

**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: May 4, 2004
Department: Housing & Community Dev
Budget Unit: 055
Agenda Date: May 18, 2004
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Edward Moses, Director
Housing and Community Development Department

STAFF

CONTACT: Susan Everett (568-2014)

SUBJECT: Acceptance of Grant Deed Re: 2105 Summerland Heights Lane, Summerland
First Supervisorial District
Real Property Folio No. YI 3464

Recommendations:

That the Board of Supervisors accept the attached Grant Deed from Baruch Boyko and Nataliya Leah Doktorov-Boyko, husband and wife as joint tenants, to the County of Santa Barbara, conveying that certain affordable home at 2105 Summerland Heights Lane, Summerland, and known as Assessor Parcel Number 005-680-019.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with our organizational values regarding economy in government and with actions required by law or by routine business necessity.

Executive Summary and Discussion:

Mr. and Mrs. Boyko, the property owners, currently reside at 2105 Summerland Heights Lane, in Summerland, which is an affordable home in the “very-low” income category. Pursuant to the requirements in Section III of the Transfer of Subject Property in the Resale Restrictive Covenant and Preemptive Right recorded on September 3, 1999, the owners notified the County’s Housing and Community Development Department of their intent to sell their home with a Notice of Intent to Sell or Transfer Income and Price-Restricted Property on March 12, 2004. Pursuant to the covenant, the County exercised an Option to Purchase and notified the owners of the County’s intent to purchase their home on March 23, 2004. The County must purchase the home at the Maximum Sales Price as outlined in Section II, C, which defines the Maximum Sales Price as the highest price that an owner is allowed to resell the subject property for, inclusive of real estate commissions and closing costs. The Maximum Sales Price allowable for the three (3) bedroom home in the “very-low” category is \$97,100.00 for the current 2004 year.

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On May 4, 2004, your Board executed a Real Property Purchase Contract and Escrow Instructions to purchase the affordable home and, pursuant to Section 25350 of the Government Code, adopted a Notice and Resolution of Intention to Purchase Real Property (Resolution No. 04-116) to provide notice of said action and set today's date for your Board's acceptance of the Grant Deed. That notice was published in the Santa Barbara News Press, pursuant to Section 6063 of the Government Code. Proof of publication will be on file in the Office of the Clerk of the Board. The County will purchase the affordable home in fee simple interest from Baruch Boyko and Nataliya Leah Doktorov-Boyko for a purchase price of \$97,100.00.

Escrow has been opened with First American Title and is scheduled to close on May 20, 2004. The close of escrow is contingent upon the County receiving and approving a title report. The title report will assure there are no unacceptable encumbrances or liens against title on the affordable home. Funds sufficient to complete the transaction will be wired to escrow thereafter. On May 20, 2004, and after receipt of the required funds and County approvals, the escrow officer will record the fully executed grant deed, thereby transferring ownership of the affordable home to the County.

Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

Funds to purchase the home are available from Fund 0065.

Special Instructions: After Board action, distribute as follows:

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|---------------------------------------|---|
| 1. Temporary Copy Grant Deed | Board's Official File |
| 2. Original Grant Deed & Minute Order | Facilities Services/Real Estate Services, Attn:
Ron Carlentine |
| 3. Copy of Grant Deed & Minute Order | Housing & Community Development, Attn:
Susan Everett |

NOTE: Clerk of the Board, the original Grant Deed will be delivered to escrow by Real Estate Services. Escrow will have the Grant Deed recorded and returned to Real Estate Services. Real Estate Services will deliver a conforming copy to the Clerk of the Board for the Official File.

Concurrence:

Facility Services, Real Estate Services