

RESOLUTION NO. 6795(26)

A Resolution of the Council of the City of Lompoc, County of Santa Barbara, State of California, Amending the Lompoc Homebuyer Assistance Program Guidelines and Allocating Funds to the Program from the Lompoc Affordable Housing Trust Fund

WHEREAS, on December 2, 2003, the City Council of the City of Lompoc (City) adopted Resolution No. 5135(03) establishing a housing in-lieu fee, and on December 16, 2003, adopted Ordinance No. 1492(03) adding Chapter 18 (Housing In-Lieu Fee Program) to the Lompoc Municipal Code; and

WHEREAS, on April 5, 2005, the City Council adopted Resolution No. 5237(05) adopting the Lompoc Homebuyer Assistance Program Implementation Plan (Plan), confirming trust funds would be used to provide loans to qualified developers, public entities, groups and individuals to undertake activities to create new affordable housing, thereby expanding the City's below-market housing stock; and

WHEREAS, on October 7, 2008, the City Council approved the first amendment of the Plan to allow use of Plan funding for reasonable administrative costs, not to exceed \$10,000 annually, to allow loan processing costs to be included in the loan amount or collected with the application, to require the execution of Council-approved loans within a 180-day period, and to use Plan funds (in part) for the acquisition of The Mortgage Office loan servicing software program and 12 months' of software maintenance service for a total not to exceed \$7,000; and

WHEREAS, on July 15, 2014, the City Council adopted Resolution No. 5936(14) approving the second amendment of the Plan to allow increased funding for administrative costs, add the ability to charge interest on funds loaned to borrowers, and to expand the types of "Eligible Housing Projects" to include "existing" housing for the purpose of a Program for Very Low-, Low-, and Moderate-Income families; and

WHEREAS, on July 21, 2015, the City Council approved a contract with Housing Trust Fund of Santa Barbara County (HTFSBC) as consultant to create a Lompoc Homebuyer Assistance Program and the appropriation of \$42,500 for the development of the Program and outreach and processing costs associated with ten loans; and

WHEREAS, at the City Council meeting of June 7, 2016, the City Council approved the Community Lompoc Homebuyer Assistance Program (Program) Guidelines and the allocation of \$1,080,000 from the Lompoc Affordable Housing Trust Fund to fund the Program with the adoption of Resolution No. 6054(16); and

WHEREAS, City Council's adoption of Resolution No. 6054(16) resulted in total Program funding and appropriations of \$1,122,500 for Program loans, grants and development and administrative costs; and

WHEREAS, on May 1, 2018, the City Council adopted Resolution No. 6177(18) approving the Program be implemented and operated by City staff and approval of the remaining program appropriations of \$1,440,000 to continue the implementation of the Program; and

WHEREAS, on September 20, 2022, the City Council adopted Resolution No. 6545(22) approving the addition of formulas and assumptions in the Lompoc Affordable Housing Trust Fund Program Implementation Plan that establishes guidelines for the use of funds in the City of Lompoc’s Affordable Housing Trust Fund for this Program for the calculation of the maximum amount of financial assistance available to a single applicant under the Program.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council approves an allocation of \$913,747 from the Lompoc Affordable Housing Trust Fund to fund the Lompoc Homebuyer Assistance Program.

SECTION 2. The Lompoc Homebuyer Assistance Program Guidelines, attached hereto as Exhibit A, are hereby approved and adopted, and all prior versions of the Guidelines are superseded and void.

SECTION 3. The City Council approves the attached Lompoc Homebuyer Assistance Program Lender Application (Exhibit “B”), and Evaluation Ranking Tool (Exhibit “C”) and limits the number of approved lenders to five (5) to ensure consistency and compliance with program requirements.

SECTION 4. To implement and operate the program, the City Manager of the City of Lompoc, or his designee, is hereby authorized to execute all necessary agreements, and documents related to the program.

SECTION 5. Effective Date. This Resolution is effective on the day of its adoption.

The foregoing Resolution was proposed by Councilmember _____, seconded by Councilmember _____, and was duly passed and adopted by the Council of the City of Lompoc at its regular meeting on January 6, 2026, by the following vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

James Mosby, Mayor
City of Lompoc

ATTEST:

Stacey Haddon, City Clerk
City of Lompoc

- Attachment: Exhibit A: Program Guidelines
- Exhibit B: Lender Application
- Exhibit C: Lender Application Evaluation Ranking Tool