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INTRODUCTION

The purpose of this performance and evaluation report is to evaluate the achievement of the Fiscal Year 2004 (July 1, 2004 through June 30, 2005) goals established in the *Annual Action Plan* portion of the *Consolidated Plan*, as well as to evaluate the year's activities based on the *Five-Year Strategic Plan (2000-2005)*. This CAPER reports on the 5th and last year of the 2000-2005 Strategic Plan. A new 2005-2010 was approved by City Council in May 2005.

The *Consolidated Plan* is a comprehensive planning document required of local governments that apply directly for Federal funds under certain housing and community development programs, such as the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program. These Federal programs are administered by the United States Department of Housing and Urban Development (HUD). The plan addresses the basic national goal of providing decent, affordable housing, a suitable living environment and expanded economic opportunities, especially for low- and moderate-income persons. Specifically, the plan describes the overall housing and community development needs of the City of Lompoc and outlines a five-year strategy that establishes priorities for addressing those needs. Also, it summarizes the resources anticipated to be available and establishes a one-year action plan that specifies the activities to be undertaken in the coming year.

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I. Narrative Statement**A. Introduction****1. Purpose**

Lompoc's Consolidated Annual Performance and Evaluation Report (CAPER) was prepared in accordance with U.S. Department of Housing and Urban Development requirements.

The CAPER addresses:

1. The progress Lompoc has made in carrying out its strategic plan in its Consolidated Plan;
2. The progress Lompoc has made in carrying out its Annual Action Plan;
3. The resources made available;
4. The investment of available resources;
5. The geographic distribution and location of investments;
6. The families and persons assisted;
7. Actions taken to affirmatively further fair housing;
8. Other actions indicated in the strategic plan and the Annual Action Plan.

2. Citizen Participation

The City of Lompoc actively encourages citizen participation in the planning and implementation of its CDBG program. The City uses a citizen participation plan that guides the number of public hearings and types of noticing requirements used. The City's Human Services Commission meets monthly to discuss how to improve the provision of social services to the Lompoc community. The agenda of these public meetings are posted at City Hall and a notice included in the "About Town" section of the Lompoc Record. The City also holds a minimum of three public hearings to solicit community input on the use of CDBG funds. The first public hearing occurs in November to identify needs in the community. It is at this time that the City distributes applications for Human Service funding and issues a Notice of Funding Availability (NOFA) for CDBG and HOME Consortium funds for housing projects. The second public hearing occurs in May with the review of the one year Action Plan by City Council. The third public meeting occurs in September to review the use of CDBG funds in the prior fiscal year and provide input on future uses of these funds. The City also provides citizens information on its housing rehabilitation program and human service program by periodically putting inserts in City utility bills to customers.

Public comments received during the November, 2004 Needs Assessment hearing identified the following need areas:

- Pat Semens, Santa Barbara Foundation, stated that the agency provides \$3 million

each year to four fields of interest; education and preschool, health and human services, cultural, and community environment. She noted that the agency's special focus is grants.

- Joyce Howerton, Santa Barbara Foundation, clarified that the Foundation does not require applicants to have "501(C) 3" non-profit status. She noted that the agency funds social change but not social services and funds for a two-year cycle.
- Maria Fabula, Non-Profit Support Center, addressed the Commission on how NSC can help local agencies.
- Rita Madden, Community Action Commission, stated that she was the elected Chair to the First Five Commission. She noted that there are 20,000 uninsured children in Santa Barbara County and that CAC will initiate an uninsured program. Ms. Madden stated that funding has been reduced; specifically the domestic violence funding is down this year. She identified that seniors are the fastest growing poverty group, which has increased 11% over the past 15 years, due to the fact that people are living longer. Ms. Madden stated that the Individual Development Accounts (IDA) are focusing exclusively in education and career development.
- Tracy Taylor, Lompoc Housing Community Development Corporation, stated that LHCD currently operates two homeless shelters that are at full capacity. Beginning December 1st a winter shelter will open to the homeless and will operate through March and provide food, clothing, and showers. Ms. Taylor announced there is a great need for blankets, they are accepting toys, and a Christmas dinner will be served to the residents.
- Beth Carnie, North County Rape Crisis, spoke to the need of violence prevention and sexual violence intervention services. Their program offers in-service workshops to students in Lompoc schools.
- Grace McIntosh, Family Service Agency. Ms. McIntosh utilized Lompoc funds to leverage funding from the Santa Barbara Foundation for the Family Start Resource Center. There is a need for senior homemaker services, which has a waiting list. Currently 48 clients are being served and there are 10 people on the current waiting list. Ms. McIntosh noted that CRIS 2-1-1 helpline will begin after January 2005 and that an emergency disaster website is being worked on. July 1, 2005 will mark the beginning of southern California's use of the 2-1-1 and will work to make the web site more user-friendly. Ms. McIntosh stated that more Healthy Start funding would be utilized for additional sites.
- Rebecca Robertson, Domestic Violence Solutions. Ms. Robertson stated the need for domestic violence services and has scheduled meeting to collaborate with CRIS and North County Rape Crisis programs.
- Dulcie Sinn, Family Resource Coordinator for the City of Lompoc. Ms. Sinn stated that she is working with the Lompoc Housing Community Development Corporation to

open the day care center on North K Street. Ms. Sinn spoke about the ROP program at Lompoc High School and that all Lompoc schools are affiliated with the PTA organization

Several of the community needs identified were included as part of the 2004 Action Plan as Priority Objectives such as providing affordable housing (through the acquisition and rehabilitation efforts of multi-family rental properties by the City's CHDO), youth and childcare programs, targeted programs to senior households, and an Economic Development Revolving Loan program to attract employers to Lompoc.

A Notice to the Public regarding the availability of the Draft Consolidated Annual Performance and Evaluation Report for fiscal year 2004-05 was published in the Lompoc Record on September 11, 2005. The notice briefly described the purpose and function of the report, invited interested parties to review and comment on the report, and provided information on where to submit any comments. A copy of the notice was also sent to the County of Santa Barbara Housing and Community Development Department (which administers the County HOME Consortium), and to the County Housing Authority, which has its main administrative offices in Lompoc. The 2004 CAPER was posted for public review at City Hall and the public library, and on the City's website www.cityoflompop.com beginning September __, 2005. The CAPER was considered by City Council in a public hearing on September 20, 2005. A copy of the minutes and public comments on the CAPER are included as an attachment to this document (Attachment #1).

B. Assessment of Five-Year Goals and Objectives

The following table summarizes the distribution of federal resources used to address Strategic Plan objectives and areas of high priority identified in the City's five-year *Consolidated Plan*. The City identified Homeless, Economic Development, Affordable Housing, Child Care, and Community Development as Priority Needs in its Five Year Plan. Within these five Priority Needs, specific objectives were identified, with five-year accomplishment goals.

Priority Need Category: Homeless		
Specific Objective: Emergency Shelter/ Transitional Shelter <ul style="list-style-type: none"> Address the emergency shelter and transitional housing needs of homeless individuals and families in the City of Lompoc. 	2004-2005 5th Year Accomplish- ments	Cumulative Accomplish- ments
2000-2005 Consolidated Plan Goal <ul style="list-style-type: none"> City will work with County to establish an emergency shelter by January 2001. (40 beds) Increase the number of transitional shelter beds available for families with children by 50% by July 2002. 	<ul style="list-style-type: none"> Accomplishment met in prior year. 	<ul style="list-style-type: none"> 87 beds total (Bridge-house, DVS, Marks House)
Specific Objective: Permanent Supportive Housing/ Supportive Services <ul style="list-style-type: none"> Support the development of permanent supportive housing/ and supportive services that will assist the homeless and reduce homelessness through prevention services. 	2004-2005 5th Year Accomplish- ments	Cumulative Accomplish- ments
2000-2005 Consolidated Plan Goal <ul style="list-style-type: none"> Provision of 15 housing units (or beds) by July 2001. 	No new units.	42 units (Arn & Gianni Apts)
Specific Objective: Permanent Affordable Housing <ul style="list-style-type: none"> Development of 'End of the Continuum' permanent affordable housing for formerly homeless persons. 	2004-2005 5th Year Accomplish- ments	Cumulative Accomplish- ments
2000-2005 Consolidated Plan Goal <ul style="list-style-type: none"> Very Low Income – 25 units Low Income – 12 units 	6 units rehabbed at Casa Con Tres (w/ RDA funds)	43* units rehabbed (*w/State CalHFA funds, RDA rpt. 6/30/05)

During 2004-05, the City worked to address the emergency shelter and transitional housing needs of homeless individuals and families in Lompoc. The following agencies provided service and shelter resources.

