

**FY 2007-08 ADMINISTRATION
COMMUNITY DEVELOPMENT BLOCK GRANT
HOME AND HUMAN SERVICE PROGRAM
\$ 122,752**

PROGRAM GOALS

To pay reasonable program administration costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with funds provided under the CDBG or the HOME programs.

PROGRAM PERFORMANCE AREAS

A. **Administration**. Program administration costs include staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation, as described at CDBG regulations 570.206(a)(1). Other eligible activities include:

- Citizen participation costs
- Fair housing activities
- Indirect costs charged using an accepted cost allocation plan
- Development of submissions or applications for Federal programs
- Certain costs of administering the HOME program

Examples of eligible activities include:

- Preparing program budgets, schedules and amendments;
- Evaluating program results against stated objectives;
- Coordinating the resolution of audit and monitoring findings;
- Developing systems for assuring compliance with program requirements
- Monitoring program activities for progress and compliance with program requirements;
- Preparing reports and other compliance documents related to the program for submission to HUD; and
- Developing interagency agreements and agreements with subrecipients and contractors to carry out program activities.

B. **Housing**. Promote affordable rental and ownership housing and housing rehabilitation to improve the overall housing stock conditions for low- and very low-income persons. Activities include:

- Overseeing the Housing Rehabilitation Loan Program;
- Working with the Lompoc Housing and Community Development Corporation (LHCDC) and other housing developers, to develop and implement housing projects to achieve Lompoc's housing goals;
- Administering the City's federal HOME grant;
- Working with the City's Redevelopment Agency, in coordinating federal funds with other state funding, such as California Housing Finance Authority (CHFA) funds, to development affordable housing.

C. **Fair Housing**. Promote and educate renters, landlords, buyers and sellers about rights and responsibilities regarding equal housing opportunities. Identify and remove impediments to fair housing. Prepare and administer contract to implement all of the above functions. Work cooperatively with the Legal Aid Foundation of Santa Barbara County to carry out this program.

- D. **Economic Development.** Promote job opportunities for low- and very-low income persons through the Economic Development Revolving Loan Program. This involves:
- Marketing, underwriting analysis, preparation of appropriate loan documents and servicing of loan portfolio; and
 - Coordinating the City's CDBG economic development programs with other programs such as the U.S. Economic Development Administration, the U.S. Small Business Administration, the Central Coast Development Corporation, the Lompoc Redevelopment Agency, the Private Industry Council, and the Lompoc Valley Chamber of Commerce.
- E. **Human Services.** Aid public purpose non-profit corporations that primarily benefit low- and very-low income persons and coordinate and assist the City's Human Services Commission in its programs. Prepare and monitor all Human Service Contracts including fund disbursement. See proposed FY 07-08 appropriations for individual contracting agencies and programs.
- F. **Handicapped Access.** Work to remove barriers to accessibility for disabled persons. Provide access to public facilities and/or programs to comply with the Federal Americans with Disabilities Act (ADA). This involves contract preparation and monitoring for compliance with federal bid and contract requirements.
- G. **Environmental Review.** Perform required environmental review and clearance of all federally funded projects under the National Environmental Protection Act (NEPA). This includes identifying lead based paint, asbestos and flood hazards. It also includes coordination with the State Historic Preservation Office (SHPO) for modification of historically significant structures or locations.
- H. **Lead Based Paint.** Carry out a Lead Based Paint Awareness Program to reduce incidence of lead based paint poisoning in housing built before 1978.

CDBG ADMINISTRATION
FY 2007-08
Acct. #44300-xxxxx

BUDGET EXPENDITURES		
OBJECT CODES	PERSONNEL COSTS-SALARY & BENEFITS	\$67,274
51110	Salaries, Full Time	\$47,274
51230	Total Insurance Benefits	\$10,000
51240	Retirement Benefits	\$10,000
SUPPLIES, SERVICES, EQUIPMENT, ETC.		\$4,678
52110	Postage	\$539
52120	Office Supplies	\$385
52130	Printing	\$231
52131	Copy Machine	\$1,155
52140	Publications	\$308
52210	Photographic Supplies	\$0
53302	Phone	\$539
53305	Professional Services	\$0
53331	Audit	\$0
53340	Advertising	\$193
53502	Repair & Maintenance of Office Equipment	\$0
54101	Training	\$289
54130	Memberships	\$39
54140	Meetings, Travel, Meals, Etc.	\$539
55130	Vehicle Rental	\$462
56117	Environmental Review Services	\$0
73070	Office Furniture/Equipment (Phones)	\$0
TOTAL FY 07-08 BUDGETED EXPENDITURES (100%)		\$71,952

FUNDING SOURCES		
CDBG Administration Allocation (20% of FY 07 Grant)----->	\$359,759	\$71,952

CDBG ADMINISTRATION

FY 2007-08

Acct. #43310-xxxxx

BUDGET EXPENDITURES			
OBJECT CODES	PERSONNEL COSTS-SALARY & BENEFITS		\$40,859
51110	Salaries, Full Time	\$20,859	
51230	Total Insurance Benefits	\$10,000	
51240	Retirement Benefits	\$10,000	
	SUPPLIES, SERVICES, EQUIPMENT, ETC.		\$9,941
52120	Offices Supplies	\$1,691	
53302	Phone	\$1,000	
54101	Training	\$1,000	
54140	Meetings, Travel, Meals, Etc.	\$1,000	
59209	Legal Aid (Fair Housing Contract)	\$5,250	
TOTAL FY 07-08 BUDGETED EXPENDITURES		(100%)	\$50,800

