

Attachment A

HOME RESERVATION AGREEMENT
BY AND BETWEEN
THE COUNTY OF SANTA BARBARA
AND
SURF DEVELOPMENT COMPANY
July 1, 2011

THIS LOAN RESERVATION AGREEMENT (hereinafter the "Agreement") is made by and between the County of Santa Barbara, a political subdivision of the State of California ("County"), and Surf Development Company, a California non-profit public benefit corporation ("Surf").

RECITALS

- A. County wishes to foster the development of more affordable rental housing in neighborhoods in need of revitalization in Santa Barbara County communities and provide a greater choice of housing opportunities for low-income households.
- B. County has received Home Investment Partnership Program funds ("HOME Funds") from the United States Department of Housing and Urban Development ("HUD") pursuant to the Cranston-Gonzales National Affordable Housing Act of 1990 for the purpose of expanding the supply of decent, safe, sanitary and affordable housing for low-income households.
- C. County is the lead agency of the Santa Barbara County HOME Consortium and administers the HOME Program on behalf of the Consortium.
- D. The HOME Program statute, Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 as amended requires that jurisdictions reserve not less than 15 percent of funds for investment only in housing to be developed, sponsored or owned by Community Housing Development Organizations (CHDO) and execute a written agreement reserving a specific amount of funds to such organization within 24 months of the funds being made available to a jurisdiction.
- E. Surf is a CHDO as set forth in the HOME Program Guidelines.
- F. On August 10, 2010 the Board of Supervisors adopted a resolution approving an amendment to the 2006, 2007 and 2008 updates to the 2006-2010 Consolidated Plan ("Action Plan") governing the use of HOME funds. The Board action included approval of a reservation of City of Lompoc HOME funds to Surf in the aggregate amount of Five Hundred Thousand Dollars (\$500,000) for the development of up to 55 affordable rental units known as Santa Rita Village ("Project") located in the City of Lompoc, California.
- G. On May 12, 2011 the Board of Supervisors adopted a resolution approving the 2011 Action Plan, which included a reservation of additional funds to the Project in the aggregate amount of One Million One Hundred Fifty Six Thousand Fifty Nine Dollars (\$1,156,059) (\$210,000 in City of Lompoc HOME funds and \$946,059 in County HOME funds).
- H. On May 27, 2011 HUD announced a reduction in the 2011 HOME funding allocation, including the Santa Barbara County HOME Consortium allocation, resulting in a reduction in the 2011

funding reservation to the Project. After reductions were applied, the Project reservation equals One Million Seventy Eight Thousand One Hundred Thirty Two Dollars (\$1,078,132) (\$186,662 in City of Lompoc HOME funds and \$891,470 in County HOME funds).

- I. An amendment to the 2011 Action Plan, which includes the modified HOME funding reservation to the Project, was approved by the Board of Supervisors concurrently with this Agreement, on August 9, 2011.
- I. This Reservation Agreement constitutes a commitment of funds to a CHDO, as required under the HOME Program.

NOW THEREFORE, IN CONSIDERATION of the mutual agreements and representations, Surf and County hereby agree as follows:

1. PROPERTY SUBJECT TO THE AGREEMENT

The property subject to the agreement is located at 815 West Ocean Avenue in the City of Lompoc (the "Property").

2. PROJECT SUBJECT TO THE AGREEMENT

The Project, known as Santa Rita Village, involves demolition of 10 public housing units and new construction of up to 55 affordable apartment units, with 11 of them allocated to households earning up to 60% area median income in the City of Lompoc.

3. PURPOSE OF THE AGREEMENT

This Agreement evidences the reservation of an aggregate of One Million Seventy Eight Thousand One Hundred Thirty Two Dollars (\$1,078,132) (\$186,662 in City of Lompoc HOME funds and \$891,470 in County HOME funds) through the 2006, 2007, 2008 and 2011 Action Plans and the intent to negotiate a loan of HOME Investment Partnership Program funding for the Project (the "Loan").

4. TERM OF THE AGREEMENT

This Agreement shall begin immediately and terminate the earlier of June 30, 2012 or until such time that a Loan Agreement is negotiated and executed between the County and Surf for the Project.

5. DEVELOPMENT OF THE PROJECT

- A. Rules, Regulations and Policies. The Project is located in the jurisdiction of the City of Lompoc. The rules, regulations and official policies governing the permitted use(s) of the Property, with respect to and only with respect to the density and intensity of use of the Property are those rules, regulations and policies applicable to the Property at the time the Project receives land use approval from the City of Lompoc.

