



County of Santa Barbara

Housing & Community
Development

Housing & Community Development

First Quarter Report



June 19, 2007





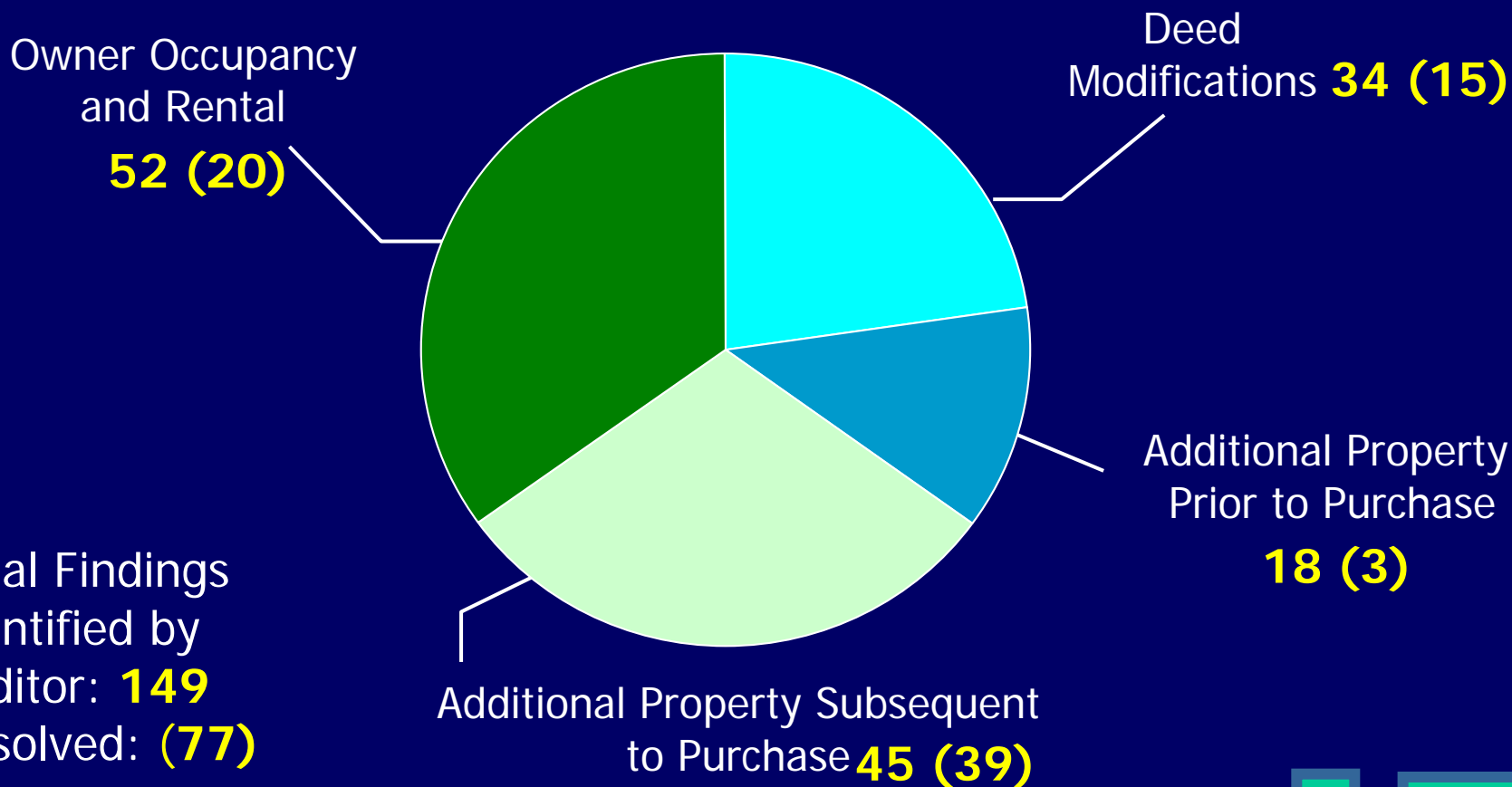
Overview

- Addressing Deficiencies and Weaknesses Identified by Auditor's Report
 1. Potential Violations
 2. In-Lieu Fees
 3. Inventory
 4. HCD Reorganization
 5. Business Processes





