



LOMPOC HOUSING TRUST FUND FUNDING APPLICATION EVALUATION

Applicant: Lompoc Housing and Community Development Corporation (LHCDC)

Project Address: 518 North "T" Street, Lompoc, CA 93436

Project Description: Applicant proposes to construct 5 new town homes for first-time homebuyers. Three 2-bedroom units at 80% AMI, one 3-bedroom unit at 100% AMI, and one 3-bedroom unit at 120% AMI.

Amount Requested: \$430,900.00 - \$86,180/unit

Three points are earned for the Excellent box checked, two points earned for the Good box checked, and one point earned for the Fair box checked.

COST EFFECTIVENESS 3 **Points**
FEASIBILITY:

Development Cost: \$1,654,608 Developer Profit: \$53,000.00

Cost/Square Foot: \$280.44 Cost/Affordable Unit: \$330,922

Loan to Value Ratio: 73% Project Readiness: 02/2007
**Value is based on project cost* Projected Completion Date: 02/2008

Overall cost effectiveness & feasibility of project: Excellent Good Fair

Three points earned for left column box checked, two points for the center column box checked, and one point for the right column box checked.

CAPACITY: 8 **Points**

Developer: >10 yrs 5-10yrs 0-4 yrs

Contractor: >10 yrs 5-10yrs 0-4 yrs

Previous City projects: >5 1-4 0

One point earned per private funding source or owners equity identified, an additional point earned for each funding source committed, and an additional point earned for each funding source already funded.

FUNDING DIVERSITY: **Points**

Leveraging of other financing:

<u>% of</u>	<u>Source:</u>	<u>Amount:</u>	<u>Committed:</u>	<u>Funded:</u>	<u>Owner Equity/Commercial:</u>
06%	RDA CalHFA (3%)	\$105,000.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
08%	RDA CalHFA (3%)	\$135,000.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
08%	RDA Housing Set-Aside (0%)	\$135,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24%	CDBG/STATE HOME	\$402,086.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26%	Lompoc HTF (0%)	\$430,900.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
05%	Construction Loan (SBHTF)	\$ 71,622.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23%	RDA Set-Aside (3%)	\$375,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
100%	Total Finance Cost:	\$ 1,654,608			

Points earned as assigned per line item.

PRIORITY COMMUNITY OBJECTIVES: **Points**

	Yes	No
Develops blighted property (2 pt):	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Enhances neighborhood (2 pt):	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Special needs services (2 pt):	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single-head of household units (1 pt):	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Supportive services (1 pt):	<input type="checkbox"/>	<input checked="" type="checkbox"/>
First-Time Homebuyer Units (2 pt):	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Promotes Economic Diversity (1 pt):	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Conforms w/Gen & Spec Plans (1 pt):	<input checked="" type="checkbox"/>	<input type="checkbox"/>
# Very-low income units: (3pts each)	<input type="checkbox"/>	
# Low-income units: (2pts each)	<input checked="" type="checkbox"/> 3-unit	
# Median-income units (1.5 pts ea)	<input checked="" type="checkbox"/> 1-unit	
# Moderate-income units: (1 pt each)	<input checked="" type="checkbox"/> 1-unit	

PROJECT BONUS: **Points**

	Yes	No
Farmworker housing: (2pts each)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
# Large family units: (3pts each)	<input checked="" type="checkbox"/> <u>2-3br units</u>	
Overall Project bonus: (Up to 3 pts)	<input checked="" type="checkbox"/> <u>2.5 bonus points awarded – FTHB units, in rental area</u>	

TOTAL PROJECT POINTS RECEIVED: **Points**

COMMENTS:

Agency staff has evaluated the application for funding submitted by LHCDC, based on the funding criteria detailed in the Lompoc Affordable Housing Trust Fund Program Implementation Plans. Agency staff recommends the application be forwarded to the Oversight Committee for review and based on the committees' recommendation be presented to the City Council for final funding consideration.

Submitted for Review: January 16, 2006

Completed

Approved

By: _____
Title: Redevelopment Program Coordinator

By: _____
Title: Community Development Director

Request return to Community Development Director by: January 24, 2007

Committee Approval Date: _____

By: _____
Finance

By: _____
Building/Fire

By: _____
City Administrator

COMMENTS:

Redevelopment Agency Proforma Analysis Housing Trust Funds-12/12/06

Project: 518 North T Street- T Street Condos

	Agency Analysis	Adjustments Made	As Submitted by LHCD 12/12/06
Land Acquisition	\$ 140,000		\$ 140,000
Title, Insurance, etc.	\$ 1,500		\$ 1,500
Construction Cost	\$ 944,000		\$ 944,000
Local Fees/City Fees	\$ 97,325		\$ 97,325
Developer Fees	\$ 53,000	\$ (3,560)	\$ 56,560
Architecture & Engineering	\$ 132,160		\$ 132,160
Survey & Soils	\$ 4,550		\$ 4,550
Insurance	\$ 30,000		\$ 30,000
Appraisal	\$ 1,000		\$ 1,000
Interest Expense	\$ 16,660		\$ 16,660
Contractor Profit/Overhead	\$ 94,400		\$ 94,400
Predevelopment Cost	\$ 55,000		\$ 55,000
Condo Map	\$ 2,500		\$ 2,500
HOA Association/Legal Fees	\$ 3,250	\$ 3,250	\$ -
Property Taxes	\$ 6,500		\$ 6,500
Site Improvements/Landscaping	\$ 35,000		\$ 35,000
Contingency Reserve -(RDA-4% less \$3)	\$ 37,763	\$ (9,437)	\$ 47,200 5%)
Total	\$ 1,654,608	\$ (9,747)	\$ 1,664,355
SOURCES			
Revenue			
3 2-BR Unit - 80%AMI	\$ 375,366		\$ 384,096 2-BR Unit-80%AMI-125,122
1 3-BR Unit - 100%AMI	\$ 215,207		\$ 216,404 3-BR Unit-100%AMI
1 3-BR Unit - 120%AMI	\$ 286,949		\$ 286,769 3-BR Unit-120%AMI
Total Sales Revenue	\$ 877,522		\$ 887,269
Financing			
RDA Housing Set-Aside (permanent)	\$ 375,000		\$ 375,000
RDA-CalHFA Help Funds (3%)	\$ 105,000		\$ 105,000
RDA-CalHFA Help Funds (3%)	\$ 270,000		\$ 270,000
CDBG/State HOME (permanent)	\$ 402,086		\$ 402,086
Housing Trust Fund (0%)	\$ 430,900		\$ 430,900
Construction Loan	\$ 71,622		\$ 81,369
	\$ 1,654,608		\$ 1,664,355
During Construction GAP	\$ -		\$ -
Funds Available for Debt Service	\$ 877,522		
Loan Repayment Due	\$ (877,522)		
<i>Difference</i>	\$ -		\$ -

COMMENTS:

LHCD is currently applying to the Santa Barbara Housing Trust Fund who will be substituted for a commercial lender, additional funding could be folded into this funding request, if required. HOA/Legal fees could be covered by the contingency fund and minor decrease in developer fee. Each unit will assume \$75,000 of the RDA permanent loan funds for a term of 45 years which will be forgiven at the end of the covenant period and can be assumed by another eligible low-income buyer. RDA allowable rents were lower than submitted. Changes discussed with Applicant 1/10/07.