- B. Design and Construction Standards and Specifications. The design and construction standards and specifications for buildings and structures in the Project are subject to applicable design standards and guidelines in effect at the time that any development approval is granted for the Project or any unit or structure contained within the Project.

6. REPORTING REQUIREMENTS

Surf agrees to provide County with quarterly project status update reports consisting of, at minimum, the following information:

1. Sources and Uses statement
2. Status of project financing
3. Status of local approvals
4. General project update

Reports shall be provided on the following dates:

August 31, 2011

November 30, 2011

February 28, 2012

May 31, 2012

7. COUNTY PROJECT FINANCING REQUIREMENTS

The County's obligation to fund the Loan is contingent upon the occurrence of all of the following:

- A. Financial Feasibility. Surf's presentation in a proforma format of the development budget, project funding sources and uses, operating budget and cash flow projections that demonstrate the Project's viability over thirty years and the County's approval of such budget.
- B. Financial Verification. Written, third-party documentation of commitments for all project financing as presented in a financing plan.
- C. Environmental Review. The County's decision in its sole and absolute discretion to move forward with the project after consideration of its environmental impacts after completion of environmental review under the National Environmental Policy Act and the California Environmental Quality Act as applicable.
- D. Local Approvals. Documentation of attainment of all necessary local development approvals is required.
- E. Cost Efficiency. Determination by the County that projected costs are in amounts customary for the development of similar projects and reasonable in terms of industry standards. The County must also determine that the projected rates of return are reasonable and the applicant is not receiving excessive profit or windfalls from the Project.

The County reserves the right to stipulate the maximum fee limit for certain professional fees including those of tax credit consultants and architects. Additionally, the County provides specific cost control guidance regarding developer fees, consistent with limits established by the California Tax Credit Allocation Committee. Developer fees for ownership, lot sale type projects, or special needs projects offering support services will be negotiated on a case-by-case basis.

8. NEGOTIATION OF TERMS OF COUNTY FUNDS

The County will negotiate the terms of the Surf Loan with the understanding that the loan will be structured so that it will be repaid and the loan funds will be available to fund other affordable housing projects. County will make every effort to recycle affordable housing funds through structuring project loan repayments.

- A. Interest Rate. Unless agreed otherwise, the interest on the Loan will be between 3% and 5% depending on project need and other factors. The County may provide lower interest loans to not-for-profit organizations or public agencies when specific project circumstances require.
- B. Loan Term. The loan term may be dictated by the specific project financing products; however, permanent financing will range between twenty (20) to fifty five (55) years.
- C. Maximum Financing Amount.
 - 1. Acquisition Financing. Acquisition financing should not exceed the lower of the purchase price of the Property or the appraised value as evidenced by an appraisal prepared by a California State Certified General Appraiser, plus all other acquisition loan-related costs.
 - 2. Construction Financing. Construction financing will not exceed the amount necessary to construct the HOME-assisted units, pursuant to the project budget and a subsidy layering review consistent with County guidelines.
 - 2. Permanent Financing. Permanent financing will not exceed the amount necessary to fill the financing gap identified in the total development budget substantiated by a documented gap analysis.
- D. Affordability Requirements.
 - 1. Term of Affordability. A regulatory agreement restricting the rents of units in the Project shall be recorded against the Property. Unless the parties agree otherwise, the required term of the affordability covenant or regulatory agreement will be a minimum of twenty (20) years. The affordability covenant will remain in effect for not less than the agreed upon term regardless of the date upon which the County loan is fully repaid, and regardless of transfer of ownership of the Project.

If additional federal or state funding or incentives are also utilized in the Project, the affordability terms and regulatory agreement may be modified to be consistent with the terms set forth by that federal or state program.

2. Income Limits. Income limits for restricted units in the Project shall be established based upon HUD's annual Revised Income Limits for Public Housing and Section 8 Programs and Median Incomes for the Fiscal year for the County of Santa Barbara.
3. Determination of Income. Determination of eligible income will be assessed as a gross amount expected to be received and based on the HUD Section 8 definition of "Annual Income" at 24 CFR part 813. Individual program guidelines adopted independently by the Board of Supervisors (usually applied to land use based programs) may provide for limited exceptions (e.g. incomes of full-time students under the age of 24 claimed as dependents for income tax purposes).
4. Income Targeting. HOME funds are made available to projects or units within projects that target households at or below 50%, 60% and 80% of area median income. The amount of assistance will be based on the degree of affordability proposed by the project.

