

ATTACHMENT E

EVALUTION OF CAPITAL PROJECT APPLICATIONS - STRENGTHS AND WEAKNESSES

1. Isla Vista Community Center – County, General Services :

Located in Isla Vista at 976 Embarcadero Del Mar, this project will rehabilitate an existing county owned building for use as a community center. The local community of Isla Vista has expressed need and interest in a community center for some time. The proposed services offered could include cooking and nutrition classes, exercise classes, health fairs, English as a Second Language classes, and music and theater performances. Services would be targeted to non-student families in the community but available to all residents. The project would benefit the area of Isla Vista which consists of over 51% LMI persons.

Strengths: County has site control and project will be overseen by an experienced County Project Manager. The project has strong community support and Isla Vista is a community where over 88% of the residents are low-income.

Weaknesses: The project budget represents 76% of the available funds. If there are delays in the project, the County could be at risk of not meeting HUD's expenditure requirements and CDBG funds could be subject to recapture. An operations plan, including how the facility will serve the low-income community, has not been fully developed. General Services states that it will be engaging numerous community groups, as well as the Isla Vista Recreation and Park District, to develop the operations plan. General Services needs to identify funding to operate the center once the construction is completed. In addition, it is not clear what, if any, fees may be charged for classes held at the facility and whether fees could be cost-prohibitive to low-income persons. The facility must be open to the low-income community upon completion and continue to meet a CDBG National Objective for a period of five years. In the event that the facility is not made available to low-income beneficiaries, the County must repay HUD an amount equal to the current market value of the property less any portion of the value attributable to non-CDBG funds contributed to the acquisition of, or improvement to, the property.

2. Service Center ADA Improvements & Energy Efficiency Improvements - People Helping People Inc.

This project is located at Santa Ynez Valley people Helping People's service center and office in the City of Solvang. Improvements would include: ADA ramp to the building, stairway modifications, remodel bathrooms to make them ADA Accessible, new lighting and windows in various parts of the building. The applicant reports that the City of Solvang has requested that the building be improved to make it ADA-accessible.

Strengths: The project is the only proposed project in mid-county region. The organization's staff has experience and excellent past performance with CDBG capital projects. The scope of work included various elements, each with its own budget. The budget was based off a contractor's estimate and includes Davis Bacon Wages. The project can be completed in relative short duration.

Weaknesses: The proposed ADA improvements rank higher in terms of community need than the proposed energy efficiency improvements; although, the energy efficiency improvements will improve the ability to control heating and cooling in offices where staff meet with clients. Those offices get very warm in the summer.

3. Senior Housing Emergency Railings– St. Vincent's

Located at 4202 Calle Real in Santa Barbara, the project entails the fabrication and installation of approximately 182 feet of steel railing. The safety railings will assist senior residents and residents with disabilities to enter and exit the facility. This is especially important in case of fire to ensure residents can safely make it to the evacuation site

Strengths: The scope of work can be completed in relative short duration and there is site control.

Weaknesses: Staff has limited CDBG experience and would require some training.

4. Gray Street Transitional Housing Project– Family Care Network, Inc.

Located at 122 – 132 South Gray Street in Orcutt, the project will rehabilitate transitional housing for foster and former foster youth. The property consists of two structures consisting of five units total and houses a total of nine youth. The housing is part of a comprehensive program that helps foster youth and former foster youth become independent.

Strengths: Organization staff has experience with CDBG projects. The budget is detailed and includes leveraged funds. Assessments of each unit were completed by a licensed building inspector and were provided to HCD.

Weaknesses: The project will require temporary relocation; however, the organization’s staff has experience with relocation and compliance with the Uniform Relocation Act.

5. Falcon Open Space ADA Accessibility - County of Santa Barbara, Parks

Located at the northwest corner of Scorpio Road and Falcon Drive in Lompoc, the proposed project would provide installation of ADA accessible concrete paths from the sidewalk to the amenities, one path from Scorpio Road to an existing picnic bench and one path from Falcon Drive to the children’s play area.

Strengths: County sponsored project with experienced staff. The project could be completed within the desired timeframe.

Weaknesses: While the project consists of only ADA improvements, which is CDBG eligible without consideration of the income of residents, the location and service area is in Vandenberg Village, which consists of only 15.4% LMI persons. The park is a pocket park, serving a small segment of the community.

1. Calle Real Sidewalk Phase II – County of Santa Barbara, Dept. of Public Works

The project site is located on the north side of Calle Real, between Camino Del Remedio and San Antonio Road in unincorporated Goleta. The project would construct ADA accessible sidewalk approximately 1,400 feet in length and 5 feet wide. ADA accessible curb ramps will be constructed at all roadway crossings.

Strengths: Project site is County owned and staff is experienced with CDBG projects.

Weaknesses: Phase I was funded with FY 2014-15 CDBG and the project has not yet begun. It is currently out to bid and is expected to be completed in August 2015.

2. 2015 NSBC rehab projects San Antonio Rd. - Habitat for Humanity NSBC, Inc.

The proposed project consists of five sites located in Northern Santa Barbara County. Each site is a proposed rehabilitation project for a single unit residential property that is owner occupied. The rehabilitation of these homes will assist in allowing the homeowners to stay in their homes. The owners of each home have gone through an application process which verified them as LMI persons.

Strengths: The budget and proposed timeframe appear reasonable.

Weaknesses: Financially, the applicant is high risk. Staff capacity is limited and available only 2 days a week. Homes could have asbestos and/or lead based paint issues, which would have to be remediated and could cause budget overages. The applicant has had trouble acquiring a sufficient number of contractor bids for projects. The project budget was based on estimates received in 2011 (at the time of application by the owners).