

**Mid-Term Review of the Five-Year Implementation Plan (2003-2008)  
Old Town Lompoc Redevelopment Project Area**

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**Lompoc Redevelopment Agency  
100 Civic Center Plaza  
Lompoc, CA 93436**

**November 4, 2008**

## **ACKNOWLEDGEMENTS**

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LINDA R. WERTMAN

Redevelopment Program Coordinator

NATALIE SCARDA

Housing Programs Technician

CYNTHIA MCLAIN

Office Staff Assistant II/III

## **INTRODUCTION**

This document is the Review of the Five Year Implementation Plan (“Review”) for the Old Town Redevelopment Project Area (“Project Area”) of the Lompoc Redevelopment Agency (“Agency”). The Five Year Implementation Plan 2003-2008 (“Implementation Plan”) for the Project Area presented the goals and objectives, anticipated projects and programs, and estimated expenditures for 2003 through 2008. The adoption of the Implementation Plan did not constitute an approval of any specific program or project, as these approvals are considered as the individual projects are approved. The Implementation Plan merely provides a framework to guide the Agency to affirm its goals and evaluate its progress. This review evaluates the Agency’s progress in relation to the Implementation Plan’s stated goals and objectives, anticipated projects, programs, and estimated expenditures for the five year planning period, ending in 2008.

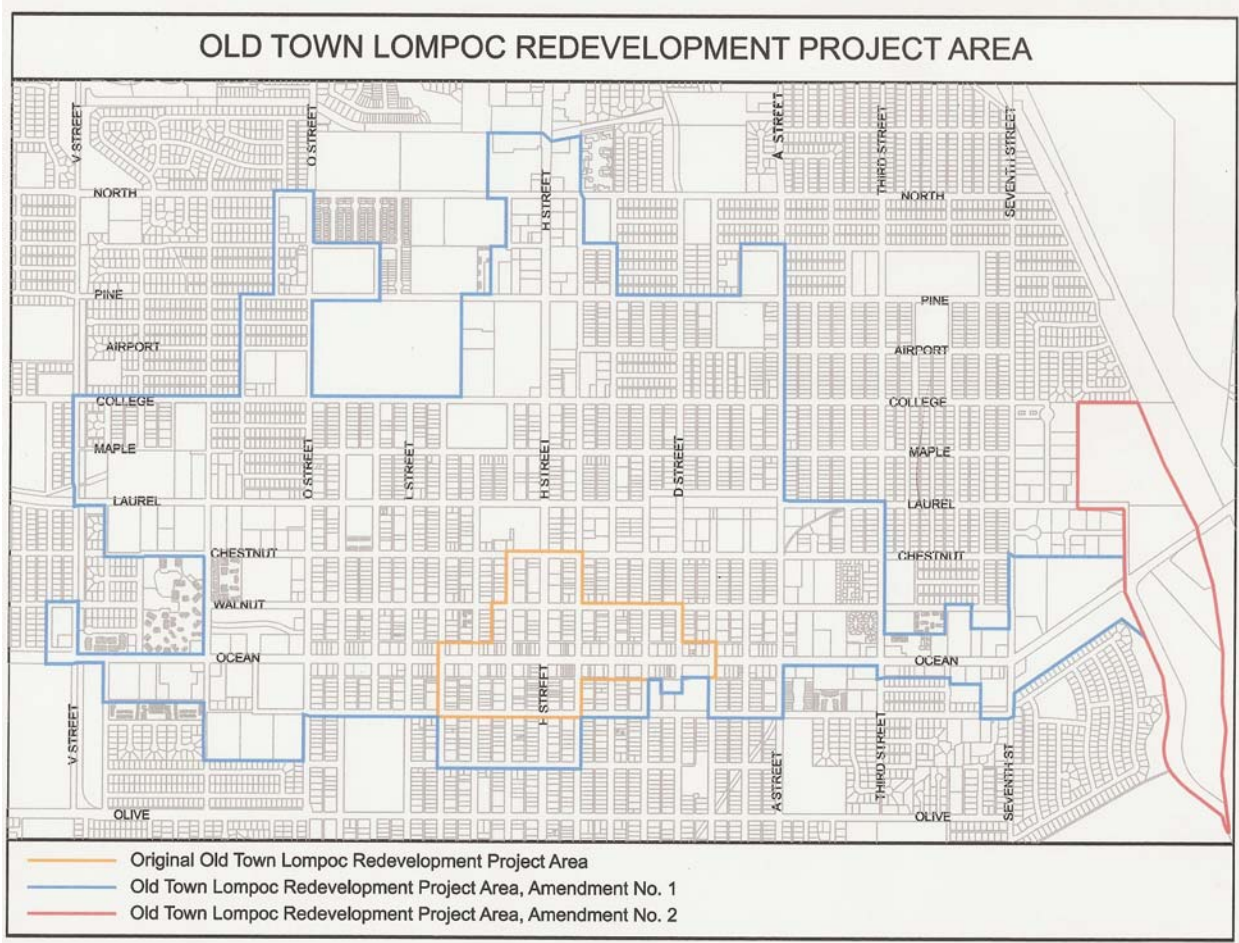
California Community Redevelopment Law (“Law”) Section 33490(c) requires that the Agency evaluate the progress of its Five Year Implementation Plan by holding a public hearing to receive testimony from all interested parties for the purpose of reviewing the redevelopment plan and the corresponding Implementation Plan for each redevelopment project area.

