

**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: 10/6/04
Department Name: Housing and Community
Development
Department No.: 055
Agenda Date: 10/19/04
Placement: Administrative
Estimate Time: Staff - None Required
Continued Item: NO
If Yes, date from:
Document File Name: G:\HCD\Housing
Implementation\HsgComDevDept\
PROJECTS\The Bluffs at Mesa
Oaks\bluffsbrdlterPhaseII

TO: Board of Supervisors
FROM: Ed Moses Director
Housing and Community Development Department
STAFF CONTACT: Susan Everett Ext. 2014
Affordable Housing Program
SUBJECT: Tract No. 14,499, Bluffs at Mesa Oaks, Phase II
Fourth Supervisorial District

Recommendation(s):

That the Board of Supervisors:

- A. Approve and execute the attached Agreement to Provide (Attachment A) for The Bluffs at Mesa Oaks, Phase II Housing Development and direct its recordation.

Alignment with Board Strategic Plan:

The recommendation to provide Affordable Housing is primarily aligned with actions required by law or by routine business necessity.

The recommendation(s) are primarily aligned with Goal No. 1. An Efficient Government Able to Respond Effectively to the Needs of the Community.

Executive Summary and Discussion:

The Board of Supervisors approved The Bluffs at Mesa Oaks, Phase II, Housing Project on February 12, 2002. The approved project Phase II allows for construction of 24 new residential units. Two of the 24 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, assures the provision of the required affordable units for the second phase of the development.

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 [98-DP-043] for The Bluffs at Mesa Oaks was approved with a condition implementing the policies of the Inclusionary Program. Attachment A implements this June 2000 condition. The approval, 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 two affordable units at sale prices affordable to very low income households, as required by the Housing Element and Housing Element Implementation Guidelines for the Lompoc Housing Market Area".

Fiscal and Facilities Impacts:

Housing and Community Development will expend funds for advertisements to market the affordable homes and to screen potential buyers through the Income Certification process. Additional funds may 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 partially offset a portion of these expenses, the remainder is currently paid out from the General Fund. These costs and revenues are included in the 2004-2005 Housing and Community Development budget. Pages D-243 through D-248.

Special Instructions:

- Clerk of the Board to forward the executed *Agreement to Provide Affordable Housing* to Susan Everett in Housing and Community Development Department
- Clerk of the Board shall send copies of the Minute Order and executed document to David Swenk, Planning and Development and Susan Everett, Housing and Community Development.

Concurrence:

County Counsel

ATTACHMENTS:

Attachment A, Agreement to Provide Affordable Housing

Cc: County Counsel
David Swenk, Planning & Development

Subject: Tract Map No. 14,499 Phase 1, Bluffs at Mesa Oaks
Agenda Date 11/25/03
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ATTACHMENT A

AGREEMENT TO PROVIDE AFFORDABLE HOUSING