



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department: County Executive Office
Name:
Department No.: 990
For Agenda Of: June 12, 2009
Placement:
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Directors, Redevelopment Agency
Board of Supervisors
FROM: Department: Michael Brown, Executive Director, Redevelopment Agency
Director(s)
Contact Info: John McInnes, Assistant County Executive Officer
Jeff Lindgren, Redevelopment Manager, Redevelopment Agency (x 2069)
SUBJECT: Joint Hearing for Redevelopment Agency FY 2009/2010 Budget

County Counsel Concurrence

Auditor-Controller Concurrence

As to form: Yes

As to form: Yes

Recommended Actions:

That the Santa Barbara County Redevelopment Agency Board of Directors:

- A. Adopt a resolution approving the budget of the Redevelopment Agency for the fiscal year 2009-2010 and determining that the planning and administration expenses to be funded by the low and moderate income housing fund are necessary for the production, improvement, and/or preservation of affordable housing for low and moderate income households (Attachment 1).
- B. Adopt the attached Agency Resolution making findings required by Health & Safety Code Section 33445 to use Redevelopment Agency funds to construct physical improvements in Isla Vista (Attachment 2).
- C. Adopt the attached Agency Resolution approving an Agreement for Administrative and Other Services Between the County of Santa Barbara and the Redevelopment Agency of the County of Santa Barbara (Attachment 6) and authorize the Chairman to execute the Agreement (Attachment 8).

That the Santa Barbara County Board of Supervisors:

- D. Adopt the attached County Resolution making findings required by Health & Safety Code Section 33445 to use Redevelopment Agency funds to construct physical improvements in Isla Vista (Attachment 3).
- E. Adopt the attached County Resolution approving an Agreement for Administrative and Other Services Between the County of Santa Barbara and the Redevelopment Agency of the County of Santa Barbara (Attachment 7) and authorize the Chairman to execute the Agreement.

Summary Text:

California Community Redevelopment Law ("CRL". California Health and Safety Code Section 33000 et seq.) requires the Redevelopment Agency to adopt a budget each fiscal year (Health and Safety Code Sec. 33606). That budget can be prepared and reviewed as part of the County's regular annual budgeting process. The Agency is required, however, to adopt its own budget separate from the County budget. The actions set forth in this Board letter meet CRL Section 33606 requirements. Specifically, CRL requires an annual budget for the Redevelopment Agency to include all of the following: work program for coming fiscal year (Attachment 4), anticipated revenue, proposed expenditures, proposed indebtedness to be incurred (Attachment 1: Exhibit A), and an examination of previous year's achievements compared with the Goals of the previous year's work program (Attachment 5).

Summary of Achievements for FY 08/09

During the 2008/09 Fiscal Year the Agency completed a number of important projects. Attachment 5 includes a listing of each of the adopted work program goals for last Fiscal Year. Highlights of those achievements include:

- Completed Pardall Road Enhancements streetscape improvement project;
- Assisted in the financing of two 10-unit apartment buildings in partnership with the Housing Authority for Santa Barbara County;
- Obtained planning permits for the Trigo Loop project;
- Completed initial project of the Downtown Façade Program established in early 2007;
- Partnered with UCSB to plan new benches, shelters, and site amenities at three bus stops in Isla Vista;
- Completed comprehensive noise study for downtown Isla Vista;
- Completed design and permitting for El Colegio Phase II; and
- Completed design, permitting, and bid package for downtown parking lot.

FY 2009/2010 Work Program

The highest priority work initiatives for the coming fiscal year are identified in the list below. Attachment 4 includes the Agency's complete FY 2009/2010 work program and goals, including the following:

- Complete design for El Embarcadero sidewalk and utility undergrounding;
- Complete design for Embarcadero Loop Storm drain project;
- Bring the Icon Housing project to decision makers for review;
- Complete parking lot construction;
- Establish partnerships to develop affordable housing projects;
- Support Coastal Commission staff review of Isla Vista Master Plan;
- RDA Agency management, and administration for PAC;
- Partner with the Santa Barbara MTD and UCSB to install three new bus shelters and benches; and
- Establish Outdoor Dining Program for downtown Isla Vista.

Agency Budget

As compared to the previous fiscal year, the proposed FY 2009/2010 budget (Attachment 1: Exhibit A) increases funding for capital projects and focuses on parking and outdoor dining in the downtown area.

CRL requires the Agency to spend no less than 20 percent of the tax increment revenue derived from the redevelopment project area to increase, improve, and preserve the supply of housing for very low-, low- and moderate-income households.

In order to implement those projects and programs outlined in the FY 2009/2010 work plan the budget includes administrative and planning funds necessary for production, improvement or preservation of low and moderate income housing.