Auditor Findings by Classification



Total Findings Identified by Auditor: **149**
Resolved: **(77)**





Follow-Up on Program Violators

Identification

Comparison performed of covenant language and non-compliance actions



Problems Addressed

Violators offered opportunity to correct or "cure" situation

Instances of clear cut violations that could not be established due to insufficient or nonexistent covenant language

Legal action



Improvements

- Inventory Database
- Violations Committee
- Annual Survey
- Compliance Officer
- Complaint Handling

Affordable Housing :: Property Search Results - Microsoft Internet Explorer provided by County of Santa Barbara

Address: <http://cao.co.santa-barbara.ca.us/apps/ahdb/Results.aspx>

Affordable Housing

- Home
 - Search Properties
 - Add A New Property
 - Developments
 - Reports
- Administration
 - Approval Body
 - Cities
 - Covenant Types
 - HE Program Types
 - Housing Market Areas
 - Identification Types
 - Interests
 - Monitors
 - Residency
 - Units Lost
 - Users

Inventory Search Results

Records 1 - 12 of 12 First Prev 1 Next Last

APN	Development	Address	Exp. Date	Violation Status
103770018	Jensen's Crossing	1534 Jensen Ranch Rd. Orcutt, 93455	9/21/2016	● G
103770020	Jensen's Crossing	1542 Jensen Ranch Rd. Orcutt, 93455	8/28/2016	● G
103770022	Jensen's Crossing	1550 Jensen Ranch Rd. Orcutt, 93455	8/22/2016	● G
103770024	Jensen's Crossing	1558 Jensen Ranch Rd. Orcutt, 93455	8/25/2016	● G
103770026	Jensen's Crossing	1566 Jensen Ranch Rd. Orcutt, 93455	8/25/2016	● G
103770029	Jensen's Crossing	1565 Jensen Ranch Rd. Orcutt, 93455	9/7/2016	● G
103770030	Jensen's Crossing	1561 Jensen Ranch Rd. Orcutt, 93455	9/29/2016	● G
103770032	Jensen's Crossing	1553 Jensen Ranch Rd. Orcutt, 93455	9/6/2016	● G
103770034	Jensen's Crossing	1545 Jensen Ranch Rd. Orcutt, 93455	9/25/2016	● G
103770036	Jensen's Crossing	1541 Jensen Ranch Rd. Orcutt, 93455	9/25/2016	● G
103770038	Jensen's Crossing	1547 Jensen Ranch Rd. Orcutt, 93455	9/25/2016	● G
103770040	Jensen's Crossing	1543 Jensen Ranch Rd. Orcutt, 93455	9/25/2016	● G

Inventory Search
Enter the search criteria and click Search.

Search Property

APN:

Owner Name:

Address:

Development:

Violation Status: All ● G ● Y ● R

Page Size: 50



2. Collection of In-Lieu Fees

Problems Reported

- Inconsistencies in criteria for fee calculation
- Lack of formal communication process to assure that fees are paid



Solutions

- New, simple form streamlines fee calculation request
- Documented process for fee calculation requests and invoicing of developers
- Established HCD as the department for the purpose of clearing affordable housing conditions



2. Collection of In-Lieu Fees

- Uncollected In-Lieu Fees Identified by Auditor
- P & D Records Search
 - Bills sent and written confirmations received
- Payments To Date
 - \$225,000 received on schedule
 - Balance Due: \$135,000





3. Accurate Inventory

Problems Reported

- Lack of accurate inventory
- Failures to track and record changes in ownership

Solutions

- Modifications to P&D process wherein developments are entered into new HCD inventory system upon application approval
- Ownership (and other critical data) verified before entry into inventory system





4. Reorganization of HCD

Problem: Conflicting Interests

- The Housing and Development division (a one-person division) performed both buyer advocacy role and enforcement role

