

**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: August 29, 2002
Department Name: Planning & Development
Department No.: 053
Agenda Date: September 10, 2002
Placement: Administrative
Estimate Time: n/a
Continued Item: NO
If Yes, date from:
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TO: Board of Supervisors

FROM: Planning & Development
John Patton, Director

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

SUBJECT: *Agreement to Provide Affordable Housing and Shared Equity Appreciation Covenant for Lane's End at Mesa Oaks [TM 14,483, 98-DP-022], Lompoc area, Third Supervisorial District, Assessor Parcel Number 097-250-072.*

Recommendations:

That the Board of Supervisors:

- A. Approve and execute the attached *Agreement to Provide* (Attachment A) for the Lane's End at Mesa Oaks 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 Board of Supervisors approved the Lane's End at Mesa Oaks Housing Project on June 28, 2000. The approved project allows for construction of 42 new residential units. Two of the 42 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, assure the provision of the required affordable units.

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-022] for Lane’s End at Mesa Oaks was approved with a condition implementing the policies of the Inclusionary Program. Attachments A through G reflect and implement this June 2000 condition. 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 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:

Planning and Development will expend funds for advertisements to market the affordable homes and to screen potential buyers through the Income Certification process. 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 E, Marketing Plan, Exhibit F, Lottery Plan, Exhibit D Shared Equity Appreciation Covenant). Application Screening and Income Certification fees 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 John Zorovich and Michael Sederholm, Planning and Development.

Concurrence: County Counsel.

ATTACHMENTS:

- A. *Attachment A, Agreement to Provide Affordable Housing*
- B. *Exhibit A, Legal Description of Property*
- C. *Exhibit B, Affordable Housing Conditions for Lane’s End at Mesa Oaks*
- D. *Exhibit C, Address List of Affordable Housing Units*
- E. *Exhibit D, Shared Equity Appreciation Restrictive Covenant*
- F. *Exhibit E, Marketing Plan for Lane’s End at Mesa Oaks Affordable Homes*
- G. *Exhibit F, Lottery Plan for Lane’s End at Mesa Oaks Affordable Homes*

ATTACHMENT A
AGREEMENT TO PROVIDE AFFORDABLE HOUSING