

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

III. Changes to CDBG Funding Allocations

A. Original Allocations

North I Street Remediation

The City of Lompoc reserved \$75,000 of its 2008 CDBG entitlement allocation for the North I Street Remediation project through the 2008 Annual Action Plan. This project was completed under budget and therefore, the City has opted to reallocate its funding to the Lompoc Library HVAC Improvements project.

Housing Rehab Loan Program

The City of Lompoc reserved \$120,000 of its 2008 CDBG entitlement allocation for the Housing Rehab Loan Program through the 2008 Annual Action Plan. This project was carried out through another source of City funds and therefore, the City has opted to reallocate its funding to the Lompoc Library HVAC Improvements project.

Public Facilities Improvements Program

The City of Lompoc reserved \$284,121 of its CDBG funds available in the 2009 Program Year for the Public Facilities Improvement Program through the 2009 Annual Action Plan. At the time of publication, the City did not identify a specific project in the 2009 Action Plan to receive this allocation. The City has since identified a CDBG eligible project and opted to reallocate \$284,121 of CDBG funding to the Lompoc Library HVAC Improvements project.

California Space Center

The California Space Center project was identified in the 2010 Annual Action Plan as receiving \$204,834 from the City of Lompoc 2010 CDBG Capital Project funds. At the time of publication, the City had not identified

the complete list of specific projects in the 2010 Action Plan to receive this allocation. The City has since identified a complete list of CDBG eligible projects and has opted to reprogram \$60,879 of CDBG funds to the Lompoc Library HVAC Improvements project, \$40,000 to the Catholic Charities Mobilehome Emergency Repair Grant (MERG) Program, \$50,000 to the Code Enforcement Program, and \$53,955 to the Housing Rehab Loan Program.

Ryon Park Infrastructure Improvements

The Ryon Park Infrastructure Improvements project was identified in the 2010 Annual Action Plan as receiving \$45,000 from the City of Lompoc 2010 CDBG Capital Project funds. At the time of publication, the City had not identified the complete list of CDBG eligible projects in the 2010 Action Plan to receive this allocation. The City has since identified a complete list of CDBG eligible projects and has opted to reprogram \$45,000 to the Code Enforcement Program.

Fire Department Information Management System

The Fire Department Information Management System project was identified in the 2010 Annual Action Plan as receiving \$5,000 from the City of Lompoc 2010 CDBG Capital Project funds. At the time of publication, the City had not identified the complete list of CDBG eligible projects in the 2010 Action Plan to receive this allocation. The City has since identified a complete list of CDBG eligible projects and has opted to reprogram \$5,000 to the Code Enforcement Program.

B. Reprogrammed Allocation

Lompoc Library HVAC Improvements

The Lompoc Library HVAC Improvements project involves the replacement of the City Library heating and ventilation system, located at 501 E. North Avenue, Lompoc. The necessary improvements to this public facility will provide a safe and energy efficient heating and ventilation system.

This activity is eligible under the CDBG program regulations 24 CFR 570.201(c), and qualifies under the CDBG national objective *Low Moderate Income Area Benefit* 24 CFR 570.208(a)(1)(i). This project corresponds with the following *Priority Need Category* identified through the *2007-2010 Consolidated Plan, Specific Objectives* identified through the 2010-2015 Consolidated Plan, and *Outcome Measure* in accordance with the Federal Register Notice dated March 7, 2006:

2007-2010 Consolidated Plan Priority Need Category #5

- Address gaps in community infrastructure, such as streets, sidewalks, eligible fire fighting equipment and other public structures. Address architectural barriers and other barriers to community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA).

2010-2015 Consolidated Plan Specific Objectives

- Provide assistance to low income neighborhoods by funding critical community facilities (High Priority Need Level); and
- Support rehabilitation of public facilities that incorporate energy efficient and conservation design measures (High Priority Need Level)

Outcome Measure

- Sustainability for the purpose of creating suitable living environments.

Code Enforcement Program

The City Code Enforcement Program provides enforcement of code requirements for both residential and commercial structures in the low- and moderate-income census tracts of the City. Due to increases in code violations and the need for additional “street level” enforcement and community education, the City is adding an additional 0.75 full time equivalent (FTE) position, bringing the total available staffing to the code enforcement program from 0.68 FTE to 1.43 FTE. Total cost for this program in FY 2010-2011 is \$200,000.