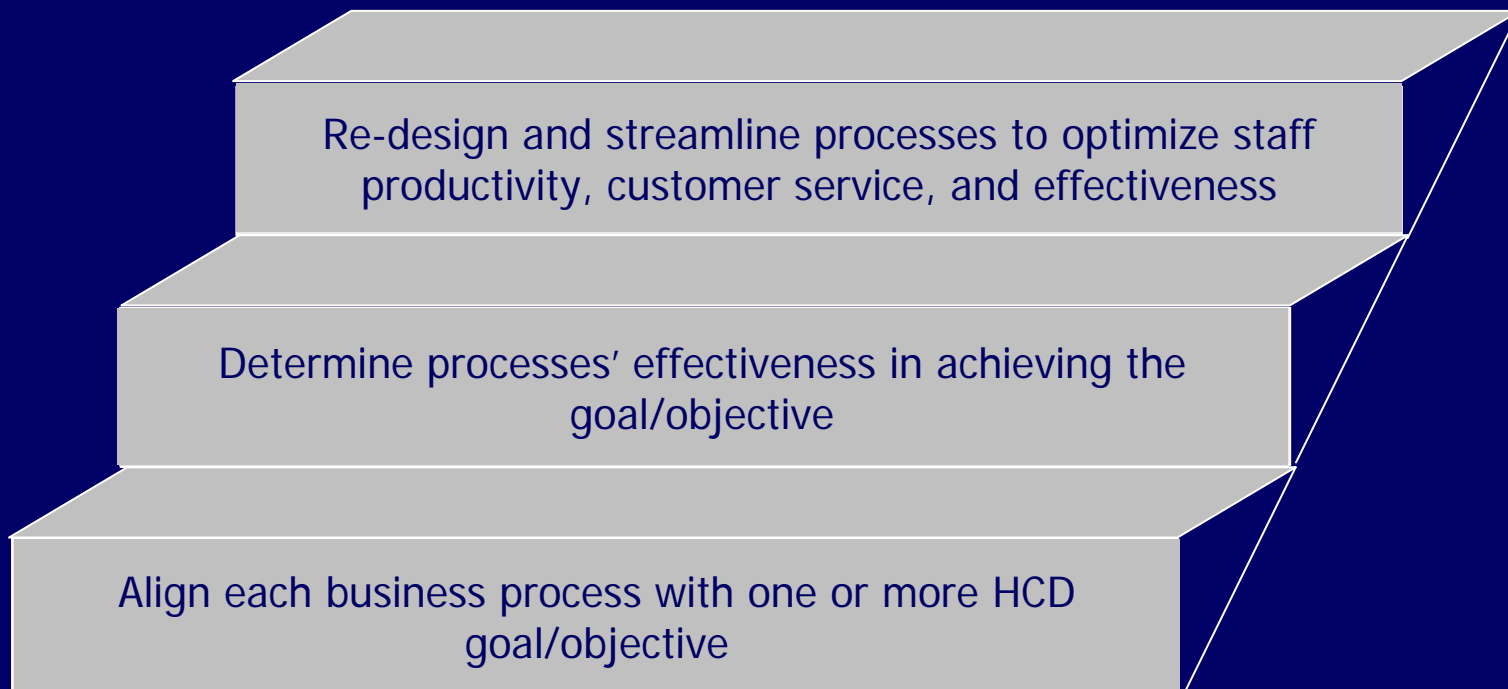
Solution: Segregate Duties

- Housing and Development division split between two (2) current employees (no new staff added) & a full-time compliance officer assigned





5. Business Processes





HCD Finance Division

Accomplishments This Quarter

Prepared annual action plan for HOME program and 3-year consolidated Plan and annual action plan for the CDBG program for submission to HUD.

Obtained and distributed \$4.1 million in federal HOME and CDBG project funds.

Completed Continuum of Care Grant Application





Projects Under Construction

Project Name	# of Affordable Units	Est. Completion Date
Mercy Housing	75 (family), 95 (senior)	July/August 2007
Ted Zenich Gardens	24	December 2007
College Park Apts	35	December 2007

Projects In Planning/Permitting Stage

Project Name	# of Affordable Units	Est. Completion Date
Dahlia Court Apartments Expansion	34	Fall 2010
Braddock House	4 (special needs)	Summer 2008
Casa de Familia	16	December 2007

Total	283	
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Summary / Goals

■ Property Management Division

- Assure efficiency and transparency in the affordable housing application and income certification process
- Establish and maintain an effective, on-going program to monitor existing and future affordable ownership units



Summary / Goals

■ Housing Finance Division

- Strive to optimize acquisition and distribution of Federal and State grant monies
- Effectively monitor expenditure of grant monies to ensure ongoing compliance with grant intent



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Thank You

