



FIVE YEAR IMPLEMENTATION PLAN FY 2009-10 THROUGH FY 2013-14

REDEVELOPMENT AGENCY OF THE CITY OF LOMPOC



Urban Futures Incorporated

3111 North Tustin, Suite 230, Orange, CA 92865
Phone: (714) 283-9334 Fax: (714) 283-5465

San Francisco Office
505 Montgomery Street, Suite 1100
San Francisco, CA 94111

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**FIVE YEAR
IMPLEMENTATION PLAN
JULY 1, 2009, THROUGH JUNE 30, 2014
and
CCRL SECTION 33413(b) (4) HOUSING COMPLIANCE PLAN**

OLD TOWN LOMPOC REDEVELOPMENT PROJECT

Prepared for the



Lompoc Redevelopment Agency
100 Civic Center Plaza, Lompoc, CA, 93436
(805) 875-8203
(805) 875-8303
www.cityoflompop.com

Prepared by:



Urban Futures Inc
3111 North Tustin Street, Suite 230
Orange, CA 92865
(714)283-9334 • FAX (714)283-5465
www.urbanfuturesinc.com

Northern California Office:
505 Montgomery Street, Suite 1100
San Francisco, CA 94111
(415) 874-3552
www.urbanfuturesinc.com



Five Year Implementation Plan FY 2010 through FY 2014 for the Old Town Redevelopment Project

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CITY/REDEVELOPMENT AGENCY STAFF

Laurel M. Barcelona, City Administrator/Executive Director
Arleen T. Pelster AICP, Community Development Director/Deputy
Executive Director
Linda R. Wertman, Redevelopment Program Coordinator
Natalie R. Skarda, Housing Programs Technician



Five Year Implementation Plan FY 2010 through FY 2014 for the Old Town Redevelopment Project

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PREFACE

This Implementation Plan was prepared in compliance with Section 33490 et seq. of California Community Redevelopment Law (the “CCRL”) and applies to the Old Town Lompoc Redevelopment Project: Original Project, Amendment 1, and Amendment 2. Redevelopment programs and project activities to be implemented by the Lompoc Redevelopment Agency (the “Agency”) over the next five years will be identified, including housing activities targeted for individuals and families of very low-, low-, and moderate-income.

The Implementation Plan is presented in five sections, following an Executive Summary:

- 1.0 Introduction:** This section includes definitions of the terms used in the Implementation Plan, an overview of redevelopment law as it applies to the Implementation Plan, the public participation process, and Project Area location.
- 2.0 Review of Agency Activities:** This section presents a historic overview of plan adoptions and chronology, a discussion of recent CCRL legislation and the Agency’s compliance, and a summary of historic goals, objectives, and accomplishments.
- 3.0 Community Development Implementation Program:** This section discusses the Agency’s plan to eliminate blight in the Project Area, presents the goals and objectives nexus to blight elimination, and projects revenues and expenditures for the Agency’s community development program.
- 4.0 Housing Compliance Plan and Implementation Program:** This section demonstrates the Agency’s compliance with inclusionary housing requirements and presents the housing programs and projects that the Agency anticipates implementing over the next five years in correlation to projected revenues and expenditures.
- 5.0 Plan Administration:** This section describes the Implementation Plan process including a general description of financial resources that will be used to fund the housing and non-housing activities over the term of the Implementation Plan.



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EXECUTIVE SUMMARY

This five-year Implementation Plan is the fourth in a series of redevelopment implementation plans mandated since 1994 by the State legislature's adoption of Assembly Bill (AB) 1290. The Agency adopted its first Implementation Plan in 1994 covering January 1, 1994, through December 31, 1998; its second in 1999 for January 1, 1999, through December 31, 2003; and the Preceding Implementation Plan on August 19, 2003, for the period January 1, 2003, through December 31, 2008. For data collection purposes and to correspond with HCD reports, the Implementation Plan review is converting from calendar year to fiscal year. The term of the Preceding Implementation Plan was extended through June 30, 2009, and the current Implementation Plan covers the period July 1, 2009, through June 30, 2014.

The FY 2010 - FY 2014 Implementation Plan, prepared pursuant to CCRL Sections 33490(a)(1) and 33413(b)(4), contains the following:

- Agency accomplishments during the Preceding Implementation Plan term;
- Agency goals, objectives, programs, and projects for the next five years;
- Estimated revenue and expenditures to enable implementation of Agency programs and projects;
- An explanation of how the Agency's goals and objectives, programs, and expenditures will eliminate blight within the Project Area;
- An affordable housing production plan that outlines how the Agency will meet its affordable housing obligations pursuant to CCRL requirements over the next five years; and
- An estimate of the number of units to be provided over the next five and ten years to meet the Agency's inclusionary housing requirements.

Agency Accomplishments January 1, 2003, through June 30, 2009

The Agency has been very successful in implementing its goals and objectives. A detailed accounting of its accomplishments is shown in Section 3 of this report. A few key accomplishments of the Preceding Implementation Plan period include:

- 🏡 Commercial Façade Program.
- 🏡 Adopt-a-Block Program.
- 🏡 Funding for City of Lompoc Magazine and other promotional materials.
- 🏡 Feasibility study for the establishment of a Historic District in Old Town.
- 🏡 Coordinated design, installation, acquisition, or pre-development activities for Negus Downtown Park, Lompoc Aquatic Center, Historic Lompoc Theatre and Commercial Center, Lompoc Museum renovations, and Art Alley Lighting Project in Old Town.



- 🏠 Acquired land for the Fire Department/City storage and future public parking lot, and a vacant lot for the new Lompoc Valley Senior and Community Center to be located at 1110 West Ocean Avenue.
- 🏠 Successfully implemented its affordable housing programs and met its affordable housing obligations.

Agency Blight Elimination and Affordable Housing Programs for FY 2010 - FY 2014

The success of Agency programs and projects during the FY 2010 - FY 2014 Implementation Plan term are largely dependent on the strength of the national, state, and regional economies. Tax increment revenue is estimated for purposes of this report at conservative growth rates. Additionally, the state of California has passed legislation authorizing a taking of redevelopment funds to balance the State budget. The State budget added a Supplemental Educational Revenue Augmentation Fund (SERAF) payment of \$1.7 billion statewide in 2009-2010 and reinstated the \$350 million for payment in FY 2010-2011. The Agency's SERAF take for 2009-10 is \$962,155 and \$198,091 in FY 2010-11. Although the legality of the taking has yet been determined, it is prudent for redevelopment agencies to consider the impact of the payment when developing their FY 2010 - FY 2014 programs.

The Agency's FY 2010 - FY 2014 Blight Elimination programs include:

Seismic Retrofit Program This program offers interest-free loans to owners of unreinforced masonry buildings to defray the cost of engineering, architectural design, City fees, and retrofit work. A maintenance covenant is recorded.

Commercial Façade Improvement Program This program offers loans with a grant component to commercial property owners and long-term tenants to defray the costs of architectural design, City fees, and construction of commercial façade improvements. A maintenance covenant is recorded.

Commercial Rehabilitation Incentive Program This program offers incentives to businesses and developers to rehabilitate deteriorating buildings and properties by contributing to the costs of City fees, architectural design, leasehold improvements, exterior improvements, and non-conforming sign removal and replacement. A maintenance covenant is recorded.

PAL Program The Agency provides funding for the PAL Program Coordinator and staff for after-school programs through the Lompoc Police Activities League (PAL) to deter at-risk youth from joining gangs and engaging in gang activity. The program reduces crime and neighborhood blight by offering youth an alternative activity that prepares them for future educational or employment endeavors.

Adopt a Block Program This program replaces deteriorating signage and banners that promote downtown activities and merchants.

Blight Removal Operations Project This is a joint project to be developed with the Lompoc Police Department to eliminate dangerous, deteriorating, or unsightly conditions in at-risk neighborhoods. It is based on the R.E.S.P.E.C.T. Program previously designed by the Agency for implementation by the Building Division.



Aquatic Center The Agency will issue a bond to finance the purchase and installation of a dehumidifier for the Aquatic Center and to repair condensation damage to the facility.

Community Center The Agency will issue a bond to finance predevelopment costs, internal development costs, parcel acquisition, and rehabilitation of the new Lompoc Valley Senior and Community Center project.






Old Town Projects Old Town projects vary annually, but are intended to promote the viability and vitality of Old Town. Previous projects have included the Old Town Art Alley Project, pre-development activities for the Old Town Theater, Pocket Park, and the purchase of land for Fire Department/City storage and future public parking.

Downtown Historic Restoration & Preservation Program Funds may be used toward historic restoration and preservation of Downtown historic buildings including but not limited to the Lompoc Museum (a Carnegie Library) and the Lompoc Theater. Eligible activities include research, design, and construction.

Charlotte's Web Children's Library The Agency will participate in funding this new construction project in the Project Area on land donated by Charlotte Benton for a children's library.


Economic Development Activities Activities include facilitating the creation of promotional materials to support business growth in the Project Area, and providing funding for the purpose of economic development program planning.

The Agency's FY 2010 - FY 2014 Affordable Housing Program includes:

-  First Time Homebuyer Program
-  Multiple Family Façade Improvement Program
-  Affordable Housing Incentive Program
-  Affordable Housing Acquisition and Rehabilitation Revolving Loan Fund
-  Affordable Housing Reserve Fund

Recommendations

The Agency has been successful in its efforts to eliminate blight, reverse deteriorating trends, attract new jobs and business, stimulate development of downtown improvement programs, create more affordable housing, reduce crime, and gain active participation and investment by residents. It is recommended that the Agency continue its current approach:

-  The Agency should continue to support economic development programs and/or activities that promote existing City businesses and activities, attract new industries and businesses, and generally improve the quality of life for Lompoc residents, businesses, and visitors.



- 🏠 The Agency should continue to spend its LMI funds over the implementation period to ensure compliance with redevelopment law and reduce any risk of excess surplus fund balances.

- 🏠 The Agency should continue to promote the preservation of historic buildings in Old Town Lompoc.



1.0 INTRODUCTION

1.1 DEFINITIONS

The following **bold** terms shall have the following meanings unless the context in which they are used clearly requires otherwise:

"**Agency**" means the Lompoc Redevelopment Agency.

"**Agency Board**" means the Board of Directors of the Agency. The members of the Agency Board are also the members of the City Council.

"**Amendment 1**" means the 920 acres of added territory incorporated into the Old Town Lompoc Redevelopment Project by Ordinance 1439(98) on July 14, 1998.

"**Amendment 2**" means the 80 acres of added territory incorporated into the Old Town Lompoc Redevelopment Project by Ordinance 1472(02) on July 16, 2002.

"**CCRL**" means the California Community Redevelopment Law, Section 33000 et seq. of the Health and Safety Code as currently drafted or as it may be amended from time to time.

"**City**" means the City of Lompoc.

"**ERAF**" means the Educational Revenue Augmentation Fund, which is the state property tax allocation system that shifts property taxes from local governments to local education agencies.

"**HCD**" means the Housing and Community Development Department of the State of California. HCD monitors the Agency's Housing Compliance Plan and LMI fund expenditures for compliance with the CCRL.

"**Implementation Plan**" means this document, the FY 2010 - FY 2014 Implementation Plan for the Old Town Lompoc Redevelopment Project covering the time period of July 1, 2009, through June 30, 2014.

"**LMI Housing Fund**" means the Low and Moderate Income Fund of the Agency established pursuant to CCRL Section 33334.3 as it presently exists and as it may be increased or decreased by future Agency actions.

"**Old Town Lompoc Redevelopment Project**" means the Old Town Lompoc Redevelopment Plan adopted by Ordinance 1213(84) on November 20, 1984 and amended by Ordinance 1439(98) on July 14, 1998 and Ordinance 1472(02) on July 16, 2002.

"**Old Town Lompoc Redevelopment Project Area**" means the area included within the boundaries of the Old Town Lompoc Redevelopment Project, as amended.

"**Original Project**" or "**Original Project Area**" means the redevelopment plan establishing the 80 acre Project Area boundaries adopted by Ordinance 1213(84) on November 20, 1984.



"Preceding Implementation Plan" means the 2003-2008 Implementation Plan covering the period January 1, 2003 through December 31, 2008.

"Project Area" means the Old Town Redevelopment Project Area, as amended by Amendment No. 1 and Amendment No. 2.

"SERAF" means the 2009-2010 and 2010-2011 Supplemental Educational Revenue Augmentation Fund, which is the state property tax allocation system that shifts property taxes from local governments to local educational agencies.

"Tax Increment" means the funds allocated to the Agency from the Project Area pursuant to CCRL Section 33670.

"UFI" means Urban Futures, Inc., redevelopment consultants, retained by the Agency to assist it to complete the adoption of the Implementation Plan.

1.2 OVERVIEW OF REDEVELOPMENT LAW AS IT APPLIES TO THE IMPLEMENTATION PLAN

On November 20, 1984, the City Council of the City adopted Ordinance 1213(84) approving and adopting a redevelopment plan for the Old Town Lompoc Redevelopment Project ("Project or Project Area, as appropriate"). Subsequently, Assembly Bill 1290 (AB 1290), entitled the Community Redevelopment Law Reform Act of 1993, took effect on January 1, 1994 and added CCRL Section 33490 to the Health and Safety Code. Section 33490 mandates that each agency adopt a five-year implementation plan commencing with the initial plan for projects adopted prior to January 1, 1994 to be adopted that calendar year. The Agency adopted its first Implementation Plan in 1994 for January 1, 1994 through December 31, 1998; its second in 1999 for January 1, 1999 through December 31, 2003; and the Preceding Implementation Plan on August 19, 2003 for the period January 1, 2003 through December 31, 2008¹. For data collection purposes and to correspond with HCD reports, this fourth Implementation Plan converts from a calendar year review to a fiscal year review and covers the period July 1, 2009, through June 30, 2014.