Domestic Violence Solutions

Domestic Violence Solutions provides emergency shelter and counseling for battered women and children. DVS also provides Teen Services programs to provide domestic violence prevention workshops in local schools. The Lompoc Shelter has capacity for twelve (12) persons. The Santa Barbara County Education Office HELP tutor comes to the shelter to work with the children. DVS recently added a Spanish language domestic violence support group, lead by Catalina Beltran and a children's support group, lead by Anna Banda. Information on the groups can be obtained by calling (805) 735-1834. In 2004-2005, the shelter assisted 110 unduplicated women and children. Domestic Violence Solutions received \$11,000 from the City for the Emergency Shelter Program.

North County Rape Crisis and Child Protection Center

The North County Rape Crisis and Child Protection Center ("Center") provides education and sexual assault prevention skills to community children and adults, and provides services to alleviate the trauma experienced by victims of these crimes and their significant others. The Center offers a 24-hour hotline and counseling services to those who have been abused. The Family Violence Prevention Community Educator provides education on all aspects of family violence and also hosts Comcast Cable television's Stop Our Silence (SOS) TV public access program. The Center also provides emergency shelter service for recent sexual assault victims. In 2004-5, the Program assisted unduplicated 3,698 persons, through the "childsafes/school education", community violence prevention seminars, self-defense classes and professional in-services trainings. The Program received \$13,000 in city of Lompoc funding.

Catholic Charities

The Lompoc office of Catholic Charities provides basic social services, including case management, rental and utility assistance, food vouchers, budget counseling and psychological counseling to low and very low income families, lodging (through the FEMA program), utility assistance through the Lompoc Low Income Electricity Program, clothing and household goods to homeless families and individuals and to households at risk of becoming homeless. This agency also administers the City's Mobile home/ Emergency Repair Grant (M/ERG) Program. These services benefited 6,641 unduplicated low- and very low-income clients in FY 2004. This year Catholic Charities consolidated their two locations and now provide social services and emergency food assistance at the Food Pantry location at 903 Chestnut Avenue. This move will save administrative costs by not operating 2 service locations in Lompoc. The Lompoc Catholic Charities office received an allocation of \$18,500 for community services and \$17,500 to operate the Food Pantry.

Catholic Charities – Food Pantry

Catholic Charities operates the Lompoc Food Pantry at 903 East Chestnut Avenue. The program distributes free food to low-income families. Food contributions come from the Food Bank of Santa Barbara County, USDA commodities, donations, and local grocery stores. In 2004-2005, the Food Pantry assisted 3,305 unduplicated individuals.

County of Santa Barbara

Although the Santa Barbara County Department of Social Services received no CDBG funds from

the City, the Department provided assistance to Lompoc homeless persons through the General Relief Program, the Cal WORKS program, Food Stamps Program, Social Security Insurance (SSI), Temporary Assistance to Needy Families (TANF), Medicaid/Medical program, State Children's Health Insurance Program, Veteran's Health Care, and other employment assistance programs.

Each fiscal year, the Santa Barbara County Board of Supervisors allocates monies from the County General Fund to the Human Services Fund. The Human Service Fund is used to assist community-based organizations in the provision of human services throughout the County. Lompoc Valley-based agencies received these funds for fiscal years 2004-2005 and will receive the same allocation in 2005-2006:

* Community Action Commission	\$13,770	senior nutrition
* Family Service Agency- Lompoc Homemaker	\$5,600	Senior services
* Catholic Charities	\$20,000	Emergency foodservice
* Lompoc Housing Assistance Corporation		
Bridgehouse Shelter	\$16,000	Shelter assistance
Marks House	\$8,000	Transitional family shelter
* Valley Haven Senior Day Care Center	\$6,500	Lompoc Valley Senior Day Care
*Domestic Violence Solutions	\$14,150	Emergency Shelter Program
Intervention Program (perpetrators)	\$1,300	
*Sexual Assault Response Team (SART)	\$2,800	Emergency assistance
*North County Rape Crisis	\$6,500	"Childsafe" Program
Crisis Intervention	\$6,000	
*Lompoc Boys & Girls Club	\$10,000	SMART Moves Program
*Family Service Agency	\$11,000	Dorothy Jackson Family Resource Center
*Foodbank (Santa Maria warehouse)	\$1,890	
Total:	\$123,510	

CRIS / HELPLINE

The CRIS/HELPLINE (to be called 211/HelpLine after July 1, 2005) provides 24-hour crisis intervention, public health education and primary intervention through bilingual staff and trained volunteers. For FY 2004-05 the program received a total of 801 telephone calls from Lompoc with 1,384 service requests (multiple requests per call). The service request breakdown is as follows:

CRIS/HELPLINE Type of Calls – Lompoc, 2004-05	
Basic Needs (housing, transportation, food, etc.)	399
Counseling	448

Senior Issues	173
Children's Issues (day care, parenting, etc.)	30
Legal	73
Substance Abuse	29
Medical	83
Abuse Neglect	51
Suicide/Emergencies	48
Other	50
TOTAL	1,384

Funding (non-CDBG) for a part-time Outreach Worker was eliminated in FY 2004-05, therefore outreach was limited. However staff did make presentations to: Lompoc Police, City of Lompoc Human Services Commission, Lompoc Valley Family Resource Center, Head Start, County Public Health (Lompoc office) and North County Rape Crisis & Child Protection. County Public Health Department has funded a full-time Outreach Worker for the new fiscal year, who will be responsible for conducting 211 presentations as well as establishing and maintaining the disaster response, recovery and relief pages on Family Service Agency's new website: www.211sbcounty.org. In addition, Family Service Agency will continue to make available the "Lompoc Survival Guides", a handy pocket reference card of important phone numbers. The guides will be distributed to local non-profits, police, sheriff and fire departments as well the City Hall.

Bridgehouse Homeless Shelter and Transitional Facility

The Bridgehouse Shelter located on Sweeney Road, provides emergency and transitional shelter for 56 homeless persons at a time. During 60-day stays (stays are unlimited during winter shelter months), clients receive food and shelter, counseling, and care management which include referrals made to social, employment, medical, and other services. Between December 1, 2004 through March 31, 2005, the Bridgehouse operates as an emergency shelter program, rather than a transitional shelter, to accommodate the Winter Shelter season clients. This year 168 unduplicated homeless persons were served this year, which included 17 female heads of households. The Bridgehouse received \$5,000 this past year from the City of Lompoc. Bridgehouse was a previous Continuum of Care funding recipient.

Marks House Transitional Housing Program

The Marks House is an attractive Victorian-style home in one of Lompoc's residential areas. It provides 19 transitional beds for up to 6 homeless families and their children who can stay up to 90 days. In 2004-05 Marks House assisted 72 unduplicated persons, 26 of whom were female heads of household. Clients receive case management, linkage to services, and support so that families access permanent housing and financial stability. Marks House is also the recipient of Supportive Housing Program (SHP) Continuum of Care funding, which now must be renewed annually. Marks House received \$4,000 last year from the City of Lompoc.

Senior Services

Lompoc Senior Center / CAC Senior Nutrition

The Lompoc Valley Senior Community Center is a multi-purpose facility that provides recreation activities and supportive services for seniors in Lompoc. Meals are provided at the Center through a contract administered by Community Action Commission of Santa Barbara County (CAC) and Lompoc Hospital. The CAC received \$15,000 in CDBG and local Human Services Funds this past year. This past year, over 151 unduplicated seniors received meals through the use of CDBG funds. Meals are also delivered to homebound seniors and frozen meals are distributed countywide on Fridays for weekend consumption.

The City of Lompoc Parks and Recreation Department provides a menu of social and recreation programs, classes, workshops, and special events for seniors at the Lompoc Valley Community Center. Seniors 55 years of age and older can participate in the nutrition program, exercise class that meets twice a week, a weekly line dance class, and a yoga class. Health care and legal services are scheduled on a monthly basis. Participant referrals come from CAC, the Half Century Club, the Arthritis Foundation, AARP, Lompoc Adult Education, and Allan Hancock College.

Family Service Agency

The Lompoc Homemaker Program promotes the independence of disabled or senior adults who can remain living in their homes with assistance. Trained homemakers provide basic housekeeping tasks, grocery shopping and other errands, such as picking up medication prescriptions, respite and caregivers, and companionship/emotional support services and community referrals. Professional services provided include psychological assessment, and counseling. This program received \$8,000 in CDBG and local Human Service funds and served a total of 64 Lompoc clients.

Community Partners in Caring

Community Partners in Caring (CPC) Interfaith Volunteer Caregivers is a coalition of local congregations working with community helpers like health care and social workers, service programs and agencies to assist people who need the help of a volunteer. Types of services provided included visiting, transportation, respite care, shopping assistance, and reassurance calls. This year 168 persons were assisted. CPC received \$4,000 from Lompoc in CDBG & local funds.