Fiscal Analysis:

The proposed budget is funded by the Agency's existing tax-increment revenue and reserves. The proposed budget will have no impact on the County General Fund. If approved, the budget authorizes the expenditure of \$8,527,309 in the Redevelopment Operating Fund, and \$1,270,000 in the Housing Fund. Individual projects included in this budget will continue to be subject to Board review based on County/Agency purchasing and bidding requirements.

Special Instructions:

Please forward a copy of the minute order to Jeff Lindgren, CEO Office.

Attachments:

- 1) Redevelopment Agency FY 2009/2010 Budget Resolution
Exhibit A: Proposed Redevelopment Agency Fiscal Year FY 2009/2010 Sources/Uses of Funds
- 2) Redevelopment Agency Health and Safety Code 33445 Resolution
- 3) County Health and Safety Code 33445 Resolution
- 4) Redevelopment Agency FY 2009/2010 Work Program
- 5) FY 2008/2009 Redevelopment Agency Accomplishments
- 6) Agency Resolution approving an Agreement for Services Between the County and Agency
- 7) County Resolution approving an Agreement for Services Between the County and Agency
- 8) Agreement for Services Between the County and Agency

Authored by:

Jeff Lindgren

CC:

Bob Geis, Auditor Controller
Mark Paul, Auditor Controller
Mary McMaster, County Counsel
Jette Christiansson, CEO

EXHIBIT A

Proposed Redevelopment Agency Fiscal Year 2009/2010 Sources/Uses of Funds

ATTACHMENT 1

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE COUNTY OF SANTA BARBARA
REDEVELOPMENT AGENCY, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING THE BUDGET OF THE REDEVELOPMENT AGENCY FOR THE FISCAL YEAR 2009-2010 AND DETERMINING THAT THE PLANNING AND ADMINISTRATION EXPENSES TO BE FUNDED BY THE LOW AND MODERATE INCOME HOUSING FUND ARE NECESSARY FOR THE PRODUCTION, IMPROVEMENT, AND/OR PRESERVATION OF AFFORDABLE HOUSING FOR LOW AND MODERATE INCOME HOUSEHOLDS

Resolution No. _____

WHEREAS, on November 27, 1990, the Board of Supervisors of the County of Santa Barbara adopted the redevelopment plan for the Isla Vista Redevelopment Project Area; and

WHEREAS the proposed budget for the Redevelopment Agency of the County of Santa Barbara for the fiscal year 2009-2010 has been reviewed by the Agency Board of Directors (Exhibit 1); and

WHEREAS, pursuant to Section 33334.2(a) of the California Community Redevelopment Law not less than 20% of all taxes which are allocated to the Redevelopment Agency of the County of Santa Barbara ("Agency") shall be set aside by the Agency in a Low and Moderate Income Housing fund and used by the Agency for the purpose of increasing, improving and preserving the community's supply of low and moderate income housing available at affordable housing costs to people and families of low and moderate income; and

WHEREAS, pursuant to Section 33334.3(d) of the California Community Redevelopment Law it is the intent of the California State Legislature that the amount of money spent for planning and general administration from the Low and Moderate Income Housing fund not be disproportionate to the amount actually spent for the cost of production; and

WHEREAS, in order to effectively implement and enforce its housing obligations, the Agency must incur costs for tasks such as document preparation, negotiation and monitoring; and

WHEREAS, the proposed planning and administrative expenditures for the Low and Moderate Income Housing Fund are directly related to and necessary for the proposed programs and activities authorized under subdivision (e) of section 33334.2 of the California Health and Safety Code.

Now therefore be it resolved, found and determined that:

1. It is necessary to allocate \$26,000 from the Low and Moderate Income Housing Fund budget for planning and administrative expenses necessary for the production, improvement, and/or preservation of low and moderate income housing during the 2009-2010 fiscal year.
2. The budget for the Redevelopment Agency of the County of Santa Barbara for the fiscal year beginning on July 1, 2009 and ending on June 30, 2010 as submitted to the Redevelopment Agency by the Executive Director (Exhibit 1), is hereby approved and adopted as the budget for the Redevelopment Agency for the fiscal year 2009-2010.
3. A copy of the budget hereby adopted, certified by the Secretary of the Redevelopment Agency, shall be filed with the Executive Director or designated representative. Copies of the certified budget shall be made available for the use of departments, offices and agencies of the Redevelopment Agency.