FUNDING SOURCES	
CDBG Program Income General Administration Allocation-----> (up to 20% of Program Income earned in 07-08 is allowable)	\$50,800

FY 2007-08 ECONOMIC DEVELOPMENT PROGRAM
\$3,000

PROGRAM GOALS

The purpose of the Program is to benefit low- and moderate-income persons by assisting private, for-profit businesses through loans, grants, or interest subsidies in order to create or retain jobs in Lompoc. Under the Economic Development Revolving Loan Program, at least 51% of the jobs created or retained must be 'made available' to or held by low- and moderate-income persons, as determined by HUD-issued income guidelines. The standard for evaluating public benefit is established as 1 job per \$35,000 for CDBG funds used. All jobs and income levels of new hires must be documented for at least two years after the loan is extended to the business. The City also offers a 'Micro Enterprise' Loan Program for 'micro enterprises', which are businesses with 5 or fewer employees. The goal for FY 07-08 is to create or retain a minimum of approximately 5 jobs under either of these 2 programs. The \$3,000 identified is for the Micro Enterprise Loan Program, and will subsidize a qualified low-income applicant's tuition in the Self Employment Training Program. *Additional* loan funds may be made available on an 'as needed' basis from the Economic Development Revolving Loan Fund.

PROCEDURES

Loans shall be structured to provide a reasonable return so loan funds can be recaptured and re-loaned, thus maximizing the public benefit. Prudent lending practices such as credit analysis, and review of collateral shall be used. Underwriting analysis and loan structuring is provided by a City Loan Committee and by consulting with bank professionals as needed. The 'Micro Enterprise' Loan Program will offer business classes to smaller businesses and entrepreneurs on the 'nuts and bolts' of operating a small business. All loan structures and public benefit shall be acceptable to and approved by the City Management Services Director, City Attorney, City Administrator and the City Council prior to execution of any loan documents.

PREVIOUS LOANS

<u>Borrower</u>	<u>Date</u>	<u>Amount</u>	<u>Jobs Created</u>	<u>Other Benefits</u>
Sissy's Uptown Cafe	12/20/94	\$45,000	7-10	Old Town Revitalization
Lompoc Valley Ford	3/27/95	\$250,000	30-36	Sales Tax
Optical Concepts, Inc. (aka Gore Photonics)	4/8/97	\$250,000	11-20	High-Tech Growth Potential
United Lions, Inc.	11/24/97	\$450,000	15	90-Room Holiday Inn Express
Carnahan Therapy Work Center	7/18/00	\$42,420	2	Female-owned
Saletti's Restaurant	3/4/03	\$354,606	11-25	Central City Revitalization
California Dodge	4/18/03	\$250,000	8-13	Auto Sales

FY 2007-08 CODE ENFORCEMENT PROGRAM
\$100,000

PURPOSE AND GOAL

The Code Enforcement Program will be providing a public service in areas of Lompoc, where at least 51% of the residents are low- and moderate-income (LMI) persons according to the most recent census. The Program will include costs incurred for the investigation of alleged code violations and to further enhance the enforcement of building and safety codes. These costs may include salaries and related expenses of persons providing code enforcement inspection services and legal proceedings but not including the cost of correcting the violations. Costs for correcting violations may be eligible for CDBG funding under the Housing Rehabilitation or Public Facility Programs. The Code Enforcement Program is targeted at deteriorated or deteriorating areas in Lompoc where 1) at least 51% of the residents of the area are LMI income persons; and 2) the Code Enforcement Program, together with public improvements, rehabilitation, and services to be provided, may be expected to arrest the decline of the area.

Hours of operation will be: 9:00 a.m. to 5:00 p.m. Monday through Friday, with an office at City Hall, 100 Civic Center Plaza, in Lompoc.

The Code Enforcement Program will establish goals as to the number of housing units that will be assisted in addressing code and safety violation issues. Code Enforcement activities meet the Low/Mod National Objective under the Area Benefit Criteria if they take place in a delineated area containing at least 51% percent low- and moderate-income persons. This area must be primarily residential in nature. Verification records shall be kept on site and available for Community Development staff or HUD inspection upon request.

**CODE ENFORCEMENT
FY 2007-08
Acct. #43303**

BUDGET EXPENDITURES			
OBJECT CODES	PERSONNEL COSTS-SALARY & BENEFITS	90%	\$90,000
51110	Salaries	\$90,000	
51230	Total Insurance Benefits		
51240	Retirement Benefits		
	SUPPLIES, SERVICES, ETC.	10%	\$10,000
52110	Postage		
52120	Office Supplies		
52130	Printing		
52131	Copy Machine		
52140	Publications		
52220	Operating Supplies - Small Tools		
52301	Work and Safety Clothing		
52302	Uniforms		
52501	Vehicle Fuel, Oil, Lube		
52510	Vehicle Parts & Repair		
53302	Phone		
53502	Repair & Maint of Office Equip		
54101	Training		
54120	Memberships		
54140	Meetings, Travel, Meals		
	EQUIPMENT	0%	\$0
73070	Office Furniture	\$0	
73050	Software	\$0	
73041	Computer Equipment	\$0	
	RESERVE	0%	\$0
53305	Professional Services	\$0	
TOTAL FY 07-08 BUDGETED EXPENDITURES		100%	\$100,000

**FY 2007-08 HOUSING PROGRAM - CITY
BUDGETED AMOUNT: \$337,130**

PURPOSE AND GOAL

This Program administers 3 sub-programs, the Housing Rehabilitation Revolving Loan Fund, the Emergency Repair Grant Program, and the Housing Rehabilitation Delivery Program. The Housing Rehabilitation Revolving Loan and Grant Program includes marketing and promotion, responding to inquiries, working with homeowners and contractors on developing a scope of work, verifying contractor license and insurance requirements, ordering home inspections and lead based paint testing for homes built before 1978, creating loan documents, working with homeowners on executing the loan and securing the lien on the property title, providing on-going loan servicing services, facilitating payments to contractors, and providing loan re-financing or reconveyance services when needed.