## **PROJECT AREA BACKGROUND**

The Lompoc City Council adopted the Old Town Redevelopment Project Area by Ordinance No. 1213(84) on November 20, 1984. The Redevelopment Plan for the Project Area has been amended to comply with the requirements of the Law pursuant to Assembly Bill 1290, Senate Bill 211, Senate Bill 1045 and Senate Bill 53. The Project Area encompasses approximately 1,080 acres and generally encompasses a large portion of the central core of the City.

<b>Lompoc Redevelopment: Action Item History</b>			
<b>Original Project Area Adoption Date</b>	<b>Ordinance Number</b>	<b>Size of the Project Area</b>	<b>Purpose of the Amendment</b>
20-Nov-84	1213(84)	80 Acres	
<b>Project Area Amendment Date</b>			
14-Jul-98	1439(98)	920 Acres Added	"Amendment No. 1"
16-Jul-02	1472(02)	80 Acres Added	"Amendment No. 2"
	<b>Total Acres</b>	<b>1,080 Acres</b>	

The boundaries of the Project Area are presented in the following map:



In addition to this Review, the Agency submits its annual reports to the California State Controller and the Department of Housing and Community Development to monitor the progress of the Agency. The Implementation Plan will expire on December 31, 2008.

The implementation plan also has implications for the disposition of agency property and for the agency's funding of public improvements. When the agency conveys property acquired in whole or in part with tax increment, AB 1290 requires that the 33433 Report contain an explanation of why the sale or lease of the property will assist in the alleviation of blighting conditions together with supporting evidence. In addition, prior to the Agency's paying for the cost of a public improvement or facility, AB 1290 requires the Agency to find that the payment of funds for the cost of the improvements will assist in the alleviation of blighting conditions or provide affordable housing, and is consistent with this Implementation Plan.

## **Review of Implementation Plan is Not a “Project” Under CEQA**

Pursuant to CRL Section 33490 (a) (1) (B), the Review of this implementation plan does not constitute a project within the meaning of Section 21000 of the Public Resources Code (the “California Environmental Quality Act” [CEQA]). Further, this Review does not constitute an approval of any specific program, project, or expenditure therefore inclusion in the Implementation Plan does not eliminate the potential required review pursuant to CEQA at the time of approval of the program, project, or expenditure, to the extent that it would be otherwise required.

## **Summary of Completed Projects within the Project Area**

The Agency’s redevelopment efforts have been focused on the following 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.

To accomplish this goal, the Agency diligently worked with community leaders, private sector businesses, and other governmental Agencies to accomplish the following objectives:

- Invest in projects and programs that remove barriers to investment in the Project Area such barriers may include functionally obsolete buildings, contaminated or perceived contaminated properties, and the multiple ownership of contiguous undeveloped properties.
- Invest in projects and programs that promote visual attractiveness in the Project Area. Dilapidated building conditions such as peeling paint, missing or broken architectural details, obsolete and rusting signs, and poor façade treatments which cover historical architectural details, all contribute to a depressed look that dissuades investment.
- Invest in projects and programs, which preserve, increase, and improve the quality of housing opportunities for individuals and households of Very Low, Low and Moderate Income. The lack of quality affordable housing for a large portion of the Lompoc community is a major barrier to Lompoc’s progress in battling dilapidated and unsightly housing stock, overcrowding, and temporary homelessness.
- Invest in projects and marketing programs which promote Lompoc, attract new businesses, and retain existing businesses. The Agency needs to continue the progress that has been made in turning people’s attention to Lompoc and the business opportunities here.
- Invest in the creation of new jobs. As businesses are attracted to Lompoc, the Agency can offer technical and financial assistance to improve underutilized tenant spaces and vacant lots. The revitalization of project areas and downtown in particular, is driven by the amount of pedestrian traffic and activity in the area. By supporting the creation of jobs, the

Agency will more quickly remove blighted conditions and revitalize the area.