E. Loan Documents

The Loan will be evidenced by a loan agreement, promissory note, deed of trust and regulatory agreement (collectively "Loan Documents"), all of which will be negotiated by County and Surf. The parties shall have no liability or obligation under this agreement if the parties are unable to agree on specific terms and Loan Documents. County's obligations under this agreement are contingent upon negotiating mutually acceptable Loan Documents and the Board of Supervisors approval of the Loan Documents.

9. COMPLIANCE WITH LAWS AND REGULATIONS

Surf agrees that it shall comply with all the provisions of all local, State and Federal laws and regulations applicable to the Project to be carried out hereunder. Without limiting the generality of the foregoing, Surf:

- A. Shall obtain and maintain, at Surf's own expense, or with County assistance any and all licenses and permits necessary to carry out the Project.
- B. Shall incorporate and follow any procedures, practice, rules, indexes and guidelines required by any local, State or Federal laws and regulations.

10. INDEMNIFICATION

In the Loan Documents, Surf shall agree and shall comply with all insurance and indemnification requirements set forth on Exhibit A attached hereto and incorporated by this reference or such revised requirements if adopted by the County.

11. TERMINATION OF AGREEMENT

County shall have the right to terminate this Agreement immediately if County determines that Surf cannot implement the project as described in the Action Plan of the Santa Barbara County HOME Consortium Consolidated Plan, attached hereto as Exhibit B and incorporated by this reference. County shall also have the right to terminate this Agreement immediately if County determines that Surf has filed a petition in bankruptcy, or for receivership or reorganization, or has filed any other petition under the Bankruptcy Act or has taken or committed any act preparatory to the filing of any such petition or has become or is insolvent or has committed any other act of bankruptcy or insolvency.

12. GOVERNING LAW

This Agreement shall be governed by the laws of the State of California.

13. NOTICES

All notices, requests, demands or other communications permitted or required pursuant to this Agreement shall be effective only if in writing, and shall be deemed to have been given and received (1) when personally delivered, or (2) on the third (3rd) business day after the date on which deposited with a regulated public carrier, return receipt requested or equivalent thereof administered by such regulated public carrier, in a sealed envelope addressed to the party for whom intended at the address set forth below, or at such other address, notice of which is given as provided herein:

If to COUNTY County of Santa Barbara
 Housing and Community
 Development Director
 105 E. Anapamu Street, Suite 105
 Santa Barbara, CA 93101

If to SURF: Board President
 Surf Development Company
 815 West Ocean Avenue
 Lompoc, CA 93436

14. FURTHER ASSURANCES

Each of the parties agrees to cooperate with the other and to perform such acts and to execute such documents or instruments as may be necessary, proper or desirable to carry out the purposes and intent of this Agreement.

15. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding of the parties with respect to the subject matter hereof. No modification of this Agreement shall be valid or binding unless executed in writing by each of the parties on or after the date of representation, warranty, promise, statement or information, unless specifically set forth herein.

IN WITNESS WHEREOF, COUNTY and SURF have caused this Agreement to be executed by their respective duly authorized officer:

SURF DEVELOPMENT COMPANY
a California non-profit public benefit corporation

COUNTY OF SANTA BARBARA
a political subdivision of the
State of California

By: _____
Raymond F. Down
Board President

By: _____
Joni Gray
Chair of the Board of Supervisors

ATTEST:
CHANDRA L. WALLAR
CLERK OF THE BOARD

By: _____
Deputy

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By: _____
Mary McMaster
Senior Deputy County Counsel

APPROVED AS TO FORM:

RISK MANAGEMENT

By: _____
Ray Aromatorio
Risk Program Manager

APPROVED AS TO FORM:

ROBERT GEIS
AUDITOR-CONTROLLER

By: _____
Juan Izquierdo
Specialty Accounting Division Chief

Exhibit A

STANDARD INDEMNIFICATION AND INSURANCE PROVISIONS

INDEMNIFICATION

CONTRACTOR shall defend, indemnify and save harmless the COUNTY, its officers, agents and employees from any and all claims, demands, damages, costs, expenses (including attorney's fees), judgments or liabilities arising out of this Agreement or occasioned by the performance or attempted performance of the provisions hereof; including, but not limited to, any act or omission to act on the part of the CONTRACTOR or his agents or employees or other independent contractors directly responsible to him; except those claims, demands, damages, costs, expenses (including attorney's fees), judgments or liabilities resulting from the sole negligence or willful misconduct of the COUNTY.

