

## AFFORDABLE HOUSING COMPLIANCE PROJECT

Board of Supervisors July 25, 2006





- 1. Approve lottery system pre-application form and process
- 2. Approve staff recommendation for program improvements
- 3. Direct County Counsel to draft final ordinance
- Direct staff to develop monitoring and enforcement recommendations and return with recommendations on October 24, 2006





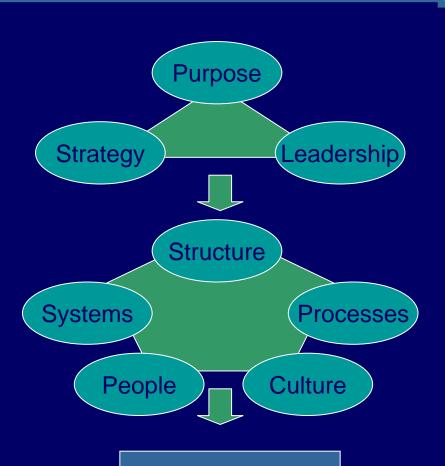
- July 18, 2003 HCD assigned responsibility for monitoring & enforcing covenants of Inclusionary Housing Program
- May 3, 2005 Board requested HCD audit
- May 16, 2006 Auditor presented preliminary findings to Board of Supervisors, and initiated system-wide audit of all units in IHP



# STRATEGY AND PERFORMANCE

# A Conceptual Framework

From: Strategy, A View from the Top, Prentice Hall



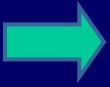
Performance/Control





## OVERVIEW-PROJECT TEAM PROGRESS IN 58 DAYS

Board directed Project Team to prepare report and recommendations related to compliance monitoring and lottery selection processes.



#### The Project Team

- County Executive Office
- > Auditor Controller
- County Counsel
- > HCD

Return to the Board

July 25, 2006

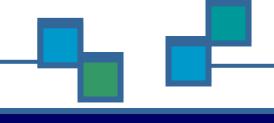




# PROJECT TEAM REPORT AND RECOMMENDATIONS

- Lottery & Certification
- II. Compliance Monitoring
- HCD Identified Problem Units
- IV. Enforcement
- v. Next Steps



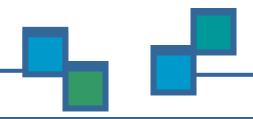


# I. LOTTERY & CERTIFICATION

- Auditor Finding:
  - > A lengthy and onerous initial application for the lottery process.
- Auditor Recommendation:
  - > Streamline the lottery process
- Team Recommendation:
  - Develop a simplified application form "Short Form"



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## **SHORT-FORM APPLICATION**

	County of Santa Barbara
	Humong and Community Development • 10's East Anapama 3c., Suite 5 • Santa Barbara, CA 93101 • (80's) 568-2018
	Affordable Housing Program
	Wait List Application
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	subject to final confirmation by the Santa Barbara County Housing and Community Development Department,
C.	□ Include a cacher's check or money order for the nonrefundable application fee of \$50, payable to the <u>County of Santa Barbura</u> . □ Return this completed application with the \$50 fee to the address at the top of this application.
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	(Check all boxes that apply)
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£.	□ I am a first-time homelower and/or meet other homeowner restrictions.
C.	□ I do not own or have an ownership interest in other residential property.  Any false
p.	III have not owned a borne or any interest in any residential property in the last 3 years.
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### **CERTIFICATION PROCESS**

- Recommendations
  - > Organized document submittals
  - Director/Manager Review of staff recommendation
  - > Certification Committee





# II. COMPLIANCE MONTITORING

- Database
- Annual Surveys
- Complaints



### **DATABASE**

#### Goal

Convert HCD's Inclusionary Housing spreadsheets into a web-enabled SQL database application that tracks deed restricted housing.

#### Benefits

- > Enhanced data entry interface for maintaining data
- Greater reporting flexibility
- > Ability to respond to annual surveys online
- Automated verification other County department databases for accuracy and consistency





- 408 Existing Units
- 17 Future Units on the South Coast in Approved Projects
- 235 Future Units in North County in Approved Projects





## PACIFIC GLEN







## **MOUNTAIN VIEW**





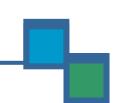


## LOMITA DE ORO





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## OAKRIDGE







- Future Units on the South Coast
  - > Preserve at San Marcos: 5 Low Income Units
  - ➤ The Villas at Calle Real: 2 Low, 2 Lower Moderate, 2 Upper Moderate Income Units
  - Las Palmas Viejas: 3 Low, 1 Lower Moderate,2 Upper Moderate Income Units





