

# 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:** November 15, 2002  
**Department Name:** Planning & Development  
**Department No.:** 053  
**Agenda Date:** November 26, 2002  
**Placement:** Administrative  
**Estimate Time:** n/a  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:** F:\GROUP\COMP\Co-WIDE  
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**TO:** Board of Supervisors

**FROM:** Planning & Development  
Dianne Meester, Interim Director

**STAFF CONTACT:** Mike Sederholm, Planner (568-2014)  
Comprehensive Planning Division

**SUBJECT:** *Agreement to Provide Affordable Housing and Shared Equity Appreciation Covenant for Harmony Homes [TM 14,550, 00-DP-012], Los Alamos area, Third Supervisorial District, Assessor Parcel Numbers 101-110-001 and 004.*

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## Recommendations:

That the Board of Supervisors:

- A. Approve and execute the attached *Agreement to Provide* (Attachment A) for the Harmony Homes Housing Development and direct its recordation.

## Alignment with Board Strategic Plan:

The recommendation is primarily aligned with actions required by law or by routine business necessity.

## Executive Summary and Discussion:

The Santa Barbara County Planning Commission approved the Harmony Homes Housing Project on November 28, 2001. The approved project allows for construction of 35 new residential units. Four of the 35 homes are designated as affordable units, (see Exhibit C of Attachment A, 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 of Attachment A, assure the provision of the required affordable units. The acceptance, execution and recordation of this Agreement to Provide Affordable Housing will satisfy the basic requirement of the housing condition which states, "Prior to Final Tract Map recordation, 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 four (4) affordable units at sale prices affordable to low income households, as required by the Housing Element and Housing Element Implementation Guidelines for the Santa Maria Housing Market Area.”

**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 [00-DP-012] for Harmony Homes was approved with a condition implementing the policies of the Inclusionary Program. The Agreement to Provide Affordable Housing reflects and implements this November 2001 condition. The acceptance and execution of this agreement will not impact service levels.

**Fiscal and Facilities Impacts:**

Planning and Development will expend funds for advertisements to market the affordable homes and to screen potential buyers through the Income Certification process (see Exhibit E, Marketing Plan and Exhibit F, Lottery Plan.) Additional funds will be expended for ongoing monitoring of the affordable homes in this project, and to enforce the Shared Equity Restrictive Covenant (see Exhibit D Shared Equity Appreciation Covenant). Application Screening and Income Certification fees collected from applicants help to offset a portion of these expenses, the remainder is paid out from the General Fund. These costs and revenue are included in the approved 2002-2003 Planning and Development budget.

**Special Instructions:**

- Clerk of the Board to forward the executed *Agreement to Provide Affordable Housing* to the County Clerk Recorder for recordation.
- Clerk of the Board shall send copies of the Minute Order and executed document to Michael Sederholm, Planning and Development.

**Concurrence:** County Counsel.

**ATTACHMENTS:**

- A. *Agreement to Provide Affordable Housing*  
*Exhibit A, Legal Description of Property*  
*Exhibit B, Affordable Housing Conditions for Harmony Homes*  
*Exhibit C, Address List of Affordable Housing Units*  
*Exhibit D, Shared Equity Appreciation Restrictive Covenant*  
*Exhibit E, Marketing Plan for Harmony Homes Affordable Homes*  
*Exhibit F, Lottery Plan for Harmony Homes Affordable Homes*

ATTACHMENT A  
AGREEMENT TO PROVIDE AFFORDABLE HOUSING