CCRL Section 33490, among other things, requires an implementation plan to contain:

- Specific goals and objectives of the agency for the project area for the next five years;
- Specific programs, including potential projects, and estimated expenditures proposed to be made during the next five years;
- An explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the project area;
- An explanation on how the Agency's goals, objectives and expenditures will implement its affordable housing obligations pursuant to CCRL requirements over the next five years;

¹ The Agency's implementation plan schedule is being converted from calendar year to fiscal year. Therefore, the achievement data referenced in Section 2 of this report, covers the period January 1, 2003, through June 30, 2009.



- An explanation of how the LMI Housing Fund will be used annually over the term of the implementation plan, along with the amounts now available in the LMI Housing Fund, and projected deposits thereto. Also included shall be estimates of the number of units to be assisted in each of the five years;
- An estimate of the number of units to be provided over the next five and ten years to meet the Agency's 15 percent inclusionary housing requirements, if applicable;
- An estimate of the number of units to be provided at the end of the Plan's effectiveness to meet the Agency's inclusionary housing requirements, if applicable;
- The number of qualifying very low-, low-, and moderate-income units that have been produced in the Project Area or outside the Project Area and the number of additional units that will be required to meet the inclusionary housing requirements;
- The number of units that will be developed by the Agency, if any, including the number of units that will be available for very low-, low-, and moderate-income households; and
- The Project Area affordable housing production plan required by Health & Safety Code Section 33413 (b) (4).

Under current law, agencies that administer redevelopment project areas or portions of project areas established on or after January 1, 1976, have an obligation to ensure that specified percentages of new or substantially rehabilitated housing are available at affordable cost to very-low, low-, and moderate-income households. In addition, under Section 33413 of the CCRL, whenever dwelling units housing persons of very low-, low- or moderate-incomes are destroyed or removed from the affordable housing inventory as part of a redevelopment project, the Agency is required to replace those units with an equal number of units within four years after the units were removed. The replacement dwelling units must have an equal or greater number of bedrooms as those units destroyed or removed and all must be affordable to very low-, low-, or moderate- income households. In the event that suitable land cannot be found within a project area to build the replacement housing, the CCRL permits an Agency to count affordable housing units outside a project area towards the Agency's requirements on a two-for-one basis; that is, two affordable housing units will count the same towards the Agency's inclusionary housing requirements as one unit created inside the project area. Affordable housing developed outside of a project area can be of direct benefit to the redevelopment projects by accomplishing project objectives regarding affordable housing thus redevelopment agencies adopt findings at the time of plan adoption that create this nexus for future implementation.

Implementation Plans also address a number of financial issues as they apply to affordable housing per Section 33334 of the CCRL. Of particular importance in regards to the Implementation Plan are the following:

- Section 33334.2: establishes Agency obligation to use 20 percent of its tax increment revenue to increase, improve and preserve the community's supply of very low-, low-, and moderate-income housing.



- Section 33334.4: specifies that the amount of money that can be spent from the Agency's 20 percent tax increment set-aside for senior housing is limited to the same proportion as the senior citizen population is to the overall population.
- Section 33334.6: sets forth various requirements for management of the LMI Housing Fund.

The financial section of the Plan must address the amount available in the LMI Housing Fund and the estimated amounts which will be deposited into the LMI Housing Fund during each of the next five years as well as estimates of the expenditures of monies from the LMI Housing Fund during each of the five years.

Historic information contained in this Implementation Plan is based on a review of Agency reports and budgets, the Preceding Implementation Plan, and discussions with Agency staff. Information for FY 2009-10 is based on the Agency's budget. Projections for FY 2010-11, FY 2011-12, FY 2012-13 and FY 2013-2014 are based upon discussions with Agency staff and UFI's calculations and projections.

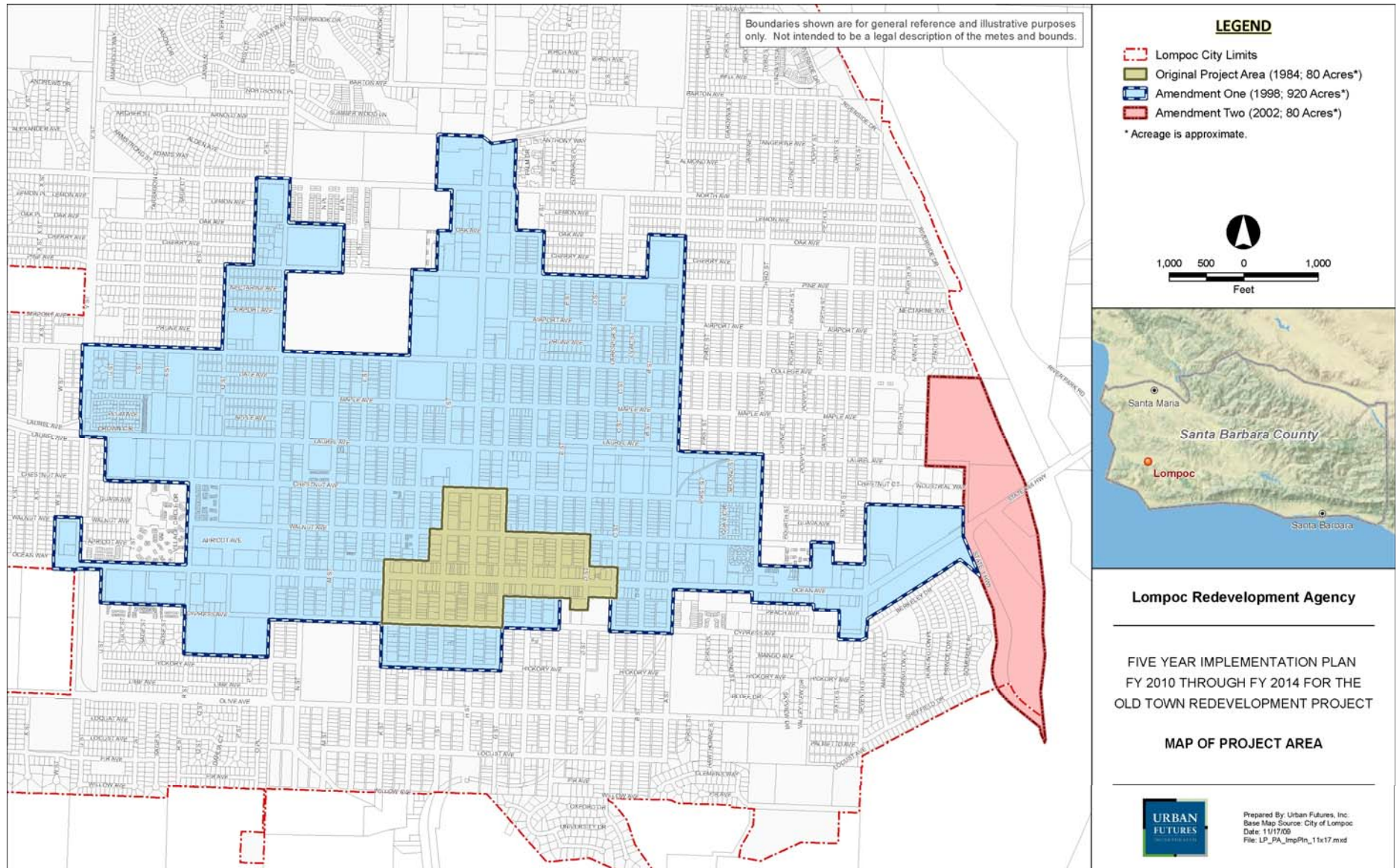
1.3 PUBLIC PARTICIPATION IN THE IMPLEMENTATION PLAN PROCESS

Pursuant to CCRL Section 33490, the adoption of an Implementation Plan must be preceded by a duly noticed public hearing. Notice of the public hearing was published in the local paper with a minimum three week notice and posted in four places in the Project Area completed not less than ten days prior to the public hearing.

In addition, CCRL Section 33490 (c) states that between two and three years after adoption of an implementation plan, an Agency must conduct a public hearing to review the redevelopment plan and implementation plan. The purpose of the mid-term review is to assess the extent to which an Agency's actual activities conform to the activities described in the preceding implementation plan. Therefore, the Agency will need to conduct a mid-term review of this Implementation Plan during 2011 or 2012.

1.4 PROJECT AREA LOCATIONS AND BOUNDARIES

The location and boundaries of the Original Project Area, the added territory by Amendment 1 in 1998, and the added territory by Amendment 2 in 2002 are shown in Figure 1.





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2.0 REVIEW OF AGENCY ACTIVITIES

2.1 HISTORICAL OVERVIEW

The City established its Redevelopment Agency for the primary purpose of eliminating blight and stimulating the City's economic base. Establishment of a redevelopment plan authorizes the collection of tax increment funds for the purpose of financing programs that eliminate physical blight and to establish a Low- and Moderate-Income Housing Fund that finances affordable housing production. Table 1 shows the history of the Agency, the Plans, and certain time limits associated with the Plans.

Table 1 Old Town Lompoc Redevelopment Plan Chronology			
	Original Area	Amendment 1	Amendment 2
Plan Adoption			
Date of Adoption	November 20, 1984	July 14, 1998	July 16, 2002
Ordinance Number	1213(84)	1439(98)	1472(02)
Project Area Size	80 acres	920 acres	80 acres
Time Limits			
For Commencement of Eminent Domain ¹	August 15, 2014	August 15, 2014	August 15, 2014
For Establishment of Indebtedness ²	eliminated	July 14, 2018	July 16, 2022
For Effectiveness of Plan ³	November 20, 2025	July 14, 2029	July 16, 2033
For Repayment of Indebtedness	November 20, 2035	July 14, 2044	July 16, 2048
¹ Per Ordinance 1543(07) adopted on June 19, 2007 in response to SB 53. ² Per Ordinance 1485 (03) adopted on September 2, 2003 in response to SB 211. ³ Per Ordinance 1535(06) adopted on November 21, 2006 in response to SB 1045.			

2.2 STATE LEGISLATION

Subsequent to the preparation of the Preceding Implementation Plan and its mid-term review, several state laws affecting redevelopment plans were approved by the state legislature. These new laws and the manner in which the Agency has chosen to comply are briefly described below.

2.2.1 Mandatory Legislation

SB 53 (Kehoe) effective January 1, 2007

Senate Bill 53 requires all redevelopment agencies with a redevelopment plan adopted prior to December 31, 2006, to adopt an ordinance setting forth the agency's authority to use eminent domain and its program for eminent domain activities.



Agency Compliance: Ordinance 1543(07) adopted on June 19, 2007 affirms the provisions of the Redevelopment Plan that authorize the use of eminent domain with restrictions in the Project Area.

SB 1809 (Machado) effective January 1, 2007

Senate Bill 1809 requires that all new and existing redevelopment plans that authorize the agency to acquire property by eminent domain to record a statement with the county recorder that contains the following:

- A prominent heading in boldface type noting that the property that is the subject of the statement is located within a redevelopment project area; and
- A general description of the provisions of the redevelopment plan that authorize the use of eminent domain by the agency; and
- A general description of any limitation on the use of eminent domain contained in the redevelopment plan and the time limit required by CCRL Section 33333.2.

Agency Compliance: A revised statement of proceedings authorizing the use of the power of eminent domain by the Agency within the Project Area was filed with the Santa Barbara County Recorder in 2007.

AB 987 (Jones) filed January 1, 2008

Assembly Bill 987 requires all redevelopment agencies to create, maintain, and make available to the public on the internet an affordable housing database that describes existing and substantially rehabilitated housing units that were developed or otherwise assisted with Low- and Moderate-Income Housing Funds including inclusionary and replacement housing units. The database must be updated annually and include the following data:

- The address and parcel number of the property
- The number of units with number of bedrooms per unit
- The year of construction completion
- The date the affordability covenant or restriction was recorded
- The document number of the recording
- The expiration date of the covenant or restriction
- The date and document number of any covenants or notices that may be recorded when an ownership unit is sold

Agency Compliance: The Agency's affordable housing data base is located on the Agency webpage:

<http://www.cityoflompoc.com/departments/comdev/pdf/2008AffordableHousingCovenants.pdf>.

AB 1389 (Assembly Budget Committee) effective October 1, 2008

Assembly Bill 1380 requires all redevelopment agencies to submit to the county auditor on or before October 1, 2008, the statutory pass-through payments made by the agency pursuant to Health and Safety Code sections 33607.5 through



33607.7 between July 1, 2003 and June 30, 2008. If concurrence is not achieved between the agency and the county auditor by February 9, 2009 on the amounts that are owed to local educational agencies, the agency may, after a specified procedure, be subject to severe restrictions on its activities, including a prohibition on encumbering funds, incurring new debt, adding or expanding a project area, or be required to reduce its monthly administrative costs.

Agency Compliance: *Concurrence with Santa Barbara County has been achieved.*

2.2.2 Discretionary Legislation

SB 211 (Torlakson) effective January 1, 2002

Among other things, Senate Bill 211 states that redevelopment agencies may repeal the timeline for incurring debt on redevelopment plans adopted prior to January 1, 1994 and may extend the time limits for plan expiration and for receiving tax increment revenues up to ten (10) additional years if specified conditions are met without complying with normal amendment procedures. Agencies that chose to adopt a ordinance authorizing the SB 211 provisions, would also be required to pay statutory pass-through payments to all affected tax entities that currently do not have contractual fiscal agreements.

