



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

Department Name: Community Services
Department No.: 057
For Agenda Of: June 17, 2014
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Renée E. Bahl, Interim Community Services Director (805) 568-2467
Director(s)
Contact Info: Margo Wagner, Senior Housing Program Specialist (805) 568-3529
SUBJECT: Agreement to Provide Affordable Housing and Restrictive Covenant and Preemptive Right for The Knoll Subdivision; 07TRM-00000-00005, 07DVP-00000-00031, Second Supervisorial District.

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Planning & Development

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- A. Approve and authorize the Chair of the Board of Supervisors to execute the attached Agreement to Provide Affordable Housing and Restrictive Covenant and Preemptive Right (Attachment A) for The Knoll Subdivision (the "Agreement"), and direct Staff to record the Agreement; and
- B. Find that pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 , no substantial changes are proposed, and no new information of substantial importance has come to light regarding environmental effects of the Knoll Subdivision (the "Project") or the sufficiency or feasibility of mitigation measures, and therefore approval of the Agreement is within the scope of the Project covered by the Final Mitigated Negative Declaration (MND) (08-NGD-00000-00020) that was adopted by the County Planning Commission on December 10, 2008, and that therefore no new environmental documentation is required.

Summary Text:

At its December 10, 2008 meeting, the County Planning Commission approved the Knoll Subdivision. The Agreement to Provide Affordable Housing and Restrictive Covenant and Preemptive Right satisfies the requirement for the applicant to produce one (1) Restricted Unit available for rental or sale to very low income households for a term of thirty (30) years. To comply with the Project's Conditions of Approval, the Agreement to Provide Affordable Housing and Restrictive Covenant and Preemptive Right will be executed and recorded prior to final map recordation.

Background:

The approved project allows for subdivision of a 5.12-acre gross parcel into 13 residential lots, two open space lots, and one common area lot covering the private roadway. The project includes a total of 11 new market rate residential units and one new affordable Restricted Unit designated for sale or rental to very low income households (earning less than 50% of Area Median Income (AMI)) under the State Density Bonus Program.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

One (1) affordable Restricted Unit will become available and part of the County's affordable housing stock which will require annual monitoring for thirty (30) years. The fiscal impact of future monitoring is included in the base budget. Grading of the site is expected to begin in 2014. Construction of the affordable Restricted Unit is expected to begin in late 2014 or early 2015, with estimated occupancy expected by late 2015 or early 2016.

Staffing Impacts:

The Community Services Department (CSD) administers the County's Inclusionary Housing Program and, in this role, is the lead agency in drafting the Agreement and Covenant based on the Project Conditions of Approval as set forth by the County.

Special Instructions:

- Execute two (2) original copies of the Agreement to Provide Affordable Housing and Restrictive Covenant and Preemptive Right [Attachment A] and contact Margo Wagner at ext. 3529 to pick up one (1) original copy;
- Provide a copy of the minute order reflecting Board action to CSD, attn.: Margo Wagner

Attachments:

- Attachment A: Agreement to Provide Affordable Housing and Restrictive Covenant and Preemptive Right
- Attachment B: Links to The Knoll Subdivision Final MND:
<http://www.sbcountyplanning.org/PDF/boards/CntyPC/12-03-2008/07DVP-00000-00031/Attachment%20C%20-%20ND.pdf> ; and
<http://www.sbcountyplanning.org/PDF/boards/CntyPC/12-03-2008/07DVP-00000-00031/Attachment%20A%20-%20Findings.pdf>

Authored by: Margo Wagner, Senior Housing Program Specialist, Housing and Community Development

cc: Alex Tuttle, Planning & Development