Lompoc Valley Haven – Senior Day Care

Valley Haven provides a unique place for dependent seniors who suffer from social isolation, Alzheimer's Disease, are memory impaired or physically limited to gather in a safe, supervised, and caring environment. Seniors enjoy stimulating mental and physical activities, hot, nutritious meals and snacks, and a chance to socialize. This program received \$6,000 in both CDBG and Human Services fund donations and served 21 senior adults in 2004-05.

Mobilehome Emergency Repair Grant Program (MERG)

The MERG/ERG Program addresses the emergency housing rehabilitation needs of owners of mobile homes and single-family homes. Many of the mobilehome residents are elderly and disabled persons. By providing emergency repair grants, Catholic Charities, which administered the program, is able to check on the well being of house bound persons. Although the program was

originally funded at \$40,000 due to community need, the allocation was increased to \$80,000. Thirteen (13) grants to low income households for repairs in their homes were made during 2004-2005. Of the 12 households assisted, 2 were senior households (over 65 years of age), 3 were disabled households and 6 households were both elderly and disabled. Typical emergency repairs provided through this program include windows, roof repairs, water heat repairs, and room heaters. This program is funded by the City's Housing Rehabilitation Revolving Loan Fund.

Single Family Deferred Loan Programs – Seniors

The City also provides elderly homeowners with deferred loans to make repairs on their homes. In 2004-2005, three new loans totaling \$123,000 was provided to 3 senior low-income households. Two other loans were already in process.

Priority Need Category: Economic Development		
Specific Objective: Economic Development	2004-2005 5th Year Accomplishments	Cumulative Accomplish- ments
<ul style="list-style-type: none"> Financing for economic development loans. 		
<p>2000-2005 Consolidated Plan Goal</p> <ul style="list-style-type: none"> The City will provide partial financing for at least 3 economic development projects over the next 5 years. 	<ul style="list-style-type: none"> No loans issued this year. 	4 loans issued

Economic Development Program

The City continues its operation Economic Development Revolving Loan Program, although no new loans were originated, the City administers an economic development loan portfolio of 6 loans with a current principal outstanding balance of \$ 945,225. This past year 23 full and part-time employees were hired for jobs created through the use of Lompoc Economic Development loan funds.

Self-Employment Training (SET) Workshops

In the fall of 2004 and the spring of 2005, the City's Economic Development Coordinator sponsored a series of SET workshops. The "Business Success Workshops" were taught by Timothy Harrington, a management consultant with the Small Business Development Center. Workshops were offered to prospective and existing business owners residing in the Lompoc Valley that were either in the early stages of developing their business and business that had been in operation two or three years. A total of 22 total students enrolled in either of the two sessions, five of which qualified as low to moderate persons. These 5 students received CDBG scholarships. Topics included developing a strategic plan, business plan development, administration and personnel, marketing concepts, and financial analysis and financing.

II. Accomplishments

A. Affirmatively Furthering Fair Housing*Fair Housing Program/Emergency Legal Services*

Activity Description Affirmatively Further Fair Housing.	2004-2005 4th Year Accomplishments	Cumulative Accomplishments
2000-2005 Consolidated Plan Goal <ul style="list-style-type: none"> • Fair housing testing on 15 apartment complexes/prop mgmt firms • 5 workshops • Resolve 9 fair housing cases • 2,600 hours paralegal assistance • 500 people assisted. 	<ul style="list-style-type: none"> • 5 apartment complexes tested • 2 presentation / workshops conducted • Resolution of 3 cases • Approximately 53 staff hours weekly devoted to fair housing issues. • 120 persons assisted under Fair Housing Program. 	<ul style="list-style-type: none"> • Apartment complexes tested 25 times (not all different sites) • 11 presentation / workshops conducted • Resolution of 16 cases • Over 6,000 hours of paralegal assistance • 279 persons assisted under Fair Housing Program.

The City allocated \$11,000 to the Legal Aid Foundation of Santa Barbara County to provide Emergency Legal Services. Legal assistance is provided free to low-income persons and senior citizens in the following areas of law: family law, domestic violence, landlord/tenant law, income maintenance, civil rights, consumer, and educational issues. In 2004-05, 282 unduplicated individuals were assisted in legal issues, 88% of whom earned below 50% of median income (very low income).

The City of Lompoc has a three-year (2003-2006) contract with the Legal Aid Foundation (LAF) to provide fair housing services in the City, which includes educating the public in Fair Housing practices and testing the local market to verify compliance with Fair Housing laws with regard to any instances of discrimination based on race, religion, ethnicity, gender preference, marital status, and size and makeup of family.

Legal Aid maintains an office in Lompoc at 106 South C Street, Suite A, Lompoc, (805) 736-6582, and is open 9:00 a.m. to 4:30 p.m. Monday through Thursday, and staffed on Fridays 9:00 am to 5:00p.m. A Spanish interpreter works in the office. Legal Aid made two (2) community presentations in the past 12 months, one for the general public and one for landlords/ property managers. A LAF attorney Daralyn Balden presented an educational program to the general public on March 8, 2005 at the Dorothy Jackson Resource Center, discussing a variety of fair housing and landlord/ tenant issues and provided handouts in English and Spanish. Ms. Balden also spoke at the North Santa Barbara County Rental Property Owners and Managers breakfast meeting on March 16, 2005 in the Lompoc Police Department conference room. She discussed Fair Housing rules and regulations, provided handouts, hypotheticals and answered questions.

The LAF conducted Fair Housing testing in April 2005 at five (5) realty/apartment management office sites in Lompoc. The testing involved 11 trained volunteers to verify compliance with federal Fair Housing law. The test appeared to demonstrate possible discrimination in the sale of real estate, although rental property managers exhibited no overt signs of discrimination. In general, most testers were treated courteously and equally. Both testers at a local real estate office were ‘steered’ from mid-town Lompoc, around the high school, and the real estate agents characterized the area as being a ‘trouble area’. One tester felt she was slighted due to her race, as the previous salesperson was suddenly ‘unavailable’ to her. The salesperson the tester spoke with also ‘steered’ her from the high school area, but not to the same degree the control tester was steered, i.e., they ‘x-ed’ out the area from a map for the control tester.

Between July 1, 2003 and June 30, 2004, in the course of its everyday operations, the Lompoc office of LAF has interviewed, either by phone or in person, 159 clients who had landlord/tenant issues. The majority of these cases involved eviction; the remainder of these cases were concerned with lack of or improper repairs; disagreements regarding amounts of refunds on security deposits and habitability issues, such as pest infestation, leaky roofs, unsafe gas water heaters and furnaces, mold, mildew on walls and floors, and non-functioning plumbing.

B. Affordable Housing

Priority Need Category: Affordable Housing		
Specific Objective:	2003-2004 4th Year Accomplishments	Cumulative Accomplishments
<ul style="list-style-type: none"> Support the acquisition, rehabilitation, and preservation of affordable rental housing. 		
2000-2005 Consolidated Plan Goal <ul style="list-style-type: none"> Very Low Income Households – 25 units Low Income Households – 12 units 	0 CDBG units (although 15 units rehabbed using CalHFA)	<ul style="list-style-type: none"> 42 VLI units 2 LI units (all with CDBG)

Lompoc continues to creatively use CDBG, HOME, California Housing Finance Authority (CHFA), and Redevelopment Agency Set-Aside and 1992 State HOME Program Income funds to carry out its affordable housing objectives.

1. Pre-Development and Operating Subsidy Assistance to LHAC as CHDO

In FY 2004, the City provided \$21,000 in 1992 State HOME Program Income funds to the Lompoc Housing Community Development Corporation (LHCDC) in its capacity as a HUD and County recognized Community Housing Development Organization (CHDO), for operating and pre-development costs. LHCDC also expended previously approved prior year ‘capacity building’ funds. These funds were used for staffing costs and pre-development costs for the following projects:

- Salary for property management supervisor. This position was recommended by City Council to assist LHCDC in maintaining its property portfolio;
- Operating subsidy. These funds assisted in overseeing the rehabilitation of 6 units at Casa Con

Tres, the rehab of 12 units at T & College Apartments, the management of 22 special needs units at the Gianni Apartments; and the management of 20 special needs units at the Arn Apartments;

- Housing Pre-development. These funds were used as partial payment of architectural drawings for the G & College Apartments.

2. Multi-Family Rehabilitation - LHAC

The City and the City's Redevelopment Agency have assisted the LHADC in the rehabilitation of several multi-family apartment projects. The following is a status report on recent LHADC projects assisted by the City.