Agency Action: *Ordinance 1485(03) adopted on September 2, 2003 eliminated the debt incurrence deadline for the Original Project Area. Amendments 1 and 2 were established subsequent to January 1, 1994; therefore, are not eligible for SB 211 provisions.*

SB 1045 (Committee on Budget and Fiscal Review) effective October 31, 2003

Senate Bill 1045 authorizes redevelopment agencies that made ERAF payments in fiscal year 2003-2004 to recover the ERAF payments by amending their redevelopment plans by ordinance to extend the time of effectiveness of the plan and the agency's ability to collect tax increment by one (1) year. Modifications to statutory pass-through payments are not triggered by the bill.

Agency Action: *Ordinance 1535 (06) adopted on November 21, 2006 amended the plan effectiveness date of the Original Project Area to November 20, 2025, Amendment 1 to July 14, 2029, and Amendment 2 to July 16, 2033.*

SB 1096 (Committee on Budget and Fiscal Review) effective August 5, 2004

Senate Bill 1096 required every redevelopment agency to make an ERAF payment to the county auditor for two (2) consecutive fiscal years, 2004-2005 and 2005-2006. Recognizing that ERAF payments were a financial burden to redevelopment agencies, SB 1096 authorizes agencies to recover the ERAF payments by amending their redevelopment plans by ordinance to extend the time of effectiveness of the plan by one (1) year for each year of the ERAF payments. The extension can be made if the existing time limit has no more than ten (10) years remaining with no other requirements, or if the existing time limit is



between ten (10) years and twenty (20) years provided that the agency can make the following findings:

1. Agency is in compliance with Housing Fund requirements;
2. Agency has an adopted Implementation Plan;
3. Agency is in compliance with applicable replacement housing production requirements;
4. Agency is not subject to sanctions for Housing Fund excess surplus.

Agency Action: *The Agency is in the process of amending the plan effectiveness deadline of the Original Project Area. Amendments 1 and 2 are not eligible for SB 1096 provisions because their plan effectiveness deadlines exceed twenty years from the dates that the FY 2005 and 2006 ERAF payments were made.*

2.3 SUMMARY OF HISTORIC IMPLEMENTATION PLAN GOALS AND OBJECTIVES

The Plans are long-term documents and, accordingly, include generalized goals and objectives over the term of their effectiveness. The purpose and objective of the Redevelopment Plan and the Amendments was to eliminate the conditions of blight that exist in the Project Area and to prevent the recurrence of blighting conditions.

As described above, implementation plans span a period of five years; consequently, the goals and objectives set forth in these "short-term" implementation plans are more specific and are intended to be modified over time as they are met and/or events require their modification. The goals contained in the Preceding Implementation Plan are as follows:

2.3.1 2003-2008 Implementation Plan Goals

The goals of the Preceding Implementation Plan were intended to mitigate the effects of inadequate or obsolete design, irregularly shaped and inadequately sized lots, declining property values, and economic maladjustment in the areas:

1. To prevent the acceleration of blight in and about the Project Area.
2. To effectuate the comprehensive planning, redesign, preplanning, reconstruction, and/or rehabilitation of the Project Area.
3. To provide for adequate parcels and required public improvements to encourage new construction by private enterprise.
4. To promote the rehabilitation of deteriorated structures through the provision of grants and loans to eligible property owners. Where deterioration makes rehabilitation infeasible, the Agency may assist property owners in the demolition and replacement of uses.
5. Develop housing programs to meet the needs of residents in the entire City, particularly those with very low, low, and moderate incomes, while maximizing the opportunity for individual choice.



2.3.2 2003-2008 Implementation Plan Programs and Activities

To accomplish the goals of the Preceding Implementation Plan, the Agency instituted the following programs and activities:

1. Encourage development according to the General Plan.
2. Encourage investment in the Project Area by the private sector.
3. Promote the development and expansion of the Project Area's industrial base and local employment opportunities to provide jobs to unemployed and underemployed workers in the area.
4. Consolidate parcels as needed to induce new expanded development in the Project Area in conformance with the General Plan and zoning ordinance.
5. Upgrade the physical appearance of the Project Area.
6. Assist with rehabilitation of structures to eliminate safety deficiencies and to extend the useful lives of these structures by providing grants and low-interest loans to interested property owners.
7. Remove economic impediments to land assembly and in-fill development in areas that are not properly subdivided for development or redevelopment.
8. Buffer nearby residential neighborhoods from the intrusion of incompatible land uses and noise.
9. In situations where temporary or permanent relocation is necessary, provide relocation assistance to displacees as provided in the CCRL.
10. Provide a broad range of public service infrastructure improvements to induce private investment and improve emergency response in the Project Area. Such improvements could include the construction or reconstruction of roads, streets, curbs, gutters, and sidewalks; the upgrading of street-side landscaping; the construction and reconstruction of water storage and distribution facilities; the construction and reconstruction of sewage facilities and the development of drainage and flood control facilities.
11. Encourage the cooperation and participation of the Project Area property owners, business owners, public agencies and community organizations in the elimination of blighting conditions and the promotion of new or improved development.
12. Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization, and enhancement of the community.



2.4 DESCRIPTION OF HOW THE AGENCY HAS IMPLEMENTED THE GOALS OF THE PRECEDING IMPLEMENTATION PLAN

To accomplish its goals, the Agency has worked diligently with community leaders, private sector businesses, and other governmental agencies. The economic downturn that began in late 2006 negatively impacted the Agency's ability to execute its economic development program. Nonetheless, the Agency continued to actively promote its economic development programs. Key achievements of the Preceding Implementation Plan time period (January 1, 2003 – June 30, 2009) are highlighted in Table 2 along with which goals and blight conditions were addressed by the Agency's programs and projects.

Table 2 Community and Economic Development Key Goals Achievement		
AGENCY PARTICIPATION KEY a – funding b – planning or professional assistance c – business retention or business attraction services	GOAL KEY A – Prevent Blight Acceleration B – Economic Development / Revitalization C – Capital Improvements	
Programs/Projects	Agency Participation	Goal Satisfaction
Commercial Façade Program. Established a combined loan and grant program with detailed guidelines on January 20, 2004. Loans were finalized with the following businesses: <ul style="list-style-type: none"> • Saletti's Restaurant • La Chiquita Shopping Plaza • Beach Plaza (former K-Mart Building) • Alfie's Fish and Chips Restaurant • Carnahan Therapy 	a, b, c	A, B
Commercial Rehabilitation Program. The program provides funding to assist in façade improvements for existing businesses, such as replacement of legal non-conforming signage with new signs that conform to the City's sign ordinance. The program also provides incentives for new businesses to relocate to Lompoc. Funding was finalized with the following businesses: <ul style="list-style-type: none"> • Alfie's Fish and Chips Restaurants • Carnahan Therapy • La Chiquita Shopping Plaza 	a, c	A, B
Adopt-a-Block Program. Business and community revitalization program that purchases and rotates banners in the downtown. Banners include city identification and welcome, patriotic, holiday, seasonal, and Old Town Market.	a	B
Facilitated design and consultation services for the Negus Downtown Park, an in-fill pocket park in Old Town.	a, b	A, B, C
Promoted business recruitment and new development activity in the Project Area. Activities included funding a marketing program that promotes the Lompoc community and its businesses, as well as contributing to the salary of an economic development coordinator to recruit new businesses to Lompoc.	a	B
Facilitated a feasibility study for the establishment of a Historic District in Old Town.	a	B



Table 2 Community and Economic Development Key Goals Achievement		
AGENCY PARTICIPATION KEY a – funding b – planning or professional assistance c – business retention or business attraction services	GOAL KEY A – Prevent Blight Acceleration B – Economic Development / Revitalization C – Capital Improvements	
Programs/Projects	Agency Participation	Goal Satisfaction
Participated in the development of the Lompoc Aquatic Center.	a	C
Participated in the acquisition and pre-development costs of the Historic Lompoc Theater and Commercial Center.	a	A, B
Coordinated design and installation of the Art Alley Lighting Project in Old Town.	a, b, c	A, B
Assisted with the resurfacing and restriping of three downtown parking lots, and funding the Seismic Retrofit Loan Fund.	a, b	A, B, C
Acquisition of land for the Fire Department/City storage, and future public parking.	a	A, C
Contributed to Phase 1 of the museum renovations: new roof and site drainage.	a	A, C
Purchased a vacant lot to be developed as part of the new Lompoc Valley Senior and Community Center located at 1110 West Ocean Avenue.	a	A, C
Provided funding for promotional materials including City of Lompoc Magazine.	a	B
<small>*See Section 3.1 above – Combined List of Goals and Objectives Source: Memorandum, Planning Division Project Status Report, April 2, 2003: GRC Redevelopment Consultants, Inc., May 2003.</small>		

As shown above, the Agency has focused on goals and objectives as set forth in the 2003-2008 Implementation Plan, which relate directly to the provision, improvement, and rehabilitation of public infrastructure to lessen conditions of blight, and to the improvement the overall economic and physical condition of the Project Area. However, while the Agency has spent substantial amounts on blight remediation, the projects identified above have not been able to fully ameliorate the conditions of blight described in CCRL Sections 33031(a), 33031(b), and 33030(c) and conditions of blight continue to detract from more positive aspects of the Project Area. Available Agency resources will continue to play an integral role in the City's ability to remedy negative physical and economic conditions still affecting the Project Area.



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3.0 COMMUNITY DEVELOPMENT IMPLEMENTATION PLAN

3.1 GOALS AND OBJECTIVES: FISCAL YEARS 2010 - 2014

CCRL Section 33490(a)(1)(A) states that an implementation plan shall contain the Agency's specific goals and objectives for the Project Area. These goals and objectives are divided into two distinct categories: programs related to the provision or replacement of affordable housing, and all other non-housing programs that the Agency may pursue under the adopted redevelopment plan. This chapter focuses specifically on the Agency's potential non-housing activities during the ensuing five-year period. The chapter will describe specific projects and expenditures and explain how said projects and expenditures will address conditions of blight in the Project Area. Potential housing activities are discussed in Chapter 4.

The specific five-year goals and objectives of the Implementation Plan for Project Area are as follows:

GOAL: DEVELOP AND IMPLEMENT PROGRAMS AND PROJECTS THAT REMOVE BLIGHT, HIGHLY LEVERAGE THE USE OF AGENCY FUNDS, AND IMPROVE THE VISUAL ATTRACTIVENESS OF THE PROJECT AREA

OBJECTIVES

- 1.1 Invest in projects and programs that remove barriers to investment in the Project Area.
- 1.2 Invest in projects and programs that promote visual attractiveness in the Project Area.
- 1.3 Invest in promoting Lompoc.
- 1.4 Invest in the creation of new jobs.
- 1.5 Preserve historical Downtown buildings.

3.2 ECONOMIC AND COMMUNITY DEVELOPMENT PROJECTS AND PROGRAMS

The Agency's non-housing projects and programs are designed to meet its goal of removing blight, highly leveraging the use of Agency funds, and improving the visual attractiveness of the Project Area. However, expectations for the successful completion of economic development projects and programs are conservative due to the current recessionary economic climate and financial crisis that the nation is experiencing. Tax increment is dependent upon the taxable value of land or improvements in the Project Area. It is anticipated that revenue flows may diminish or not increase at the previous rate due to events not controlled by the Agency. Nonetheless, the Agency will continue to follow its goals and objectives as funding permits. These programs and projects include:



Seismic Retrofit Program This program offers interest-free loans to owners of unreinforced masonry buildings to defray the cost of engineering, architectural design, City fees, and retrofit work. A maintenance covenant is recorded.

Commercial Façade Improvement Program This program offers loans with a grant component to commercial property owners and long-term tenants to defray the costs of architectural design, City fees, and construction of commercial façade improvements. A maintenance covenant is recorded.

Commercial Rehabilitation Incentive Program This program offers incentives to businesses and developers to rehabilitate deteriorating buildings and properties by contributing to the costs of City fees, architectural design, leasehold improvements, exterior improvements, and non-conforming sign removal and replacement.

PAL Program The Agency provides funding for the PAL Program Coordinator and staff for after-school programs through the Lompoc Police Activities League (PAL) to deter at-risk youth from joining gangs and engaging in gang activity. The program reduces crime and neighborhood blight by offering youth an alternative activity that prepares them for future educational or employment endeavors.

Adopt a Block Program This program replaces deteriorating signage and banners that promote downtown activities and merchants.

Blight Removal Operations Project This is a joint project to be developed with the Lompoc Police Department to eliminate dangerous, deteriorating or unsightly conditions in at-risk neighborhoods. It is based on the R.E.S.P.E.C.T. Program previously designed by the Agency for implementation by the Building Division.

Aquatic Center The Agency is proposing to issue a bond to finance the purchase and installation of a dehumidifier for the Aquatic Center, and to repair condensation damage to the facility.

Community Center The Agency is proposing to issue a bond to finance predevelopment costs, internal development costs, parcel acquisition, and rehabilitation of the new Lompoc Valley Senior and Community Center project.

Old Town Projects Old Town projects vary annually, but are intended to promote the viability and vitality of Old Town. Previous projects have included the Old Town Art Alley Project, pre-development activities for the Old Town Theater, Pocket Park, and the purchase of land for Fire Department/City storage and future public parking.

Downtown Historic Restoration & Preservation Program Funds may be used toward historic restoration and preservation of Downtown historic buildings including but not limited to the Lompoc Museum (a Carnegie Library) and the Lompoc Theater. Eligible activities include research, design, and construction.

Charlotte's Web Children's Library This a new construction project in the Project Area on land donated by Charlotte Benton for a children's library.



Economic Development Activities Activities include facilitating the creation of promotional materials to support business growth in the Project Area, and providing funding for the purpose of economic development program planning.