The budget for this Program is \$337,130. Of this amount, \$127,130 is Housing Rehabilitation Delivery Costs, \$40,000 for the Emergency Repair Grant (ERG) Program, and \$170,000 is available for Single and Multi-Family Rehabilitation Loans. Multi-family rehab loans will be offered at 3% and 5% interest, depending on affordability covenant terms. Single-family rehabilitation loans are offered at 3% or 4% for deferred loans (60 years of age or older).

Catholic Charities administers the ERG Program to owners of dwelling units, whether they are mobile homes or frame construction. The program is budgeted at \$40,000. Under the Program, Catholic Charities does an initial assessment of the extent of the emergency housing repair, has contractors or repair personnel go out to make repairs, and does a follow up visit with the homeowner to ensure that the repair was made. The goal for the Program is 15 low and very low-income households will have their emergency repairs completed in 2007-08.

HOUSING REHABILITATION LOAN DESCRIPTIONS

Loan Name/Type	Borrowers	Interest	Term	Payments	Max. Amount
S/F Rehab Fully Deferred for Seniors (60+ years)	Low-Income Owners	4%	Fully deferred	Sale or Transfer in ownership	\$50,000 for rehab/ \$60,000 for room additions*
S/F Rehab Fully Amortized	Low-Income Owners	3%	7, 15, 20 years	Fully Amortized	\$50,000 for rehab/ \$60,000 for room additions*
SF Rehab Plus Refi secure Collateral equity in cases of contract sales and high interest short-term 2nd trust deeds.	Low-Income Owners	Prime	7, 15, 20 years	Fully Amortized	\$50,000 for rehab/ \$60,000 for room additions* * In cases of overcrowding.
Multi-Family Rehab Program 51% of units must be occupied by low income tenants.	Owners w/ 51% low-income tenants	3% or 5% depending on covenant term	5, 10, 15, or 20 years	Fully Amortized	See attached Program Description

Notes: All SF (Single-Family) rehab loans go to 90% loan to value ratio. Multi-family loans may go to 95% loan to value ratio of the after-rehabilitation value of the property. Total loan payments for lower income households should not exceed 40% of income. Income limits are as published by HUD.

CITY OF LOMPOC MULTI-FAMILY HOUSING REHABILITATION REVOLVING LOAN PROGRAM

PURPOSE: Facilitate affordable safe and sanitary living conditions in Lompoc's multi-family housing stock for lower income citizens, via a revolving loan program to landlords.

MAXIMUM LOAN AMOUNTS*:

<u># of units</u>	<u>Max loan amount</u>	<u># of units</u>	<u>Max loan amount</u>
3	\$ 45,000	7	\$ 77,000
4	\$ 56,000	8	\$ 80,000
5	\$ 65,000	9	\$ 85,500
6	\$ 72,000	10	\$ 90,000

RATE: 3% simple annual interest (365 day basis) or 5% on amortized loans with an affordability covenant tied to the loan term.

TERM: 5, 10, 15, 20 fully amortized.

LOAN TO VALUE RATIO: 95% maximum - 1st, 2nd, or 3rd Trust Deed position (3rd position on LTV)

REQUIREMENTS:

- Record a covenant to maintain affordability for term of loan at 5% interest rate or 30 years at 3% interest rate
- Minimum of 20% must be rented to very low income families at affordable rents or at rates not exceeding 30% of household income for families earning at 50% of area median
- Annual tenant income survey
- Comply with all federal lead-based paint regulations
- Comply with all federal relocation requirements
- Comply with Davis Bacon Wage Act for projects of 8 or more units with CDBG funds and with 12 or more units for HOME funded projects

FEES:

- Credit reports: \$15 for individual; \$30 for partnership; \$30 for corporation
- Environmental: To be determined (\$200 average)
- Title policy: \$100 for loans under \$100,000
- Appraisal cost (determined on a case-by-case basis)
- Non-refundable application processing fee: \$50
- Lead Based Paint (LBP) testing costs (determined on case by case basis)
- All fees can be included in loan if funds are available

USE OF PROCEEDS: Relocation, lead-based paint abatement or containment, plans, permits, and rehabilitation costs by licensed contractors (i.e.; roof, foundation stabilization, electrical, plumbing, painting, etc.)

DISBURSEMENT: Payments made directly by City to contractors upon authorization of borrower and accompanied by invoices.

* Higher loan amounts to be determined on a case-to-case basis.