### **Mid-Term Accomplishments - 2003 through 2005**

#### **Personnel:**

- The City/Redevelopment Agency acquired an Economic Development Coordinator and a new Housing Programs Technician in 2003.
- The Redevelopment Program Coordinator completed three Economic Development Finance certification program courses with the National Development Council and obtained an Economic Development Finance Professional certification in October 2003.
- The Agency assisted in funding 75% of the cost associated with the hire of a contract Planner, Lisa Bodrogi, to perform the planning work associated with the establishment of a Historic District in the Old Town Project Area.

#### **Administrative Activities:**

- Agency staff redesigned programs outlines and created written procedures, guidelines and forms. The Redevelopment Attorney reviewed the materials and procedures. The new materials provide a straightforward approach to participation in Agency programs for Lompoc commercial property owners and business owners.
- The Agency completed an expansion of the Redevelopment Project Area.
- The Agency financed \$119,801 of the renovation cost for the existing Lompoc Valley Community Center, which was completed in 2001, in addition to providing overall project management services. The Agency will continue to service this debt to the City's General Fund for a period of 15 years.
- The Agency increased funding to the Seismic Retrofit Loan Fund by twenty five thousand three hundred and four dollars (\$25,304) in FY03-04, bringing the total available funding to \$150,000 and will continue to grow this fund.
- The Agency completed the resurfacing and restriping of four of the Agency owned parking lots within the Project Area.
- The Agency presented Ordinance No. 1485(03) to the Lompoc City Council on August 19, 2003 amending the redevelopment plan for the Original Old Town Lompoc Redevelopment Project Area. Provisions in Senate Bill 211 (SB211) allowed City Councils to adopt an ordinance to eliminate the time limit of 2004, on pre-1994 project areas, and permit these areas to incur debt up to the time limit for the effectiveness of the redevelopment plan. With this ordinance, the original project area can establish loans, advances, and indebtedness until November 20, 2024.
- Agency staff assisted the City with a Request for Qualifications (RFQ) process and issued a \$50,000 contract award for design of the Downtown Negus Pocket Park.
- In cooperation and partnership with the Lompoc Valley Chamber of Commerce & Visitor's Bureau and the City's Urban Forester, the Redevelopment Agency provided \$15,000 for the purchase, annual rotation and maintenance of banners for the Adopt-A-Block sponsor signs.
- The Agency joined the City in participating through the Lompoc Public Financing Authority in the issuance of bonds to construct the Lompoc Aquatic Center in November of 2004. The Agency Bond amount was \$7,350,000.
- The Agency assisted the City in funding 85% of the cost associated with the hire of a consultant, Historic Resource Group, to conduct a feasibility study for the establishment of

a Historic District in the Old Town Project Area. Total Agency participation in this portion of the project in 2005 was \$56,678.

### **Housing Programs:**

- The Agency was awarded an additional \$750,000 in Loan funds from the California Housing Finance Agency (CalHFA) Help Program in 2003.
- The Agency funded a low interest loan assisting 12 units of affordable housing located at 434-438 N. "L" Street.
- Set Aside funds were expended to Habitat for Humanity in the amount of \$20,000 to facilitate the creation of two low-income families.
- The Agency funded a \$105,000 predevelopment loan to Lompoc Housing Assistance Corporation (LHAC) to assist a new construction homeownership project that will consist of five (5) units on the 500 block of "T" Street.
- The Agency completed two affordable homes with Habitat for Humanity. The original loan for \$20,000 to Habitat for Humanity was split between the new very low-income families who purchased these homes; each owner assumed a \$10,000 lien against their home and a 45-year covenant was recorded on each unit. The loans remain at 0% interest and will be forgivable at the end of the covenant term.
- Lompoc Housing and Community Development Corporation (LHCDC) completed the rehabilitation of the Casa con Tres apartment complex located at 434-438 North "L" Street. This project provided 12 very low-income housing opportunities for large families in the project area.
- The Agency funded \$15,000 to the Lompoc Police Activities League (PAL) to assist in operational cost for a youth program that provides a computer training class to youth at local area schools along with outreach to local at-risk youth, and will continue to fund this program over the next several years.
- The Agency allocated \$320,000 in loan funds to develop and fund a First Time Homebuyer (FTHB) program in fiscal year 2005/2006.
- The Agency allocated \$150,000 for a multifamily façade improvement program in fiscal year 2005/2006.
- The Agency allocated \$300,000 to the affordable housing development incentive program in fiscal year 2005/2006.
- The Agency allocated \$200,000 for the continuation of Affordable Housing Rehabilitation and Acquisition funding utilizing our revolving loan funds in fiscal year 2005/2006.