3.3 GOALS AND OBJECTIVES NEXUS TO BLIGHT ELIMINATION

CCRL Section 33490(a)(1)(A) requires that each implementation plan contain an "...explanation of how the goals and objectives...will eliminate blight within the project area...". Table 3 shows the relationship of the Agency's specific five-year objectives to the eradication of remaining blight in the Project Area, as defined in CCRL Sections 33030 and 33031. Although the current definition of blight has changed since the preparation of the Preceding Implementation Plan, the physical and economic conditions addressed by the previous plan remain accurate.

Blight Conditions:

Physical: CCRL Section 33031(a)

1. Unsafe buildings
2. Substandard, defective or obsolete design or construction
3. Incompatible land uses
4. Irregular and inadequate lots under multiple ownership

Economic: CCRL Section 33031(b)

5. Depreciated or stagnant property values
6. Abnormally high business vacancies, low lease rates, or high number of abandoned buildings
7. Serious lack of commercial facilities
8. Serious residential overcrowding
9. High crime rate

Public Infrastructure: CCRL 33030(c)

10. Inadequate public improvements
11. Inadequate water or sewer facilities

Table 3 shows the relationship of the Agency's specific five-year work program to its objectives and to the eradication of remaining blight, as defined in CCRL Sections 33030 and 33031 for the Project Area.



Table 3 Goals Nexus to Blight Elimination		
Program/Project	Satisfies Objective Number ¹	Addresses Blight Condition Number ²
Seismic Retrofit Program	1.1, 1.2, 1.5	1, 2
Commercial Façade Improvement Program	1.2, 1.3, 1.5	2, 5, 6
Commercial Rehabilitation Incentive Program	1.1, 1.2, 1.4	1, 2, 5, 6
PAL Program	1.1, 1.4	5, 9
Adopt a Block Program	1.2, 1.3	5, 6
Blight Removal Operations Project	1.1, 1.2, 1.5	1, 5, 6, 9
Aquatic Center Improvements	1.2, 1.3	2
Community Center project	1.1, 1.2	2
Old Town Projects	1.1, 1.2	2, 5
Downtown Historic Restoration and Preservation Program	1.1, 1.2, 1.4, 1.5	1, 2, 5, 6
Charlotte's Web Children's Library	1.2, 1.3, 1.4	3, 7
Economic Development Activities	1.1, 1.3, 1.4	5, 6
¹ Refer to Section 3.1		
² Refer to Section 3.3		

3.4 PROGRAM AMENDMENTS

The Agency has identified the projects and programs shown herein as the most probable implementation activities for the term of this Implementation Plan. Since other public and private projects, not foreseen today, may be deemed feasible and preferential in eliminating blight, it may be necessary from time to time for the Agency to make changes to programs and activities.

Whether or not listed herein, specific projects and programs may be constructed or funded by the Agency during the period covered by this Implementation Plan, if the Agency finds that:

1. The goals and objectives of the Redevelopment Plan are furthered;
2. Specific conditions of physical or economic blight within the Project Area will be mitigated in whole or in part through implementation of the project; and
3. Specific conditions relative to a development project, including the financial feasibility thereof, require that the public improvement project be constructed at the time in question.



3.5 PROJECTED AGENCY GENERAL REDEVELOPMENT FUND INCOME AND EXPENDITURES

Although the Agency is continuing to implement its community development and economic development goals, the success of its programs and projects is largely dependent on the strength of the national, state, and regional economies. Assessed property values in the City have dropped and are expected to recover slowly. For purposes of this report, tax increment revenue is projected with no growth in 2009-2010, one percent growth in 2010-2011 and two percent growth thereafter. Additionally, the State's proposed take of over \$1 million in redevelopment funds would significantly limit the Agency's ability to implement its planned projects and programs.

3.5.1 State of California Proposed SERAF Take

In 2008, the state attempted to force local redevelopment agencies to make a unilateral Educational Revenue Augmentation Fund (ERAF) payment to the state of California for fiscal year 2008-2009 in the amount of \$350 million statewide. The California Redevelopment Association (CRA) filed a lawsuit to stop the ERAF payments. On April 30, 2009, the courts ruled in CRA's favor, and found unconstitutional a provision in the current State budget that would have required redevelopment agencies statewide to transfer monies to fund State obligations.

In July 2009, the State legislature voted to balance the State budget with the taking of redevelopment funds. The State budget added a Supplemental Educational Revenue Augmentation Fund (SERAF) payment of \$1.7 billion statewide in 2009-2010 and re-instated the \$350 million for payment in 2010-2011. At the time this Implementation Plan was prepared, the final determination of the legality of the SERAF takings had not yet been finalized. Nonetheless, to enable the Agency to reassess its projects and programs in the event the State prevails, a brief analysis is included in Table 4 showing the impact of the SERAF takings on the Agency's budget.

3.5.2 Funding Sources

The Agency has identified several major sources of funds for the programs and activities planned over the next five years. The two main sources are:

Tax Increment Revenue Tax increment revenues accrue throughout the fiscal year, but are distributed to the City by the County of Santa Barbara in December and April. Assessed property values in the City have dropped and are expected to recover slowly. For purposes of this report, tax increment revenue is projected with no growth in 2009-2010, one percent growth in 2010-2011 and two percent growth thereafter.

Bond Proceeds Bond proceeds in the estimated amount of \$7,101,900 are anticipated in Fiscal Year 2009-10. The funds are to be allocated to establish a new senior and community center, and to make repairs and improvements to the Aquatic Center.



3.5.3 Summary of Projected Income and Expenditures

Table 4 summarizes the anticipated revenues and expenditures for the 2010 – 2014 General Redevelopment Fund. Tax increment is the primary source of revenue and is expected to increase slowly from approximately \$2.9 million annually to \$3.3 million by 2014. Interest income on the fund's cash balance is an ancillary source of revenue.

There are two types of expenditures shown in Table 4: fixed and discretionary. Fixed expenditures include the twenty percent set-aside to the LMI Housing Fund, debt service payments, and pass-through payments. Discretionary expenditures fund the Agency's commercial activities, economic development programs, infrastructure projects, administrative expenses, and community facility projects. The Agency's discretionary funds are limited because fixed expenditures consume approximately fifty-five percent of the Agency's total budget, not including bond proceed allocations for specified capital improvements. Modifications to the Agency's budget to fund the SERAF take or other expenses would focus on the discretionary expenditures.

These numbers are not to be used for bonding purposes; they are solely intended to reflect general trends and assumptions. The findings indicate that the Agency has sufficient resources to continue its community and economic development program; although revisions to the budget may be necessary if the state prevails with the SERAF take.



**TABLE 4
PROJECTED GENERAL REDEVELOPMENT FUND PROGRAM RECEIPTS AND EXPENDITURES
FISCAL YEAR 2009-10 THROUGH FISCAL YEAR 2013-14**

Program Category	Fiscal Year				
	2009-10	2010-11	2011-12	2012-13	2013-14
CASH BALANCE FORWARD (1)	\$ 4,067,000	\$ 1,346,000	\$ 1,360,000	\$ 1,433,000	\$ 1,566,000
Receipts					
A. Tax Increment (2)	2,946,000	3,003,000	3,117,000	3,234,000	3,353,000
B. Interest Income (3)	41,000	13,000	14,000	14,000	16,000
C. Use of Property (4)	90,000	90,000	90,000	90,000	90,000
D. Bond Proceeds	7,101,900	-	-	-	-
E. Transfers In	-	-	-	-	-
F. Other	-	-	-	-	-
Annual Receipts	10,179,000	3,106,000	3,221,000	3,338,000	3,459,000
TOTAL AVAILABLE	\$ 14,246,000	\$ 4,452,000	\$ 4,581,000	\$ 4,771,000	\$ 5,025,000
Expenditures/Uses					
Fixed Expenditures					
A. Deposits to the Housing Fund (5)	589,000	601,000	623,000	647,000	671,000
B. Debt Service	871,685	1,094,184	1,094,854	1,094,023	1,207,261
C. Pass Throughs	465,000	482,000	515,000	549,000	583,000
Discretionary Expenditures					
A. Capital Expenditures	10,624,000	565,000	565,000	565,000	565,000
B. Community Development (6)	350,000	350,000	350,000	350,000	350,000
C. Transfers Out	-	-	-	-	-
D. Other	-	-	-	-	-
Annual Expenditures (7)	12,900,000	3,092,000	3,148,000	3,205,000	3,376,000
YEARLY ENDING BALANCE	\$ 1,346,000	\$ 1,360,000	\$ 1,433,000	\$ 1,566,000	\$ 1,649,000
WITH SERAF PAYMENTS					
TOTAL AVAILABLE (ERAF) (8)		\$ 3,489,845	\$ 3,420,754	\$ 3,610,754	\$ 3,864,754
Annual Expenditures (9)		3,092,000	3,148,000	3,205,000	3,376,000
Total Estimated ERAF Take (10)	962,155	198,091	-	-	-
Estimated Ending Balance (ERAF)	\$ 383,845	\$ 199,754	\$ 272,754	\$ 405,754	\$ 488,754

Notes:

- (1) Represents the Fiscal Year Beginning Balance of current cash and investments, adjusted for prior year earnings deposited into the Fund.
- (2) Represent Gross Tax Increment Collections in the Merged Redevelopment Project Area. Numbers are based on actual 2008-09 Assessed Valuations, with no growth projected in 2009-10, 1% growth projected in 2010-11, and 2% growth projected thereafter.
- (3) Interest Income is earned on the Agency's cash and investments during each Fiscal Year, and is estimated using the current yield
- (4) Consitutes income earned from property owned by the Agency. Estimated from the difference between total earnings from money and property and interest income.
- (5) 20% of Gross Tax Increment Revenues are deposited into the Housing Fund to be used for low income housing programs.
- (6) Includes administrative and other general operational expenditures of the Agency.
- (7) Expenditures are projected based on actual Agency Expenditures during the 2008 Fiscal Year.
- (8) Cash Balance Forward plus Annual Receipts, less ERAF
- (9) Same as above
- (10) Assumes SERAF payments are required in FYE 2010 pursuant to AB x4 26.



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4.0 HOUSING COMPLIANCE PLAN

CCRL Section 33413(b)(4) requires each redevelopment agency to adopt a compliance plan as part of the implementation plan required by CCRL Section 33490 indicating how the agency will comply with the requirements set forth in CCRL Section 33413(b). This section of the Implementation Plan complies with this requirement and is the Agency's Housing Compliance Plan. It describes how the Agency intends to expend monies in the LMI Housing Fund consistent with the provisions of CCRL Section 33334.4 as amended by Assembly Bill 637 and made effective on January 1, 2002 and Senate Bill 701 (Torlakson) effective January 1, 2003. These bills clarified and added housing compliance plan requirements.

This Compliance Plan update takes into account all residential construction and Agency-assisted substantial rehabilitation that has occurred within the Project Area since adoption of the Compliance Plan, in order to determine whether the Agency is still meeting its affordable housing production needs. New construction and substantial rehabilitation statistics were obtained via a review of the City's building permits, previously prepared documents, and discussions with City and Agency staff.

The CCRL defines and limits assisted income categories as follows (the CCRL does not separate the extremely low- and very low-income categories; the federal housing programs do make a distinction):

Very Low-Income – generally, persons or households whose gross income does not exceed 50% of the area's median income or as determined by HCD and amended from time to time;

Low-Income – generally, persons or households whose gross income is greater than 50%, but does not exceed 80% of the area's income or as determined by HCD and amended from time to time; and

Moderate-Income – generally, persons or households whose gross income is greater than 80%, but does not exceed 120% of the area's median income or as determined by HCD and amended from time to time.

Affordable housing cost is defined as:

Very Low Income – Not more than 30% of 50% of the County median household income;

Low Income – Not more than 30% of 70% (or 60% for rental projects) of the County median household income; and

Moderate-Income – Not more than 35% of 110% (or 30% of 110% for rental projects) of the County median household income.

4.1 HOUSING PRODUCTION REQUIREMENTS

One of the fundamental goals of redevelopment in California is the production, improvement and preservation of the supply of housing affordable to very low-, low-, and moderate-income households. This goal is accomplished, in part, through the execution of three different, but interrelated requirements imposed on redevelopment agencies by the CCRL. These requirements are:



1. An agency must use at least 20 percent of its tax increment revenue to increase, improve and preserve the supply of low- and moderate-income housing in the community (CCRL Section 33334.2);
2. An agency must replace, in equal or greater number, very low-, low-, and moderate-income housing units and bedrooms which are destroyed or removed as a result of a redevelopment project (the "replacement rule," CCRL Section 33413(a));
3. An agency must ensure that a fixed percentage of all new or substantially rehabilitated dwelling units are affordable to very low-, low-, and moderate-income persons and families (the "inclusionary rule," CCRL Section 33413(b)(1))
 - a. At least 30 percent of all new or substantially rehabilitated dwelling units developed by the Agency must be available to persons or families of low- or moderate-income. Of these, 50 percent must be available to very low-income households. This requirement would apply to housing developed directly by the Agency, but not to housing projects developed by a private party under an agreement with the Agency.
 - b. At least 15 percent of all new dwelling units developed by parties other than the Agency or substantially rehabilitated dwelling units developed with Agency assistance shall be available at affordable costs to persons or families of low- or moderate-income. Of these, 40 percent must be available at affordable costs to very low-income households. This requirement applies in the aggregate, and not to each individual housing development project. These low- and moderate-income dwelling units may be provided outside the Project Area, but will only be counted on a two-for-one basis. In other words, if the Agency has an inclusionary housing need of 10 units inside the Project Area, then 20 units outside the Project Area would satisfy the overall requirement on a two-for-one basis.
 - c. Only low- and moderate-income housing units whose affordability is guaranteed on an on-going basis over the long term may be counted in meeting these requirements. For the purposes of this plan, long-term affordability is defined as not less than 55 years for rental units and 45 years for home ownership, or as otherwise defined in CRL Section 33413(c).