CONTRACTOR shall notify the COUNTY immediately in the event of any accident or injury arising out of or in connection with this Agreement.

INSURANCE

Without limiting the CONTRACTOR's indemnification of the COUNTY, CONTRACTOR shall procure the following required insurance coverages at its sole cost and expense. All insurance coverages are to be placed with insurers which (1) have a Best's rating of no less than A: VII, and (2) are admitted insurance companies in the State of California. All other insurers require the prior approval of the COUNTY. Such insurance coverage shall be maintained during the term of this Agreement. Failure to comply with the insurance requirements shall place CONTRACTOR in default. Upon request by the COUNTY, CONTRACTOR shall provide a certified copy of any insurance policy to the COUNTY within ten (10) working days.

1. Workers' Compensation Insurance: Statutory Workers' Compensation and Employers Liability Insurance shall cover all CONTRACTOR's staff while performing any work incidental to the performance of this Agreement. The policy shall provide that no cancellation, or expiration or reduction of coverage shall be effective or occur until at least thirty (30) days after receipt of such notice by the COUNTY. In the event CONTRACTOR is self-insured, it shall furnish a copy of Certificate of Consent to Self-Insure issued by the Department of Industrial Relations for the State of California. This provision does not apply if CONTRACTOR has no employees as defined in Labor Code Section 3350 et seq. during the entire period of this Agreement and CONTRACTOR submits a written statement to the COUNTY stating that fact.
2. General and Automobile Liability Insurance: The general liability insurance shall include bodily injury, property damage and personal injury liability coverage, shall afford coverage for all premises, operations, products and completed operations of CONTRACTOR and shall include contractual liability coverage sufficiently broad so as to include the insurable liability assumed by the CONTRACTOR in the indemnity and hold harmless provisions [above] of the Indemnification Section of this Agreement between COUNTY and CONTRACTOR. The automobile liability insurance shall cover all owned, non-owned and hired motor vehicles that are operated on behalf of CONTRACTOR pursuant to CONTRACTOR's activities hereunder. CONTRACTORS shall require all subcontractors to be included under its policies or furnish separate certificates and endorsements to meet the standards of these provisions by each subcontractor. COUNTY, its officers, agents, and employees shall be Additional Insured status on any policy. A cross liability clause, or equivalent wording, stating that coverage will apply separately to each named or additional insured as if separate policies had been issued to each shall be included in the policies. A copy of the endorsement evidencing that the policy has been changed to reflect the Additional Insured status must be attached to the certificate of insurance. The limit of liability of said policy or policies for general and automobile liability insurance shall not be less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate. Any deductible or Self-Insured Retention {SIR} over \$10,000 requires approval by the COUNTY.

Said policy or policies shall include a severability of interest or cross liability clause or equivalent wording. Said policy or policies shall contain a provision of the following form:

"Such insurance as is afforded by this policy shall be primary and non-contributory to the full limits stated in the declarations, and if the COUNTY has other valid and collectible insurance for a loss covered by this policy, that other insurance shall be excess only."

If the policy providing liability coverage is on a 'claims-made' form, the CONTRACTOR is required to maintain such coverage for a minimum of three years following completion of the performance or attempted performance of the provisions of this agreement. Said policy or policies shall provide that the COUNTY shall be given thirty (30) days written notice prior to cancellation or expiration of the policy or reduction in coverage.

CONTRACTOR shall submit to the office of the designated COUNTY representative certificate(s) of insurance documenting the required insurance as specified above prior to this Agreement becoming effective. COUNTY shall maintain current certificate(s) of insurance at all times in the office of the designated County representative as a condition precedent to any payment under this Agreement. Approval of insurance by COUNTY or acceptance of the certificate of insurance by COUNTY shall not relieve or decrease the extent to which the CONTRACTOR may be held responsible for payment of damages resulting from CONTRACTOR'S services of operation pursuant to the contract, nor shall it be deemed a waiver of COUNTY'S rights to insurance coverage hereunder.

In the event the CONTRACTOR is not able to comply with the COUNTY'S insurance requirements, COUNTY may, at their sole discretion and at the CONTRACTOR'S expense, provide compliant coverage.