305-309 North K Street ("Portabello Apartments", 14 units)

Rehabilitation continues on this project. Three (3) units are currently being rehabilitated. In 2000, the City RDA approved a CHFA loan of \$156,000 for the rehabilitation work. When completed the units will provide safe, affordable housing for very low-income families, many of whom work in the service and agricultural sectors. Since rehabilitation is being done in phases, tenants can move to vacant units, so that substandard units can be rehabilitated. No tenants are being displaced or relocated during this project.

521-537 North T Street ("T & College", 35 units)

Rehabilitation work continues on these units, with 19 out of 35 units completely renovated. Nine units were complete in FY 2004-05. Tenants are moving from substandard units to improved units within the apartment complex to avoid relocation/dislocation.

328-330 North K Street

Construction was underway in 2004-05 and move in of tenants should occur in the fourth quarter of 2005. When complete, this formerly blighted and abandoned fourplex of 2 bedroom units will be reconstructed as affordable multi-family housing. Funding of \$218,366 in CDBG and \$598,000 in City and County HOME Consortium funds made up part of the layered financing for this \$1.3 million dollar project.

3. New Construction

Pre-development work continued this past year for the G & College Apartments, which is being developed by LHADC. In August 2005 the City held a Tax and Equity Fiscal Responsibility Act (TEFRA) public hearing to allow for the issuance of multi-family housing revenue bonds for the construction of this \$12.3 million dollar project. A total of \$2 million in City and County HOME Consortium funds have been earmarked for this project.

4. Actions Taken to Minimize Displacement

The City has monitored each of its rehabilitation and acquisition projects carried out with public funds (i.e. CDBG, HOME, RDA, or CalHFA) to ensure that no displacement of residents has occurred. When occupied units must be rehabilitated, LHCD is careful to use attrition, through apartment vacancy turnover, to make units available to tenants.

5. Tenant-Based Assistance Payments Programs

Through the Section 8 Housing Choice Voucher (HCV) Program, the Housing Authority of the County of Santa Barbara provides rental subsidy payments directly to private landlords on behalf of eligible low-income tenants. Families issued a Housing Choice Voucher can be assisted in a rental unit that meets HUD-established housing quality standards (HQS) and rent comparability guidelines.

The family's share of rent is generally 30 to 40 percent of a family's monthly-adjusted gross income for rent and utilities. The Section 8 HCV Program administered by the County Housing Authority currently provides rental assistance to 3,396 households in Santa Barbara County (excluding the City of Santa Barbara). It is estimated that 844, or 25 percent, of these households reside within the City of Lompoc.

6. Housing Authority of the County of Santa Barbara (HACSB)

The HACSB administers the Section 8 Voucher and Public Housing Program in various localities throughout the County. Area 2 includes the cities/communities of Santa Ynez, Solvang, Buellton, Lompoc, Mission Hills, Vandenberg Village, and Los Alamos. There are 220 public housing units in Area 2, in seven separate developments and 12 scattered site locations. Sixty-eight (68), or about one-third, of the 220 units are reserved for elderly households. The Housing Authority reports on its public housing improvements during the year in a separate series of reports entitled "Comprehensive Grant and Capital Fund Program Performance and Evaluation Report for Program Year Ending December 31, 2004". The Housing Authority also invited public comment on its "Draft PHA Plan for fiscal year 2006", which the City provided feedback on. The Housing Authority of the County of Santa Barbara's Administrative Office is located at 815 West Ocean Avenue.

7. Residential Rehabilitation Loan Program

The objective of the City's Residential Rehabilitation Loan Program is to improve the existing housing condition of low- and moderate-income persons by subsidizing loans for rehabilitation work on single-family owner-occupied dwellings. The Single Family Rehab Program offers 3% amortized loans and 4% deferred loans to seniors. Seniors are not required to make loans payments as long as they remain owners of their homes. Loans of \$50,000 are available for rehab and \$60,000 for room additions with over-crowded conditions (which the City defines as households with 1.5 persons per room, excluding bathrooms and kitchen). Loans may be used for the repair of plumbing, heating, and electrical systems, roofing, remodeling, landscaping, painting, room additions in overcrowded situations, lead paint abatement and for handicap accessibility improvements.

A total of 5 single family rehab loans were either initiated, completed, or still underway in 2004-05. All of these loans were for elderly low-income households. The Rehab Program also continued to oversee an existing loan portfolio, and provided annual '1098' interest tax statements to borrowers, created and mailed loan coupon booklets, and processed loan demands, payoff's and subordinations

throughout the year.

For emergency repair work, the CDBG funded Mobilehome/Emergency Repair Grant (M/ERG) Program administered by Catholic Charities assisted 12 low and very low-income households with emergency repairs during the 2004-05.

Priority Need Category: Affordable Housing		
Specific Objective:	2004-2005 5 th Year Accomplishments	Cumulative Accomplish- ments
<ul style="list-style-type: none"> • Continue to support the City's Housing Rehabilitation Revolving Loan Program • Continue the Mobile Home Emergency Repair Grant for Seniors & other Very Low Income Households • Support the substantial renovation or replacement of one severely dilapidated trailer home by July 2005. 		
2000-2005 Consolidated Plan Goal <u>Single Family Rehab:</u> <ul style="list-style-type: none"> • 5 Very Low Income Households (>30%)* • 20 Low Income Households (30%-50%)* • 20 Low/Mod Income Households (50%-80%)* 	<ul style="list-style-type: none"> • 3 new Low Income Households Assisted. 	<ul style="list-style-type: none"> • 2 VLI Households • 2 LI Households • 16 L/M I Households
2000-2005 Consolidated Plan Goal <u>Mobile home Repair Grant:</u> <ul style="list-style-type: none"> • 70 Very Low Income Households (>30%)* • 30 Low Income Households (30%-50%)* 	<ul style="list-style-type: none"> • 12 VLI Households 	<ul style="list-style-type: none"> • 36 VLI Households • 8 LI households • 29 L/M I Households
2000-2005 Consolidated Plan Goal <u>Mobile home Replacement:</u> 1 Very Low Income Household (>30%)*	<ul style="list-style-type: none"> • 0 households 	<ul style="list-style-type: none"> • 0 households

*Numbers represent percentages of Median Income for the Santa Barbara-Santa Maria-Lompoc Metropolitan Statistical Area (MSA), as computed by HUD.

While the City anticipates developing a 'mobilehome replacement program' in the next five years, no progress was made on this particular objective in FY 2004. With limited funding, the City has instead placed greater priority on mobile home repair. This year 12 mobile home owners were assisted with repairs to their units under MERG/ERG.

8. Efforts to Address Worse Case Needs

"Worse Case Housing Needs" are defined by HUD as low income renter households who pay more than half their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced. To address Worse Case Needs among its residents, the City has partnered with the Lompoc Housing Community Development Corporation to acquire,

rehabilitate and maintain low cost housing for rental households. Since 1997, the City has loaned over \$1,431,899 in State CalHFA and \$2,062,017 in CDBG, HOME and other local funds. These loans are all secured on existing affordable housing developments, providing housing to literally hundreds of families. LHCDL has also successfully leveraged Continuum of Care Supportive Housing Program funds to create 81 permanent homeless shelter beds. The City also makes available low interest loans to property owners to rehab substandard housing to address code enforcement and health/safety issues. The City has also cooperatively worked with the Housing Authority of Santa Barbara County (HASBC) on joint projects, such as Housing Authority's acquisition of 48 senior units, and has supported their applications for additional Section 8 housing assistance. The City also provides funding to Catholic Charities of Lompoc to administer an emergency repair program for mobile homes and single-family homes. The one-time grants are used to make emergency repairs to prevent life threatening conditions.

9. Efforts to Address the Needs of Persons With Disabilities

The City has addressed the needs of disabled persons through the Housing Rehabilitation Loan Program and the Emergency Repair Grant (ERG) Program, by providing funding to modify dwelling units with grab bars, accessible toilet and bath facilities, landscaping conducive to mobility impaired persons and through home visits made by a Catholic Charities social worker funded by CDBG. The Mobilehome/Emergency Repair Grant Program assisted 9 disabled low-income households. The public restrooms at the Lompoc City Hall were recently renovated to make them more accessible to persons in wheelchairs. The City also made ADA street and curb improvements this past year on G, F, and E Streets between Cypress and Locust Avenues in low/mod income census tract areas to facilitate street accessibility by mobility impaired persons. The City has also earmarked funds for ADA accessibility improvements at the Anderson Recreation Center, the Lompoc Public Library, and at Fire Station #1, all 3 of which are located in low/moderate income census tract areas. The LHAC also makes a portion of their units accessible to persons with disabilities.