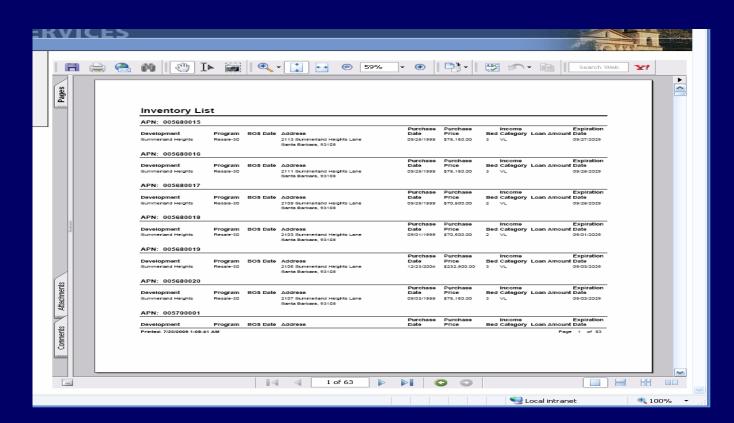
- Future Units in North County
  - > Stonegate: 10 Low Income Units
  - Rice Ranch Pine Creek: 63 Low, 44 Upper Moderate,
     11 Middle Median Units
  - Rice Ranch The Meadows: 10 Low, 6 Upper Moderate,
     12 Middle Median Units
  - Providence Landing: 21 Very Low, 30 Low, 10 Lower Moderate Units
  - > Jensen's Crossing: 12 Low Income Units
  - > Old Mill Run: 6 Low Income Units



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### DATABASE: INVENTORY





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## **DATABASE: SEARCH PAGE**

	TO THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS
Management Add New Property	Search Property
<u>Search Property</u> View All Properties	APN:
Reports Inventory List Report	Name:
Expiration Date Report	Address:
	Development:
	Search



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## DATABASE: SEARCH RESULTS

APN	Development	Address	Exp. Date
005680019	Summerland Heights	2105 Summerland Heights Lane Santa Barbara, 93108	9/3/2029
005700008	Villas At Summerland	2615 Caspia Lane P.O. Box 5116 Summerland, 93067	2/28/2032
005700009	Villas At Summerland	2617 Caspia Lane P.O. Box 434 Summerland, 93067	3/1/2032
059300052	Oak Grove	410 Camino Del Remedio #A Santa Barbara, 93110	1/31/2030
059300055	Oak Grove	410 Camino Del Remedio #D Santa Barbara, 93110	12/26/2029
059300056	Oak Grove	410 Camino Del Remedio #E Santa Barbara, 93110	1/1/2030
059300058	Oak Grove	410 Camino Del Remedio #G Santa Barbara, 93110	6/18/2031
059300059	Oak Grove	410 Camino Del Remidio #H Santa Barbara, 93110	10/16/2037
059300063	Oak Grove	420 Camino Del Remidio #D Santa Barbara, 93110	5/14/2030
059300064	Oak Grove	420 Camino Del Remidio #E Santa Barbara, 93110	2/22/2030
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- County Executive Office review of identified violations
- Exercise civil remedies through County's Counsel's office
- Investigation by District Attorney's office





- Ordinance
- Buyback Program
- Investigations by the DA's office
- Next Steps





### **ORDINANCE**

- Purpose
  - ensure availability of for-sale affordable units for qualified individuals and families
- Benefits
  - increased ability to enforce affordable home restrictions against participants in the program
  - uniformity in application of covenants in IHP





### **BUYBACK PROGRAM**

- Purpose
  - ensure sale to qualified individuals and families at restricted price
- Benefits
  - > review for income qualification of buyers
  - > opportunity to update covenants
- Example
  - > 24 S. Glen Annie Rd, Goleta, approved 7/18/06





The Office of the District Attorney has assigned staff so that suspected cases of fraud can be referred for investigation and possible criminal prosecution.





- Internal Audit Final Report on Affordable Housing
- Project Team Recommendations on Enforcement
- Draft Administrative Manual
- Buyer Education Program
- Buyback Program
- Ordinance
- County Employee IHP Participation Policy
- Staffing Needs Assessment for Compliance Program
- Contracting for Housing Services



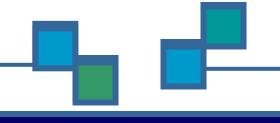


TASK	TIMEFRAME	STATUS
•Lottery Process/Short Form	July 2006	Completed
•Certification Process	July-Oct 2006	In Process
•Monitoring	July-Oct 2006	In Process
•Enforcement	July-Oct 2006	In Process

July 25, 2006

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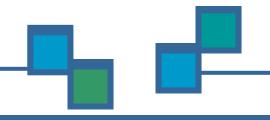
## PROCESS IMPROVEMENTS

LOTTERY AND CERTIFICATION				
<ul><li>Lottery Application Short- Form</li></ul>	July 2006	Completed		
Certification Documents		In Process		
•HCD Director Review		In Process		
Certification Committee		In Process		

July 25, 2006

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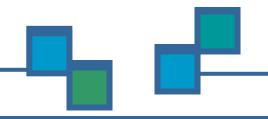




## PROCESS IMPROVEMENTS

MONITORING				
<ul> <li>Identify Inventory for For- Sale Affordable Units</li> </ul>	July 2006	Completed		
Develop Database		In Process		
Annual Survey		In Process		
•Referrals to DA and County Counsel		In Process		





## PROCESS IMPROVEMENTS

ENFORCEMENT				
<ul><li>Establish DA Contact for Investigation Referrals</li></ul>	July 2006	Completed		
Ordinance		In Process		
Buyback Program		In Process		
<ul><li>Project Team</li><li>Recommendations</li></ul>		In Process		





- Importance of monitoring and covenant enforcement
- Need to raise organizational level of awareness
- Make it a priority





- HCD/Affordable Housing
  - > Preliminary Report
  - > Final Report
- HCD/Finance





- County Executive Office to conduct organizational review of HCD
- County Executive Office implementing Board decision to wind down Economic Development operations by September 30, 2006



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## THANK YOU