



**BOARD OF SUPERVISORS
AGENDA LETTER**

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

**Submitted on:
(COB Stamp)**

Department Name: Community Services
Department No.: 057
Agenda Date: November 18, 2025
Placement: Administrative Agenda
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s): Jesús Armas, Community Services Department DS
JA
Contact: Joseph Dzvoniak, Assistant Director, Housing and Community Development
Lucille Boss, Housing Programs Manager
SUBJECT: Resale of Affordable Housing Unit at 2615 Caspia Lane, Summerland,
APN 005-700-008, 1st Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

General Services Concurrence:

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Adopt a Resolution (Attachment A) to accept the bid from Madoricela Badillo DelGado (Buyer) to purchase the County-owned affordable housing unit (Unit) located at 2615 Caspia Lane in Summerland for the sales price of \$160,800, pursuant to the terms and conditions set forth in the Resolution, the Buyer’s contract and the attachments thereto; and
- b) Record a restrictive covenant to be recorded by Escrow concurrently with the remainder of the closing documents; and
- c) Determine that the proposed actions are exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15378(b)(4), finding that the actions are creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment.

Summary Text:

On May 6 2025, the Board of Supervisors accepted a copy of the Grant Deed to the affordable Unit located at 2615 Caspia Lane in Summerland (APN 005-700-008), and authorized the Community Services Department (CSD) Director to issue a Request for Proposals (RFP) to identify an eligible buyer, execute all escrow documents, and complete the due diligence required to draft the terms and conditions of the proposed resale at a below market price. The RFP was publicly issued on August 21, 2025, and a subsequent lottery to rank the Buyer applicants was conducted by CSD on September 19, 2025, under the observation of the Auditor-Controller's office.

CSD processed the Homeownership Application from the Buyer to ensure they are eligible under the County's Inclusionary Housing Program (IHP). CSD has accepted a qualifying offer from the Buyer and is returning to the Board for final approval to obtain the necessary authority to complete the sale and record a new restrictive covenant that is consistent with the current resale restrictions set forth under the IHP. The Board's approval of the recommended actions will enable CSD to accept the offer to purchase from the Buyer and enter escrow to consummate the sale.

Background:

The initial owner of the Unit signed and recorded a "Resale Restrictive Covenant and Preemptive Right" (Covenant) on February 28, 2002. The Covenant contained resale restrictions, owner occupancy requirements, and allowed the County to exercise an option to purchase the Property. The initial owner's Covenant was scheduled to expire in February of 2032. On May 21, 2025, CSD purchased the Unit to retain it within the affordable housing stock via the IHP. The subsequent sale of the property to the Buyer is limited by the 2002 Covenant's resale price restrictions (\$160,800), and the new resale restrictive covenant will have a ninety (90) year term. The Resolution recommended for adoption shall authorize the Chair of the Board of Supervisors and the CSD Director to execute the Grant Deed and related escrow documents subject to performance and compliance by the Buyer of all the terms or conditions of the contract to be performed concurrently therewith in accordance with California Government Code Section 25535.

Fiscal and Facilities Impacts:

The Funds to purchase and rehabilitate the residence were drawn from fund 0065 (the County's Housing Trust Fund, where in-lieu fees are deposited). As a restricted unit, the sale price was also restricted. In this instance the sale price was limited to \$160,800. After costs associated with needed repairs of approximately \$27,000 and anticipated closing costs are deducted, net proceeds estimated to be \$130,000 will be deposited into fund 0065.

Staffing Impacts:

There are no staffing impacts other than for on-going monitoring of the IHP Unit.

Page 3 of 3

Special Instructions:

Please return a copy of the Minute order and executed Resolution to Andrew Kish via e-mail at Akish@countyofsb.org.

Attachments:

Attachment A – Resolution for the Sale of Real Property located at 2615 Caspia Lane

Exhibit A- Legal Description of the Property

Exhibit B- Request for Proposals

Exhibit C- Buyer Information Packet

Exhibit D- Grant of Preemptive Right: Resale Restrictive Covenant and Option to Purchase

Contact Information:

Andrew Kish

Housing Programs Specialist, Senior

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