**Single Family and Multi-Family Housing Rehabilitation Program
FY 2007-08 Revolving Loan Program
Acct. #43300 & Re-Programmed Funds**

BUDGET EXPENDITURES			
OBJECT CODES	PERSONNEL COSTS-SALARY & BENEFITS		\$117,663
51110	Salaries, Full Time	\$ 82,376	
51230	Total Insurance Benefits	\$ 15,322	
51240	Retirement Benefits	\$ 19,965	
	SUPPLIES, SERVICES, EQUIPMENT, ETC.		\$9,467
52110	Postage	\$0	
52120	Office Supplies	\$115	
52130	Printing	\$100	
52131	Copy Machine	\$500	
52140	Publications	\$67	
52210	Photographic Supplies	\$0	
53202	Communications - Phone	\$775	
53305	Professional Services	\$0	
53318	Credit Reports	\$200	
53319	Title Reports	\$200	
53331	Audit	\$0	
53340	Advertising	\$500	
53385	Prof Svcs - Home Inspections	\$800	
53390	Professional Svc - LBP Testing	\$1,000	
53502	Repair & Maintenance of Office Equipment	\$0	
53510	Repair & Maint of Telephone Equipment	\$60	
54101	Training	\$2,000	
54130	Memberships	\$50	
54140	Meetings, Travel, Meals, Etc.	\$100	
55130	Vehicle Rental	\$0	
56117	Environmental Review Services	\$0	
73021	Software Maintenance (Loan Ledger)	\$3,000	
73070	Office Furniture/Equipment (Phones)	\$0	
	PROGRAMS		\$40,000
59209	Emergency Home Repair Program	\$40,000	
TOTAL FY 06-07 BUDGETED EXPENDITURES (100%)			\$167,130
FUNDING SOURCES			
	CDBG Program Income	(100%)	\$167,130

FY 2007-2008 HOUSING DEVELOPMENT PROGRAM – NON-PROFIT
\$ 375,431

PURPOSE AND GOAL

The City makes available funds every year to develop affordable housing for low- and moderate-income families. Funds administered by this program include State HOME Program Income, HOME Consortium funds, and CDBG funds.

For FY 2007-08, the following requests for funds were considered:

1. Lompoc Housing and Community Development Corporation (LHCDC)

PURPOSE: Operating Subsidy. To provide general operating assistance to LHCDC as a Community Housing Development Organization (CHDO) as permitted under the HOME Investment Partnership Program (24 CFR 92.302).

AMOUNT: \$12,000 in State HOME Program Income

ELIGIBLE USES: Operating expenses which include reasonable and necessary costs for the operation of the CHDO including

- Salaries, wages, benefits and other employee compensation;
- Employee education, training and travel;
- Rent and utilities;
- Taxes and insurance; and
- Equipment, materials and supplies.

2. Lompoc Housing and Community Development Corporation (LHCDC)

PURPOSE: Project Pre-development costs. To provide funds to LHCDC as a Community Housing Development Organization (CHDO) for up-front, eligible project expenditures. This assistance provides a form of project feasibility “line of credit” that the CHDO needs, but often has difficulty obtaining from private sources. Is permitted under the HOME Investment Partnership Program (24 CFR 92.301).

AMOUNT: \$9,000 in State HOME Program Income

ELIGIBLE USES: Establish preliminary feasibility of a specific project. Limited to:

- Initial feasibility study
- Consulting fees
- Cost of preliminary financial application
- Fees: architects, legal, engineers, development team
- Site control expenses
- Title clearance costs

3. Lompoc Housing and Community Development Corporation (LHCDC)

PURPOSE: Casa De Desarrollo. Estimated \$4.1 million project cost with 19 affordable units

PROJECT SUMMARY:

Lompoc Housing and Community Development Corporation (LHCSC) is requesting \$195,431 in FY 2007-08 in Lompoc HOME funding for the development of Casa de Desarrollo. It is a proposed 19-unit Single Room Occupancy (SRO) complex for transitioning youth with an emphasis on those that have just left the foster care system. The project will also include an on-site community room and offer extensive case management services.

The City of Lompoc RDA has already provided short term financing for the purchase of the site. LHCDC plans on applying for HUD's Supportive Housing Program (SHP) and federal Affordable Housing Program (AHP) funding to fund the project.

4. Lompoc Housing and Community Development Corporation (LHCDC)

PURPOSE: College Park Apartments (formerly known as the G & College Apartments).
Estimated \$14.3 million project cost with 35 affordable units.

AMOUNT: \$159,000 in State HOME Program Income

PROJECT SUMMARY:

Lompoc Housing and Community Development Corporation (LHCSC) is requesting \$159,000 in State HOME Program Income as permanent financing for this new construction project. The project will provide 2-, 3-, and 4-bedroom apartments with on-site amenities, and a community center.

The City of Lompoc has already provided \$608,826 in Lompoc HOME Consortium Funds, so this request would bring the City's contribution to this project to \$767,826, which represents 6% of the project cost. LHCDC will leverage Lompoc's contribution \$1: \$17.

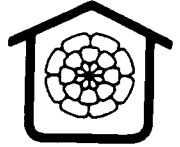
5. Cabrillo Economic Development Corporation (CEDC)

PURPOSE: Walnut Village 12. Estimated \$5.7 million project cost with 12 affordable units.

PROJECT SUMMARY:

The Cabrillo Economic Development Corporation (CEDC) is requesting \$320,000 in FY 2007-08 in Lompoc CDBG funding for developing a mortgage subsidy program for 12 low- to moderate (up to 120% of Adjusted Median Income) income families at Walnut Village, located at East Walnut Avenue and North 3rd Street. The homes would be purchased at a discount from the developer, who is currently renting the homes. The 2-story homes come with an attached two-car garage, kitchens, and 2.5 bathrooms. Due to other project commitments, staff does not recommend funding for this project at this time.

Lompoc Housing & Community
Development Corporation



7 March 2007

Ms. Dinah Lockhart
Community Development Program Manager
City of Lompoc
100 Civic Plaza
Lompoc, CA 93436

Dear Dinah,

The Lompoc Housing and Community Development Corporation (LHCDC) would like to request \$159,000 in State HOME Program Income funds for our College Park Apartments project (formerly known as the G & College Family Apartments). As you know, this project will provide 35 large family units targeted to very low and low income households in Lompoc. The project, currently under construction, is located at 201 & 207 East College Avenue.

