

ATTACHMENT D

HOME Application Evaluation Matrix

PROJECT TITLE	SPONSOR	REQUEST	PROJECT DESCRIPTION	QUALIFYING ACTIVITY	HOME CONSORTIUM PRIORITY	GEOGRAPHIC DISTRIBUTION	PROJECT READINESS	FINANCIAL FEASIBILITY	COST EFFICIENCY	ENERGY EFFICIENCY	ADMINISTRATIVE CAPACITY	CHDO
The Golden Inn	Rona Barrett Foundation	\$250,000	New construction of affordable housing ("memory units") for seniors on an undisclosed project site in the Santa Ynez Valley.	<ul style="list-style-type: none"> If new construction: Eligible per 24 CFR 92.206 (a), (c) and (d) If predevelopment: NOT eligible per 24 CFR 92.214 (a) (9) If the project is a "facility," NOT eligible per 24 CFR 92.2, "Housing" 	Promote new construction/ acquisition /rehabilitation of rental housing projects for lower income households including disabled and elderly persons.	Santa Ynez Valley (within HOME Consortium boundaries)	<ul style="list-style-type: none"> Project site not yet identified CEQA "not available yet" NEPA Environmental Assessment needed - minimum of six months to complete No other funds secured at this time. Page 7 of application indicates 2 1/2 years until total funding secured No timeline provided - construction commencement date unknown 	<ul style="list-style-type: none"> No other funds secured at this time Total project cost unknown (no budget provided) 	<ul style="list-style-type: none"> No budget provided ("pending") 	<ul style="list-style-type: none"> Page 8 of application indicates "We plan on an all "green" project." 	<ul style="list-style-type: none"> No Federal grant experience No experience with similar projects Page 8 of application does not provide information on experience, but indicates "We have surrounded ourself with experts in the area of planning and development" Agency founder is fiscal agent County HCD has not worked with the applicant in the past No financial audit 	NO
Cypress Court	Pacific West Communities, Inc.	\$525,000	New construction of a mixed-use development with approximately 14,750 square feet of commercial space and 60 units of affordable one- and two- bedroom rental units for seniors.	Eligible per 24 CFR 92.205 (a) (1)	Promote new construction/ acquisition /rehabilitation of rental housing projects for lower income households including disabled and elderly persons.	City of Lompoc (within HOME Consortium boundaries; specifically, within the jurisdiction of the City of Lompoc)	<ul style="list-style-type: none"> Executed purchase agreement with land owner All entitlement applications approved, Building Permits outstanding CEQA completed (Mitigated Negative Declaration) NEPA Environmental Assessment completed, currently undergoing public review. Approximately 13% of budget secured Construction commencement in December 2011 if Tax Credit funds secured during first round, and March 2012 if Tax Credits secured during second round. 	<ul style="list-style-type: none"> Remaining and outstanding funding anticipated to be secured in 2011 HOME Consortium funds reserved for project through City of Lompoc (\$500,000) 	<ul style="list-style-type: none"> \$12,195,607 Total project cost \$203,260 Total cost per unit (1 and 2 bedroom units) \$7,080,273 Total hard costs \$118,005 Hard costs per unit \$146,428 TOTAL HOME funds requested per HOME unit (approaching subsidy limit) Leveraged funding, City of Lompoc RDA, \$1.1 million. 	<ul style="list-style-type: none"> Centrally located project to facilitate use of public transportation and access to services Exceed Title 24 Stds by 15% Efficient windows and lighting High quality insulation Low flow fixtures in kitchens and bathrooms Low VOC carpeting/adhesives Recycled materials Waste management plan 	<ul style="list-style-type: none"> Experience with similar projects Experience with federal grants Experienced development team Dedicated finance staff Offices located in Idaho Limited performance under HCD has been good 	NO
Santa Rita Village	Surf Development Company	\$1,000,000	Demolition of 10 public housing units and new construction of a 55 unit affordable housing complex (net unit production of 45 units), including a community center, management office, on an infill site in Lompoc.	Eligible per 24 CFR 92.205 (a) (1)	Promote new construction/ acquisition /rehabilitation of rental housing projects for lower income households including large and small households.	City of Lompoc (within HOME Consortium boundaries; specifically, within the jurisdiction of the City of Lompoc) *Applicant has also requested HOME funds from the City of Lompoc.	<ul style="list-style-type: none"> Property currently owned by Housing Authority of the County of Santa Barbara. Demolition, Grading and Building Permits ready to be pulled. CEQA completed (Negative Declaration) NEPA completed, pending review by City of Lompoc and County staff. Approximately 7% of budget secured Construction commencement in December 2011 if Tax Credit funds secured during first round. 	