4.2 PAST HOUSING PRODUCTION

This section presents an analysis of the Agency's compliance with CCRL Sections 33490, 33413, 33334.2 or 33334.6, 33334.3, and 33334.4 regarding the Agency's housing production program for Preceding Implementation Plan time period. The information provided through Fiscal Year 2008/09 is factual, based upon the annual Agency reports to HCD of housing activity, the Preceding Implementation Plan, the Housing Element, and other empirical data. Subsequent data are estimated by Agency and UFI staff.

Inclusionary units are those units in which the affordability covenants are pursuant to Agency requirements or the benefit of the Agency. Affordable units located within the

Project Area, but with covenants held by another party or not recorded to comply with an Agency requirement, are not credited towards the Agency's inclusionary requirement.

As outlined above, housing production requirements are based upon replacement housing and inclusionary housing requirements. To determine whether an Agency has met those requirements, each category must be reviewed.

Replacement Housing

Between January 1, 2003 and June 30, 2009, the Agency did not destroy or remove any affordable housing units from within the Project Area.

Inclusionary Housing in the Project Area: Agency Developed

Between January 1, 2003 and June 30, 2009, no housing units were directly built or substantially rehabilitated inside of the Project Area by the Agency.

Inclusionary Housing Outside the Project Area: Agency Developed

Between January 1, 2003 and June 30, 2009, no housing units were directly built or substantially rehabilitated outside of the Project Area by the Agency.

Inclusionary Housing Inside the Project Area: Non-Agency Developed

According to the Agency's annual reports on housing activity in the Project Area, there were 165 non-agency new and substantially rehabilitated units produced in the Project Area between January 1, 2003 and June 30, 2009. These units are shown in Table 5 by project name, type of construction, total number of units, and number of units restricted for households for Very Low- and Low- and Moderate-Income. There were 165 units produced in the Project Area, of which 58 were reserved for households of Very Low-Income and 22 for Low- and Moderate-Income households.



A Crown Laurel Home

The inclusionary requirement for non-agency built housing is 15 percent of the units produced with forty percent of those units made available to Very Low-Income households. Fifteen percent of 165 is 25. Therefore, the inclusionary obligation accrued for the Preceding Implementation Plan term of January 1, 2003, through June 30, 2009, is 25 units with 10 of these units reserved for Very Low-Income households and 15 for Low- and Moderate-Income households. The Agency's inclusionary obligation for the Preceding Implementation Plan period was met.



Table 5
Housing Production in Project Area
January 1, 2003, through June 30, 2009

Project Name	Type of Construction	Total Number of Units	Restricted Units	
			Very Low	Low and Moderate
Casa Con Tres	Substantial Rehab	12	12	0
Signorelli Apartments	New Construction	14	1	2
Hulsey Duplex	New Construction	2	0	0
Single Family Home	New Construction	1	0	0
Walnut Village	New Construction	39	3	3
Pedegro Apartments	New Construction	9	0	0
Donate Apartments	New Construction	8	0	0
Barber P Street Homes	New Construction	2	0	0
Spathe Triplex	New Construction	3	0	0
M & M Investment Triplex	New Construction	3	0	0
Magana Duplex	New Construction	2	0	0
Arce Single Family Home	Substantial Rehab	1	0	0
Garcia Single Family Home	New Construction	1	0	0
Gutierrez Single Family Home	New Construction	1	0	0
Wheeler/Big West	New Construction	3	0	0
Trinity Ventures	New Construction	1	0	0
G & College Apartments	New Construction	35	25	9
Wolberg Apartments	New Construction	8	0	8
Crown Laurel Single Family Home	New Construction	1	0	0
Crown Laurel Single Family Home	New Construction	1	0	0
Reyes Single Family Home	New Construction	1	0	0
Portabello Apartments 305 – 309 North K Street	Substantial Rehab	13	13	0
328 – 330 North K Street	New Construction	4	4	0
TOTAL		165	58	22

Summary of Inclusionary Obligation

Based upon data provided in the Preceding Implementation Plan, the Agency began the term on January 1, 2003, with an inclusionary obligation surplus of 199 affordable units, of which 101 were Very Low-Income units and 98 were Low- and Moderate-Income units. During the course of the Implementation Plan term, an additional 165 units were produced with a 15 percent affordable housing obligation of 25 units. The Agency produced 80 covenanted affordable units; thereby meeting its inclusionary obligation.

Table 6 demonstrates the inclusionary housing obligation and production that results in a cumulative surplus through June 30, 2009 of 254 units, of which 139 are Very Low-Income units and 115 are Low- and Moderate-income units. This surplus will be carried



over to determine the Agency's inclusionary housing obligation for the next five and ten years as required by State redevelopment law.

Table 6
Projected Inclusionary Housing Obligation Plan Adoption through June 30, 2009

	Dwelling Units Produced	Units Made Affordable at Affordable Housing Cost					Project Area Status	
		TOTAL	VeryLow ⁵		Low-Moderate ⁶		Cumulative Deficit or Surplus	
		Inclusionary Obligation	Inclusionary Obligation	Actual Number of Units Restricted	Inclusionary Obligation	Actual Number of Units Restricted	Very Low	Low - Moderate
Balance Forward ²	323	48	19	120	29	127	101	98
Agency Developed ³	0	0	0	0	0	0	0	0
Non-Agency Developed ⁴	165	25	10	48	15	32	38	17
New Balance Forward	488	73	29	168	44	159	139	115

¹ Compliance with Sections 33413(b)(1),(c),(d)(1), and 33490(a)92(A)(ii).

² Per Agency calculations from Plan adoption through December 31, 2002. Includes Original Plan and Amendments.

³ Inclusionary obligation is 30 percent of units produced with 50 percent allocated to Very-Low Income households. Per Agency calculations from January 1, 2003, through June 30, 2009.

⁴ Inclusionary obligation is 15 percent of units produced with 40 percent allocated to Very-Low Income households. Agency calculations from January 1, 2003, through June 30, 2009 (Table 5).

⁵ As defined by Health and Safety Code 50105.

⁶ As defined by Health and Safety Code 50093

4.3 PROJECTED HOUSING PRODUCTION

The same analysis applies to projected housing production for the current Implementation Plan to anticipate the Agency's continued compliance with CCRL Sections 33490, 33413, 33334.2 or 33334.6, 33334.3, and 33334.4. The data are estimated based upon Staff discussions, the Housing Element, and other empirical data. It covers the time period of July 1, 2009, through June 30, 2014.

Replacement Housing

The Agency is not anticipating destroying or removing any occupied low- and moderate-income housing units from within the Project Area.

Inclusionary Housing in the Project Area: Agency Developed

The Agency does not anticipate directly producing units within the Project Area. The Agency expects to contract with private entities for the rehabilitation of affordable units.

Inclusionary Housing Outside the Project Area: Agency Developed

The Agency does not anticipate directly producing units or contracting with private entities to produce units outside of the Project Area.



Inclusionary Housing Inside the Project Area: Non-Agency Developed

The Agency has been working with the Lompoc Housing and Community Development Corporation (LHCDC), Habitat for Humanity, and Santa Barbara Housing Assistance Corporation to produce affordable housing units in the Project Area. Projects expected to be completed during the current Implementation Plan period are shown in Table 7.

Table 7 Anticipated Inclusionary Housing July 1, 2009, through June 30, 2014				
Project	Type	Total Units	Restricted Units	
			Very Low	Low/Mod
Crown Laurel	Single Family Dwellings	73	4	7
Homebase on G Street	Single Room Occupancy	39	22	3
Ocean Plaza	Senior Housing Facility	78	15	24
Casa del Desarrollo	Studio apartments	19	5	7
Housing Authority/ West Ocean Avenue ¹	Multiple Family	55	4	5
SUBTOTAL		264	50	46

¹ Includes the removal of ten existing units.

Additionally, there are three projects that have been approved (entitled), but are currently dormant. These projects are not included in the housing production calculations; however, will be reconsidered at the Midterm Review. The projects are:

1. Mosaic Terrace: 73 units (4 Very Low, 7 Low/Mod)
2. River Terrace: 308 units (18 Very Low, 29 Low/Mod)
3. Chestnut Crossing: 34 units (2 Very Low, 3 Low/Mod)

Summary of Inclusionary Obligation

As shown in Table 8, the Agency will begin the current Implementation Plan period with an inclusionary obligation surplus of 253 affordable units, of which 138 are Very Low-Income units and 115 are Low-and Moderate-Income units. During the course of the FY 2010 - FY 2014 Implementation Plan term, an additional 264 units are expected to be constructed in the Project Area, as shown in Table 7. This would add an inclusionary obligation of 40 units, of which 16 are to be restricted to households of Very Low-Income and 24 to households of Low- and Moderate-Income. Affordable housing production is anticipated at 96 units.

Table 8 projects the inclusionary obligation for the Agency for the next five years. With the assumptions made in this report, the Agency will have met its obligations for inclusionary housing at the end of the Implementation Plan period. Even if the dormant projects are constructed, the Agency will still meet its inclusionary obligation.



Table 8
Projected Inclusionary Housing Obligation Plan Adoption through June 30, 2014

	Dwelling Units Produced	Units Made Affordable at Affordable Housing Cost					Project Area Status	
		TOTAL	VeryLow ⁵		Low-Moderate ⁶		Cumulative Deficit or Surplus	
		Inclusionary Obligation	Inclusionary Obligation	Actual Number of Units Restricted	Inclusionary Obligation	Actual Number of Units Restricted	Very Low	Low - Moderate
Balance Forward ²	0	0	0	0	0	0	0	0
Agency Developed ³	0	0	0	0	0	0	0	0
Non-Agency Developed ⁴	264	40	16	50	24	46	34	22
New Balance Forward	264	40	16	50	24	46	34	22

¹ Compliance with Sections 33413(b)(1),(c),(d)(1), and 33490(a)92(A)(ii).

² Per Agency calculations from Plan adoption through June 30, 2009 (Table 6).

³ Inclusionary obligation is 30 percent of units produced with 50 percent allocated to Very-Low Income households. Per Agency calculations for July 1, 2009, through June 30, 2014.

⁴ Inclusionary obligation is 15 percent of units produced with 40 percent allocated to Very-Low Income households. Per Agency calculations for July 1, 2009, through June 30, 2014 (Table 7).

⁵ As defined by Health and Safety Code 50105.

⁶ As defined by Health and Safety Code 50093

4.4 LOW AND MODERATE-INCOME HOUSING GOALS

The Agency has one affordable housing goal with nine objectives:

GOAL: INCREASE, IMPROVE AND PRESERVE THE QUALITY OF LOW/MODERATE INCOME HOUSING THROUGHOUT THE PROJECT AREA AND THE CITY

OBJECTIVES

- 3.1 Identify, participate, and monitor housing programs that meet the Agency's inclusionary and replacement - and moderate-income housing requirements and the City's housing element.
- 3.2 Research the development of housing programs that will lead to the replacement and rehabilitation of low- and moderate-income housing units and off-site amenities.
- 3.3 Identify and assist housing projects that leverage additional private investment and which may leverage additional public funds leading to an increase in the community's housing stock.
- 3.4 Respond to miscellaneous neighborhood improvement needs.



- 3.5 Pursue the acquisition and recordation of covenants to ensure long term affordability of residential units.
- 3.6 Provide for the development and implementation of appropriate and feasible housing programs to increase, improve or preserve affordable housing.
- 3.7 Monitor affordable housing units to prevent the conversion to market rate units.
- 3.8 Compile, maintain and annually update a database of existing, new and substantially rehabilitated housing units developed or otherwise assisted with monies from the LMI Housing Fund or otherwise counted towards the Agency's inclusionary requirements and make such database available to the public on the City's/Agency's web site.
- 3.9 Carry-out any other affordable housing oriented project or program consistent with the CCRL and the Redevelopment Plan.

4.5 PROJECTED HOUSING NEEDS

CCRL Section 33334.4(a) requires that an agency must expend its LMI Housing Fund monies towards assisting housing for persons of very low-, low- and moderate-income in at least the same proportion as the total number of housing units needed for each of these income groups bears to the total number of units needed for very low-, low-, and moderate-income households within the community, as those needs have been determined by the most recent Regional Housing Needs Assessment (RHNA). This requirement must be met over the same 10-year implementation plan period as the requirements of CCRL Section 33413(b).

CCRL Section 33334.4(b), requires an Agency to expend LMI Housing Fund monies in at least the same proportion as the population under the age of 65 bears to the total population of the community as identified by the most recent census.

4.5.1 Regional Housing Needs Assessment

The State legislature adopted Assembly Bill 2853 in 1980 requiring all councils of government to develop regional allocations of housing needs (new and existing) for all income categories (fair share of housing) based on regional housing needs. The Santa Barbara County Regional Housing Needs Assessment (RHNA) states that the fair share for the City for period ending June 30, 2014, is 517 units. The income distribution is shown in Table 9.

Per CCRL Section 33334.4(a), these percentages are to be applied to Agency LMI Housing Fund spending. Based on the housing needs determined through the Fair Share Allocation process, at least 36.1 percent of all LMI Housing Fund expenditures must be made towards assisting very low-income headed households and at least 26.8 percent must be made towards assisting low-income headed households. Approximately 37.1 percent of all LMI Housing Fund expenditures can be used to assist moderate income households.