C. Continuum of Care

City Support of Continuum of Care

The City of Lompoc is an active participant in Santa Barbara County's Continuum of Care. This year, as in prior years, the City served on the Continuum of Care Ranking committee. Other committee members included representatives of the Cities of Santa Barbara and Santa Maria, County Human Services, County Housing and Community Development, the Housing Authorities for the City and County of Santa Barbara, and a representative from the County's Alcohol, Drug, and Mental Health Services (ADMHS). In 2004, the County submitted 11 projects for Continuum of Care funding countywide. The following chart shows prior awards and proposed projects for 2003.

Continuum of Care has made possible 81 permanent homeless shelter beds in Lompoc at Marks House, Bridgehouse, and Gianni Apartments over the past 3 years.

Santa Barbara County Continuum of Care Projects in Lompoc			
2000			
Project Sponsor	Project Name	Award	Program

Lompoc Housing Assistance Corp.	Bridgehouse Emergency Shelter/ Transitional Housing Program (1 year only-Acquisition)	\$150,000	SHP *
	Marks House Transitional Housing Facility (3 years)	\$109,693	SHP
2001			
Lompoc Housing Assistance Corp.	Bridgehouse Shelter Services (2 years)	\$100,000	SHP
2002			
Lompoc Housing Assistance Corp.	Gianni Apartments (1 year only-Acquisition)	\$400,000	SHP
2003			
Lompoc Housing Assistance Corp.	Marks Housing Transitional Housing Facility (1 year operating funds)	\$36,564	SHP
2004 Proposed (no award made yet)			
Lompoc Housing Assistance Corp.	Mark's House (1 year renewal grant)	\$36,565	SHP
	Bridgehouse Shelter (1 year renewal grant)	\$50,000	SHP

* SHP is HUD's federal Supportive Housing Program

Lompoc City/County Homeless Coalition

The Homeless Coalition meets the 3rd Friday of every month at the County Board of Supervisors Hearing Room in Lompoc. Representation includes a staff person from Supervisor Joni Gray's office, Catholic Charities, Marks House, LHCDC, Lompoc Police, the County Continuum of Care Coordinator, the County Human Services Commission, Domestic Violence Solutions, Legal Aid, County Mental Health, the Santa Barbara County Housing Authority, the County Department of Social Services, and a representative from Bethany Lutheran Church.

Food Programs

The City has several food distribution programs. Catholic Charities operated the Food Pantry for groceries; Primera Iglesia Bautista Hispana distributed groceries and commodities; and the Lompoc Valley Community Kitchen Program provides meals 3 nights a week at local churches. A listing of sites and phone numbers is an attachment to this report.

Food Bank of Santa Barbara County

In support of the food distribution infrastructure, in 2004 the City allocated \$6,500 in federal and local human service funds to the Food Bank. This funding helps to defray the cost of operating a truck to transport food items from the Food Bank Warehouse in Santa Maria to distribution points in Lompoc. It is estimated that over 16,000 Lompoc Valley residents are able to benefit from this distribution.

Permanent Affordable Housing with Follow-up Supportive Services

The Lompoc Housing Community Development Corporation (LHAC) provides affordable permanent housing at their apartments for families that graduate from transitional housing programs yet still need some follow-up case management and other supportive services. Their new project at

328-330 North K Street will have 4 units of family housing with an on-site infant care center.

Domestic Violence Shelters

Domestic Violence Solutions (DVS) for Santa Barbara County provided emergency housing and supportive services for battered women who live in the City. In fiscal year 2004, the City of Lompoc provided \$11,000 in CDBG City Human Service Program funding. A total of 110 women and children were assisted in 2004-05. Over 3,300 cases of service were also provided, where a case of service is defined as “one night of shelter for a women or child”. DMV has opened a new transitional housing complex in Santa Maria, with 8-two bedroom units that accept Lompoc, Santa Maria, and Santa Barbara clients. The North County Rape Crisis and Child Protection Center assisted 3,698 unduplicated adults and children in education, advocacy, and emergency services and received a total of \$13,000 in federal CDBG and local Human Service funding. Programs that were offered included the “ChildSafe” school education program, general community and prevention workshops, self-defense classes, and professional in-services.

D. Other Actions

Priority Need Category: Community Development		
Specific Objective: Code Enforcement Program:	2004-2005 5th Year Accomplishments	Cumulative Accomplishments
2000-2005 Consolidated Plan Goal <ul style="list-style-type: none"> • \$350,000 to be provided over 5 years • 200 units inspected 	<ul style="list-style-type: none"> • \$0 for CDBG CE inspections • 0 units inspected 	<ul style="list-style-type: none"> • \$272,335 provided to date • 515 units inspected
Specific Objective: ADA Improvements	2004-2005 4th Year Accomplishments	Cumulative Accomplishments

2000-2005 Consolidated Plan Goal <ul style="list-style-type: none"> • ADA infrastructure improvement in low/mod census tract areas 	<ul style="list-style-type: none"> • Street & curb cut improvements in low/mod census tracts 27.08 & 27.03 in low/mod census tract areas. 	<ul style="list-style-type: none"> • 25 ADA Sites/Improvements to date
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1. Code Enforcement Program

The City provided its code enforcement services this past year using non-CDBG resources. Staff in the Solid Waste, Building and Fire Safety, and Planning Divisions receive code enforcement violations from residents or through drive by inspections. The code enforcement program is a voluntary program, which encourages property owners to become compliant with health and safety regulations. In the majority of the cases, the City has received a code violation complaint in writing before a code enforcement incident report is filled out. The CE incident report identifies the site address and nature of the complaint and a letter is sent out notifying property owners of the potentially illegal conditions impacting living conditions of residents. In most cases, the CE program is able to obtain successful and voluntary compliance, and most violations were corrected.

2. Public Facility Improvements

ADA Parks Project

This past year, the Parks and Recreation Division continued its work to make City Parks more accessible to persons with disabilities. Architectural work continued on re-designing the existing restroom at Ryon Park to provide for greater ADA accessibility for patrons.

ADA City Hall Restrooms

In 2004-05, the City Hall ADA Public Restroom Remodel project was complete. The new handicap stall provides for sufficient space for a wheel-chaired person to be able to enter the stall. The hand basin is also at an appropriate height for a handicapped person to be able to use. Both the men and women's restrooms were re-modeled.

ADA Audio-Visual Emergency Warning System

The ADA audio-visual emergency warning system project at the library and Anderson Recreation Center was cancelled this year. The project was cancelled because the City decided to undertake a comprehensive ADA handicap emergency warning system in all City alarm systems, to determine the best design for CDBG eligible public facilities. It is planned to bring this project back for CDBG funding in the future, when design aspects are worked out. The audio visual warning system project would have notified disabled patrons through alarms and flashing lights on exiting the building in the event of an emergency.

ADA Curb Cuts and Sidewalks Improvements

The Public Works Department/ Engineering Division oversaw ADA sidewalk construction and curb cuts in low/mod census tract areas 27.08 and 27.03. The specific sites include improvements on Hickory, Olive, and Locust Avenues between “D”, “E”, “F”, “G”, “H”, and “I” streets. Approximately \$204,000 was expended this fiscal year on this project. This project constructed sidewalk curb ramps, to enhance pedestrian and ADA access, near the Lompoc hospital and other residential areas.

3. Prevention and/or Elimination of Barriers to Affordable Housing

On August 3, 2004, the City’s Planning Division filed the 2003 Annual Report addressing the status of the General Plan Housing Element with the State Department of Housing and Community Development. The annual report stated that 1,500 dwelling units were currently being processed in several housing development projects. Lompoc had 13,621 housing units in 2000, so the new projects represent a significant increase. The following actions were carried out by the City in fiscal year 2004 to prevent or eliminate barriers to affordable housing:

1. Continued participation in the County HOME Consortium and participated in the Consortium’s First Time Homebuyer program;
2. Continued state density bonus provision in the City’s zoning ordinance;
3. Implemented a housing in-lieu fee program for the creation of an ‘affordable housing’ trust fund to subsidize development of affordable units;
4. Promotion of funds available to affordable housing developers (private & non-profit) through the Affordable Housing Trust Fund;
5. Continued providing owner-occupied and multifamily housing rehabilitation loans;
6. Continued its efforts to build the capacity of the Lompoc Housing Community Development Corporation; a HUD recognized Community Housing Development Organization (CHDO) and Community-based Development Organization (CBDO). The City of Lompoc also actively worked with LHCD on developing 35-units at the G & College Apartments and 4-units at the 328 N. K Street project;
7. Continued to maintain a contract with the Legal Aid Foundation of Santa Barbara to conduct fair housing testing and education;
8. Worked cooperatively with the Housing Authority for the County of Santa Barbara (HACSB) and supported the Section 8 Program;
9. Continued to use the City’s Inclusionary Zoning Program for including affordable housing development provisions in the City’s Redevelopment area.

