

# Housing and Community Development Department



# Housing Development Division

Edward Moses  
Director

Susan Everett  
Affordable Housing Program


Mailing Address:  
105 E. Anapamu Street, Basement Level, Suite 5  
Santa Barbara, CA 93101-2062

Telephone: (805) 568-2014  
Telecopier: (805) 568-3531

## MEMORANDUM

DATE: Monday, January 30, 2006

TO: Office of the Grand Jury

FROM: Ed Moses, Director 

RE: Response to 2004-2005 Santa Barbara County Grand Jury Final Report *A Good Neighbor Policy*

Finding 1: The Housing and Community Development Department agrees with the finding.

Response to Finding 1: The Board of Supervisors directed the Auditors-Controller to undertake an audit of the County's Housing and Community Development Department on April 19, 2005. A project team has been formed which includes team members of the Auditor-Controller staff, Mr. Mark Paul and Mr. Bob Geis; the County Administrator, Mr. Mike Brown; Chief County Counsel, Mr. Shane Stark and Housing and Community Development director, Mr. Ed Moses. The Auditor-Controllers office has the review well underway and will be presenting their findings to the Board of Supervisors in September, 2005.

Recommendation 1a: Recommendation 1 has been implemented.

Response to Recommendation 1a: The County currently communicates with affordable homeowners in writing once to twice a year. Every communication contains the affordable housing programs phone number and homeowners are encouraged to call with any questions or comments. The affordable housing program staff person will call homeowners should a need arise or personal communication be necessary. Upon Board of Supervisors approval, Housing and Community Development will implement any recommended changes made by the project team.

Finding 2: The Housing and Community Development Department agrees with the finding.

Response to Finding 2: The City of Santa Barbara Community Development Department does have a successful program. The County of Santa Barbara also has a very successful program which has been modeled closely to many aspects of the City of Santa Barbara's program. When Housing and Community Development Department initiated monitoring by an annual occupancy survey in March of 2004, the form the County created was modeled after the City's annual occupancy form.

The findings included a statement that the City of Santa Barbara Community Development Department was found to have regular interaction with the affordable homeowners. Housing and

Community Development started the monitoring program in March, 2004, so the County of Santa Barbara now has regular contact with affordable homeowners through the annual letter containing the occupancy survey and the affordable homeowners. The letter encourages homeowners to contact the affordable housing program coordinator at any time with questions or comments. All phone calls are returned.

The County of Santa Barbara's affordable housing program coordinator meets with every prospective affordable housing homeowner prior to their home purchase to discuss the conditions and terms of the restrictive covenants they will sign.

The Grand Jury combined two different County housing programs in the section heading A *Comparison Model*. Housing and Community Development Department has a Housing Assistance Program (HAP) and an Affordable Housing program. The HAP, which provides gap down payment financing to prospective North County homeowners, holds bi-annual seminars to discuss homeownership and the aspects of the down payment assistance. The Affordable Housing program coordinates and monitors for-sale and rental housing created by the County Inclusionary Housing Program. The HAP is a separate program from the Affordable Housing Program and the two programs cannot be combined for purchase of a home.

The City of Santa Barbara's program has had consistent management for a number of years. The program's manager has held that position for at least ten years. She also has staff which assists her in the management of their affordable housing program. The Counties Affordable Housing Program has been within several county departments over the past ten years and the single position has been held by a series of staff persons who tend to remain in the position for two years or less. The current affordable housing program manager is the first to implement and formalize a monitoring procedure when the Housing and Community Development director recognized the need for closer overview of the compliance with the covenants.

The City of Santa Barbara Community Development Department affordable program manager also has the support of their legal counsel, who is willing to aggressively enforce covenants.

Recommendation 2: Recommendation 2 has been implemented.

Response to Recommendation 2: The County of Santa Barbara established an occupancy and monitoring program with the input and advice of the City of Santa Barbara Community Development Departments affordable housing program. The occupancy form sent yearly to homeowners was modeled directly from the cities form. Upon Board of Supervisors approval, Housing and Community Development will implement any recommended changes made by the project team.