PASSED AND ADOPTED by the Board of Directors of the County of Santa Barbara Redevelopment Agency, this ____ day of _____, 2009, by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 JOSEPH CENTENO
 CHAIR, BOARD OF DIRECTORS
 COUNTY OF SANTA BARBARA
 REDEVELOPMENT AGENCY

ATTEST:
 MICHAEL F. BROWN
 SECRETARY OF
 THE AGENCY

BY _____
 DEPUTY CLERK

APPROVED AS TO FORM:
 DENNIS A. MARSHALL,
 AGENCY COUNSEL

APPROVED AS TO FORM:
 BOB GEIS,
 AGENCY TREASURER

BY: *[Signature]*
 Deputy

BY: *[Signature]*
 Deputy

Proposed Redevelopment Agency FY 09/10 General Fund Budget – Proposed Expenditures,
Anticipated Revenues

	Project Code	TOTAL FY 08/09 Budgeted	TOTAL FY 08/09 Estimated	RDA Fund FY 09/10 Proposed	Debt Fund FY 09/10 Proposed	Bond Fund FY 09/10 Proposed	TOTAL FY 09/10 Proposed
SOURCES							
Beginning Fund Balance		19,591,279	13,613,364	633,830	1,918,726	5,725,937	8,278,493
Tax Increment, net of pass-throughs		3,000,000	2,700,000	2,714,360			2,714,360
ERAF	RDAADM		-316,235	-316,235			(316,235)
Fee	RDAADM	-62,000	-86,529	-72,000			(72,000)
Other income			185,000	185,000			185,000
Interest Income		85,000	91,000	27,500	23,000	37,000	87,500
Total Available Funds		22,614,279	16,186,600	3,172,455	1,941,726	5,762,937	10,877,118
USES							
<i>Debt Service</i>				440,785			440,785
1990 County Loan	RDAADM	433,756	433,500	4,588	738,684		743,272
2008 County Loan	RDAADM	750,000	686,636				
Subtotal		1,183,756	1,120,136	445,373	738,684	0	1,184,057
<i>Projects and Programs</i>							
<i>Infrastructure and Physical Improvements</i>							
Alternative transportation improvements	RDAATP	30,000		30,000			30,000
Car Share	RDAATP	20,000	20,000	20,000			20,000
Outdoor dining	RDAPRE					50,000	50,000
Sidewalk matching funds	RDASTF	300,000	50,000	200,000			200,000
Minor Projects	RDAGPR	100,000		100,000			100,000
Façade Program	RDADFI	100,000	45,000	100,000			100,000
Parking lot/acq./impr.	RDADPL	2,140,000	2,000,000	200,000			200,000
St. Agnasia Church	RDACHR	2,000,000					
Pardall Road	RDAPRE	4,500,000	3,650,000				
El Embarcadero	RDAEEP					1,200,000	1,200,000
Downtown Stormwater	RDASDI	100,000				500,000	500,000
El Colegio Road Matching	RDAEC2	1,500,000				1,500,000	1,500,000
Reserve for Private/public	RDAPRV			347,366			347,366
Land Write Downs	RDALAC	2,000,000				2,000,000	2,000,000
Subtotal		12,790,000	5,765,000	997,366	0	5,250,000	6,247,366
<i>Professional and Special Services</i>							
appraisals/evaluations	RDALAC	30,000	20,000	30,000			30,000
Pub/Prv Partnerships	RDAPRV	30,000	15,000	30,000			30,000
Façade Architectural	RDADFI	20,000	5,500	40,000			40,000
Town Architect	RDAPRV	15,000	10,000	20,000			20,000
Pre-Development Analysis	RDAPRV	20,000		20,000			20,000
IV Master Plan	RDAMPA	30,000	28,000	125,000			125,000
Legal Services	RDAADM	20,000	1,000	20,000			20,000
Graffiti Abatement	RDAGPR	6,000	6,000	6,000			6,000
Parking Program	RDADPM	10,000	2,000	10,000			10,000
Subtotal		181,000	87,500	301,000	0	0	301,000
<i>General and Administrative</i>							
Charges	RDAADM	40,786	34,332	48,979			48,979
Audit Fees	RDAADM	18,100	18,100	18,100			18,100
Cost Allocation	RDAADM	208,039	208,039	19,868			19,868
RDA Staffing	RDAADM	465,688	297,000	492,939			492,939
Subtotal		732,613	557,471	579,886	0	0	579,886
County Support Staffing	RDAADM	155,000	216,000	215,000			215,000
Total Uses		15,042,369	7,746,107	2,538,625	738,684	5,250,000	8,527,309
Ending Fund Balance		7,571,910	8,440,493	633,830	1,203,042	512,937	2,349,809

**Proposed Redevelopment Agency FY 2009/2010 L/M Fund Budget
Proposed Expenditures / Anticipated Revenues**

	L/M Fund FY 08/09 Budgeted	L/M Fund 08/09 Estimated	L/M Fund FY 09/10 Proposed
Sources			
Beginning Fund Balance	3,746,230	3,158,884	3,902,816
Tax Increment, net of pass-throughs	1,200,000	1,090,730	1,061,545
Repaid Housing Loans	2,800,000	2,800,000	12,000
Interest Income	45,000	74,744	12,000
Total Available Funds	<u>7,791,230</u>	<u>7,124,358</u>	<u>4,988,361</u>
Uses			
Professional and Special Services			
Housing Loans and Expenditures	3,500,000	3,200,000	1,250,000
Affordable Housing Projects	20,000	5,000	20,000
Subtotal	<u>3,520,000</u>	<u>3,205,000</u>	<u>1,270,000</u>
General and Administrative			
Cost Allocation	1,542	1,542	-308
RDA Staffing	25,000	14,000	25,308
HCD Support	1,000	1,000	1,000
Subtotal	<u>27,542</u>	<u>16,542</u>	<u>26,000</u>
Total Uses	<u>3,547,542</u>	<u>3,221,542</u>	<u>1,296,000</u>
Ending Fund Balance	<u>4,243,688</u>	<u>3,902,816</u>	<u>3,692,361</u>