4. Actions That Overcame Gaps in the Institutional Structure

Non-Profit Organizations

For many years, the City of Lompoc has worked closely with non-profit agencies that provide social services and manage public facilities in the community. Many of these organizations provide assistance to the homeless in Lompoc. During the 2004 fiscal year, the City allocated \$42,000 in Human Service Donation Funds and \$132,200 in CDBG Human Service Program Funds to 23 social service programs.

In FY 2004, the City provided \$21,000 in 1992 State HOME Program Income Funds and continued to support the operation and capacity building of the Lompoc Housing Community Development Corporation (LHCDC) as the City’s designated Community Housing Development Organization (CHDO) and Community Based Development Organization (CBDO). See map “2004-2005 LOMPOC HOUSING ASSISTANCE CORPORATION Ongoing Affordable Housing Projects Under Development”.

5. Child Care

Priority Need Category: Child Care		
Specific Objectives:	2004-2005 5 th Year Accomplishments	Cumulative Accomplish- ments
<ul style="list-style-type: none"> • City will support the development of Child Care Centers over the next five years. • The City will support the development of Child Care Services. 		
<p>2000-2005 Consolidated Plan Goal</p> <ul style="list-style-type: none"> • The City will develop 3 Child Care Centers. • The City will support the development of childcare services through its annual commitment of at least \$10,000 in CDBG Public Service funds for such programs (total \$50,000 over 5 years). 	<ul style="list-style-type: none"> • Funding provided to 6 programs for childcare, after school tutoring, and recreational activities. 	<ul style="list-style-type: none"> • 0 Child Care Centers developed to date • \$73,627 disbursed in CDBG to date

Healthy Start

The Family Service Agency's Healthy Start program is operated at the Dorothy Jackson Family Resource Center in Lompoc. The program provides comprehensive family-oriented services using an inter-disciplinary approach to enable children and their families to succeed both academically & socially. This year 1,448 unduplicated people were assisted with 3,869 cases of service. A 'case of service' is defined as "one unit of service (one contact of 15 minutes or greater) provided to one family needing support services". The Program received \$10,000 in CDBG and Human Service funding.

Boys & Girls Club

The Lompoc Boys & Girls Club provides childcare and food snacks through its after school, Preschool, and Summer Adventure Camp Programs. The Drop-In Program provides homework tutorial through the "Power Hour" program. Children earn points for completing homework and can spend their "points" at the "weekly store". Prizes are donated by local businesses. Six (6) children received childcare scholarships. These 6 children received 900 cases of service, equivalent to one day of childcare for one child. This equates to each child receiving the equivalent of 150 days (5 months) of childcare through the CDBG program. The Drop-In scholarship program benefited 40 children by providing subsidy assistance so that they could participate in the Drop-In Program. The program provided homework assistance, snack, health & life skills, fitness, computer lab, game room activities, guest speakers, field trips, and other activities. The Snack Program provided snacks to 127 children, as part of their after-school program. Over 11,000 snacks were provided to 127 children over the course of a year. Boys & Girls Club received \$12,200 in federal and local funds from Lompoc.

Lompoc Parks and Recreation Summer Drop-In Program

The City was allocated \$8,000 for the Summer Drop In Program. CDBG funds helped 124 children receive fun and educational activities during the summer months. The program was run at Thompson Park, the Anderson Recreation Center, and at the Hapgood School. Activities included arts & crafts, sports, and excursions. The program provides a positive outlet for children, and focuses on positive social interaction. Staff attended training on child abuse prevention, and is certified in CPR and first aid.

Quality childcare and expanded opportunities for early learning experiences has consistently been mentioned in the City's Annual Needs Assessment Hearings as a strong community concern. The City has enhanced the coordination of child care resources through its support of the Lompoc Unified School District, Santa Barbara County Education Office, Chamber of Commerce, Allan Hancock Community College, Santa Barbara County Child Care Planning Council, First Five of Santa Barbara County, and KIDS Network of Santa Barbara County. Other local nonprofits involved in service delivery for families and support to home childcare providers include: Children's Resource & Referral, Greater Flower Valley Home Child Care Association, Lompoc Schools Resource Centers, Lompoc Valley Partnership for Children & Youth, and the Lompoc Valley Community Health Organization. Funded programs in 2004-06 include:

- Lompoc Public Library - \$66,757 To address the needs of Spanish-speaking parents with preschool aged children
- Lompoc Unified School District - \$286,930 Healthy Beginnings – Provides a sustainable system of family supportive services through early care and education to 3-5 year-olds, and case management services for families with young children.
- La Purisima Concepcion Pre-School- \$30,000 One-Time Emerging Needs Remodel of an existing building to accommodate a new pre-school for children 2 ½-5 years of age.

An important component of the City's anti-poverty strategy is focused on the school readiness needs of children and family literacy. There are several programs in the City of Lompoc that endeavor to work with children in order to help them avoid poverty through education as they move toward adulthood. The YMCA Before/After School Program, Healthy Beginnings, HOPE Center (afterschool for homeless children), First Five School Readiness Program, Even Start, Migrant Pre-school, Family Literacy Program, Lompoc Adult Education, Head Start, Early Start, State Pre-schools, and the Boys & Girls Club Child Care Program serve hundreds of income eligible children and their families in obtaining skills, literacy, and resources for self sufficiency.

6. Other Actions to Improve Public Housing and Resident Initiatives

The City continued to work collaboratively with the Housing Authority of the County of Santa Barbara, and recently received its 2006 Agency Annual Plan. Toward the end of 2004-05, the Housing Authority began negotiations on the purchase of Parkside Gardens, a 48-unit senior apartment building in Lompoc. The City will work with the Housing Authority on ensuring the continued affordability of these units to Lompoc seniors.

The Housing Authority's Resident Commission was consulted in the preparation of the City's Five Year Consolidated Plan this past year. In addition to on-going efforts to improve the living environment of public housing residents, the Lompoc public housing office parking lot is also the home of a Community Health Center Mobile dental van.

7. Compliance With Program and Comprehensive Planning Requirements

City Planning Division

The Planning Division's activities include preparing and administering the City's General Plan and Zoning Ordinance, conducting environmental review, preparing specific plans, reviewing subdivisions and developments, informing the public of the City's land use policies and development ordinances, processing annexations, implementing bikeway plans, and providing

demographic and census information.

Some of the highlights of this year's accomplishments include preliminary review of a Specific Plan for a 150 acre 476 unit residential development; approval of a 300 seat sanctuary expansion at an existing church, approval of the Seabreeze Estates residential development for 366 units, and approval of two commercial facade improvement projects on existing shopping center utilizing funds from the recently implemented commercial facade program; issuance of building permits for the Aquatic Center and for the Crown Pointe residential development project for 86 units; and, completion of the walnut village and La Purisima Highlands residential development projects for a total of 160 units, and completion of a 102,513 square foot Home Depot home improvement center. In addition, a variety of housing development projects are currently being processed. The total number of dwelling units represented by these housing development projects is approximately 1,300.

Coordination Efforts

The City of Lompoc works closely with the Housing Authority of the County of Santa Barbara, the County of Santa Barbara's Affordable Housing Program (through the County HOME Consortium), Habitat for Humanity, the Lompoc Housing and Community Development Corporation, other non-profit housing and service providers, private sector builders, developers, and operators of low-income housing.

The City's Redevelopment Agency has also been active in the areas of economic development, community development and affordable housing. The following projects were carried out in the 2004 calendar year:

<u>Program</u>	<u>Amount</u>	<u>Purpose</u>
CHFA loan	\$ 105,000	Predevelopment loan for the development of a 5-unit condominium project at T & College Avenue.
Affordable Housing Covenants		6 single-family for-sale units were placed under affordable housing covenants at Walnut Village, a new 39-unit single-family development. The restricted units must be sold at a price affordable to very low, low or moderate-income households.
Business loan	\$75,000	Facade improvement loan to La Chiquita Center on West laurel Avenue.
Downtown Pocket Park		The RDA reviewed proposals by landscape architectural firms for the development of this Pocket park in Lompoc's historic downtown district. The design phase of this project is expected to get underway in 2005-06.

Old Town Enhancement	\$9,071+	The RDA purchased of seasonal street banners, identifying the historic downtown area. The RDA also assisted in the hiring cost of consultants who will perform the survey necessary for the establishment of a Historic District in Old Town Lompoc.
Lompoc Aquatic Center	\$200,000	The RDA assisted in the financing of the City's new Aquatic Center.