Income Distribution	Fair Share Unit Allocation	Percent of Affordable Units
Very Low-Income	120	36.1
Low-Income	89	26.8
Moderate-Income	123	37.1
Affordable Units	332	100.0
Above Moderate	185	
TOTAL	517	

Source: Santa Barbara County Association of Governments

4.5.2 Senior Housing Need Assessment

CCRL Section 33334.4(b) limits the amount of money an agency can utilize from its LMI Housing Fund for the term of the Implementation Plan to assist senior, affordable housing. An agency must spend LMI Funds in the same proportion as senior low-income households bear to the total low-income households in the community, as determined in the most recent U.S. Census². Prior to 2005, that limitation was based on the proportion that the senior population represented in the entire community. In 2005, SB 527 shifted the emphasis to low-income households due to the fact that in many communities, the senior population has a greater proportion of low-income earners and, therefore, a greater need for housing assistance than the general population. For example, seniors could represent only ten to 10 percent of the overall population of a community, but constitute 25 percent of the low-income population of the community. In such a circumstance, SB 527 allows an agency to provide assistance to a greater proportion of senior housing than the previous law allowed.

In order to compute the ratio of low-income senior households, 2000 Census data is used. Table 10 summarizes the calculation for Lompoc's LMI Housing Fund.

Total Number of Low-Income Households	6,681
Number of Low-Income Senior Households	1,591
Ratio of Senior Households to Total	23.8%

¹ Source: U.S. Census Bureau - 2000 Census; Comprehensive Housing Affordability Strategy (CHAS) data
² Includes both renters and owners

According to the 2000 Census, 23.8 percent of the City's low-income households (1,591) were headed by low-income seniors. Therefore, in carrying out the

² It should be noted that the Census data considers age 62 and over to be "senior" whereas the CCRL utilizes age 65 and over. Also, the income levels in the Census are based on "Median Family Income" rather than the "Area Median Income" specified in the CCRL. These discrepancies are not addressed in 33334.4 and no case law currently exists to provide clarity. The approach used to compute the ratio of senior households reflects best industry practices.



requirements of CCRL Section 33334.4(a), no more than 23.8 percent of LMI Housing Fund expenditures may be allocated towards exclusively assisting senior restricted housing for the FY 2010 - FY 2014 Implementation Plan term.

4.6 LOW- AND MODERATE-INCOME HOUSING PROGRAM

To address the housing needs noted above, the Agency intends to implement an ambitious housing program. As noted previously, the national financial crisis has significantly impacted both the private and the public sector’s ability to construct decent and affordable housing. Nonetheless, the Agency intends to pursue implementation of the several programs and projects during the term of this Implementation Plan, subject to funding availability. Affordable housing programs that the Agency plans to continue are shown in Table 11.

Table 11 Affordable Housing Programs and Projects	
Housing Program	
First Time Homebuyer (FTHB) Program	
Multiple Family Façade Improvement Program	
Affordable Housing Incentive Program	
Affordable Housing Acquisition and Rehabilitation Revolving Loan Fund	
Affordable Housing Reserve Fund	
T Street Apartment Capital Improvement Project	

4.7 LOW- AND MODERATE-INCOME HOUSING FUND

Funding for the Agency’s housing program comes from several sources including state CalHFA funds and tax increment financing. The purpose of the Implementation Plan is document compliance with the CCRL; therefore, this report only analyzes tax increment financing and its relationship to housing plan compliance.

4.7.1 Tax Increment “Set-Aside” Financing

As required by the CCRL, the Agency will set aside twenty percent of its gross tax increment toward increasing, improving, and preserving affordable housing in the City. Table 12 summarizes the anticipated revenues and expenditures in the LMI Housing Fund. These numbers are based on the Agency’s fiscal reports, not the budget, and reflect actual expenditure rates. The numbers should not be used for bonding purposes; they are solely intended to reflect general trends and assumptions.

“Other Revenues” includes interest income and use of property (rental income). “Community Development” includes general and administration expenditures allocated to the LMI fund as well as projections of affordable housing program budgets. The affordable housing programs projected to continue are the First Time Homebuyer Program, the Multiple Family Façade Improvement Program, the Affordable Housing Incentive Program, the Affordable Housing Acquisition and Rehabilitation Revolving Loan Fund, and the Affordable Housing Reserve Fund.



EXHIBIT 12					
PROJECTED AGENCY LMI HOUSING FUND PROGRAM EXPENDITURES					
JANUARY 1, 2003 THROUGH JUNE 30, 2009					
FUND ACTIVITY	FISCAL YEAR				
	2009-10	2010-11	2011-12	2012-13	2013-14
CASH BALANCE FORWARD (1)	1,920,000	264,000	267,000	295,000	351,000
Estimated Receipts					
A. Tax Increment (20% of gross allocation)	589,000	601,000	623,000	647,000	671,000
B. Interest Income (2)	35,000	5,000	5,000	5,000	6,000
C. Use of Property (3)	72,000	74,000	77,000	79,000	82,000
D. Bond Proceeds	1,550,000	0	0	0	0
E. Other Revenue	20,000	20,000	21,000	22,000	23,000
Total Receipts	2,266,000	700,000	726,000	753,000	782,000
TOTAL AVAILABLE	4,186,000	964,000	993,000	1,048,000	1,133,000
Expenditures/Uses					
A. Community Development (4)	225,000	225,000	225,000	225,000	225,000
B. Capital Expenditures	3,645,000	420,000	420,000	420,000	420,000
C. Debt Service	52,000	52,000	52,000	52,000	52,000
E. Other/Transfers/Adjustments	0	0	0	0	0
Total Expenditures	3,922,000	697,000	697,000	697,000	697,000
YEARLY ENDING BALANCE	264,000	267,000	296,000	351,000	436,000
Excess Surplus Analysis					
A. Maximum Allowable Fund Balance	2,306,000	2,376,000	2,402,000	2,460,000	2,542,000
B. Yearly Ending Fund Balance	264,000	267,000	296,000	351,000	436,000
C. Less: Bond Proceeds Held by Fiscal Agent	0	0	0	0	0
D. Adjusted Ending Cash Balance	264,000	267,000	296,000	351,000	436,000
E. Excess surplus (5)	0	0	0	0	0
Note:					
(1) Represents the Fiscal Year Beginning Balance of current cash and investments, adjusted for prior year earnings deposited into the Fund. Estimates are based on the Fiscal Year Ending 2008 Balance.					
(2) Interest Income is earned on the Agency's cash and investments during each Fiscal Year, and is estimated using the current yield on the Local Agency Investment Fund.					
(3) Represents income earned from property owned and/or operated by the Agency's Low Income Housing Fund.					
(4) Includes general and administrative expenditures allocated to the Low Income Housing Fund, and Housing Revolving Loan Funds (homebuyer assistance programs and the Multifamily Façade Program).					
(5) Excess Surplus represents the amount of money held by the Housing Fund that is greater than the previous 4 years of Fund income.					

Table 12 shows that the LMI Housing Fund is sufficiently healthy. The Agency has the resources to implement the housing programs and projects that are discussed in this Implementation Plan. In fact, the Agency must begin implementing its programs and projects at a higher expenditure rate to prevent excess surplus in its LMI Housing Fund.

4.7.2 Excess Surplus

Excess Surplus is defined and calculated based on provisions in Health & Safety Code Section 33334.12. Excess Surplus is determined on the first day of each fiscal year. The calculation requires comparing the sum of property tax increment deposited over the previous four fiscal years against the agency's adjusted beginning balance (prior year's ending adjusted unencumbered balance) to determine which amount is greater. Agencies are allowed to adjust their unencumbered balance to exclude the amount of unspent proceeds from the sale of bonds and the difference between the price of land sold during the reporting period compared to the land's fair market value. By statutory definition, Excess Surplus exists when the adjusted unencumbered balance exceeds the



greater of: (1) \$1 million or (2) the combined amount of property tax increment revenue deposited over the preceding four fiscal years.

Due to the inability of several housing projects to move forward, the Agency may exceed the excess surplus limit during the FY 2010 - FY 2014 Implementation Plan term. The budget shows the loan funds as encumbered, but if the non-profit housing organizations with whom the Agency contracts are not able to complete their projects, the Agency may reach excess surplus and be required to submit a plan to HCD on how it will expense the excess funds.

4.7.3 Other Funding Programs

Table 13 outlines other funding that may be available to the City and the Agency to further implement its Housing Production Plan.

Table 13 Financial Resources Available for Housing Activities			
Program Type	Program Name	Description	Eligible Activities
1. Federal Programs	Community Development Block Grant (CDBG)	Annual grants awarded to the City on a formula basis for housing & community development activities. Administered by HUD.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Homebuyer assistance • Homeless assistance • Public services
	Home Investment Partnership Act (HOME)	Formula grants to States and localities that communities use-often in partnership with local nonprofit groups-to fund a wide range of activities to low-income people.	<ul style="list-style-type: none"> • New construction • Acquisition • Rehabilitation • Tenant-based rental assistance
	Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low-income tenants. Administered by HUD.	<ul style="list-style-type: none"> • Rental assistance
	Section 202	Grants to non-profit developers of supportive housing for the elderly. Administered by HUD.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New construction • Rental assistance • Support services
	2. State Programs	California Housing Finance Agency (CHFA) Home Mortgage Purchase Program	CHFA sells tax exempt bonds for below market rate loans to first-time homebuyers. Program operates through participating lenders who originate loans for CHFA purchase.
California Housing Finance Agency (CHFA) Multiple Rental Housing Programs		Below market rate financing offered to builders & developers of multi-family and elderly rental housing.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition



Table 13
Financial Resources Available for Housing Activities

Program Type	Program Name	Description	Eligible Activities
		Tax exempt bonds provide below-market mortgage money.	
	Low-Income Housing Tax Credit (LIHTC)	Tax credits available to individuals & corporations that invest in low-income rental housing. Tax credits sold to people with high tax liability, & proceeds are used to create housing.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition of properties from 20 to 150 units
	Multi-Family Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation & preservation of rental housing. Administered by HCD.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Preservation
3. Local/County Program	Redevelopment Housing Set-Aside Funds	20 percent of Agency tax increment funds are set-aside for affordable housing activities.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
	Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time home buyers for the purchase of new or existing single-family housing. Eligible participating city's or unincorporated areas.	<ul style="list-style-type: none"> • Homebuyer Assistance
	Mortgage Assistance Program (MAP)	Deferred payment down payment assistance loan. Subject to availability by county for participating cities and unincorporated areas of a county.	<ul style="list-style-type: none"> • Homebuyer Assistance
4. Private Resources/Financing Programs	Federal National Mortgage Association (Fannie Mae)	Loan applicants apply to participating lenders for the following programs: fixed rate mortgages issued by private mortgage insurers; And related foreclosure prevention programs in underserved low-income & minority communities.	<ul style="list-style-type: none"> • Homebuyer assistance • Refinancing • Loan Modification • Foreclosure Prevention
	California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide tax-exempt private placement bond program financing for affordable multi-family & senior rental housing.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition • Permanent Financing
	Federal Home Loan Bank Affordable Housing Program	Provides grants and subsidized loans to support affordable rental housing and homeownership opportunities. Grants are	<ul style="list-style-type: none"> • New Construction



Table 13 Financial Resources Available for Housing Activities			
Program Type	Program Name	Description	Eligible Activities
		awarded on a competitive basis.	
	Low-Income Housing Fund (LIHF)	Non-profit lender offering below market interest, short term loans for affordable housing in both urban & rural areas. Eligible applicants include non-profits & government agencies. Grant opportunities are also available.	<ul style="list-style-type: none"> • Redevelopment costs • Site acquisition • Construction • Rehabilitation • Planning grants • Energy Efficiency Grants • Child Care Centers • Quality Improvement Grants • Expansion Grants • Renovation & Repair Grants • Technical Assistance Grants
	Private Lenders	The Community Reinvestment Act (CRA) requires certain regulated financial institutions to achieve goals for lending in low- & moderate-income neighborhoods. As a result, most of the larger private lenders offer one or more affordable housing programs, including first-time homebuyer, housing rehabilitation, or new construction assistance.	<ul style="list-style-type: none"> • Varies, depending on individual program offered by bank

4.8 TEN YEAR INCLUSIONARY HOUSING REQUIREMENTS

CCRL Section 33490(a)(2)(b) requires that the Implementation Plan provide certain "Ten-Year" and "Life-of-the-Plan" housing production and inclusionary information. According to the Available Sites Inventory of the Housing Element, shown in Appendix C, the build-out potential of the Project Area allows for 1,305 new units. The inclusionary requirement for non-agency built housing is fifteen percent or 196 affordable units by 2030. Extrapolating evenly over the term of the General Plan, the ten year (2014) inclusionary housing requirement is 129 units. The Agency anticipates executing affordable housing covenants on 310 units by June 30, 2014. The Agency will meet its ten year inclusionary housing requirement.

4.9 CONSISTENCY WITH GENERAL PLAN

CCRL Section 33413(b) (4) requires that each agency, ". . .as part of the implementation plan required by Section 33490, shall adopt a [Housing Production] plan. . . ." Section 33413 (b)(4) requires that "[t]he plan shall be consistent with. . .the community's housing element." Additionally, "[t]he plan shall be reviewed and, if necessary, [be] amended at least every five years in conjunction with either the housing element cycle or the plan implementation cycle."



Chapter 9 of the State's General Plan Guidelines of 2003 (the "Guidelines") states the California Attorney General has opined that "the term 'consistent with' is used interchangeably with 'conformity with.'" The general rule of consistency outlined in the Guidelines is that "[a]n action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment."