ATTACHMENT 2

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE COUNTY OF SANTA BARBARA REDEVELOPMENT AGENCY,
STATE OF CALIFORNIA

IN THE MATTER OF MAKING FINDINGS)
REQUIRED BY HEALTH AND SAFETY)
CODE §33445 FOR THE REDEVELOPMENT)
AGENCY FUNDING OF INFRASTRUCTURE)
AND PHYSICAL IMPROVEMENT PROJECTS)
_____)

RESOLUTION NO. _____

WHEREAS, pursuant to California Community Redevelopment Law, Health and Safety Code §33445, the Redevelopment Agency of Santa Barbara County ("Agency") is authorized to pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement that is publicly owned either within or without the project area that will benefit the Isla Vista Redevelopment Project Area ("Project Area") upon making certain findings pursuant to Health and Safety Code §33445; and

WHEREAS, the following projects, hereafter referred to as "Infrastructure Projects", constitute Infrastructure and Physical Improvement Projects set forth in the proposed Agency 2009-2010 budget:

- Physical alternative transportation improvements within the Project Area.
- Sidewalk construction within the Project Area,
- Parking lot improvements at 881 Embarcadero Del Mar,
- Street lighting and safety lighting within the Project Area,
- Storm drain improvements within the Project Area,
- El Colegio Road Project, Phase 2 – The widening and improvement of El Colegio Road between Storke and Los Cameros within the Project Area; and

WHEREAS, the Infrastructure Projects are a benefit to the Project Area because they are located within the Project Area, provide amenities and needed improvements to infrastructure in the Project Area, and therefore benefit the residents of the Project Area; and

WHEREAS, there is poor accessibility to alternative transportation options in the Project Area and the Project Area is in need of a number of alternative transportation improvements, which contribute to blight; and

WHEREAS, development of alternative transportation improvements would primarily benefit the Project Area by improving bicycle and pedestrian safety, making transit accessibility more convenient for the residents of the Project Area, and encouraging redevelopment of properties in the Project area; therefore facilitating the elimination of conditions of blight in the Project Area; and

WHEREAS, the Project Area lacks sidewalks in certain area of the Project Area which hinders pedestrian movement and contributes to blight in the Project Area; and

WHEREAS, the installation of sidewalks in the Project Area would be a benefit to the Project Area by providing a continuous sidewalk system throughout the Project Area, encouraging

pedestrian access, improving infrastructure in the Project Area, and facilitating the elimination of blight in the Project Area. By improving sidewalks in downtown Isla Vista, pedestrians will be encouraged to come to the Project Area and property owners will have an incentive to upgrade deteriorated buildings which currently constitute an impaired investment; and

WHEREAS, the Project Area contains an insufficient supply of parking facilities and the lack of parking in the Project Area makes it difficult for business to attract customers and do business, which contributes to blight in the Project Area; and

WHEREAS, the construction of a public parking lot would benefit the Project Area by providing a much needed service to Isla Vista residents and would encourage area residents from outside the Project Area to drive to the Project Area to utilize the commercial services; and

WHEREAS, the construction of a parking lot in the Project Area would serve to mitigate the effects of the parking deficit, therefore benefiting the project area and facilitating the elimination of conditions of blight in the Project Area; and

WHEREAS, the current lighting in the Project Area does not provide adequate light which discourage access to the Project Area and contribute to a condition of blight; and

WHEREAS, the proposed lighting improvements would expand the street lighting and safety lighting and provide lighting, eliminating conditions of physical blight in the Project Area; and

WHEREAS, improvements to street and safety lighting would benefit the Project Area by improving infrastructure and the visual appeal of Isla Vista, encouraging commercial users to shop and spend more time in downtown Isla Vista; and

WHEREAS, El Colegio currently lacks cyclist and pedestrian connectivity between the Project Area and University, which impedes pedestrian access and contributes to a condition of blight; and

WHEREAS, the widening and improvement of El Colegio from Storke Road to Los Cameros would contribute to the elimination of blight by improving cyclist and pedestrian connectivity between the Project Area and University; and

WHEREAS, the widening and improvement of El Colegio from Storke Road to Los Caneros would provide a benefit to the Project Area by improving bicycle, pedestrian, and vehicle safety and access and improving landscaping and transit stops; and

