

**Lompoc Redevelopment Agency &
City of Lompoc**
100 Civic Center Plaza
Lompoc CA, 93436
Phone (805) 875-8226



December 1, 2009

TO: ALL POTENTIAL APPLICANTS

RE: NOTICE OF FUNDING AVAILABILITY (NOFA)
FOR AFFORDABLE HOUSING PROJECTS IN LOMPOC, CALIFORNIA

<p align="center">LOMPOC REDEVELOPMENT AGENCY FUNDS AVAILABLE \$2,500,000</p>	<p align="center">CITY OF LOMPOC AFFORDABLE HOUSING TRUST FUND FUNDS AVAILABLE \$1,600,000</p>
<p>The Lompoc Redevelopment Agency is pleased to announce that it is accepting applications for assisting Affordable Housing Projects.</p> <p>The Redevelopment Agency Funds can be used for the following affordable housing activities:</p> <ul style="list-style-type: none"> • First-time Homebuyer Housing • Land Acquisition • Multi-Family Housing-Predevelopment, Acquisition, and/or Rehabilitation • Residential Units in Mixed Use Projects • Multi-Family Housing Residential Façade • Inclusionary Housing Unit Production <p>(*application and guidelines for these funds are available on the internet at http://www1.cityoflompop.com/departments/comdev/pdf/housing_application.pdf)</p>	<p>The City of Lompoc is pleased to announce that it is accepting applications for Affordable Housing Projects to be funded with Lompoc Affordable Housing Trust Fund Program.</p> <p>The Housing Trust Funds can be used for the following affordable housing activities:</p> <ul style="list-style-type: none"> • Predevelopment • Land Acquisition • New Construction • Conversion of Commercial to Residential Housing Units • Residential Units in Mixed Use Projects <p>(*application and guidelines for these funds are available on the internet at http://www1.cityoflompop.com/departments/comdev/pdf/application-LAHTFP1.pdf)</p>

All applications under this NOFA are due in the Lompoc Redevelopment Agency / City office will be accepted until 5:00 p.m. on February 1, 2010. Agency staff will notify successful applicants after the submittal of a complete application.

A copy of this NOFA, the application and guidelines will be available on the City of Lompoc website at www.ci.lompoc.ca.us on December 10, 2009. You may also contact Agency staff for further information or to receive the application and guidelines.

If you have any questions regarding the NOFA or require assistance in completing your application please contact Natalie Skarda at 805-875-8226 or Linda Wertman at 805-875-8278. We look forward to receiving your application.

Sincerely,

Linda R. Wertman
Redevelopment Program Coordinator
Lompoc Redevelopment Agency

Enclosures

Lompoc Redevelopment Agency Affordable Housing Project Criteria

Announcement Date: **December 1, 2009**

The Lompoc Redevelopment Agency is pleased to announce that it is accepting applications for funding affordable housing projects. The Lompoc Redevelopment Agency Funds can be used for the following affordable housing activities: first-time homebuyer housing; Inclusionary housing units; mixed-use projects; and multi-family housing predevelopment, acquisition, rehabilitation, and façade work.

Program Objective

To provide affordable housing opportunities through program partnerships with developers consistent with Agency affordable housing priorities.

Program Parameters

Affordable Housing. Agency funds must be used to directly provide affordable housing units. Single-family units must be affordable for at least 45 years and multi-family units must be affordable for at least 55 years, with “affordable” being defined by California Redevelopment Law section 50052.5 (*affordable rents and affordable sales price charts attached*).

Loan Conditions and Repayment. Agency funds are available as secured loans. Loans for single-family units may be assumed by eligible buyers and will accrue interest at 0% for 45 years. Multi-family, mixed-use and substantially rehabilitated units will accrue interest at 3% and will be repaid at the completion of construction, or as fully amortized permanent financing, which is determined by project feasibility analysis. The Agency lending policy requires a Debt Coverage Ratio of at least 1.15 and a Loan to Value Ratio of 85% or greater.

General Consideration for Program Design

Evaluation Criteria. Applications will be ranked on a competitive basis, using the following criteria:

- *Extent to which assisted units are affordable* (term, depth, amount, etc.)
- *Maximization of benefit* (number of units, agency funds per unit, number of families benefited, etc.)
- *Implementation readiness* (developers experience with the type of housing activity, staffing and administrative capacity, financial capacity, site control, other financing sources committed, developers track record with similar projects, etc.)
- *Comprehensiveness of physical design* (physical design aspects that enable the residents and incorporation of the development into the

community) and resident support structure (that potentially includes a community building, participatory management, personal enrichment, direct support services, and linkages to local support services, etc.).

Project Description. Applications must include a project description, including the use of Agency funds; total cost; number of housing units to be produced (total square feet and number of bedrooms); proposed sales price for owner occupied units; proposed rents by unit size for rental units, and level of affordability to very low-, low-, or moderate income households.

Federal, State and Local Requirements. Federal, State or local government requirements may apply in the process depending on the nature and structure of the housing project. These requirements may include State Prevailing Wages, Lead Based Paint mitigation, and/or compliance with Article 34 of the California State Constitution.

Proposal Limitations

Applicants are limited to developments proposed within the Old Town Lompoc Redevelopment Project Area (map attached).

Applicants are limited to a maximum request of **\$1,000,000** per project.

Documentation Required for Application Package

The documentation and information required below is not all-inclusive. Agency staff may require additional documentation, as necessary, to evaluate and rank broadly varying projects.