This request for additional funds for the College Park Apartments project is necessitated by relatively minor cost overruns in the landscaping and project soft costs. Thus far, the project, which is now nearing 50% completion, has stayed within its construction budget; in fact, this funding request only reflects a slightly greater than 1% increase in project costs.

Please note that \$59,000 of the requested State HOME Program Income funds will be generated by the early repayment of the State HOME residual receipts loan that was provided for LHCDC's T & College Apartments in October 2001 (repayment includes the initial principal of \$53,000 plus accrued interest).

If you have any questions, please contact me at 934-3534.

Sincerely,

A handwritten signature in black ink that reads "Susan Ehrlich". The signature is fluid and cursive, with a long horizontal stroke at the end.

Susan Ehrlich
Executive Director

Lompoc Housing & Community
Development Corporation



9 March 2007

Ms. Dinah Lockhart
Community Development Program Manager
City of Lompoc
100 Civic Plaza
Lompoc, CA 93436

Dear Dinah,

The Lompoc Housing and Community Development Corporation (LHCDC) would like to request \$12,000 in State HOME Community Housing Development Organization (CHDO) Operating funds and \$9,000 in State HOME Pre-Development funds for fiscal year 2007-2008.

As in past years, the CHDO operating funds will be used toward staffing costs associated with the management and operation of LHCDC's affordable housing units. The pre-development funds will be used to cover soft costs associated with the development of two upcoming affordable housing projects: Casa del Desarrollo (19 units of affordable housing for young adults exiting the foster care system), and the Old Towne Lofts (5-6 loft units to be located in the Roskowski Building, two of which will be targeted to households at 80%AMI).

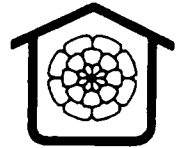
If you have any questions, please contact me at 934-3534.

Sincerely,

A handwritten signature in cursive script that reads "Susan Ehrlich".

Susan Ehrlich
Executive Director

Lompoc Housing & Community
Development Corporation



7 March 2007

Ms. Dinah Lockhart
Community Development Program Manager
City of Lompoc
100 Civic Plaza
Lompoc, CA 93436

Dear Dinah,

The Lompoc Housing and Community Development Corporation (LHCDC) would like to request approximately \$200,000 in 2007-08 City HOME funds and approximately \$250,000 in City HOME Program Income funds for our Casa del Desarrollo project. This much needed project will provide 19 studio units targeted to very low income young adults who have recently exited the foster care system. The proposed project is located at 114 South K Street.

Last year, the Casa del Desarrollo project received an initial reservation of City HOME funds in the amount of \$196,830, as well as a County HOME funds reservation of \$156,837. In addition, the Lompoc Redevelopment Agency has provided a short term loan of CalHFA HELP funds for the acquisition of the property (completed in January 2006). The current request for funds will bring the amount of local funds reserved for the project to a level sufficient to proceed in applying for State MHP funds and 9% low income housing tax credits (applications will be submitted in April 2007 and July 2007, respectively). As with the previously reserved City and County HOME funds, it is requested that the proposed funding be in the form of a 3% interest, residual receipts loan.

Please note that the requested City HOME Program Income funds will be generated by the early repayment of the \$227,000 City HOME residual receipts loan that was provided for LHCDC's T & College Apartments in October 2001 (accrued interest should bring the repayment amount to approximately \$250,000). Lastly, the proposed timeline for this project should result in full funding by September 2007, with start of construction in March 2008.

If you have any questions, please contact me at 934-3534.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Ehrlich".

Susan Ehrlich
Executive Director

FY 2007-2008 PUBLIC FACILITY PROGRAM
\$ 1,150,585

PURPOSE AND GOAL

The City makes available funds every year to develop public facilities and infrastructure either 1) in low- to moderate-income census tracts in the City; and/or 2) that is available for use by low- to moderate-income persons and households. Funds used by this program include 1) CDBG entitlement, 2) an additional allocation of CDBG funds made available to the City under the 2007-09 City/ County Cooperation Agreement, and 3) CDBG Program Income funds.

For FY 2007-08, the following requests for funds were considered:

1. Lompoc Theater Restoration

PURPOSE: To set aside funds for the restoration of this historic landmark and return the theater to operation as a community asset. The use of CDBG funds for restoration of a public facility is eligible under Code of Federal Regulations 570.201(c).

AMOUNT: \$2.5 million in CDBG

2. PAL Youth Center

PURPOSE: To set aside funds for the proposed Police Activity League Youth Center, which will be located on the site of the old municipal pool, at C Street and Ocean Avenue. The City reserved \$100,000 for this project in FY 2006-07, and PAL program officials are requesting an additional \$500,000 over the next 2 years. PAL will also be applying to foundations, corporations, individual donors and other funders for the balance of the project's costs, which are approximately \$1.5 million.

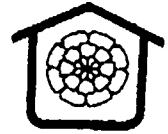
AMOUNT: \$500,000 in CDBG

3. Street/ Sidewalk Improvements

PURPOSE: To set aside funds for ADA sidewalk improvements at Pine Avenue between A Street and C Street. Currently there is no sidewalk in this area, which is adjacent to a senior mobile home park, and is well traveled by pedestrians in the area.