WHEREAS, there are no other available funding sources to pay for the Infrastructure Projects. The County is currently facing a significant budget deficit, leaving no general funds available to fund the Infrastructure Improvements. In addition, to the extent that there are dedicated funds for road and transportation improvements, there are other more urgently needed public improvements and facilities that have priority for those funds. Financing the Infrastructure Projects through an assessment district, grants, debt service or other conventional method of financing public facilities is infeasible; and

WHEREAS, the Project Area Redevelopment Plan provides in Section 507 that: "The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings facilities, structures or other improvements (within or outside the Project Area) where such land, buildings, facilities structures or other improvements are of benefit to the Project Area."; and

WHEREAS, the Project Area Redevelopment Plan provides in Section 511 that: "The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and public utilities (within or outside the Project Area) necessary to carry out the purposes of this Plan."; and

WHEREAS, the Isla Vista Project Area Implementation Plan identifies the following related objectives for the five-year period of Fiscal Years 2007/2011:

- To remedy, remove, and prevent physical blight and economic obsolescence in the Project Area through implementation of the Plan.
- To enhance the livability of the residential areas throughout the Project Area and the community as a whole.
- To address inadequate street improvements.
- To promote public improvement facilities which are sensitive to the unique environmental qualities of the Project Area and improve conditions of deficient infrastructure.

NOW, THEREFORE, BE IT FOUND AND RESOLVED by the County of Santa Barbara Redevelopment Agency Board of Directors as follows:

1. The above recitals are true and correct.
2. The Infrastructure Projects will be a benefit to the Project Area.
3. There are no other reasonable means of financing the Infrastructure Projects.
4. The Infrastructure Projects will assist in the elimination of one or more blighting conditions inside the Project Area.
5. The Infrastructure Projects are consistent with the Redevelopment Plan and the Agency's Implementation Plan, updated in April 2006 for the 2007/2011 cycle.

APPROVED AND ADOPTED by the Redevelopment Agency Board of Directors of the County of Santa Barbara, State of California, the ___th day of June, 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

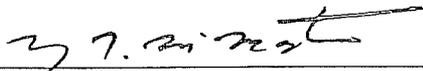
JOSEPH CENTENO
CHAIR, BOARD OF DIRECTORS

ATTEST
MICHAEL F. BROWN
REDEVELOPMENT AGENCY
EXECUTIVE DIRECTOR

By: _____

APPROVED AS TO FORM:

DENNIS A. MARSHALL
REDEVELOPMENT AGENCY COUNSEL

By: 
Deputy

APPROVED AS TO FORM:

ROBERT W. GEIS, CPA
REDEVELOPMENT
AGENCY TREASURER

By: 
Deputy

ATTACHMENT 3

RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF MAKING FINDINGS)
REQUIRED BY HEALTH AND SAFETY)
CODE §33445 FOR THE REDEVELOPMENT)
AGENCY FUNDING OF INFRASTRUCTURE)
AND PHYSICAL IMPROVEMENT PROJECTS)
_____)

RESOLUTION NO. _____

WHEREAS, pursuant to California Community Redevelopment Law, Health and Safety Code §33445, the Redevelopment Agency of Santa Barbara County (“Agency”) is authorized to pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement that is publicly owned either within or without the project area that will benefit the Isla Vista Redevelopment Project Area (“Project Area”) upon making certain findings pursuant to Health and Safety Code §33445; and

WHEREAS, the following projects, hereafter referred to as “Infrastructure Projects”, constitute Infrastructure and Physical Improvement Projects set forth in the proposed Agency 2009-2010 budget:

- Physical alternative transportation improvements within the Project Area.
- Sidewalk construction within the Project Area,
- Parking lot improvements at 881 Embarcadero Del Mar,
- Street lighting and safety lighting within the Project Area,
- Storm drain improvements within the Project Area,
- El Colegio Road Project, Phase 2 – The widening and improvement of El Colegio Road between Storke and Los Carneros within the Project Area; and

WHEREAS, the Infrastructure Projects are a benefit to the Project Area because they are located within the Project Area, provide amenities and needed improvements to infrastructure in the Project Area, and therefore benefit the residents of the Project Area; and

WHEREAS, there is poor accessibility to alternative transportation options in the Project Area and the Project Area is in need of a number of alternative transportation improvements, which contribute to blight; and

WHEREAS, development of alternative transportation improvements would primarily benefit the Project Area by improving bicycle and pedestrian safety, making transit accessibility more convenient for the residents of the Project Area, and encouraging redevelopment of properties in the Project area; therefore facilitating the elimination of conditions of blight in the Project Area; and

WHEREAS, the Project Area lacks sidewalks in certain area of the Project Area which hinders pedestrian movement and contributes to blight in the Project Area; and

