse Fountain.	Ineligible	Ineligible	Ineligible	Ineligible	Ineligible	Ineligible		Ineligible		Ineligible		Ineligible			Ineligible			
Solvang Library Remodel and Expansion	County of Santa Barbara General Services Dept.	\$300,000	Costs associated with architectural and engineering design of the future remodel and expansion of the Solvang library.	Ineligible	Ineligible	Ineligible	Ineligible	Ineligible	Ineligible		Ineligible		Ineligible		Ineligible			Ineligible			