

MINUTES

REGULAR MEETING/LOMPOC REDEVELOPMENT AGENCY

Tuesday, February 21, 2006 – (Convened at 8:55 P.M.)
COUNCIL CHAMBERS/100 CIVIC CENTER PLAZA

Agency Members Present: DeWayne Holmdahl, Janice Keller, Will Schuyler, Michael Siminski, Chair Dick DeWees

Staff Participants: Redevelopment Programs Coordinator Linda Wertman, Housing Program Technician Christie Alarcon, Executive Director, Gary Keefe, Secretary Donna Terrones, Agency Counsel Matt Granger.

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

ACTION: Motion/Second: Siminski/Holmdahl. By a unanimous vote the Board:

1. Approved the Minutes of January 17, 2006.
2. Approved the budget adjustments and new appropriation of Set-Aside Funds to additionally fund Housing Activities for the Fiscal Year 05-06.

NEW BUSINESS:

3. **Loans to Lompoc Housing and Community Development Corporation (LHCDC) for “T” Street First-Time Homebuyer Units (APN# 089-161-012).**

Housing Program Technician Christie Alarcon presented the staff report and recommendations.

Public Comment:

1. Sue Erlich spoke in support of staff’s recommendations.

Agency Member Keller stated that the Lompoc Housing Trust Fund monies haven’t been authorized yet and won’t be available until October. Her concerns are that applications have not yet been received for the monies. Staff stated that an application has been received by Habitat for Humanity.

Agency Member Holmdahl voiced his concern with the time involved to receive monies and start a project.

NEW BUSINESS: (cont'd)

Item No. 3

ACTION: Motion/Second: Siminski/Holmdahl. By a unanimous vote the Board approved the following for the construction of five First-Time Homebuyer Units located at 518 North "T" Street (APN# 089-161-012):

- A) California Housing Finance Agency (CalHFA) Loan for construction funds in the amount of \$135,000.00; and
- B) Housing Set-Aside Loan for construction funds in the amount of \$135,000.00; and
- C) Housing Set-Aside Loan for homebuyer assistance in the amount of \$375,000.00; and
- D) Amend the existing affordability covenant to reflect the affordability levels at three two-bedroom units to Low-Income households (80% Area Median Income (AMI)), one three-bedroom unit to Median-Income Households (100% AMI), and one three-bedroom unit to Moderate-Income households (120% AMI) from the original covenant restriction of three two-bedroom units at Low-Income households (80% AMI) and two three-bedroom units to Median-Income households (100% AMI); and
- E) Authorized the Executive Director, or his designee, to execute Loan Agreements and all other documents required to make these loans to Lompoc Housing and Community Development Corporation (LHCDC).

ORAL COMMUNICATIONS: None

ADJOURNMENT:

At 9:10 P.M. Chair DeWees adjourned the meeting.

Dick DeWees, Chair
Lompoc Redevelopment Agency

ATTEST:

Donna Terrones, Secretary
Lompoc Redevelopment Agency
Dated: February 24, 2006