WHEREAS, the installation of sidewalks in the Project Area would be a benefit to the Project Area by providing a continuous sidewalk system throughout the Project Area, encouraging pedestrian access, improving infrastructure in the Project Area, and facilitating the elimination of blight in

the Project Area. By improving sidewalks in downtown Isla Vista, pedestrians will be encouraged to come to the Project Area and property owners will have an incentive to upgrade deteriorated buildings which currently constitute an impaired investment; and

WHEREAS, the Project Area contains an insufficient supply of parking facilities and the lack of parking in the Project Area makes it difficult for business to attract customers and do business, which contributes to blight in the Project Area; and

WHEREAS, the construction of a public parking lot would benefit the Project Area by providing a much needed service to Isla Vista residents and by encouraging area residents from outside the Project Area to drive to the Project Area to utilize the commercial services; and

WHEREAS, the construction of a parking lot in the Project Area would serve to mitigate the effects of the parking deficit, therefore benefiting the project area and facilitating the elimination of conditions of blight in the Project Area; and

WHEREAS, the current lighting in the Project Area does not provide adequate light which discourages access to the Project Area and contribute to a condition of blight; and

WHEREAS, the proposed lighting improvements would expand the street lighting and safety lighting and provide lighting, eliminating conditions of physical blight in the Project Area; and

WHEREAS, improvements to street and safety lighting would benefit the Project Area by improving infrastructure and the visual appeal of Isla Vista, encouraging commercial users to shop and spend more time in downtown Isla Vista; and

WHEREAS, El Colegio currently lacks cyclist and pedestrian connectivity between the Project Area and University, which impedes pedestrian access and contributes to a condition of blight; and

WHEREAS, the widening and improvement of El Colegio from Storke Road to Los Carneros would contribute to the elimination of blight by improving cyclist and pedestrian connectivity between the Project Area and University; and

WHEREAS, the widening and improvement of El Colegio from Storke Road to Los Caneros would provide a benefit to the Project Area by improving bicycle, pedestrian, and vehicle safety and access and improving landscaping and transit stops; and

WHEREAS, there are no other available funding sources to pay for the Infrastructure Projects. The County is currently facing a significant budget deficit, leaving no general funds available to fund the Infrastructure Improvements. In addition, to the extent that there are dedicated funds for road and transportation improvements, there are other more urgently needed public improvements and facilities that have priority for those funds. Financing the Infrastructure Projects through an assessment district, grants, debt service or other conventional method of financing public facilities is infeasible; and

WHEREAS, the Project Area Redevelopment Plan provides in Section 507 that: "The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings facilities, structures or other improvements (within or outside the Project Area) where such land, buildings, facilities structures or other improvements are of benefit to the Project Area."; and

WHEREAS, the Project Area Redevelopment Plan provides in Section 511 that: "The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and public utilities (within or outside the Project Area) necessary to carry out the purposes of this Plan."; and

WHEREAS, the Isla Vista Project Area Implementation Plan identifies the following related objectives for the five-year period of Fiscal Years 2007/2011:

- To remedy, remove, and prevent physical blight and economic obsolescence in the Project Area through implementation of the Plan.
- To enhance the livability of the residential areas throughout the Project Area and the community as a whole.
- To address inadequate street improvements.
- To promote public improvement facilities which are sensitive to the unique environmental qualities of the Project Area and improve conditions of deficient infrastructure.

NOW, THEREFORE, BE IT FOUND AND RESOLVED by the County of Santa Barbara Board of Supervisors as follows:

6. The above recitals are true and correct.
7. The Infrastructure Projects will be a benefit to the Project Area.
8. There are no other reasonable means of financing the Infrastructure Projects.
9. The Infrastructure Projects will assist in the elimination of one or more blighting conditions inside the Project Area.
10. The Infrastructure Projects are consistent with the Redevelopment Plan and the Agency's Implementation Plan, updated in April 2006 for the 2007/2011 cycle.

APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, the ___th day of June, 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

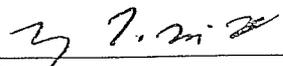
JOSEPH CENTENO
CHAIR, BOARD OF SUPERVISORS

ATTEST
MICHAEL F. BROWN
CLERK OF THE BOARD

By: _____

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By: 
Deputy

APPROVED AS TO FORM:

ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

By: 
Deputy

ATTACHMENT 4

FY 2009/2010 Redevelopment Agency Work Program

General Redevelopment Agency Fund	
Project	Goals for FY 2009/2010
Downtown Private Development Projects	Bring entitlement request for Icon Project to decision makers Develop other public/private partnerships for new high quality mixed use projects in downtown Isla Vista
Downtown Parking Lot	Complete construction of sustainable parking lot designed using innovative design and alternative energy concepts
Façade Program	Complete two additional façade improvement projects
Pardall Road Enhancements	Complete construction of Pardall Road Establish funding mechanism for long term project maintenance
Downtown Storm Drain Project	Design and engineering for downtown storm drain project utilizing Filtera bio-filtration systems Complete bid process for construction
El Embarcadero Sidewalk/Underground Utilities	Complete design and engineering for completion of the sidewalk network along El Embarcadero including undergrounding of utilities, street lighting and street trees
CarShare Program	Initiate short-term car rental program for Isla Vista in Fall 2009
Outdoor Dining Program	Complete design guidelines, ordinance and resolution for outdoor dining lease program
Isla Vista Park Redesign Projects	Assist IVRPD in developing park improvement projects
El Colegio Road Implementation	Provide staff assistance for Phase I scheduled for completion in Summer 2009 Provide staff assistance for permitting, design and bid package for Phase II Obtain entitlement permits for Phase II
Agency and Project Area Committee management	Adopt the 2009/2010 Fiscal Year Agency Budget Continue to provide staff support for PAC/GPAC meetings Comply with California State law Submit 2009/2010 Fiscal Year annual report to state
IVMP certification with Coastal Commission	Support Coastal Commission staff review of IVMP
Sidewalk Improvement Program	Continue to improve the sidewalk network in Isla Vista Establish long-term sidewalk improvement plan with Public Works
Downtown Parking Meter Program	Complete planning and obtain entitlement permits Complete bid process for construction

Project	Goals for FY 2009/2010
Alternative Transportation Improvement Program	Continue implementing improvements to alternative transportation in Isla Vista Complete installation of three new bus shelters and benches
Town Architect Services	Provide design support for development projects and public improvements
Acquire property from willing sellers	Acquire property from willing sellers to facilitate the development of affordable housing units and mixed use projects
Other affordable housing projects and programs	Participate in, and implement, other projects and programs as new opportunities arise to improve the supply and quality of affordable housing within the Project Area.
American Reinvestment and Recovery Act Grants	Coordinate with County departments and outside partners to complete competitive grant applications for stimulus package funding

ATTACHMENT 5

Summary of FY 2008/2009 Achievements and Comparison to Work Program

General Redevelopment Agency Fund		
Project	Goals for FY 2008/2009	Status
Downtown Private Projects- Development Agreements	Bring entitlements for 6539 Trigo Loop Mixed use project to decision makers	Complete – 6539 Trigo approved by Planning Commission
	Develop other new high quality mixed use projects in downtown Isla Vista	Complete - 6547 Trigo complete application with Planning & Development
Downtown Parking Lot	Complete sustainable parking lot design using innovative design and alternative energy concepts	Complete – approved by Planning Commission
	Complete construction of parking lot	Construction contract approved; construction to begin June 2009
Façade Program	Complete two additional façade improvement projects	Design for 6554 Pardall Rd facade complete. Design for 948 Embarcadero del Norte complete.
Pardall Road Design / Engineering	Complete construction	Complete
	Establish funding mechanism for long term project maintenance	Complete
Downtown Parking Meters	Obtain entitlement permits	Concept design complete
Anisq' Oyo' Park Redesign Project	Assist IVRPD in developing park improvement project	Redesign funded.
El Colegio Road Implementation	Support construction of Phase I	Phase I Complete
	Provide staff assistance for design and bid package for Phase II	Phase II Design 95% complete; permit application complete
Agency and Project Area Committee management	Adopt the 2009/2010 Fiscal Year Agency Budget	Complete
	Continue to provide staff support for PAC meetings	Complete
	Comply with California State law	Complete
	Submit 2008/2009 Fiscal Year annual report to state on time	Complete
IVMP certification with Coastal Commission	Continue to support Coastal Commission staff with review of Master Plan	On-going
RDA Plan Amendment	Bring Plan Amendment to BOS for consideration	Complete
Sidewalk Improvement Program	Continue to improve sidewalk network in Isla Vista	Complete
	Establish sidewalk improvement contract with Public Works	4-Year Sidewalk Program underway

Project	Goals for FY 2008/2009	Status
Alternative Transportation Improvement Program	Continue implementing improvements to alternative transportation in Isla Vista	Complete
Town Architect Services	Provide design support for development projects and public improvements	On-going
Rehabilitation of 6688 and 6682 Picasso Road	Complete rehabilitation of 6688 and 6682 Picasso Road, 20 units of affordable housing	Rehabilitation work begun
Acquire property from willing sellers	Acquire property from willing sellers to facilitate the development of affordable housing units	Financing complete for Parkview Apartments rehabilitation
Other affordable housing projects and programs	Participate in, and implement, other projects and programs as new opportunities arise to improve the supply and quality of affordable housing within the Project Area.	Complete - 870 Camino Del Sur complete application with Planning & Development.