The following Goals and Policies are contained within the City's Draft 2009 Housing Element:

1. Provide a choice of housing opportunities for all economic segments of the community.
2. Restore, protect, and improve the condition of existing housing and neighborhoods.
3. Locate and design housing so as to assure an attractive and high quality living environment.
4. Maximize energy efficiency in existing and future residential development.

In compliance with CCRL Section 33490, the Agency has developed, and included in Section 4 of this Implementation Plan, a goal statement and related objectives specific to the development and implementation of Agency sponsored affordable housing programs in the City. These goals are consistent with the goals contained in the City's Draft 2009 Housing Element. It has established the projects and programs that it intends to implement to meet its housing goals and its housing production plan for consistency with the Draft 2009 Housing Element.

The Agency, therefore, determines that the housing goal included in this Implementation Plan and related objectives, ongoing activities, and housing production plan, as outlined in this Implementation Plan, are consistent with the housing element of the City's General Plan.



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5.0 PLAN ADMINISTRATION

The Agency shall be responsible for administering the Implementation Plan and for monitoring redevelopment activities or programs undertaken pursuant to it.

5.1 PLAN REVIEW

At least once within the five year Implementation Plan term, the Agency shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the adopted Redevelopment Plan, the Implementation Plan, and evaluating the progress of the Project. The public hearing shall be held no earlier than two years and no later than three years after the date of adoption of this Plan.

Notice of public hearing to review the Redevelopment Plan and Implementation Plan shall be published pursuant to Section 6063 of the Government Code and posted in at least four permanent places within the Project Area for a period of at least three weeks. Publication and posting must be completed not less than ten days prior to the date set for hearing.

5.2 PLAN AMENDMENT

Pursuant to CCRL 33490, the Implementation Plan may be amended from time to time after holding a public hearing.

5.3 FINANCIAL COMMITMENTS SUBJECT TO AVAILABLE FUNDS

The Agency is authorized to utilize a wide variety of funding sources for implementing the Redevelopment Plan. Such funding sources include, but are not limited to, financial assistance from the City, State of California, federal government, property tax increment, interest income, Agency bonds secured by tax increment or other revenues or other legally available revenue source. Although the sources of revenue used by the Agency are generally deemed to be reliable from year to year, such funds are subject to legislative, program, or policy changes that could reduce the amount or the availability of the funding sources upon which the Agency relies.

In addition, with regard to the Agency's primary revenue source, tax increment revenues, it must be noted that revenue flows are subject to diminution caused by events not controlled by the Agency, which reduce the taxable value of land or improvements in the Project Area. Moreover, the formulas governing the amount or percentage of tax increment revenues payable to the Agency may be subject to legislative changes that directly or indirectly reduce the tax increment revenues available to the Agency.

Due to the above-described uncertainties in Agency funding, the projects described herein and the funding amounts estimated to be available are subject to modification, changes in priority, replacement with another project, or cancellation by the Agency.

5.4 REDEVELOPMENT PLAN CONTROLS

If there is a conflict between the Implementation Plan and the Redevelopment Plan or any other City or Agency plan or policy, the Redevelopment Plan shall control.



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APPENDIX A

Affordability Covenants Held by Agency



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LOMPOC REDEVELOPMENT AGENCY: Existing Residential Covenants
As of 12/30/2008

PROPERTY ADDRESS	PROJECT NAME (IF APPLICABLE)	APN	# OF RESTRICTED UNITS	UNIT SIZE	DATE CONSTRUCTION OR REHAB COMPLETED	COVENANT RECORDATION DATE	COVENANT RECORDATION #	COVENANT MATURITY	OCCUPIED TRANSFER DATE	INCLUSIONARY	ASSISTED
800 N. G Street	Arbor Square	87-032-01 87-032-02 87-032-03 87-032-04 87-032-05 87-032-06 87-032-07 87-032-08 87-032-13 87-032-14 87-032-15 87-032-16 87-032-17 87-032-18 87-032-19 87-032-20	125	21=1 bd 104=2 bd	12/11/2002	12/19/2001	2001-0110286	12/15/2031	N/A	Yes	No
221 Quail	Walnut Village	85-110-33	1	3 bd	5/19/2004	10/31/2003	2003-0150540	5/20/2049	N/A	Yes	No
257 Quail	Walnut Village	85-110-41	1	3 bd	5/26/2004	10/31/2003	2003-0150540	5/24/2049	N/A	Yes	No
313 Dove	Walnut Village	85-110-48	1	3 bd	6/17/2004	10/31/2003	2003-0150540	7/30/2049	N/A	Yes	No
300 Dove	Walnut Village	85-110-53	1	3 bd	7/19/2004	10/31/2003	2003-0150540	8/13/2049	N/A	Yes	No
313 Quail	Walnut Village	85-110-58	1	3 bd	7/19/2004	10/31/2003	2003-0150540	7/27/2049	N/A	Yes	No
300 Quail	Walnut Village	85-110-62	1	3 bd	7/24/2004	10/31/2003	2003-0150540	8/11/2049	N/A	Yes	No
115 S. L Street	Signorelli Apts	91-093-17	3	1 bd	7/2/2003	3/28/2003	2003-0038990	5/15/2032	N/A	Yes	No
G & E. College	G & College Apts	87-132-01 87-132-04	34	11=2 bd 14=3 bd 9=4 bd	8/14/2008	7/9/2008	2008-0040796	12/15/2059	N/A	Yes	No
513-519 N. G Street	Homebase on G	87-192-20 87-192-19	6	studios	in process	3/7/2008	2008-0013221	2/12/2063	N/A	Yes	No
513-519 N. G Street	Homebase on G	87-192-20 87-192-19	19	studios	in process	2/6/2008	2008-0006863	3/12/2063	N/A	No	Yes

PROPERTY ADDRESS	PROJECT NAME (IF APPLICABLE)	APN	# OF RESTRICTED UNITS	UNIT SIZE	DATE CONSTRUCTION/REHAB COMPLETED	COVENANT RECORDATION DATE	COVENANT RECORDATION #	COVENANT MATURITY	OCCUPIED TRANSFER DATE	INCLUSIONARY	ASSISTED
Crown Cr & Plum Ave	Crown Laurel	89-500-04 89-500-06 89-500-11 89-500-15 89-500-32 89-500-38 89-500-46 89-500-54 89-500-66 89-500-68 89-500-73	11	3 bd	in process	3/7/2007	2007-0057324	7/2/2052	N/A	Yes	No
305-309 N. K Street	Portabello Apts	91-021-21 91-021-22	13	12=2 bd 1=1 bd	11/22/2007	11/15/2000	2000-0070646	11/14/2030	N/A	No	Yes
709-713 N. E Street	Southern Court	87-101-09	12	1 bd	2/28/2002	2/28/2001	2001-0014134	2/27/2031	N/A	No	Yes
120 & 120 1/2 S. K Street	K Street Cottages	91-102-17	2	2 bd	8/22/2000	1/24/2000	2000-0004413	11/29/2029	N/A	No	Yes
518 W. Laurel	Habitat=Mitchell	91-430-06	1	3 bd	4/23/2003	3/31/2004	2004-0030332	11/11/2047	N/A	No	Yes
520 W. Laurel	Habitat=Vanwagene	91-430-05	1	3 bd	4/23/2003	3/31/2004	2004-0030336	11/11/2047	N/A	No	Yes
401-405 W. Chestnut	Chestnut Apts	91-021-08	3	2 bd	acquisition only	3/31/2000	2000-0018835	3/31/2030	N/A	No	Yes
521-537 N. T Street	T & College	89-152-02 89-152-03	35	5=1 bd 30=2 bd	1/6/2006	10/10/2001	2001-0087099	10/5/2031	N/A	No	Yes
501-513 N. S Street and 508 N. T Street	Jay Apts	89-161-07 89-161-08 89-161-10	26	2 bd	acquisition only	3/22/2002	2002-0027668	3/14/2032	N/A	No	Yes
434-438 N. L Street	Casa Con Tres	89-231-17 89-231-18	12	3 bd	3/1/2005	7/10/2003	2003-0092008	6/16/2058	N/A	No	Yes
328-330 N. K Street		91-022-17	4	3 bd	9/23/2005	8/14/2001	2001-0069283	7/31/2031	N/A	No	Yes
733 N. E Street	Courtyard	87-101-03 87-101-04 87-101-05	18	2 bd	3/29/2001	6/16/1997	97-033948	6/16/2037	N/A	No	Yes
130 5th Street (RDA Production=24	Casa Serena	85-150-80	48	10=2 bd 38=1 bd	3/21/2006	5/25/2004	2004-0056029	2/14/2050	N/A	No	Yes
1404 & 1408 W. College	College Avenue	89-151-03	TBD*	TBD*	in process	2/17/2006	2006-0013762	2/15/2051	N/A	No	Yes
308 N. K Street		91-022-21	3*	TBD*	awaiting final plan	2/9/2006	2006-0011381	2/7/2051	N/A	No	Yes
500 Block N. T Street	T Street Condos	89-161-12	5	3=2 bd 2=3 bd	in process	4/12/2006	2006-0028745	3/9/2049	N/A	No	Yes

PROPERTY ADDRESS	PROJECT NAME (IF APPLICABLE)	APN	# OF RESTRICTED UNITS	UNIT SIZE	DATE CONSTRUCTION/REHAB COMPLETED	COVENANT RECORDATION DATE	COVENANT RECORDATION #	COVENANT MATURITY	OCCUPIED TRANSFER DATE	INCLUSIONARY	ASSISTED
521-523 W. Ocean Ave	Wolberg Apts	91-073-15	7	3 bd	8/7/2008	8/12/2008	2008-0047784	7/1/2063	N/A	No	Yes
521-523 W. Ocean Ave	Wolberg Apts	91-073-15	1	3 bd	8/7/2008	9/24/2008	2008-0055613	9/3/2063	N/A	No	Yes
114 S. K Street	Casa Del Desarrollo	91-102-18 91-102-19	9	studios	awaiting final plan	1/31/2006	2006-0008407	1/30/2061	N/A	No	Yes
TOTAL UNITS			404								

UNIT SIZE TOTALS:

Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	TBD
34	80	219	59	9	3

*units will be reported when plans are finalized
TBD=To Be Determined

APPENDIX B

**Draft 2009 Housing Element Available Sites
Inventory within the Project Area**



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ORIGINAL PROJECT AREA

PROJECT	APN	Address	Use	GP	ZONING	ACRES	EXISTING	MAXIMUM	FORECAST	STATUS
0	8508101	239 N H ST	HE	OTC	OTC	0.18	0	34	34	entitled
0	8508203	231 N G ST	HE	MU	MU	0.16	0	4	2	underutilized
0	8508204	227 N G ST	HE	MU	MU	0.24	0	6	3	underutilized
0	8508205	223 N G ST	HE	MU	MU	0.16	0	4	2	underutilized
0	8508206	219 N G ST	HE	MU	MU	0.08	1	2	0	underutilized
0	8508208	211 N G ST	HE	MU	MU	0.20	0	5	2	underutilized
0	8508210	115 E WALNUT AVE	HE	MU	MU	0.16	0	4	2	underutilized
0	8508214	222 N H ST	HE	OTC	OTC	0.40	0	9	4	underutilized
0	8512107	109 W OCEAN AVE	HE	OTC	OTC	0.08	0	2	1	underutilized
0	8512115	120 W WALNUT AVE	HE	OTC	OTC	0.24	0	6	3	underutilized
0	8512205	121 N G ST	HE	MU	MU	0.16	0	5	2	vacant
0	8512206	113 N G ST	HE	MU	MU	0.24	2	6	1	underutilized
0	8512207	119 E OCEAN AVE	HE	OTC	OTC	0.24	0	6	3	underutilized
0	8512210	113 E OCEAN AVE	HE	OTC	OTC	0.32	0	8	4	vacant
0	8512220	136 N H ST	HE	OTC	OTC	0.32	0	8	4	vacant
0	8512221	122 N H ST	HE	OTC	OTC	0.48	0	11	5	underutilized
0	8512222	107 E OCEAN AVE	HE	OTC	OTC	0.46	0	11	5	vacant
0	8512303	129 N F ST	HE	MU	MU	0.20	0	5	2	vacant
0	8512304	125 N F ST	HE	MU	MU	0.20	0	5	2	underutilized
0	8512305	117 N F ST	HE	MU	MU	0.16	0	4	2	vacant
0	8512309	211 E OCEAN AVE	HE	MU	MU	0.16	0	4	2	vacant
0	8512316	135 N F ST	HE	MU	MU	0.08	0	2	1	vacant
0	8512318	219 E OCEAN AVE	HE	OTC	OTC	0.20	0	5	2	underutilized
0	8513116	128 N F ST	HE	MU	MU	0.12	1	3	0	underutilized
0	8513206	119 N D ST	HE	MU	MU	0.16	1	4	1	underutilized
0	8516108	113 S H ST	HE	OTC	OTC	0.16	0	4	2	underutilized
0	8516121	120 S I ST	HE	OTC	OTC	0.32	0	8	4	underutilized
0	8516124	135 S H ST	HE	OTC	OTC	0.16	0	4	2	underutilized
0	8516202	108 E OCEAN AVE	HE	OTC	OTC	0.16	0	4	2	underutilized
0	8516203	112 E OCEAN AVE	HE	OTC	OTC	0.08	0	2	1	underutilized
0	8516204	114 E OCEAN AVE	HE	OTC	OTC	0.08	0	2	1	underutilized
0	8516205	116 E OCEAN AVE	HE	OTC	OTC	0.08	0	2	1	underutilized
0	8516218	124 S H ST	HE	OTC	OTC	0.08	0	2	1	vacant
0	8516219	122 S H ST	HE	OTC	OTC	0.08	0	2	1	vacant
0	8516222	112 S H ST	HE	OTC	OTC	0.12	0	3	1	underutilized
0	8517103	316 E OCEAN AVE	HE				0	60	60	entitled
0	9108210	315 W OCEAN AVE	HE	OTC	OTC	0.10	0	3	1	vacant
0	9108304	119 N I ST	HE	OTC	OTC	0.24	0	6	3	underutilized
0	9108309	209 W OCEAN AVE	HE	OTC	OTC	0.08	0	2	1	vacant
0	9110203	314 W OCEAN AVE	HE	OTC	OTC	0.16	0	4	2	underutilized
0	9110210	129 S J ST	HE	MU	MU	0.12	1	3	0	underutilized
0	9110211	133 S J ST	HE	MU	MU	0.12	1	3	0	underutilized
0	9110214	311 1/2 W CYPRESS AVE	HE	HDR	R3	0.12	1	3	1	underutilized
0	9110218	114 S K ST	HE	HDR	R3	0.24	0	6	4	underutilized
0	9110219	110 S K ST	HE	HDR	R3PD	0.08	0	2	1	vacant
0	9110308	127 S I ST	HE	OTC	OTC	0.24	0	6	3	vacant
0	9110313	126 S J ST	HE	OTC	OTC	0.16	0	4	2	vacant
0	9110316	114 S J ST	HE	OTC	OTC	0.16	0	4	2	underutilized
0	9110319	118 S J ST	HE	OTC	OTC	0.28	0	7	3	vacant
0	9110321	117 S I ST	HE	OTC	OTC	0.20	0	5	2	vacant
0	9110322	121 S I ST	HE	OTC	OTC	0.20	0	5	2	vacant
							8	319	192	

