

Lompoc Housing and Community Development Corporation

BOS Hearing
November 1, 2011



COUNTY EXECUTIVE OFFICE

Overview

- What is LHCDC?
 - California non-profit public benefit corporation that develops and manages low-income housing within Lompoc.
 - Certified as a Community Housing Development Organization (CHDO) by the County in 1995.



What LHCDC Does

- Develops and manage low-income housing within Lompoc.
 - Buy, build or rehabilitate affordable housing for low-income households
 - Sheltering Services



Relationship with the County

- County is the lead agency in the HOME Consortium
- County is a secured lender on properties
- County is provider of other funds for shelters

County Investment

- Total Investment in LHCDC Properties - \$2.89 M
- Potential Repayment Liability - \$1.4 M



PROJECT	AMOUNT OF COUNTY INVESTMENT	COUNTY POTENTIAL REPAYMENT LIABILITY	SOURCE OF FUNDS	COUNTY'S POSITION	PRIMARY LENDER
North K Street 328-330 North K Street	\$ 598,599	\$ 598,599	HOME	4th	Pacific Western
T & College 521-537 North T Street	\$ 227,000	\$ 227,000	HOME	City of Lompoc Loan Agreement	Pacific Western
Casa Con Tres 434-438 North L Street	\$ 201,335	\$ 201,335	HOME	2nd	Pacific Western
	\$ 125,000	\$ 0	CDBG (State)	3rd	Pacific Western
Courtyard Apartments 725-733 North E Street	\$ 209,629	\$ 0	HOME	2nd	Pacific Western
Portabello Apartments 305-309 North K Street	\$ 150,000	\$ 0	HOME	2nd	Pacific Western
Courtyard South 717-721 North E Street	\$ 30,000	\$ 0	HOME	City of Lompoc Loan Agreement	Pacific Western and City of Lompoc
Gianni Apartments 733 North C Street	\$ 400,000	\$ 400,000	HOME	2nd	Private
Marks House 203 North N Street	\$ 82,587	\$ 0	HOME	3rd	City of Lompoc
Southern Court Apartments 709-713 North E Street	\$ 75,000	\$ 0	HOME	City of Lompoc Loan Agreement	Citibank
Bridgehouse Shelter 2025 Sweeney Road	\$ 462,500	\$ 0	CDBG (State)	3rd	County
	\$ 100,000	\$ 0	In Lieu	2nd	County
	\$ 31,000	\$ 0	Predevelopment Loan Fund	Predevelopment Loan	County
Arn Apartments 501-517 North T Street	\$ 200,000	\$ 0	SHIA	4th (ADMHS Loan)	Private
TOTAL \$ 2,892,650 \$ 1,426,934					



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Chronology of Recent Events

- **January 25, 2011** - County requested technical assistance (TA) from HUD on behalf of LHCDC
- **April 7, 2011** – Enterprise Community Partners identified as provider for technical assistance
- **May 19, 2011**, Cabrillo Economic Development Corporation submitted draft Letter of Intent to LHCDC
- **June 8, 2011** - Meeting with Enterprise, HUD, LHCDC, CEDC, the City of Lompoc and County staff
- **August 18, 2011**- County staff received correspondence from LHCDC Attorney indicating no management agreement between LHCDC and CEDC
- **September 29, 2011**- Court filings by Pacific Western Bank



Status of Properties

- Receivership for Pacific Western Bank properties
- Private properties with County investment
 - Assisted Living
- Transitional Housing and Shelter



Next Steps

- Continue to monitor status of properties and transfer process
- Encourage LHCDC to transfer properties to a non-profit housing organization
- Consider a forthcoming proposal regarding the transfer of shelter assets and services



Recommendations

- Receive and file report
- Provide direction to staff related to contingency planning for services associated with properties owned by LHCDC including affordable housing, transitional housing and emergency shelters



County of Santa Barbara
Funding to Lompoc Housing and Community Development

PROJECT	NUMBER OF UNITS	AMOUNT OF COUNTY INVESTMENT	COUNTY POTENTIAL REPAYMENT LIABILITY	SOURCE OF FUNDS	LOAN EXECUTION DATE	COUNTY'S POSITION	TYPE OF LOAN	HUD AFFORDABILITY REQUIREMENT (YEARS)	DATE HUD AFFORDABILITY TERM ENDS	PRIMARY LENDER	LAST COUNTY INSPECTION DATE
North K Street 328-330 North K Street	4	\$ 598,599	\$ 598,599	HOME	2005	4th	New Construction	20	5/29/2027	Pacific Western	August 2010
T & College 521-537 North T Street	35	\$ 227,000	\$ 227,000	HOME	2/19/2002	City of Lompoc Loan Agreement	Acquisition and Rehab	10	3/2/2012	Pacific Western	Winter 2008 ²
Casa Con Tres 434-438 North L Street	12	\$ 201,335	\$ 201,335	HOME	11/23/1999	2nd	Acquisition and Rehab	10	5/29/2017	Pacific Western	August 2010
		\$ 125,000	\$ 0	CDBG (State)	7/19/2004	3rd	Rehab	N/A	N/A	Pacific Western	
Courtyard Apartments 725-733 North E Street	18	\$ 209,629	\$ 0	HOME	2/26/1999	2nd	Acquisition and Rehab	10	7/9/2011	Pacific Western	August 2010
Portabello Apartments 305-309 North K Street	13	\$ 150,000	\$ 0	HOME	10/24/2000	2nd	Acquisition and Rehab	5	9/20/2009	Pacific Western	August 2010
Courtyard South 717-721 North E Street	6	\$ 30,000	\$ 0	HOME	12/14/1999	City of Lompoc Loan Agreement	Acquisition and Rehab	5	1/29/2009	Pacific Western and City of Lompoc	Winter 2008 ²
Gianni Apartments 733 North C Street	22	\$ 400,000	\$ 400,000	HOME	12/18/2003	2nd	Acquisition and Rehab	10	1/13/2014	Private	August 2010 ³
Marks House 203 North N Street	19 bed homeless shelter	\$ 82,587	\$ 0	HOME	11/4/1997	3rd	Homeless Shelter, Acquisition	10	7/9/2011	City of Lompoc	August 2010 ¹
Southern Court Apartments 709-713 North E Street	12	\$ 75,000	\$ 0	HOME	2/27/2001	City of Lompoc Loan Agreement	Acquisition and Rehab	5	9/20/2009	Citibank	Winter 2008 ²
Bridgehouse Shelter 2025 Sweeney Road	56 bed homeless shelter	\$ 462,500	\$ 0	CDBG (State)	6/27/2001	3rd	Acquisition and Rehab	N/A	N/A	County	October 2011 ¹
		\$ 100,000	\$ 0	In Lieu	6/27/2001	2nd	Acquisition and Rehab	N/A	N/A	County	
		\$ 31,000	\$ 0	Predevelopment Loan Fund	6/27/2001	Predevelopment Loan	Acquisition and Rehab	N/A	N/A	County	
Arn Apartments 501-517 North T Street	20	\$ 200,000	\$ 0	SHIA	8/26/2003	4th (ADMHS Loan)	Acquisition	N/A	N/A	Private	N/A ³
TOTAL		\$ 2,892,650	\$ 1,426,934								
		142 units/ 75 beds									

¹ Site visits to Marks House and Bridgehouse Shelter were conducted by the Human Services Commission in October 2010 and October 2011.

² Monitoring and inspection responsibilities for these projects was transferred to the City of Lompoc after 2008.

³ On-going inspections conducted by ADMHS staff.



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