1. Completed Application for Funding.
2. Project Proposal. The project proposal should include, at a minimum:
 - a) The type of housing project (i.e. senior housing, rental, home ownership, etc.).
 - b) The number of units and households expected to benefit from the project (Redevelopment income levels, sales price, and rent guidelines attached).
 - c) A statement that describes how the proposal addresses an unmet affordable housing need in the community, with market studies if available.
 - d) A description of the comprehensive features of the proposed projects, such as the physical design of the development and its incorporation into the surrounding community; resident support structures such as the community building aspect of the project, participatory management or governance, personal enrichment or support services provided, etc.
 - e) The amount of funding being requested and the method of security, and source or guarantee for repaying the loan.
 - f) Evidence of site control or indication of potential site control, evidence of other financing sources in place, and other indications that the

proposed project has been well-developed and that implementation can begin as immediately as possible.

3. Relocation Plan (if necessary)
4. Detailed Project Proforma / Budget which includes:
 - Sources and Uses of Funds
 - Operating Budget and Reserves
 - Ten- to fifteen-year Cash Flow Projection (if applicable)
5. Resumes and References for each member of the proposed development team
6. Schedule of Performance
7. Development Budget and Timeline

Application Submittal

Applications must be received before 5:00 p.m. on February 1, 2010 for this funding. The Lompoc Redevelopment Agency anticipates that the participants for this round of funding will be selected and announced by **March 31, 2010**.

Applications will be accepted and evaluated on a first come, first serve basis depending on availability of funds.

Applications may be delivered to the Lompoc Redevelopment Agency, accordingly:

By mail: Lompoc Redevelopment Agency
Attn: Natalie Skarda
100 Civic Center Plaza
Lompoc, CA 93436

In Person: Lompoc Redevelopment Agency Staff
100 Civic Center Plaza
Lompoc, CA 93436

By facsimile: 805-875-8326

By e-mail: n_skarda@ci.lompoc.ca.us

2009 AFFORDABLE MULTIFAMILY RENTS

*Unit Size	30% of Monthly Income	-	**Utility Allowance	=	Actual Affordable Monthly Rent
VERY LOW RENTS - 30% of 50% AMI					
Studio	\$616	-	\$130	=	\$486
1-Bedroom	\$704	-	\$145	=	\$559
2-Bedroom	\$792	-	\$158	=	\$634
3-Bedroom	\$880	-	\$179	=	\$701
4-Bedroom	\$951	-	\$203	=	\$748
LOW RENTS - 30% of 60% AMI					
Studio	\$740	-	\$130	=	\$610
1-Bedroom	\$845	-	\$145	=	\$700
2-Bedroom	\$950	-	\$158	=	\$792
3-Bedroom	\$1,056	-	\$179	=	\$877
4-Bedroom	\$1,141	-	\$203	=	\$938
MODERATE RENTS - 30% of 110% AMI					
Studio	\$1,356	-	\$130	=	\$1,226
1-Bedroom	\$1,548	-	\$145	=	\$1,403
2-Bedroom	\$1,742	-	\$158	=	\$1,584
3-Bedroom	\$1,936	-	\$179	=	\$1,757
4-Bedroom	\$2,091	-	\$203	=	\$1,888

*Rents set at the appropriate sized unit for household size
(studio-1person 1br-2person 2br-3person 3br-4person 4br-5person)
**Utilities based on gas appliances. Listed allowance assumes all utilities are paid by tenant.
Utility allowance breakdown is available upon request, or can be found on the Housing Authority of the County of Santa Barbara's website.

2009 SINGLE FAMILY REDEVELOPMENT AFFORDABILITY CHART

House Size	Very Low		Low		Median		Moderate	
	Maximum Income (HCD)	*Sales Price 30% of 50%	Maximum Income (HCD)	Sales Price 30% of 70%	Maximum Income (HCD)	Sales Price 30% of 100%	Maximum Income (HCD)	Sales Price 35% of 110%
Studio	\$27,250	\$68,100	\$43,600	\$108,516	\$49,300	\$169,140	\$59,150	\$226,397
1 bedroom	\$31,100	\$79,785	\$49,800	\$125,940	\$56,300	\$195,173	\$67,600	\$260,559
2 bedroom	\$35,000	\$91,574	\$56,050	\$143,508	\$63,350	\$221,410	\$76,050	\$277,756
3 bedroom	\$38,900	\$102,412	\$62,250	\$160,126	\$70,400	\$246,697	\$84,500	\$328,459
4 bedroom	\$42,000	\$109,241	\$67,250	\$171,587	\$76,050	\$265,106	\$91,250	\$353,429
5 bedroom	\$45,100	\$115,397	\$72,200	\$182,334	\$81,650	\$282,739	\$98,000	\$377,566
6 bedroom	\$48,250	\$126,976	\$77,200	\$198,545	\$87,300	\$305,898	\$104,800	\$407,287
7 bedroom	\$51,350	\$138,556	\$82,150	\$214,757	\$92,950	\$329,058	\$111,550	\$437,009

As of
5/15/2009

*Based on 5.25% @ 30years, \$400 Estimated Property Insurance, 1.15% Estimated Property Tax, .0015 Estimated Property Maintenance and Repairs, Utility Allowance per unit size w/gas heating, cooking and water heating, and an est. 5% down payment
Rents set at the appropriate sized unit for household size (studio-1person 1br-2person 2br-3person 3br-4person 4br-5person)
Based on 2009 Area Median Income