

**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



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

**Agenda Number:**  
**Prepared on:** 11/12/2003  
**Department Name:** Housing and Community  
Development  
**Department No.:** 055  
**Agenda Date:** 11/25/03  
**Placement:** Administrative  
**Estimate Time:** n/a  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:** G:\\HCD\\HOUSINGIMPLEMENTATION\\Hs  
GCOMDEVDEPT\\PROJECTS\\JENSEN'SC  
ROSSING\\BOARD.LETTER.JENSENS.DOC

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**TO:** Board of Supervisors

**FROM:** Housing and Community Development  
Ed Moses, Director

**STAFF CONTACT:** Susan Everett, Planner (568-2014)  
Housing and Community Development

**SUBJECT:** *Agreement to Provide Affordable Housing and Shared Equity Appreciation Covenant for Jensen's Crossing/Cobblestone Creek [TM 14,429, 98-DP-018], Lompoc area, Third Supervisorial District, Assessor Parcel Number(s) 103-200-068 & 069.*

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**Recommendations:**

That the Board of Supervisors:

- A. Approve and execute the attached *Agreement to Provide* (Attachment A) for the Jensen's Crossing /Cobblestone Creek Housing Development and direct its recordation.

**Alignment with Board Strategic Plan:**

The recommendation is primarily aligned with actions required by law or by routine business necessity  
The recommendation is primarily aligned with Goal No. 7. A Community that Fosters the Safety and Well-Being of Families and Children.

**Executive Summary and Discussion:**

The Planning Commission approved the Jensen's Crossing/Cobblestone Creek Housing Project on March 1, 2000. The approved project allows for construction of 110 new residential units. Twelve of the 110 homes are designated as affordable units, (see Exhibit C, Address List of Affordable Housing Units), and are to be restricted through the County's Ten-year Shared Equity Program. The *Agreement to Provide Affordable Housing* and the *Shared Equity Appreciation Restrictive Covenant*, which is attached thereto as Exhibit D, assure the provision of the required affordable units.

**Mandates and Service Levels:**

State Planning Law mandates that local jurisdictions prepare Housing Elements containing policies and programs to ensure local provision of affordable housing. One of these programs is Santa Barbara County's Inclusionary Program, which applies to all housing developments with five or more units. This program requires that a percentage of units within a project have affordability restrictions placed upon them. The Final Development Plan [97-DP-018] for Jensen's Crossing/Cobblestone Creek was approved with a condition implementing the policies of the Inclusionary Program. The Agreement together with the exhibits to it implement this March 2000 condition. The execution and recordation of this Agreement to Provide Affordable Housing will satisfy the basic requirement of the housing condition which states, "Prior to map clearance for final map recordation and land use clearance for the final development plan, the applicant shall enter into and record an Agreement to Provide Affordable Housing and a Shared Equity Appreciation Restrictive Covenant with the County of Santa Barbara, agreeing to provide twelve affordable units at sale prices affordable to low income households, as required by the Housing Element and Housing Element Implementation Guidelines for the Lompoc Housing Market Area".

**Fiscal and Facilities Impacts:**

The Housing and Community Development Department will expend funds for advertisements to market the affordable homes and to screen potential buyers through the Income Certification process. Additional funds will be expended for ongoing monitoring of the affordable homes in this project, and to enforce the Shared Equity Restrictive Covenant (see Exhibit E, Marketing Plan, Exhibit F, Lottery Plan, Exhibit D Shared Equity Appreciation Covenant). Application Screening and Income Certification fees offset a portion of these expenses, the remainder is paid out from the General Fund. These costs and revenue are included in the approved 2002-2003 Planning and Development budget.

**Special Instructions:**

- Clerk of the Board to forward the executed *Agreement to Provide Affordable Housing* to the County Clerk Recorder for recordation.
- Clerk of the Board shall send copies of the Minute Order and executed document to Lisa Plowman Planning and Development and Susan Everett, Housing and Community Development.

**Concurrence:** County Counsel.

**ATTACHMENTS:**

- A. *Attachment A, Agreement to Provide Affordable Housing including*
  - Exhibit A, Legal Description of Property*
  - Exhibit B, Affordable Housing Conditions for Jensen's Crossing*
  - Exhibit C, Address List of Affordable Housing Units*
  - Exhibit D, Shared Equity Appreciation Restrictive Covenant*
  - Exhibit E, Marketing Plan for Jensen's Crossing Affordable Homes*
  - Exhibit F, Lottery Plan for Jensen's Crossing at Mesa Oaks Affordable Homes*

ATTACHMENT A  
AGREEMENT TO PROVIDE AFFORDABLE HOUSING