The above insurance requirements are subject to periodic review by the COUNTY. The COUNTY's Risk Program Administrator is authorized to change the above insurance requirements, with the concurrence of County Counsel, to include additional types of insurance coverage or higher coverage limits, provided that such change is reasonable based on changed risk of loss or in light of past claims against the COUNTY or inflation. This option may be exercised during any amendment of this Agreement that results in an increase in the nature of COUNTY's risk and such change of provisions will be in effect for the term of the amended Agreement. Such change pertaining to types of insurance coverage or higher coverage limits must be made by written amendment to this Agreement. CONTRACTOR agrees to execute any such amendment within thirty (30) days of acceptance of the amendment or modification.

Exhibit B

AMENDMENTS
2006-2010 Annual Action Plans
Santa Barbara County HOME Consortium & Urban County Partnership
August 2010

I. Introduction

The purpose of this amendment is to update the project funding allocations proposed in the Santa Barbara County HOME Consortium and Urban County Partnership 2006-2010 Annual Action Plans. The County of Santa Barbara is the lead agency of the Urban County Partnership which includes the cities of Buellton, Carpinteria, Lompoc and Solvang, and the lead agency of the HOME Consortium which includes the members of the Urban County as well as the cities of Goleta and Santa Maria.

To receive a final reservation of funds, all projects must undergo an application process, staff review, approval by relevant committees, and approval by the County Board of Supervisors.

HOME Investment Partnership program provides limited subsidies designed to leverage public and private funds necessary to enable the financial feasibility of affordable housing projects. The Community Development Block Grant (CDBG) program provides funding to develop viable communities and assist low and moderate income persons.

The U.S. Department of Housing and Urban Development imposes strict expenditure requirements under its HOME and CDBG Program regulations. The ability to acquire sufficient funding necessary for development, and the identification of ready projects are necessary to avoid deobligation under HOME and CDBG Program expenditure requirements. Therefore, the County may be required to shift funding commitments from one year to another and/or from one project to another to ensure timely expenditure of funds. The intended changes in funding allocations for projects reserved funds through the Santa Barbara County HOME Consortium and Urban County Partnership 2006-2010 Annual Action Plans are detailed below.

II. Changes to HOME Funding Allocations

A. Original Allocations

Casa del Desarrollo

The Casa del Desarrollo project proposed to develop 19 Single Room Occupancy units of affordable supportive housing for young adults exiting the foster care system. Due to difficulties obtaining construction financing, the lack of State multifamily housing subsidies, and the oversubscribed Low-Income Housing Tax Credits Program, the Casa del Desarrollo project is unable to move forward at this time.

The City of Lompoc has opted to reprogram \$768,934 of its HOME entitlement funds reserved for Casa del Desarrollo through the 2006, 2007, 2008 and 2009 Annual Action Plans. \$500,000 reserved through the 2006-2008 Annual Action Plans will be reallocated to the Santa Rita Village project, and \$268,934 reserved through the 2008-2009 Annual Action Plans will be reallocated to the Cypress Court project.

Lompoc HOME Program

The City of Lompoc reserved \$232,723 of its HOME entitlement funds for the Lompoc HOME Program through the 2010 Annual Action Plan. At the time of publication, the City did not identify a specific project in the 2010 Action Plan to receive this allocation. The City has since identified a HOME eligible project and opted to reprogram \$231,066 of this allocation to the Cypress Court project.

B. Reprogrammed Allocation

Santa Rita Village

The Santa Rita Village project, sponsored by the Housing Authority of the County of Santa Barbara involves the demolition of ten (10) existing public housing units, the construction of 55 affordable rental units, and the development of a 4,049 square foot office building, located at 815 West Ocean Avenue, Lompoc.

The range of bedroom sizes and unit design is specifically intended to serve large families, seniors and persons with disabilities. The rents, set from 30-60% of Area Median Income (AMI), are designed to be affordable to low, very low and extremely low income households. This project corresponds with the following *Priority Need Category* of the *2006-2010 Consolidated Plan*, *Specific Objective* of the *2010-2015 Consolidated Plan*, and *Outcome Measure* in accordance with the Federal Register Notice dated March 7, 2006 :

2006-2010 Consolidated Plan Priority Need Category #1

- There is a serious need for rental housing opportunities for large, extremely low, very low and low-income families

2010-2015 Consolidated Plan Specific Objective

- Expand the supply of rental housing for lower income households, including large households, small households, and special needs (High Priority Need Level)

Outcome Measure

- Affordability/availability for the purpose of creating decent affordable housing.