AMOUNT: \$200,000 in CDBG

Lompoc Housing & Community
Development Corporation



13 March 2007

Ms. Dinah Lockhart
Community Development Program Manager
City of Lompoc
100 Civic Plaza
Lompoc, CA 93436

Dear Dinah,

The Lompoc Housing and Community Development Corporation (LHCDC) respectfully requests \$2,500,000 in Community Development Block Grant (CDBG) funds for the rehabilitation of the historic Lompoc Theater. These funds are requested over a five-year period, with the distribution of funds over that time period to be at the City's discretion.

The total project budget for the Lompoc Theater is approximately \$9,042,000, with City of Lompoc CDBG and City of Lompoc Redevelopment Agency funds comprising approximately \$3,662,600 or 41% of those costs. The Historic Preservation Tax Credit Program will provide an additional \$1,618,070 of funding for the project, with the remainder to be the responsibility of LHCDC, which will work to secure grants, private donations, and private loans.

The primary use of the requested CDBG funds will be for construction hard costs. In addition, some project soft costs will also be covered by these funds. It is requested that the proposed funding be in the form of a 0% interest, permanently deferred loan.

If you have any questions, please contact me at 934-3534.

Sincerely,

A handwritten signature in cursive script that reads "Susan Ehrlich".

Susan Ehrlich
Executive Director

Michael Luther, P.E., Senior Civil Engineer
Engineering Division
100 Civic Center Plaza
Lompoc, CA 93438
Phone (805) 875-8272 Fax (805) 875-8372

CITY OF LOMPOC

Memo

To: Dinah Lockhart, Community Development Program Manager
From: Michael Luther, Senior Civil Engineer
CC: Kevin McCune, City Engineer
Date: January 5, 2007
Re: CDBG Funding Request for 2007-08 Capital Improvement Project

As requested in your memorandum dated December 11, 2006 the Engineering Division is submitting a Capital Improvement Project Funding Request for an ADA-improvement project. The project consists of approximately 1020 feet of sidewalk infill, installation of ADA compliant pedestrian ramps, reconstruction of existing driveway approaches in order to meet ADA sidewalk construction requirements, and relocation of conflicting utilities and vegetation. The proposed project is located within the low/mod census tract on north and south side of Pine Avenue between A Street and C Street. There currently is no sidewalk on either side of Pine Avenue between A Street and C Street.

The Engineering Division is requesting \$200,000 for the design and construction of this project. The preliminary estimate for this project is \$150,000 for construction and \$50,000 for design and construction management by Engineering Staff. The Engineering Division could begin design of the project upon approval of the funding request.

If you need additional information regarding this request please let me know.

Sincerely,



Michael W. Luther



CITY OF LOMPOC POLICE and PARKS & RECREATION DEPARTMENTS



Dinah Lockhart
City of Lompoc
Community Development Department
100 Civic Center Plaza
Lompoc, Ca 93436

February 9, 2007

Dear Ms. Lockhart,

The Lompoc Police Department, the Lompoc Parks and Recreation Department, and the Lompoc Valley Police Activities League (PAL) have a shared vision to construct the Rich May Police Activities League Community Youth Center. It will offer a wide variety of youth related services and serve as a multi-purpose facility available for various other community events. It can also be utilized as a work space and training center for the police and fire departments. The center would be a two-story facility consisting of a full sized basketball court/multi-purpose area, computer lab, movie room, homework area, fitness gym, rock climbing wall, boxing room offices and a kitchen. The capital request for this project is \$1.5 million.

On January 7, 2006 former Lompoc Police Officer Richard May was murdered in the line of duty while working for East Palo Alto Police Department. While Officer May worked for the Lompoc Police Department he helped found the Lompoc Valley Police Activities League. Rich May's dream was to build a conveniently located PAL center where youth would find a safe haven from drugs, violence, and street gangs. Rich's dream has become our goal. The old Lompoc Municipal pool site provides an opportunity to construct the Police Activities League Community Youth Center in honor of Officer Rich May, while maintaining the recreational use of the property.

Several foundations and private donors have been contacted and have already given donations to the project including \$10,000 from a private donor and \$2,500 from a foundation. Others have expressed interest in pledging funds for this project as it develops. The Santa Barbara Foundation supports the goals of the project. The Towbes Foundation indicated that additional funding may be available as the project progresses.

The estimated costs of the project are broken down as follows:

PRE CONSTRUCTION	\$100,000
DEMOLITION OF EXISTING STRUCTURE	\$250,000
BUILDING/PARKING	\$900,000
FURNISHING	\$200,000

The operational costs for the center will be supported by future rental fees and participant user fees.

The Rich May PAL Community Center will benefit the:

- Lompoc Police Department through additional workspace and prevention resources;
- Lompoc Fire Department through a city owned and operated fitness center;
- Lompoc Parks & Recreation Department through additional gym space and recreational opportunities;
- Citizens of Lompoc through community involvement and crime prevention resources;
- Children of Lompoc through a place to go where they can feel safe and foster a bond of mutual trust and understanding with police officers.

Sincerely,

Timothy L. Dabney
Chief of Police

Dan McCaffrey
Parks and Recreation Director

FY 2007-2008 HUMAN SERVICE PROGRAM – NON-PROFIT
\$ 138,963

PURPOSE AND GOAL

The City makes funds available every year to assist local non-profit agencies to provide services to eligible persons and families. Under the City's program, households may be either income eligible, or may qualify by being 'presumed' beneficiaries, as defined by Community Development Block Grant (CDBG) regulations. The Human Service Program works with the City's seven (7) member Human Service Commission on allocating financial resources, which come from three (3) sources: federal CDBG funds, Comcast corporate donations, or the City's utility billing donation fund. CDBG funded staff provide administrative support to the Commission and oversee the payment of human service funds, by developing public service contracts with the non-profit agencies, processing requests for payment, collecting and tabulating client statistics, and conducting annual site visits of all the program sites. The Human Service Program oversaw 25 different contracts for a total of \$167,096 in FY 2006-07.