<ul style="list-style-type: none"> Other funding anticipated to be secured in 2011 HOME Consortium funds reserved for project through City of Lompoc (\$500,000) 	<ul style="list-style-type: none"> \$24,260,323 Total project cost \$441,097 Total cost per unit (2-, 3-, and 4-bedroom units) \$15,202,000 Total hard costs \$276,000 Hard costs per unit \$136,364 TOTAL HOME funds requested per HOME unit (below subsidy limit) Leveraged funding: City of Lompoc RDA, \$1.175 million, HUD project-based vouchers 	<ul style="list-style-type: none"> Exceed Title 24 Energy Stds by 15% No-VOC interior paint Energy Star rated appliances Water saving fixtures in kitchens and bathrooms Solar technology CRI Green-label low-VOC carpeting, pad and adhesives 	<ul style="list-style-type: none"> Experience with similar projects Experience with federal grants Experienced development team Dedicated finance staff Good performance under HCD programs 	YES
Braddock House	Surf Development Company	\$35,000 (Goleta HOME Allocation)	New construction of a four-bedroom congregate care home for persons with developmental disabilities, on an infill site in the City of Goleta.	Eligible per 24 CFR 92.205 (a) (1)	Promote projects that provide permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of persons with special needs.	City of Goleta (within HOME Consortium boundaries; specifically, within the jurisdiction of the City of Goleta, from whose HOME allocation this funding would be awarded)	<ul style="list-style-type: none"> Construction underway, 50% complete, anticipated completion in July, 2011 CEQA / NEPA completed and approved 96% of budget secured 	<ul style="list-style-type: none"> All other funding secured HOME Consortium funds committed to this project by Loan Committee in June, 2009, with expenditure anticipated for June 2011. 	<ul style="list-style-type: none"> \$912,000 Total project cost \$300,000 Total hard costs \$235,000 TOTAL HOME funds requested per HOME unit (below subsidy limit) \$110,700 TOTAL HOME funds requested per 11 HOME units (approaching subsidy limit) (County does not typically assist more than 11 HOME units) Leveraged funding, City of Goleta RDA \$184,925, Tri-Counties Regional Center \$292,075, HUD project-based vouchers 	<ul style="list-style-type: none"> Exceed Title 24 Energy Stds by 15% Tankless water heater Energy efficient windows Low-flow toilets Energy efficient lighting (CFLs) Drought-tolerant landscaping Water-saving plumbing fixtures 	<ul style="list-style-type: none"> Experience with similar projects Experience with federal grants Experienced development team Dedicated finance staff Good performance under HCD programs 	YES
Villa de las Flores	Western Sky Communities, LLC and Santa Barbara Housing Assistance Corporation (SBHAC)	\$917,700	Rehabilitation of 90 motel units to provide affordable studio rental units and community space for seniors, homeless and disabled.	Eligible per 24 CFR 92.205 (a) (1) and (3)	Promote new construction/ acquisition/rehabilitation of rental housing projects for lower income households including small and special needs households, as well as homeless, disabled and elderly persons.	City of Santa Maria (within HOME Consortium boundaries; specifically, within the jurisdiction of the City of Santa Maria). *Applicant has also requested HOME and CDBG funds from the City of SM.	<ul style="list-style-type: none"> Property currently owned by Western Sky Communities, LLC. Lot Line Adjustment application submitted to City and returned to applicant for "expansion" (application p. 10) Determination pending that general plan change/ rezone and Development Plan will be required CEQA needed (application indicates exempt) NEPA (Categorical Exclusion Subject to 58.5) needed - minimum of 4 months to complete Percentage of budget secured unclear Construction commencement in Jan. 2012 ("Phase I") 	<ul style="list-style-type: none"> Amount of funding secured unknown Other funding leveraged unknown 	<ul style="list-style-type: none"> \$8,635,652 Total project cost \$95,952 Total cost per unit (studio units) \$2,943,770 Total hard costs \$32,709 Hard costs per unit \$110,700 TOTAL HOME funds requested per 11 HOME units (approaching subsidy limit) (County does not typically assist more than 11 HOME units) Leveraged funding unknown 	<ul style="list-style-type: none"> Exceed Title 24 Energy Stds by 15% Energy Star-rated appliances Energy efficient lighting Central hot water system with flash heater, recirculation and minimal storage Heavily insulated ceilings Energy efficient doors and windows 	<ul style="list-style-type: none"> SBHAC has experience with similar development activities Western Skies does not appear to have experience managing federally-funded projects. SBHAC: Experience with federal grants Experienced development team (SBHAC and Peikert Group Architects) SBHAC Executive Director/Board President is fiscal agent 2 small Boards with few staff No financial audit (application p.2) 	NO

