



ATTACHMENT E

EVALUTION OF CAPITAL PROJECT APPLICATIONS - STRENGTHS AND WEAKNESSES

1. Richardson Park Picnic Area ADA Improvements– County, Community Services Department, Parks Division

Project Description: Install ADA accessible concrete paths around BBQ service tables and approx. 1,400 sq.ft. of decorative concrete pad underneath the picnic area. Existing picnic area shade structure will be replaced to accommodate the ADA modifications and more clearly identify the park. Permanently mounted ADA picnic benches, ADA serving tables and an ADA drinking fountain with bottle-filling capability also will be installed.

Strengths: County has site control and project will be overseen by an experienced County Project Manager. The project will serve a low-income residential community and will complement the newly renovated public pool scheduled to be re-opened summer 2016. The project does not appear to have any environmental concerns under NEPA.

Weaknesses: According to the applicant, the project budget is higher than usual for this type of project due to the rural location.

2. Sabado Tarde Sidewalk Infill Project – County, Dept. of Public Works

Project Description: Construct an ADA accessible sidewalk on the north side of Sabado Tarde Road between Camino Corto and Camino Pescadero. The sidewalk will be approximately 2,300 feet in length and 4-5 feet wide. ADA accessible curb ramps will be constructed at roadway crossings. Currently there is only sporadic sidewalk on the north and south sides of Sabado Tarde Road with no existing continuous pedestrian access. This forces pedestrians to share the travel lanes with vehicles, skateboards, bicycles, dogs, other forms of transportations and parked cars. Construction of a continuous sidewalk will provide a safe, all weather surface for pedestrians, law enforcement and persons with disabilities to utilize. Currently, the area immediately north of the curb face is occupied by utility poles, fences, retaining walls, vegetation and other obstacles which prevent utilization of even an informal dirt pathway. This project is ready for construction and County Public Works has been actively building infill sidewalks in Isla Vista for decades.

Strengths: County has site control, and project will be overseen by an experienced County Project Manager. The project will serve a low-income residential community and will improve the pedestrian infrastructure in the Isla Vista community. The work will be conducted in the County right-of-way. The project does not appear to have any environmental concerns under NEPA.

Weaknesses: None identified.

3. Downtown Guadalupe Revitalization Plans – Guadalupe-Nipomo Dunes Center

Project Description: To fund the first phase of two tasks to restore the historic Royal Theater and the building formerly known as the Palace Hotel and Far Western Tavern in Guadalupe to increase economic growth in the community. Task 1 of this project would fund architectural, engineering, and community museum planning activities for the former Far Western Tavern (built in 1912) within a five year period. This is important because in a recent report by the Institute of Museum and Library Services, the development of museum buildings have spurred economic growth because they remove blight, improve community well-being, erase some of the neighborhood stigma that accompanies deterioration, and encourage other investment.

Strengths:

Restoration and reuse of historic buildings; removal of blight, improve economic conditions

Weaknesses: This is a very large scale and long-term project, which is in the early concept stage.

CDBG is not well suited for long-term projects; however, once the project is fully designed and the project budget and financing are in place, CDBG may be requested as part of the overall budget at the time the project is ready to commence.

4. Isla Vista Youth Projects (IVYP) Legacy and Vision Campaign

Project Description: Funds will be used to complete the purchase of the building in which IVYP occupies and operates several programs. A short-term \$1.1 million loan was secured to acquire the building, which becomes due in December 2016. To-date, all but \$300,000 remains on the loan balance. IVYP believes that it will have \$200,000 secured by fall, at the time that CDBG funds will be made available. The facility houses the IV Children's Center which served 1,972 families in FY 2014-15, and provides services to 125 children and their families daily.

Strengths:

The IV Children's Center and Family Resource Center provides a valuable community resource to low- and moderate-income children and their families in the predominately low-income area of Isla Vista.

Weaknesses:

Not all of the funding has been secured to take out the short-term loan. The CDBG request of \$100,000 only partially pays the loan balance. If awarded, CDBG funds would be provided contingent upon successfully securing the remaining amount needed to fully pay the loan, and would be provided to a title company to hold in escrow until closing. In addition, the funds would be provided in the form of a loan, with no interest accruing, and due upon transfer. Further, in accordance with CDBG requirements, the current use of the building would have to continued for at least five years.

5. St. Vincent's Affordable Housing - Fire Suppression Backflow Preventer Replacement

Project Description: A capital needs assessment revealed that the St. Vincent Gardens property, an affordable housing development in Santa Barbara, consisting of 75 units of family housing in 14

buildings, must replace 14 backflow preventers, at a total cost of \$54,250. The project was built in 2007, and the fire suppression units are nine years old and in poor condition. The backflow preventors, an important component of the fire suppression system, were rated in 'poor condition' and are being recommended for replacement. A backflow preventer device is designed to reverse the flow of nonpotable water sources, keeping the nonportable water sources from contact with potable water pipes.

Strengths:

Nearly all of the households served by this development earn 60% or less of Area Median Income (AMI), with nearly half of the residents below 50% AMI. This project ensures the health and safety of the households residing in the units, and the community residents who participate in St. Vincent's on-site programming, such as the St. Vincent's Heart food and supply pantry. The project owner will leverage County CDBG funds with \$14,996 in capital replacement reserves.

Weaknesses:

A minor concern may be that the funding for this type of infrastructure repair/replacement was not built into the overall project operating budget initially, and that there are insufficient funds in the property's capital replacement reserves for this project. The applicant reports that the backflow prevention system was not properly installed at the time of construction.

CDBG - ASSISTANCE TO MICRO-ENTERPRISE BUSINESSES

1. Women's Economic Ventures

Program Description: Women's Economic Ventures (WEV) provides Self-Employment Training (SET) and technical assistance to primarily low-income women who own or have an interest in starting micro-enterprise businesses. The term "microenterprise" means a commercial enterprise that has 5 or fewer employees, 1 or more of whom owns the enterprise. Although not a capital project, the CDBG regulations allow that funds provided for assistance to micro-enterprise businesses not be subject to the fifteen-percent (15%) cap on public services. Based on Board of Supervisor direction provided in 2015, applications submitted for micro-enterprise assistance shall be reviewed by the Capital Loan Committee.

WEV submitted an application for \$50,000 to provide technical assistance and training to existing and proposed owners of micro-economic enterprises.