

PATTERSON AREA NEIGHBORHOODS ASSOCIATION
534 San Blas Place, Santa Barbara, CA 93111

September 4, 2003

Mr. Ed Moses, Director
Housing and Community Development
County of Santa Barbara
105 East Anapamu St, #105
Santa Barbara, CA 93101

Dear Mr. Moses,

I want to thank you for taking the time to meet with me, Cecilia Brown and Cathy Gebhardt last month to discuss Santa Barbara County's Affordable Housing program.

One issue that we didn't have the opportunity to fully discuss was the enforcement of the restrictions that are placed on homes sold as affordable. This is an issue that the community is very interested in, particularly when officials at the county are indicating that the success of the affordable program relies on the community's involvement.

As an example, the development known as Cathedral Pointe was built approximately 6 years ago and included two units marketed as affordable to those making 50% of median income. The term of affordability is 10 years. The owners of these properties are on track to be the beneficiaries of at least \$600,000 of equity when price restrictions are lifted in four years.

Concerns about the owner of one of these units violating the terms of the affordable housing program requirements has led to several complaints being made to the county. By all indications the county has done very little to investigate the situation.

PANA is very interested in learning more about the enforcement of the rules of affordable housing. Using Cathedral Pointe as an example, how would a complaint about an owner not occupying a home in the affordable program be handled? What constitutes the investigatory process? Large numbers of the community have the impression that our affordable housing program is, in fact, producing market rate housing. This impression is one reason that many have serious concerns when the State and the county press for more affordable units to be built.

Sincerely,

Tim Schmidt, President
Patterson Area Neighborhoods Association

cc: Susan Rose, 2nd District Supervisor
Valentin Alexeeff, Director, Planning & Development