This activity is eligible under the CDBG program regulations 24 CFR 570.202(c), and 570.207. The CDBG national objective is *Low Moderate Income Area Benefit* 24 CFR 570.208(a)(1)(i). This project corresponds with the following *Priority Need Category* identified through the 2007-2010 *Consolidated Plan*, *Specific Objectives* identified through the 2010-2015 *Consolidated Plan*, and *Outcome Measure* in accordance with the Federal Register Notice dated March 7, 2006:

2007-2010 Consolidated Plan Lompoc Valley HMA Priority Need #1

- Maintain and upgrade existing low-income affordable housing stock.

2010-2015 Consolidated Plan Specific Objectives

- Provide assistance to maintain and upgrade existing low-income affordable housing stock (High Priority Need Level).

Outcome Measure

- Sustainability for the purpose of creating decent affordable housing.

Catholic Charities Mobilehome Emergency Repair Grant (MERG) Program

The MERG Program is administered by Catholic Charities and provides for emergency health and safety repairs on mobilehomes and owner occupied dwellings for extremely low-income persons who are primarily elderly and/or disabled.

This activity is eligible under CFR 570.202. The CDBG national objective is *Low Moderate Income Limited Clientele* 24 CFR 570.208(a)(2)(i). This project corresponds with the following *Priority Need Category* identified through the 2007-2010 *Consolidated Plan*, *Specific Objectives* identified through the 2010-2015 *Consolidated Plan*, and *Outcome Measure* in accordance with the Federal Register Notice dated March 7, 2006:

2007-2010 Consolidated Plan Lompoc Valley HMA Priority Need #1

- Maintain and upgrade existing low-income affordable housing stock.

2010-2015 Consolidated Plan Specific Objectives

- Provide assistance to maintain and upgrade existing low-income affordable housing stock (High Priority Need Level)

Outcome Measure

- Sustainability for the purpose of creating decent affordable housing.

Housing Rehab Loan Program

The Housing Rehab Loan Program provides low cost loans to low income homeowners for repairs to, and to remove architectural barriers in, their homes. The City Single-Family Rehabilitation Program offers a 3%

interest rate on amortized loans up to \$50,000 for rehabilitation. The City Deferred Loan Program for senior and/or disabled adults provides 4% deferred loans; the loan is due when there is a change in ownership. Promotional materials for the program are in English and Spanish to encourage minority participation. The remediation of health and safety hazards is the main priority of this program. Lead based paint (LBP) hazards are addressed and every house rehabilitated through this Program built before 1978 is tested for LBP. Total cost for this program in FY 2010-2011 is \$53,955.

This activity is eligible under the CDBG program regulations 24 CFR 570.202. *The CDBG national objective is Low Moderate Income Limited Clientele 24 CFR 570.208(a)(2)(i).* This project corresponds with the following *Priority Need Category* identified through the *2007-2010 Consolidated Plan, Specific Objectives* identified through the 2010-2015 Consolidated Plan, and *Outcome Measure* in accordance with the Federal Register Notice dated March 7, 2006:

2007-2010 Consolidated Plan Lompoc Valley HMA Priority Need #1

- Maintain and upgrade existing low-income affordable housing stock.

2010-2015 Consolidated Plan Specific Objectives

- Provide assistance to maintain and upgrade existing low-income affordable housing stock (High Priority Need Level).

Outcome Measure

- Sustainability for the purpose of creating decent affordable housing.

The following table outlines the reprogrammed CDBG funds.

Original City of Lompoc CDBG Reservation		Amended City of Lompoc CDBG Reservation	
Year	Project Title	Project Title	Reservation
2008	North I Street Remediation	Lompoc Library HVAC Improvements	\$75,000
2008	Housing Rehab Loan Program	Lompoc Library HVAC Improvements	\$120,000
2009	Public Facilities Improvements Program	Lompoc Library HVAC Improvements	\$284,121
2010	California Space Center	Lompoc Library HVAC Improvements	\$60,879
Subtotal CDBG Funds Reprogrammed to Lompoc Library HVAC Improvements			\$540,000
2010	Ryon Park Infrastructure Improvements	Code Enforcement	\$45,000
2010	Fire Department Information Management System	Code Enforcement	\$5,000
2010	California Space Center	Code Enforcement	\$50,000
Subtotal CDBG Funds Reprogrammed to Code Enforcement			\$100,000
2010	California Space Center	Catholic Charities Mobile Home Emergency Repair Grant (M/ERG)	\$40,000
2010	California Space Center	Housing Rehab Loan Program	\$53,955
Total City of Lompoc Reprogrammed CDBG Funds:			\$ 733,955