HOME Consortium

The City of Lompoc continues to participate, along with the County of Santa Barbara, Carpinteria, Buellton, Solvang, and Santa Maria, in a consortium under the HOME Investment Partnerships (HOME) Program. HOME funds received through the Consortium are used to increase the supply of good quality, affordable housing for low-income residents through acquisition, rehabilitation, new construction, tenant-based rental assistance, first-time homebuyer assistance, and support services. The City of Lompoc's allocation of \$230,021 in FY 2003 earmarked \$204,698 in HOME Consortium funds for a proposed 35-unit affordable apartment complex at G & College. City HOME funds in FY 2004 (\$208,826) will also be used for this project. In total, \$608,826 in City of Lompoc HOME and \$1,516,059 in County HOME will be leveraged by other private and public funding sources. Total project cost is estimated at \$12 million. The City has worked cooperatively with the County on the First Time Home Buyer Program and the Continuum of Care homeless funding process.

8. Anti-Poverty Strategy

The City of Lompoc's anti-poverty strategy is twofold: to encourage the preservation and expansion of the affordable housing stock in order to reduce housing costs for low income level households, and to strongly support efforts of the local private sector to locate new and expand existing businesses, with the aim of increasing overall local employment and the aggregate wage levels of employees.

In addition, the City continues its efforts to increase access to services for low income persons , such as childcare, job training (Summer Youth Employment), and other programs. While the City of Lompoc does not directly provide these services, it does provide partial funding from CDBG and its Human Services Donation Fund for local social service agencies.

The Lompoc Library's Families for Literacy program is an early intervention program, which provides literacy instruction and parent education to adults, as well as family literacy services to the entire family, including monthly library programs, free books for building home libraries, and other educational services for pre-school children. The Literacy Program received \$3,000 in CDBG and human service funds and assisted 86 children and their parents.

An important component of the City's anti-poverty strategy is focused on the needs of children. There are several programs in the City of Lompoc that endeavor to work with children in order to help them avoid poverty as they move toward adulthood. The YMCA Child Care Program and the Boys and Girls Club serves over several hundred children, including those from very low-income families participating in the Cal WORKS Program. Santa Barbara County's Community Action Commission (CAC) runs the City of Lompoc's Head Start Program, in which children from 125 low-income families participate. Children's Resource and Referral, a state-funded program of the Santa Barbara Family Care Center, assists low-income parents in accessing child care in Lompoc.

9. Actions Taken to Address Obstacles to Meeting Under-served Needs

The City continues to work collaborately with community partners such as the Lompoc Housing Community Development Corporation (LHCDC) by writing letters of support for its tax credit applications for funding to create 35 units of multi-family housing. In August 2005 the City held a Tax and Equity Fiscal Responsibility Act (TEFRA) public hearing to permit the issuance of multi-family housing revenue bonds to be used as financing for this project. These actions have helped to overcome the obstacle of insufficient funds to meeting under-served housing needs.

10. Evaluating and Reducing Lead Based Paint (LBP)

The City currently implements a lead reduction strategy which involved contracting with a state-certified contractor to test homes which are being considered for rehab using CDBG under the City's Single Family Rehab Program. Homeowners are not charged for this test, and the City's Housing Rehab program pays the \$1,000 LBP testing fee. Owners are provided a copy of the test results. All Single and Multi-Family Rehab applicants are provided a copy of the booklet, "Protect Your Family From Lead In Your Home", in either English or Spanish. The City will continue to work with County Public Health Maternal Child Health Division on the monitoring of LBP poisonings in Lompoc. In the preparation of the Five Year Consolidated Plan, the City consulted the County Public Health Department on whether any children in Lompoc have tested positive for lead poisoning. The County Public Health Department did not have any reported incidences of lead poisoning in Lompoc, but will continue to monitor local medical reporting of such incidences to the State Public Health Department.

E. Leveraging Resources

Local agencies anticipated receiving over \$44 million in non-CDBG funding resources in 2004 (from 2005 Action Plan Leverage Chart). The majority of these funds were leveraged by projects that received Human Service funding support from the City's CDBG allocation. HOME funds received by the City of Lompoc through the County of Santa Barbara HOME Consortium leveraged hundreds of thousands of dollars in non-federal funding. Sources of local funds include private lenders, County Human Services funding, grants from private foundations, volunteer hours and donations from private citizens in the Lompoc community.

The City's partnership with its CHDO Lompoc Housing Community Development Corporation has leveraged millions of dollars of private financing with the contribution of City CDBG and HOME for several affordable housing projects. The City always reviews leverage in the consideration of

loans under its Housing Rehabilitation and Economic Development Revolving Loan programs.

F. Self-Evaluation

The City of Lompoc administered a CDBG, HOME and Human Service Program with limited resources, but careful leveraging of existing City funds with other local funds. The City utilized federal CDBG to implement an Economic Development, Micro-Economic Development, Housing, Public Facilities, and Human Services Programs. These efforts have helped to address the community's social, capital improvement, and economic development needs, providing funds to local agencies, loan funds to eligible low income homeowners for improvements to their homes, emergency repair grants to low income homeowners, public facility and infrastructure improvements to local sidewalks and streets. By continuing to participate in the HOME Consortium and leveraging very limited HOME dollars, the City has expanded the supply and quality of affordable housing for low- and very-low income persons.

The housing rehabilitation program provided 3 loans and 13 grants to low-income persons to significantly improve their living conditions, addressing such health and safety issues as leaking windows, mold and mildew, lack of hot water, heating, hazardous electrical wiring, and generally deteriorated conditions.

By enhancing an institutional infrastructure which supports economic development, the City's CDBG has facilitated economic development loans to businesses seeking to make jobs available to low- to moderate-income persons. An example of this teamwork is the addition of the Home Depot hardware store, which added dozens of jobs to the local economy. Although no CDBG funds were used in bringing Home Depot to Lompoc, the City Council, the Planning Commission, the RDA, and other City Divisions and Departments all worked together at strengthening economic opportunity for all residents, including those who are low to moderate income. Another example of the City's initiative in this area is in the offering of CDBG-supported Self Employment Training (SET) workshops for low-income small business owners. Low-income small business owners are currently able to obtain Home Use Permits (HUP) to operate small businesses out of their homes, offering low-income persons the opportunity to earn an income, and eventually improve their economic prospects.

Timely Expenditure of Funds

In 2004-2005, the City again successfully met its timeliness goal, with the approval of 3 rehab loans, ADA street and curb cut improvements in low- and moderate-income areas, emergency repair grants to low-income households, a dynamic human service program, and careful monitoring of current 'cash available' balances.

Affordable Housing

The City, in partnership with the non-profit Lompoc Housing and Community Development Corporation, has made progress in the rehabilitation of dilapidated multi-family rental properties for use as affordable rental housing for very low and low-income households. Funding for the rehab

came from the Redevelopment Agency administered California Housing Finance Authority HELP funds. By partnering with its CHDO, the City utilized the CHDO's ability to acquire funds that would be unavailable to a strictly government or for-profit entity.

In FY 2004, the City provided \$21,000 in State HOME Program Income funds and earmarked \$204,698 in HOME Consortium funds to the Lompoc Housing Assistance Corporation (LHAC), for capacity building, pre-development, and new construction costs.

Housing Rehabilitation

Maintaining and upgrading existing low- and moderate income single family residences and multi-family rental units, as well as preserving the existing affordable housing rental stock continue to be high priorities this year. Three (3) single-family rehabilitation loans were initiated this year to senior households.

Youth and Seniors

Supporting programs and services that address the needs of youth and seniors is another area in which the City continued to make an impact during fiscal year 2004. The City provided funding through its Human Services Commission to several local organizations that provide child care, senior nutrition programs, after school activities, and family counseling. Many of these programs and services would not exist were it not for the City's assistance.

Economic Development

Economic development is another high priority for Lompoc. The City has an active Economic Development Revolving Loan Program, which it funds through CDBG. The City also uses Redevelopment Agency (RDA) funds for a façade improvement program and for economic development improvements in the Redevelopment Area. The Chamber of Commerce also has a lead role in the development of tourism and business attraction and retention activities. The City's Economic Development Coordinator spearheads City efforts to market and communicate the City of Lompoc's advantages for business investors, with the ultimate objective of creating employment opportunities for low/mod income persons.

Continuum of Care

Supportive Housing

The City supports the development of a full Continuum of Care for the homeless and homeless prevention strategies. The City allocated the full 15% allowable of its Entitlement (\$92,700), \$39,500 in CDBG program income, and \$42,000 in Human Service donations for a total of \$174,200 to the Human Services Program. These resources are distributed through a Request For Proposal process administered by the Human Service Commission. The City supports the efforts of its 7-member Human Services Commission, which meets monthly to address human service issues in Lompoc. There is also a very active Homeless Coalition in Lompoc, which advocates on behalf of homeless persons. In 2004, the City provided a Certification of Consistency with the City's Consolidated Plan for the Lompoc Housing and Community Development Corporation for their SHP

renewal application.