Nearly 50% of the units are ADA accessible/adaptable. The community center provides space for the provision of support services that will assist residents in their needs and to become more self-sufficient.

Cypress Court

The Cypress Court project, sponsored by Pacific West Communities, Inc., involves the construction of 60 affordable senior rental units, and the development of 14,500 square feet of commercial space, located at 1420 East Ocean Avenue, Lompoc.

The development will consist of a central garden area, a gathering space with kitchen and lounge, laundry room, exercise area, computer learning center, and library. The residential units serve income qualified seniors earning up to 60% of Area Median Income (AMI), are designed to be affordable to low, very low and extremely low income households. This project corresponds with the following *Priority Need Category* of the *2006-2010 Consolidated Plan*, *Specific Objective* of the *2010-2015 Consolidated Plan*, and *Outcome Measure* in accordance with the Federal Register Notice dated March 7, 2006 :

2006-2010 Consolidated Plan Priority Need Category #4

- There is a serious need for rental housing opportunities (either new units or acquisition and rehabilitation of existing units) for small, extremely low, very low-income and low-income households including units for the elderly and special needs households

2010-2015 Consolidated Plan Specific Objective

- Expand the supply of rental housing for lower income households, including large households, small households, and special needs (High Priority Need Level)

Outcome Measure

- Affordability/availability for the purpose of creating decent affordable housing.

The following table outlines the reprogrammed HOME funds:

Original City of Lompoc HOME Reservation		Amended City of Lompoc HOME Reservation	
Year	Project Title	Project Title	Reservation
2006	Casa del Desarrollo	Santa Rita Village	\$196,830
2007	Casa del Desarrollo	Santa Rita Village	\$195,431
2008	Casa del Desarrollo	Santa Rita Village	\$107,739
Subtotal HOME Funds Reprogrammed to Santa Rita Village			\$500,000
2008	Casa del Desarrollo	Cypress Court	\$80,934
2009	Casa del Desarrollo	Cypress Court	\$188,000
2010	Lompoc HOME Program	Cypress Court	\$231,066
Subtotal HOME Funds Reprogrammed to Cypress Court			\$500,000
Total City of Lompoc Reprogrammed HOME Funds:			\$1,000,000

Exhibit C

2006-2011 Action Plan Amendments

As a result of funding reductions to the HOME and CDBG programs, and to reprogram funds from projects that have not moved forward, the County and its partner jurisdictions have amended its 2011 Action Plan. The intended changes in funding allocations for projects reserved funds through the Santa Barbara County HOME Consortium and CDBG Urban County Partnership 2011 Action Plan are detailed below.

III. Changes to HOME Project Funding Reservations

Table A-4

2011 County of Santa Barbara HOME Funding Reservations				
<i>Project</i>	<i>Location</i>	<i>Agency</i>	<i>Initial Reservation</i>	<i>Final Reservation</i>
Santa Rita Village	Lompoc	Santa Barbara County Housing Authority / Surf Development	\$946,059	\$891,470
Security Deposit Move-in Cost Program	Countywide	Coalition for Housing Accessibility	\$80,276	\$80,276 (No Change)
Total County of Santa Barbara HOME Project Funds Reserved:			\$1,026,335	\$971,746

Table A-5

2011 City of Santa Maria HOME Funding Reservations				
<i>Project</i>	<i>Location</i>	<i>Agency</i>	<i>Initial Reservation</i>	<i>Final Reservation</i>
Los Adobes de Maria III	Santa Maria	Peoples' Self-Help Housing Corporation	\$305,000	\$257,597
Tenant Based Rental Assistance Program	Santa Maria	City of Santa Maria	\$100,000	\$100,000 (No Change)
Total City of Santa Maria HOME Project Funds Reserved:			\$405,000	\$357,597

Table A-6

2011 City of Lompoc HOME Funding Reservations				
<i>Project</i>	<i>Location</i>	<i>Agency</i>	<i>Initial Reservation</i>	<i>Final Reservation</i>
Santa Rita Village	Lompoc	Santa Barbara County Housing Authority / Surf Development	\$210,000	\$186,662
Total City of Lompoc HOME Project Funds Reserved:			\$210,000	\$186,662