AMENDMENT NO. 1

PROJECT	APN	Address	Available	GP	ZONING	ACRES	EXISTING	MAXIMUM	FORECAST	STATUS
1	8502101	331 N G ST	HE	MU	MU	0.21	0	5	2	underutilized
1	8502104	321 N G ST	HE	MU	MU	0.48	0	11	5	underutilized
1	8502108	320 N H ST	HE	GC	C2	0.16	0	6	2	vacant
1	8502113	338 N H ST	HE	GC	C2	0.40	0	14	5	vacant
1	8502114	339 N G ST	HE	MU	MU	0.40	0	9	4	vacant
1	8509102	233 N E ST	HE	MDR	R2	0.15	0	3	2	vacant
1	8509110	200 N F ST	HE	MDR	R2	0.24	1	4	1	underutilized
1	8509303	235 N C ST	HE	MDR	R2	0.13	66	73	0	underutilized
1	8509315	206 N D ST	HE	MDR	R2	0.13	3	2	-2	underutilized
1	8510112	204 N C ST	HE	MDR	R2	0.16	0	3	2	vacant
1	8513301	137 N C ST	HE	MU	MU	0.19	0	5	2	underutilized
1	8513302	133 N C ST	HE	MU	MU	0.13	1	3	0	underutilized
1	8513305	119 N C ST	HE	MU	MU	0.20	0	5	2	underutilized
1	8514111	126 N C ST	HE	MU	MU	0.32	0	8	4	underutilized
1	8514112	112 N C ST	HE	MU	MU	0.40	0	9	4	underutilized
1	8514113	116 N C ST	HE	MU	MU	0.40	2	9	2	underutilized
1	8515008	1301 E OCEAN AVE	HE	HDR	R3	3.15	2	69	47	underutilized
1	8516313	131 S F ST	HE	HDR	R3	0.16	3	4	-1	underutilized
1	8516315	136 S G ST	HE	HDR	R3	0.26	1	6	3	underutilized
1	8516318	118 S G ST	HE	MU	MU	0.16	0	4	2	vacant
1	8516319	112 S G ST	HE	MU	MU	0.16	1	4	1	underutilized
1	8517104	111 S E ST	HE	MU	MU	0.32	4	8	0	underutilized
1	8517108	134 S F ST	HE	HDR	R3	0.20	0	5	3	underutilized
1	8517109	128 S F ST	HE	HDR	R3	0.20	0	5	3	underutilized
1	8517113	112 S F ST	HE	MU	MU	0.20	0	5	2	underutilized
1	8518120	117 S B ST	HE	MU	MU	0.16	0	4	2	vacant
1	8520102	207 S H ST	HE	MDR	R2	0.16	0	3	2	vacant
1	8520113	226 S I ST	HE	MDR	R3	0.16	0	4	2	vacant
1	8704054	108 E NORTH AVE	HE	GC	PCD	1.90	0	18	22	vacant
1	8704055	928 N H ST	HE	GC	PCD	1.50	0	23	18	vacant
1	8704056	901 N G ST	HE	GC	PCD	1.45	0	24	17	vacant
1	8704072	735 N A ST	HE	HDR	R3	0.12	1	3	1	underutilized
1	8710207	717 N D ST	HE	HDR	R3	0.16	3	4	-1	underutilized
1	8710208	713 N D ST	HE	HDR	R3	0.16	3	4	-1	underutilized
1	8710209	709 N D ST	HE	HDR	R3	0.16	3	4	-1	underutilized
1	8710212	700 N E ST	HE	HDR	R3	0.16	3	4	-1	underutilized
1	8710213	704 N E ST	HE	HDR	R3	0.16	3	4	-1	underutilized
1	8713101	638 N H ST	HE	GC	PCD	0.79	0	28	9	vacant
1	8719105	527 N H ST	HE	GC	C2	0.16	0	6	2	vacant
1	8719115	519 N H ST	HE	GC	C2	0.16	0	6	2	vacant
1	8719210	502 N H ST	HE	GC	C2	0.16	0	6	2	vacant
1	8719212	512 N H ST	HE	GC	HC	0.16	0	6	2	vacant
1	8719305	527 N F ST	HE	HDR	R3	0.16	1	4	1	underutilized
1	8719307	519 N F ST	HE	MDR	R3	0.16	1	4	1	underutilized
1	8719310	507 N F ST	HE	MDR	R3	0.16	1	4	1	underutilized
1	8719314	508 N G ST	HE	MDR	R3	0.24	1	6	3	underutilized
1	8724107	401 N H ST	HE	GC	C2	0.29	0	10	3	vacant
1	8724110	420 N I ST	HE	HDR	R3	0.16	1	4	1	underutilized
1	8724201	438 N H ST	HE	GC	C2	0.16	0	6	2	vacant
1	8724213	422 N H ST	HE	GC	C2	0.16	0	6	2	vacant
1	8724215	430 N H ST	HE	GC	C2	0.24	0	8	3	vacant
1	8725101	302 E MAPLE AVE	HE	HDR	R3PD	0.40	0	9	6	vacant
1	8725113	418 N F ST	HE	HDR	R3	0.72	1	16	10	underutilized
1	8904034	914 N P ST	HE	LDR	7R1	0.16	0	2	1	vacant
1	8907027	901 N H ST	HE	GC	PCD	0.30	0	11	4	vacant
1	8907030	101 W OAK AVE	HE	GC	PCD	0.11	0	4	1	vacant
1	8907035	100 W OAK AVE	HE	GC	PCD	0.29	0	10	3	vacant
1	8910422	913 W AIRPORT AVE	HE	LDR	7R1	0.14	1	1	0	underutilized
1	8914306	909 W COLLEGE AVE	HE	HDR	R3PD	0.27	1	6	3	underutilized
1	8914307	905 W COLLEGE AVE	HE	HDR	R3PD	0.22	2	5	1	underutilized
1	8914308	903 W COLLEGE AVE	HE	HDR	R3PD	0.22	0	5	3	vacant
1	8915102	1408 W COLLEGE AVE	HE	MDR	R2	0.15	0	3	2	vacant
1	8915103	1404 W COLLEGE AVE	HE	MDR	R2	0.15	0	3	2	vacant
1	8916112	518 N T ST	HE	HDR	R3	0.32	0	5	5	entitled
1	8919101	537 N K ST	HE	HDR	R3	0.24	0	6	4	underutilized

AMENDMENT NO. 1

PROJECT	APN	Address	available	GP	ZONING	ACRES	EXISTING	MAXIMUM	FORECAST	STATUS
1	8919102	531 N K ST	HE	HDR	R3	0.16	0	4	2	underutilized
1	8919107	512 N L ST	HE	HDR	R3	0.40	1	9	5	underutilized
1	8922204	403 N M ST	HE	HDR	R3	3.44	90	76	0	underutilized
1	8923112	419 W LAUREL AVE	HE	HDR	R3	0.26	1	6	3	underutilized
1	8923120	428 N L ST	HE	HDR	R3	0.16	1	4	1	underutilized
1	8923210	410 N K ST	HE	HDR	R3PD	0.24	1	5	4	entitled
1	8923306	423 N I ST	HE	HDR	R3	0.14	3	4	-1	underutilized
1	8923311	405 N I ST	HE	HDR	R3	0.14	1	4	1	underutilized
1	8923323	218 W MAPLE AVE	HE	HDR	R3	0.10	1	3	1	underutilized
1	8950001	1445 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950002	1441 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950003	1437 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950004	1433 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950005	1429 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950006	1359 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950007	1355 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950008	1351 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950009	1347 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950010	1343 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950011	1339 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950012	1335 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950013	1331 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950014	1327 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950015	1328 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950016	1332 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950017	1336 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950018	1340 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950019	1344 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950020	1348 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950021	1420 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950022	1424 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950023	1428 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950024	1432 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950025	1436 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950026	1440 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950027	1444 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950029	421 LAVENDER WAY	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950030	420 LAVENDER WAY	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950031	419 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950032	1301 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950033	1305 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950034	1309 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950035	1313 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950036	1317 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950037	1321 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950038	1403 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950039	1407 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950040	1411 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950041	1415 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950042	1419 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950043	1423 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950044	1427 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950045	1426 PLUM AVE	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950046	1422 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950047	1418 PLUM AVE	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950048	1414 PLUM AVE	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950049	1410 PLUM AVE	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950050	1406 PLUM AVE	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950051	1402 PLUM AVE	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950052	1320 PLUM AVE	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950053	1316 PLUM AVE	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950054	1312 PLUM AVE	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950055	1308 PLUM AVE	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950056	1304 PLUM AVE	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950057	1300 PLUM AVE	HE	MDR	R2PD	0.05	0	1	1	entitled

AMENDMENT NO. 1

PROJECT	APN	Address	Available	GP	ZONING	ACRES	EXISTING	MAXIMUM	FORECAST	STATUS
1	8950058	409 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950059	410 LAVENDER WAY	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950060	411 LAVENDER WAY	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950061	1425 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950062	1421 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950063	1417 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950064	1413 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950065	1409 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950066	1405 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950067	1401 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950068	1323 CROWN CIR	HE	MDR	R2PD	0.05	0	1	1	entitled
1	8950069	1319 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950070	1315 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950071	1311 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950072	1307 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	8950073	1303 CROWN CIR	HE	MDR	R2PD	0.06	0	1	1	entitled
1	9101315	319 N L ST	HE	HDR	R3	0.48	9	11	-2	underutilized
1	9102221	308 N K ST	HE	HDR	R3	0.16	1	4	1	underutilized
1	9105306	219 N L ST	HE	HDR	R3	0.40	2	9	4	underutilized
1	9105307	207 N L ST	HE	HDR	R3	0.48	1	11	6	underutilized
1	9105308	521 W WALNUT AVE	HE	HDR	R3	0.40	1	9	5	underutilized
1	9106108	211 N K ST	HE	HDR	R3	0.26	0	5	5	entitled
1	9106307	213 N I ST	HE	HDR	R3	0.16	1	4	1	underutilized
1	9106308	205 N I ST	HE	HDR	R3	0.40	1	9	5	underutilized
1	9107103	135 N N ST	HE	HDR	R3	0.24	0	6	4	vacant
1	9107104	125 N N ST	HE	HDR	R3	0.24	0	6	4	underutilized
1	9107203	133 1/2 N M ST	HE	HDR	R3	0.03	1	1	0	underutilized
1	9107216	118 N N ST	HE	HDR	R3	0.16	0	4	2	vacant
1	9107305	127 N L ST	HE	HDR	R3	0.12	2	3	0	underutilized
1	9107315	521 W OCEAN AVE	HE	HDR	R3	0.40	0	8	8	entitled
1	9108113	112 N L ST	HE	HDR	R3	0.24	1	6	3	underutilized
1	9108201	322 W WALNUT AVE	HE	HDR	R3	0.23	1	5	2	underutilized
1	9108212	112 N K ST	HE	HDR	R3	0.16	3	4	-1	underutilized
1	9108213	116 N K ST	HE	HDR	R3	0.16	1	4	1	underutilized
1	9108317	128 N J ST	HE	HDR	R3	0.16	1	4	1	underutilized
1	9109214	620 W OCEAN AVE	HE	HDR	R3	0.23	1	5	2	underutilized
1	9109310	126 S M ST	HE	HDR	R3	0.23	1	6	3	underutilized
1	9110109	125 S K ST	HE	HDR	R3	0.64	20	15	-10	underutilized
1	9111034	1220 W OCEAN AVE	HE	MDR	R2PD	1.81	0	27	18	vacant
1	9111035	1300 W OCEAN AVE	HE	MDR	R2PD	3.33	0	49	33	vacant
1	9111047	1038 W OCEAN AVE	HE	MDR	R2PD	1.36	0	13	13	entitled
1	9115216	212 S K ST	HE	HDR	R3	0.12	1	3	1	underutilized
						43.68	258	986	430	