### **Economic Development:**

- The Agency Board approved the Commercial Façade Program with its guidelines and procedures on January 20, 2004.
- The Agency completed negotiation and planning efforts for a façade improvement program low interest loan of \$42,000 for Saletti's Restaurant to renovate the exterior of their newly acquired building, located at 825 North "H" Street.
- The Agency assisted LHCDC with a feasibility loan for the property located at "H" & Ocean Avenue, which is located in the heart of the Old Town intersecting the two main business corridors of Lompoc's downtown.
- The Agency assisted Sanchez Properties LLC to improve the La Chiquita Shopping Plaza located at 801-813 West Laurel Avenue with a \$75,000 loan that benefits five (5)

businesses that occupy the plaza.

- The Agency assisted the old K-Mart building, Beach Plaza, LLC with a Façade Improvement Program loan in the amount of \$60,000 in 2005.
- The Agency assisted in the Downtown Pedestrian Improvement Program with the payment of \$10,304 in water fees for the downtown sidewalk improvements.

Agency staff promoted Agency Programs and City opportunities by completing the following activities:

- Placed advertisements in select publications.
- Created and distributed business incentive packages.
- Produced promotional literature and a video for \$24,000 called "Champion of Industry 300 Award."
- Published 450 copies of the "Lompoc Valley Community Profile."
- Participated in trade shows to advertise the benefits of conducting business in Lompoc.
- Marketed a micro-enterprise self-employment training and loan program.
- The Agency expended \$22,000 for advertising in the Lompoc Valley Magazine in FY 04-05 and \$6,000 for a detailed fold out map of the City, including the Redevelopment Agency Project Area, in the publication.
- The Agency allocated \$450,000 to fund the Commercial Rehabilitation Incentive Program to attract businesses and improve commercial opportunities in the Project Area and to the Old Town District.

## **AGENCY FINANCIAL STATUS REPORT**

The Agency received \$1,078,516 in net tax increment revenue in 2006-07 for completing redevelopment activities in the Project Area with \$287,235 to be set aside for affordable housing purposes.

These funds will be available to continue to implement redevelopment activities to eliminate blight.

## **AFFORDABLE HOUSING PLAN**

California Redevelopment Law requires that 20% of property tax increment revenue received by a redevelopment agency from a project area be set-aside for the development of affordable housing for very-low, low and moderate income households. In addition, the Law also states that any displaced very low-, low- and moderate-income households, as a result of a redevelopment project, be replaced. The Agency made great strides toward the creation of affordable housing during the first three years of the evaluation period. The Agency created both single family and multi family units using various financial resources as well as the successful implementation of an inclusionary housing program. The versatility of the Agency during this period allowed for the accomplishment of the goal to "Invest in projects and programs, which preserve, increase, and improve the quality of housing opportunities for individuals and households of Very Low, Low and Moderate Income." The Agency also leveraged the activities of local nonprofit organizations such as Habitat for Humanity and Lompoc Housing and Community Development Corporation (LHCDC) to accomplish Agency affordable housing goals. The following chart details the accomplishments of the Agency during the evaluation period. There were 24 units created and \$772,300 expended for affordable housing programs and projects in Lompoc. The Agency expects an additional 80 units to be created under the inclusionary housing program and another 19 units via loan



programs that should be completed by the end of the Five Year Implementation Plan period, which ends December 2008. It should be well noted that the Agency has been diligent about the need to continue to push the production of affordable housing to meet obligations. The 24 units completed during this evaluation period represent a significant increase for the number of affordable units available to the community. The increase of affordable units contributes to the successful efforts of the City and Agency to meet and exceed the requirements.

<b>Lompoc Redevelopment: Housing Accomplishments</b>								
Fiscal Year	Housing Project	Location	Affordable Units	Affordability			Private Sector/Nonprofit	Loan Amount
				Very Low	Low	Moderate		
2002/2003	Casa Con Tres	434-438 North L St.	12	12			LHCDC	\$ 157,300.00
2003/2004	Walnut Village	Walnut at Third	6	3	1	2	Inclusionary	\$ -
2004/2005	T Street Condos	518 North T St.	5		3	2	LHCDC	\$ 240,000.00
2005/2006	Casa Del Desarrollo	114 South K St.	1	1			LHCDC	\$ 375,000.00
<b>Total Units</b>			<b>24</b>	<b>16</b>	<b>4</b>	<b>4</b>		<b>\$ 772,300.00</b>

## ADMINISTRATION OF THE IMPLEMENTATION PLAN

As detailed in the Introduction of this Review, the Agency is required to produce an Implementation Plan every five years. After adoption of the first Implementation Plan, a new plan is to be adopted every five years either in conjunction with the housing element cycle or the implementation plan cycle. The next five-year Implementation Plan period will be 2009 through 2013.