



Lompoc City Council Agenda Item

City Council Meeting Date: April 5, 2011

TO: Laurel M. Barcelona, City Administrator

FROM: Arleen T. Pelster, AICP, Community Development Director
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SUBJECT: A Loan from the Lompoc Affordable Housing Trust Fund to Habitat for Humanity in the Amount of \$340,000 for Rehabilitation and Construction of Three Dwelling Units at 308 North K Street

RECOMMENDATION:

The Housing Trust Fund Oversight Committee recommends that the City Council approve a loan from The Lompoc Affordable Housing Trust Fund in the amount of \$340,000 to Habitat for Humanity for rehabilitation and construction of three dwelling units at 308 North K Street.

BACKGROUND:

On April 5, 2005, the City Council adopted The Lompoc Affordable Housing Trust Fund (LAHTF) Implementation Plan. The Implementation Plan sets forth the LAHTF's eligibility criteria and affordability requirements, forms of assistance and conditions, administration, and the project selection process. The Plan also specifies that applications shall be reviewed by an Oversight Committee made up of the City Administrator, Director of Finance, and the Fire Chief or Building Official.

The balance in the LAHTF is \$1,277,215 as of January 31, 2011.

DISCUSSION:

Habitat for Humanity submitted this application for a LAHTF loan in February of 2011.

Construction of affordable housing is an eligible use of LAHTF monies. This application meets the goals and funding criteria of the LAHTF. Development of this project would provide three affordable new dwelling units for first-time home

buyers. All three units would be on the same lot. One would be a rehabilitated single-family unit. The other two would be a two-story structure with one dwelling unit on each floor. The property would be subdivided as a common interest development to allow separate ownership of each unit.

The application evaluation, and the Oversight Committee's approval are attached for your information.

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Laurel M. Barcelona, City Administrator

Attachments:

[Oversight Committee's approval
Evaluation of Application](#)