**HUMAN SERVICE PROGRAM
FY 2007-08**

Acct. #443xx-59209

Acct. #433xx-59209

Acct. #643xx-59209

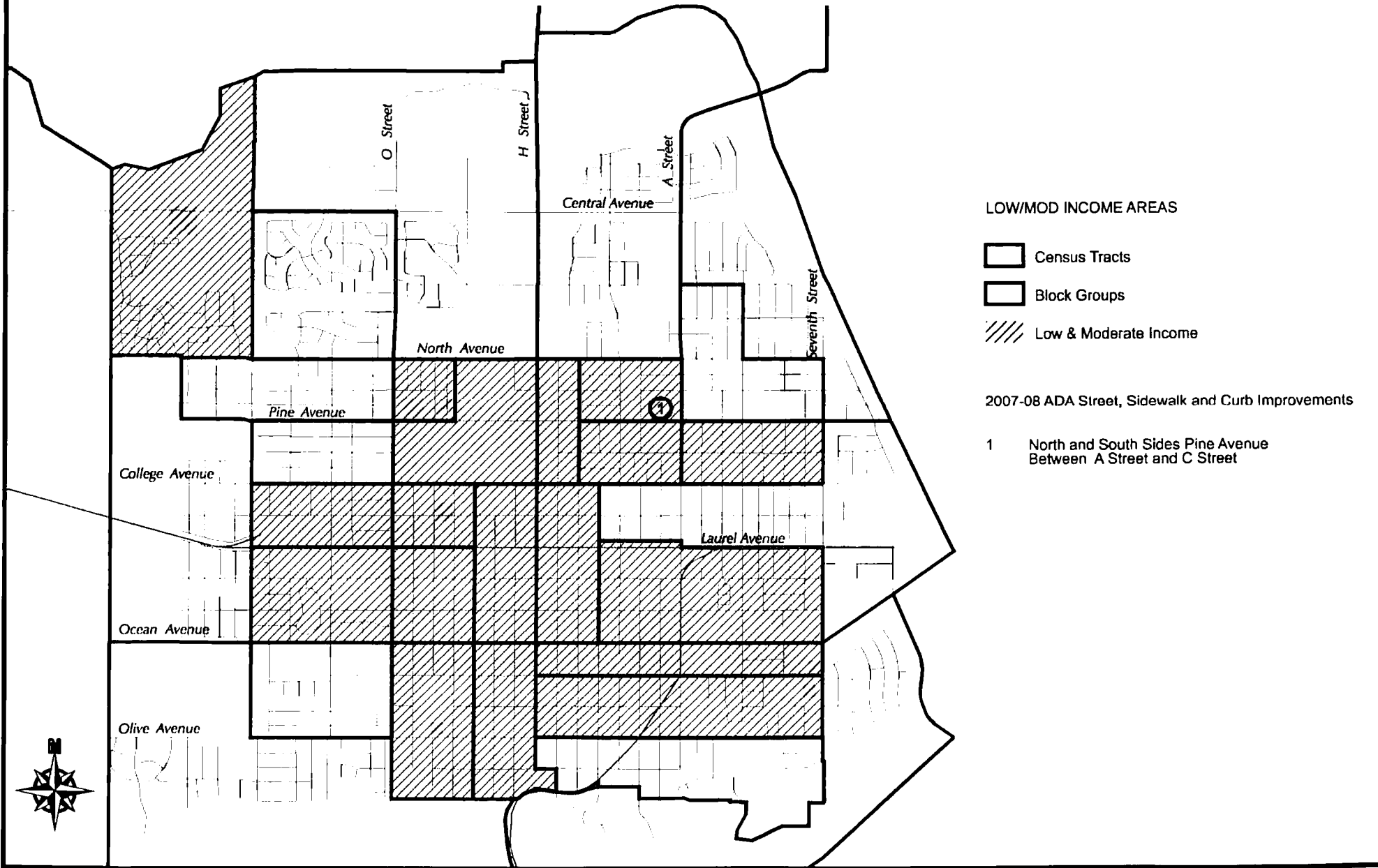
BUDGET EXPENDITURES		
SUPPLIES, SERVICES, EQUIPMENT, ETC.		\$138,963
59209	Contracts with Human Service Agencies	\$138,963
TOTAL FY 07-08 BUDGETED EXPENDITURES		\$138,963
		(100%)

FUNDING SOURCES	
CDBG Entitlement Public Service Allocation----->	\$53,963
CDBG Program Income Public Service Allocation----->	\$45,000
Lompoc Utility Bill Payers' Donation----->	\$15,000
Comcast Corporate Donation----->	\$25,000

