

**City of Lompoc 2006-07  
Application for Reservation  
Of HOME, CDBG and/or Other Local Funds**

If you (or your organization) have a proposed affordable housing project and are interested in receiving a loan or grant from the City of Lompoc through its Multi-Family Rehab/ Acquisition Revolving Loan Program, please provide as much of the following information as is currently available. Please reference the Administration and Funding Guidelines for the Housing Finance and Development Division of the Treasurer - Tax Collectors Office, County of Santa Barbara for funding standards and requirements, evaluation criteria, and other information for guidance to assist you in preparing a competitive application.

1. Project Title: *Recovery Way Home* Detox & Perinatal Treatment Program

2. Project Address: 608 W. Ocean Avenue, Lompoc, CA 93436

3. Name of Sponsoring Organization: Good Samaritan Shelter, Inc.  
Contact Person: Sylvia Barnard, Executive Director  
Mailing Address: 731 S. Lincoln Street, Santa Maria, CA 93458

Telephone #: (805)346-8185      email #: goodsamshelter@earthlink.net      fax#: (805)346-8656

4. Amount of funding required/requested: \$250,000

5. Activity Type:  Acquisition      Who will occupy subsidy-assisted the units?  Renters  
 Substantial Rehabilitation       Existing Owners  
(\$25,000 or more per unit)       First-time Owners  
 New Construction  
 Other Rehabilitation

6. Briefly describe your program or project proposal, including the use of City of Lompoc funds; total cost; number of housing units to be produced or households to be served; area to be served; characteristics of clientele/beneficiaries served (elderly, large families, developmentally disabled, etc.); whether relocation will be required; whether the project may require Lead – Based Paint mitigation and any other relevant data. Attach one extra page of narrative, if necessary. If the proposed program/project involves the acquisition of real property (i.e. a site for a housing construction project or a facility in which program services are provided), attach documentation of "site control". If the proposed program/project includes temporary or permanent relocation, attach your Relocation Plan, project residential and/or business tenant survey and copies of the General Information Notices sent to each effected household. Include the cost of relocation in your proforma/budget.

GSSI is proposing to acquire the real property at 608 W. Ocean Avenue, Lompoc, CA 93436. The acquisition of this property will include rehabilitating the existing 8,000 square foot building to include 16 beds for perinatal residential treatment to serve perinatal women with substance abuse issues and their children. In addition, the facility will provide outpatient perinatal treatment to 30 women (residing both on-site and living in the community) and on-site childcare for their children ages 0-5 years old. The north side of the building (retail store front) will serve as a thrift store to generate income for GSSI's programs and to provide clothing vouchers for the clients to be served. The thrift store will also serve as an on-site job training program to provide job skills training for clients and to work in partnership with CALWorks and community service programs locally. The existing 1,500 square foot warehouse will serve as a warehouse and sorting area for GSSI's donations to be distributed in the thrift store. GSSI is also proposing to purchase a pre-fabricated 4-bedroom, 2-bathroom modular home to be acquired & installed on the south-eastern portion of the property that will serve as a 6-bed Detox facility that will be co-ed in nature and clients can reside within the program for 3-21 days. The program will be 12-step based and clients will attend several AA/NA meetings per day to acclimate them to the beginning steps of their recovery journey. The existing building does not require lead-based mitigation and the project will not require relocation. (see attached site control documentation)

7. Briefly describe the sponsor organization's past and present mission and the function(s) it serves. Describe your organization's previous experience in implementing programs/projects similar to the activity proposed. Organizations that have been funded by the City of Lompoc within the last two years need only provide updated information. Attach resumes and references for each member of the proposed development team (i.e. developer, architect, consultants, project coordinator, etc.).

Good Samaritan Shelter, Inc. (GSSI)'s mission is to provide emergency, transitional and support services to the homeless and those in recovery throughout the Central Coast. GSSI has a strong development team and has had extensive experience in developing facilities and rehabbing buildings. GSSI currently owns and operates four sites in Santa Maria, consisting of seven existing buildings that have either been developed from the ground up or have been rehabbed by the GSSI development team. (see attached resumes & organizational experience documentation)

8. Briefly describe the goals and objectives to be achieved by the proposed program/project.

The goals and objectives of the proposed project is to allow individuals and families in recovery to recover in their own community by receiving residential services in Lompoc. Currently 50% of GSSI's perinatal treatment programs (approximately 15 perinatal women & their children) are from Lompoc. Additionally, 40% of GSSI's Detox Program participants are Lompoc residents (average of 4 out of 12 beds). GSSI's programs include on-site services but also work in partnership with the 12-step community where clients are inundated with NA/AA meetings within the community. Often times, Lompoc residents receiving services in GSSI's residential programs face barriers in returning to Lompoc after building a strong support system in Santa Maria and then have a higher chance of relapse upon returning to their community (if they return at all, some completely relocate to Santa Maria). By establishing strong recovery-based programs in Lompoc the goal is to reintegrate those in recovery back into the community and foster their ability to establish self-sufficiency.

9. What is the estimated date of construction or program start? Identify and then describe your plans to overcome any barriers to the project/program start date (e.g., zoning, environmental issues, relocation). Attach a list of major benchmarks in the development and implementation of the project, including funding commitments and completion dates.  
(see attached major development benchmarks)

10. For proposed rental projects identify the number of HOME-Assisted Units and rents by apartment size. Include the number of households targeted at below 50% or median income, 50-60%, and 60-80%. Specify what other funds are proposed for the project and the status of each application/commitment of funds. Attach a detailed project proforma that includes the sources and uses of funds for the project.

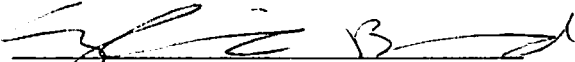
100% of the number of households targeted will be below 50% or median income. Residents residing in the perinatal residential program will pay 30% of their income in rent, with the remainder of the rent subsidized by funding provided by Santa Barbara County Alcohol & Drug Program (ADP). The detox beds will also be subsidized by ADP and participants will have a sliding fee scale for their services. Whether or not clients have the ability to pay the share of cost for the treatment and detox, services will be provided. (see attached sources & uses of funds worksheet)

11. For proposed homeownership projects describe the proposed sale price by size of unit, market value, down payment assistance, estimated range of family incomes expected to be served, and all other relevant underwriting assumptions. Specify what other funds are proposed for the project and the status of each application/commitment of funds. Attach a detailed project proforma that includes the sources and uses of funds for the project.

N/A

#### CERTIFICATION

I certify that the information included within this application is true and complete to the best of my knowledge.

  
Chief Executive Officer

Please submit the completed Application For Reservation Of HOME, CDBG And/Or Local Funds to Dinah Lockhart, Community Development Program Manager, Community Development Department, P.O. Box 8001, 100 Civic Center Plaza, Lompoc, CA 93438-8001 by \_\_\_\_\_. Postmark dates are not acceptable. Hand-delivered applications may come to 100 Civic Center Plaza, Lompoc, but absolutely must be received on or before \_\_\_\_\_.

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