

**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: 4/19/2004
Department: Housing & community Dev
Budget Unit: 055
Agenda Date: 5/4/2004
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: Real Property Purchase Contract and Escrow Instructions
2105 Summerland Heights Lane, Summerland
First Supervisorial District

Recommendations:

That the Board of Supervisors:

- a. Approve the attached Notice of Exemption pursuant to the California Environmental Quality Act (CEQA) guidelines.
- b. Execute the attached Real Property Purchase Contract and Escrow Instructions, in duplicate, between Baruch Boyko and Nataliya Leah Doktorov-Boyko and the County of Santa Barbara to acquire that certain affordable unit at 2105 Summerland Heights Lane, Summerland, and known as Assessor Parcel No. 005-680-019, in the amount of \$97,100.00.
- c. Adopt the attached Resolution of Intent to Purchase (set date of May 18, 2004 for acceptance).

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:

The current property owner resides at 2105 Summerland Heights Lane, in Summerland, which is an affordable home in the "very-low" income category. The owner informed the Counties Housing and Community Development Department of their intent to sell their home with a Notice of Intent to Sell or Transfer and Price-Restricted Property on March 12, 2004. This notice was required in Section III of the Transfer of Subject Property in the Resale Restrictive Covenant and Preemptive Right recorded on September 3, 1999. According to the covenant, the County exercised an Option to Purchase and notified

the owner of the County's intent to purchase the home. 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 Allowable sales price for the three (3) bedroom home in the "very-low" category is \$97,100.00 for 2004.

The attached Resolution of Intent to Purchase Real Property describes the property to be purchased, the price to be paid, the property owner (seller), and a statement of the time the Board will meet to finalize the purchase. The notice of the intention to purchase the property will be published pursuant to Section 6063 of the Government Code. The date the Board will meet to consummate the purchase, through acceptance of the Grant Deed, shall be set for May 18, 2004, on the Administrative Agenda. The close of escrow is anticipated to be May 20, 2004.

Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

Funds to purchase the home is available from fund 0065.

Special Instructions: After Board action, distribute as follows:

- | | |
|--|---|
| 1. Original Contract | Clerk of the Board Files |
| 2. Duplicate Contract,
Certified Contract
& Minute Order | Housing & Community Dev.
Attn: Susan Everett |
| 3. Copy of Contract
& Minute Order | Facilities Services, Attn: Ronn Carlentine |

NOTE: Clerk of the Board, the duplicate original Contract will be delivered to the property owner by Housing & Community Development Department. The certified copy of the Contract will be delivered to escrow by Real Estate Services. Upon the recordation of the deed, Real Estate Services will return a copy of the deed to the Clerk for its file and reference.

Concurrence:

General Services

Attachments:

- A. Original Real Property Purchase Contract and Escrow Instructions
- B. Duplicate Real Property Purchase Contract and Escrow Instructions
- C. Public Notice

Original Real Property Purchase Contract and Escrow Instructions

Duplicate Real Property Purchase Contract and Escrow Instructions