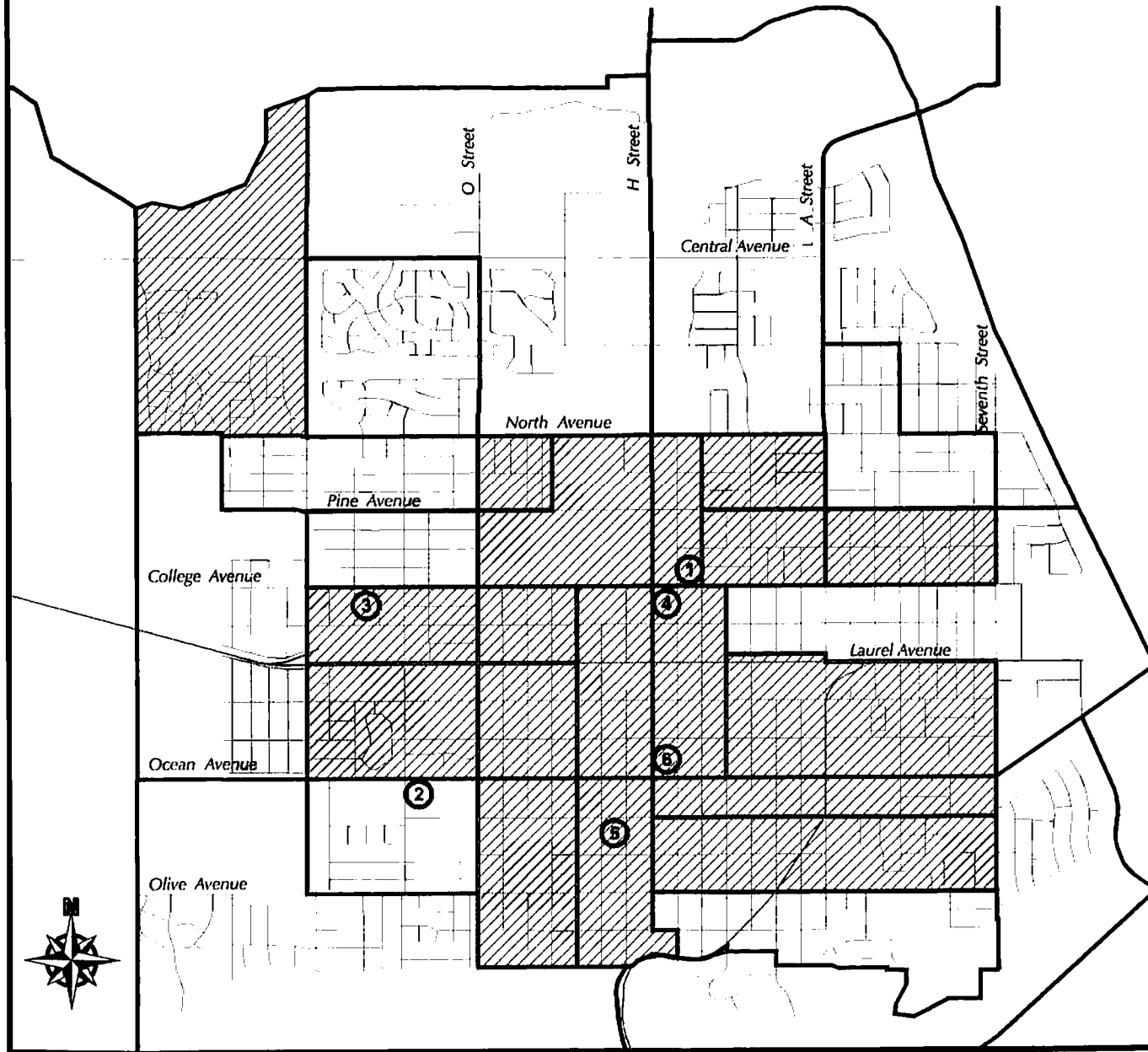
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

2007-08 ADA STREET, SIDEWALK AND CURB IMPROVEMENTS



2007-08 CDBG AND HOME PROJECTS



LOW/MOD INCOME AREAS

-  Census Tracts
-  Block Groups
-  Low & Moderate Income

2007-08 Housing Projects

- 1 G Street & College Avenue
LHAC Apartments (25 Units)
- 2 Casa de Desarrollo
114 South R Street (19 units)
- 3 T Street, First-Time Home Buyer
518 North T Street (5 units)
- 4 HomeBase
513 & 519 North G Street (39 units)




2007-08 Community Development, Public Facility & ADA

- 5 Charlotte's Web Children's Library
Cypress Avenue and I Street
- 6 Lompoc Theater Renovation
112-122 North H Street



2007-08 LOW INCOME CONCENTRATIONS & PROJECT LOCATIONS

LOW/MOD INCOME AREAS

-  Census Tracts
-  Block Groups
-  Low & Moderate Income

Proposed Projects for 2007-08

- 1 Program Admin
Legal Aid (Fair Housing)
Economic Development
- 2 Boys & Girls Club (Drop-in Scholarships)
- 3 Catholic Charities (Community Services)
Catholic Charities (Food Distribution)
- 4 VTC Enterprises
- 5 Community Action Commission (Senior Nutrition)
- 6 Community Partners in Caring (Faith in Action)
- ** Court Appointed Special Advocates (CASA)
- ** Domestic Violence Solutions (Lompoc Shelter)
- ** Family Service Agency (211 Helpline)
- 7 Family Service Agency (Healthy Start)
- ** Family Service Agency (Lompoc Homemaker)
- ** Foodbank of Santa Barbara County
- 8 Lompoc Firefighters Association
(Emergency Response)
- 9 LHAC (Bridgehouse Shelter)
LHAC Transitional Housing (Marks House)
- 10 Legal Aid Foundation
- 11 Lompoc Parks & Rec (Summer Drop-In)
- 12 Lompoc Public Library (Families for Literacy)
- Lompoc Valley Haven
- 13 Lompoc Valley Youth Center - Target Teen Program
- 14 North County Rape Crisis & Child Protection Center
- 15 Sexual Assault Response Team (SART)
- 16 Transitions - Lompoc Drop-In Center
(916 North I Street)

* Project not within City limits
 ** Community wide program
 *** Site Locations Confidential