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Security Deposit Move-in Cost Program	Coalition for Housing Accessibility, Needs, Choices & Equality (CHANCE)	\$80,276	Tenant assistance program providing security deposits and utility deposits for very-low and low-income renters with intellectual, cognitive and developmental disabilities.	Eligible per 24 CFR 92.205 (a) (1) and 92.209	Tenant Based Rental Assistance (TBRA) for Special Needs Populations.	Countywide	<ul style="list-style-type: none"> Existing program that is prepared to expend funding immediately upon funding approval. CEQA Exempt NEPA Exempt 	<ul style="list-style-type: none"> 100% funded with HOME funds, with the exception of program administration Financial feasibility contingent on receipt of HOME funding 	<ul style="list-style-type: none"> \$80,276 would assist approximately 60 tenants over a 2-year period. Program would be fully-funded with HOME funds Funding leveraged from State of California for agency operations \$130,000 	NOT APPLICABLE	<ul style="list-style-type: none"> CHANCE has administered this program for 11 years Experience with federal grants for this program through County Dedicated finance staff (CPA firm) No financial audit (application p.2 and Board statement) Good performance under HCD programs 	YES
LOOP Mixed-Use Building	Mesa Lane Partners, LLC	\$531,918	New construction of 25-unit mixed use building providing 5 affordable homeowner units per inclusionary program requirements.	Eligible per 24 CFR 92.205 (a) (1)	Promote homeownership opportunities for low-income first-time homebuyers. / Projects that incorporate innovative energy efficiency and conservation measures	Isla Vista, unincorporated county (within HOME Consortium boundaries)	<ul style="list-style-type: none"> Property owned by D3 Partners, LLC All permits received CEQA Exempt per application p. 10 NEPA Environmental Assessment needed - minimum of 6 months to complete Page 7 of application indicates "funds are secured" Construction commencement in May 2011 (this will be delayed by approximately 8 months if federal funds are awarded due to HUD approval period and NEPA) Site remediation needed; prior uses gas station and auto repair shop (application p.5 "project rehabilitates a site contaminated by previous uses") 	<ul style="list-style-type: none"> All funding secured Leveraged funding includes IVRDA, US Department of Energy, private funds 	<ul style="list-style-type: none"> \$15,431,918 Total project cost Total cost per unit (1 bd units) unknown; residential costs not broken out in budget \$8,697,000 Total hard costs \$106,384 HOME funds requested per HOME unit (below subsidy limit) Funding leveraged from US DOE, IVRDA (\$1.5 million), private funds 	<ul style="list-style-type: none"> Exceed Title 24 Energy Stds by 50% Exceed ASHRAE 90.1 stds by 65% LEED Platinum Certified bldg Solar thermal on roof for water heating Photovoltaics and onsite renewable energy generation Green roof LED lighting and efficient appliances Passively heated and cooled bldg 	<ul style="list-style-type: none"> Experience with similar projects Federal grant experience with DOE Experienced development team Applicant staff capacity unknown Applicant CEO is fiscal agent No financial audit (application p. 2 & 3) No performance under HCD 	NO
Los Adobes de Maria III	Peoples' Self-Help Housing Corporation	\$525,000	New construction of approximately 40 affordable housing units on a proposed site adjacent to two other affordable housing projects currently owned by the applicant.	Eligible per 24 CFR 92.205 (a) (1)	Promote new construction/acquisition /rehabilitation of rental housing projects for lower income households including large and small households.	City of Santa Maria (within HOME Consortium boundaries; specifically, within the jurisdiction of the City of Santa Maria. *Applicant has also requested HOME and CDBG funds from the City of SM.	