III. CDBG Entitlement Funds

A. Assessment of Use of CDBG Funds in Relation to Priorities and Objectives Identified in the Consolidated Plan

In fiscal year 2004-05, the City of Lompoc utilized its Community Development Block Grant funds to provide financial support to almost all of the community development needs which were identified as High Priority in the *Consolidated Plan*. In addition, all of the FY 2004 CDBG funds were utilized to benefit very low and low-income persons.

Extent to which CDBG funds were used to benefit Low/Moderate Income Persons

This year, as in previous years, the City used 100% of CDBG funds to benefit low/moderate income persons. The IDIS Table C04PR23 "CDBG Activities with Disbursements by Activity Group & Matrix Code" shows that CDBG funds went to the following uses: 31% for housing activities; 42% for public facility and ADA improvements; 15% for public services; and 12 % for planning and administration.

Priority Need Category: Homeless

The City used CDBG resources in addressing homelessness by supporting public services, affordable housing, shelter services, and transitional housing. The City supported other homeless prevention activities through its Human Services Program, such as literacy education, domestic violence prevention, and drug prevention education.

Priority Need Category: Affordable Housing

As indicated earlier in this CAPER, Lompoc has utilized CDBG funds in the furthering of its Affordable Housing Goals through its continued funding of its Single and Multi-Family Rehabilitation Revolving Loan funds. The City has leveraged its CDBG contribution toward acquisition and new construction of new affordable housing through the contribution of other federal and local resources, such as HOME Consortium, California Housing Finance Authority (CHFA), Redevelopment Agency 20% Set-Aside funds and State HOME Program Income funds. Two good examples of this approach is the development of 4 new units at 328 North K Street and 5 new homeownership condos at T & College Avenue. The City has provided both Operating Subsidy and Pre-Development funds to its CHDO, LHCD, to study the feasibility of acquiring and rehabilitating residential rental properties, and maintains them as affordable housing with 30-year affordability covenants.

Human Services

Senior Services and Youth Services were targeted as high priorities in the *Consolidated Plan*. Accordingly, of the non-profit and public agency programs funded through the City's CDBG Human Service Program during FY 2004-2005, over half addressed the needs of youth and seniors. According to HUD's Summary of Accomplishment's report (C04PR23), 46% of the CDBG public

service funds went to General Services; 18% were specifically targeted to Senior Services; 18% to Legal Services; 18% to Youth Services; 6% services for battered and abused spouses; 4% to Fair Housing Activities; 6% to Child Care Services and 3% for in-direct homeownership assistance (through Community Action Commission's Individual Development Account – IDA program).

Priority Need Category: Economic Development

In FY 2004-05 the City's previous economic development loans made possible the hiring of 23 full and part-time employees for jobs created through the use of Lompoc Economic Development loan funds. The City also sponsored a Self Employment Training (SET) workshop for low to moderate-income small business owners.

B. Changes in Project Objectives

None.

C. Assessment of Actions

Each fiscal year, the City of Lompoc carries out a monitoring program to review activities carried out by subrecipients of its Community Development Block Grant funds in order to ensure that funds are benefiting low and moderate income persons, and that projects are cost effective and timely in delivering services or achieving completion. Members of the City's Human Service Commission periodically visit local agencies during the year. During these site visits, subrecipients must answer questions and produce documents in response to a checklist that verifies compliance with CDBG regulations. The Commission meets monthly to discuss community needs and funding priorities. They chaired the Community Needs Assessment Hearing in November 2004. The City Council appoints the Human Services Commissioners, who are all local volunteers; seven Commissioners serve each year. Over a two-week period in February 2005, the Commission held interviews with all Human Services Funding applicants and presented its recommendations for 2005-06 funding to Council, which were adopted in May 2005.

Staff held 3 public meetings to inform the public regarding CDBG accomplishments, expenditures, and the proposed budget. Staff took other CDBG funded actions to City Council for public review and approval during the program year.

D. Funds Not Used Exclusively for National Objectives

All funds were used for National Objectives. At no time did the City hinder plan implementation by action or willful inaction. In fact, staff took recommendations to the City Council nine (6) times during the past year to carry out plan objectives and Council approved every recommendation:

<i>Date</i>	<i>Council Action Taken</i>
7/23/04	Increase in HOME Loan Amount to LHAC for the construction of

	4-units at 328-330 North “K” Street
9/21/04	City of Lompoc FY 2003 Consolidated Annual Performance and Evaluation Report (CAPER)
11/16/04	Self Employment Training (SET) Program Amendment
2/15/05	Amendment to Increase the Mobilehome/ Emergency Repair Grant Program (M/ERG) Contract to \$80,000 (from \$40,000)
4/19/05	Public Comment before City Council on the 2005-2010 Five year Consolidated Plan and the 2005-06 Action Plan, which contains budgets for the CDBG, Human Services, and HOME Investment Partnership Programs
5/3/05	Approval by City Council of the 2005-2010 Five year Consolidated Plan and 2005-06 Action Plan
6/7/05	Self-Employment Training (SET) program Contract Amendment and Agreement Renewal for 2005-06
6/7/05	County Request to Negotiate a Cooperation Agreement with the City for the County to Gain “Urban County” Status and be Eligible to Receive CDBG funds.

E. Activities Involving Acquisition, Rehabilitation or Demolition of Occupied Property

This year the City assisted in the rehabilitation of three (3) owner occupied homes and the rehabilitation of 6 multi-family apartment units owned by the Lompoc Housing and Community Development Corporation. In the case of the 6 apartment units, the families were relocated to rehabilitated units in the same apartment building. In no case were any families displaced as a result of federal money.

F. Jobs Made Available to Low- and Moderate-Income Persons

In FY 2004-05 the City’s previous economic development loans made possible the hiring of 23 full and part-time employees for jobs created through the use of Lompoc Economic Development loan funds.

IV. Use of HOME funds

The use of the City’s HOME funds is detailed in the 2004-05 Santa Barbara County HOME Consortium Comprehensive Annual Performance Report (CAPER). Through the HOME Consortium, the City was allocated \$231,834 in 2003, \$230,021 in 2004, and \$208,826 in 2005.

The following table shows the City's committed HOME dollars for 2003-2005.

2002 HOME Project Name	Amount of Funds	Status
G & College Apartments New Construction	\$195,302 in 2002 City HOME Funds.	Project will be submitted for multi-family housing revenue bond financing in Sept. 2005.
2003 HOME Project Name	Amount of Funds	Status
G & College Apartments New Construction	\$204,698 in 2003 City HOME Funds (Total City HOME obligated to this project is \$195,302+\$204,698=\$400,000	See above.
First Time Homebuyer	\$121,170 in prior year and 2003 HOME funds	Program being implemented in July 2003. Workshop held in Lompoc in March 2005. No homes purchased by Lompoc persons to-date.
Rehab Loan Fund	\$221,439 in prior year HOME funds	Funds available in a multi-family revolving loan fund.
328 North K Street	\$350,599 in prior year HOME funds	Constructions began Fall, 2004. Completion expected in Fall of 2005.
2004 HOME Project Name	Amount of Funds	Status
Habitat House	\$85,000	Project originally envisioned by LHCDC and Habitat for Humanity as a preservation of a vacant and substandard housing unit currently at G & College. Plan is on-hold.
Leon Hotel	\$145,022	LHAC is proposing to develop a 25-unit SRO on North G Street. The project is proposed to be a joint

		partnership with Surf Development Corporation, another non-profit developer. Estimated project cost is \$3.7 million.
2005 HOME Project Name	Amount of Funds	Status
G & College Apartments New Construction	\$208,826 will be obligated to this project. Total City HOME commitment will be \$195,302+\$204,698+\$208,826 = \$608,826.	See above.

V. Use of HOPWA Funds

Not applicable. City does not receive HOPWA funds.

VI. Use of ESG Funds

Not applicable. City does not receive ESG funds.

VII. Public Participation Requirements

The City held a publicly noticed City Council meeting on September 20, 2005 to review and approve the FY 2004 CAPER. The availability of the 2004 CAPER for public comment and review was publicly noticed in the Lompoc Record on September 12, 2004. Copies of the CAPER were available for review at the Lompoc City Hall, 100 Civic Center Plaza, and the Public Library, 501 East North Avenue. A copy of the CAPER is also available on City web site at http://www.city_of_lompoc.com/econdev/eop/caper.pdf.

During the 15-day public comment period, which ended on September 26, 2005, there were no comments received on the City's CAPER.