<ul style="list-style-type: none"> Purchase agreement for property with options to extend up to March 2012 received. Under contract since July 2010 CEQA (Negative Declaration) completed NEPA (Environmental Assessment) needed - minimum of 6 months to complete Planned Development permit approved, Building Permit needed Construction drawings in progress Construction commencement anticipated for October 2011 if all funds secured in 2011 Approximately 2% of budget secured 	<ul style="list-style-type: none"> Other funding anticipated to be secured in 2011 \$200,000 in leveraged funds (City CDBG) 	<ul style="list-style-type: none"> \$13,029,410 Total project cost \$325,735 Total cost per unit (2- and 3- bedroom units) \$7,816,000 Total hard costs \$195,400 Hard costs per unit \$84,091 TOTAL HOME funds requested per HOME unit (includes \$400,000 requested in City of SM HOME) (below subsidy limit) Leveraged funding City of Santa Maria CDBG \$200,000 	<ul style="list-style-type: none"> Applicant proposes to utilize and implement the latest green standards as well as exceed the current Title 24 standards by 30%. These designs will be implemented by the architect currently drafting construction drawings (application p.8) 	<ul style="list-style-type: none"> Experience with similar projects Experience with federal grants Experienced development team Dedicated finance staff Good performance under HCD programs 	YES
Village at Los Carneros	Peoples' Self-Help Housing Corporation	\$222,000 (Goleta HOME allocation)	New construction of 75 rental units for low- and very low- income workers and families.	Eligible per 24 CFR 92.205 (a) (1)	Promote new construction/acquisition /rehabilitation of rental housing projects for lower income households including large and small households.	City of Goleta (within HOME Consortium boundaries; specifically, within the jurisdiction of the City of Goleta, from whose HOME allocation this funding would be awarded)	<ul style="list-style-type: none"> Property owned by Comstock Homes Comstock has an agreement with PSHHC to donate a 3-acre parcel for affordable units in Dec. 2011; CEQA completed on original project – New review needed NEPA Environmental Assessment needed - minimum of six months to complete Development Plan application submitted, permits needed Construction commencement anticipated for July 2012 if all funds secured in 2011 & 2012 It appears that no other funding is committed at this time 	<ul style="list-style-type: none"> Other funding secured in 2011 and 2012 It appears that no other funding has been leveraged at this point 	<ul style="list-style-type: none"> \$21,165,933 Total project cost \$282,212 Total cost per unit (1-, 2- and 3- bedroom units) \$11,457,660 Total hard costs \$152,770 Hard costs per unit \$20,182 HOME funds requested per HOME unit (below subsidy limit) Leveraged funding unknown 	<ul style="list-style-type: none"> Exceed Title 24 Energy Stds by 15% Florescent lights Energy Star rated appliances Water saving fixtures in kitchens and bathrooms Low VOC interior paint Tankless water heaters 	<ul style="list-style-type: none"> Experience with similar projects Experience with federal grants Experienced development team Dedicated finance staff Good performance under HCD programs 	YES
Dahlia Court II (Expansion)	Peoples' Self-Help Housing Corporation	\$76,000 (Carpinteria HOME allocation) *Also requesting \$125,000 in Carpinteria CDBG funds	New construction of 33 low-income rental units for workers and families located in the City of Carpinteria. Funding requested will be used to cover the costs of local fees.	Eligible per 24 CFR 92.205 (a) (1)	Promote new construction/acquisition /rehabilitation of rental housing projects for lower income households including large and small households.	City of Carpinteria (within HOME Consortium boundaries; specifically, within the jurisdiction of the City of Carpinteria, from whose HOME allocation this funding would be awarded)	<ul style="list-style-type: none"> Property owned by Peoples' Self-Help Housing Corporation (financed with City CDBG and City/County HOME funds) CEQA and NEPA complete Project is fully approved and permit ready Approximately 25% of budget secured Construction commencement in October 2011 if Tax Credit funds secured during first round. 	<ul style="list-style-type: none"> It appears that no other funding is secured at this time No other funding leveraged at this time \$1.1 million in City fee waivers/land donation 	<ul style="list-style-type: none"> \$14,623,278 Total project cost \$443,130 Total cost per unit (2-, 3-, and 4 bedroom units) \$8,415,760 Total hard costs \$255,023 Hard costs per unit \$73,690 TOTAL HOME funds requested per HOME unit No other funding leveraged at this time 	<ul style="list-style-type: none"> Exceed Title 24 Energy Stds by 15% Florescent lights Energy Star rated appliances Water saving fixtures in kitchens and bathrooms Low VOC interior paint Tankless water heaters 	<ul style="list-style-type: none"> Experience with similar projects Experience with federal grants Experienced development team Dedicated finance staff Good performance under HCD programs 	YES