ATTACHMENT 6

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING AN) RESOLUTION NO. _____
AGREEMENT FOR ADMINISTRATIVE)
AND OTHER SERVICES BETWEEN THE)
COUNTY OF SANTA BARBARA AND)
THE REDEVELOPMENT AGENCY OF)
THE COUNTY OF SANTA BARBARA.)

IT IS HEREBY RESOLVED THAT:

WHEREAS, the Agency is undertaking certain activities for the administration and execution of redevelopment projects in the County of Santa Barbara; and

WHEREAS, in the interest of the economical operation of the Agency and the County, the parties desire to enter into a contract under which the County will perform certain services for the Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA AS FOLLOWS:

- 1. That the Agreement for Services between the Agency and the County of Santa Barbara, a copy of which is attached hereto and incorporated herein, is hereby approved and adopted.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of June, 2009 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

JOSEPH CENTENO
CHAIR, BOARD OF SUPERVISORS

ATTEST:
MICHAEL F. BROWN
CLERK OF THE BOARD

By _____
Deputy

APPROVED AS TO FORM:
DENNIS MARSHALL
COUNTY COUNSEL

By Celeste E. Anderson
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM
ROBERT GEIS
AUDITOR-CONTROLLER

By [Signature]
Deputy

ATTACHMENT 7

RESOLUTION OF THE BOARD OF DIRECTORS OF THE COUNTY OF SANTA BARBARA REDEVELOPMENT AGENCY, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING AN) RESOLUTION NO. _____
AGREEMENT FOR ADMINISTRATIVE)
AND OTHER SERVICES BETWEEN THE)
COUNTY OF SANTA BARBARA AND)
THE REDEVELOPMENT AGENCY OF)
THE COUNTY OF SANTA BARBARA.)

IT IS HEREBY RESOLVED THAT:

WHEREAS, the Agency is undertaking certain activities for the administration and execution of redevelopment projects in the County of Santa Barbara; and

WHEREAS, in the interest of the economical operation of the Agency and the County, the parties desire to enter into a contract under which the County will perform certain services for the Agency.

NOW, THEREFORE, BE IT RESOLVED by the County of Santa Barbara Redevelopment Agency Board of Directors as follows:

2. That the Agreement for Services between the Agency and the County of Santa Barbara, a copy of which is attached hereto and incorporated herein, is hereby approved and adopted.

PASSED AND ADOPTED by the Redevelopment Agency Board of Directors of the County of Santa Barbara, State of California, this _____ day of June, 2009 by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

JOSEPH CENTENO
CHAIR, BOARD OF DIRECTORS

ATTEST:
MICHAEL F. BROWN
REDEVELOPMENT AGENCY
EXECUTIVE DIRECTOR

By _____
Deputy

APPROVED AS TO FORM:
DENNIS MARSHALL
REDEVELOPEMENT AGENCY COUNSEL

By 
Deputy

APPROVED AS TO FORM
ROBERT GEIS
REDEVELOPEMENT AGENCY TREASURER

By 
Deputy

ATTACHMENT 8

AGREEMENT FOR SERVICES
BETWEEN
THE COUNTY OF SANTA BARBARA
AND
THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA BARBARA

This Agreement is entered into this June 13, 2009, by and between:

THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA BARBARA, hereinafter referred to as "Agency"; and, THE COUNTY OF SANTA BARBARA, hereinafter referred to as "County".

Upon its effective date as set forth below, this Agreement shall supersede and replace in its entirety that certain agreement titled: "AGREEMENT FOR SERVICES BETWEEN THE COUNTY OF SANTA BARBARA AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA BARBARA" executed by Agency and County on June 13, 2008.

WHEREAS, the Agency is undertaking certain activities for the administration and execution of redevelopment projects in the county of Santa Barbara; and,

WHEREAS, the County has in its employment staff with the knowledge and expertise in redevelopment and related matters; and

WHEREAS, it is in the interest of the citizens of the County to assist in the elimination of blight and redevelopment of the Isla Vista Redevelopment Project Area ("Project Area"); and

WHEREAS, in the interest of economical operation of the Agency and the County, the Agency desires to contract with the County to carry out certain activities and to provide services for the Agency.

NOW, THEREFORE, THE COUNTY AND THE AGENCY MUTUALLY AGREE AS FOLLOWS:

I. Scope of Services

County shall provide administrative and support services to the Agency including but not limited to the following:

Administrative Oversight – the Office of the County Executive Officer shall oversee operations of the Agency.

General Staffing – the County will provide dedicated personnel to the Agency for the Agency’s day to day operations. The number and qualifications of staff will be as determined by the Executive Director of the Agency or his or her designee.

Financial Services – the County will provide the following financial administrative services to the Agency:

- i. Development and maintenance of systems of accounts and controls;
- ii. Financial reporting;
- iii. Budget preparation, administration and execution;
- iv. Contract administration;
- v. Debt administration;
- vi. Other financial services as required.

Legal Services – County Counsel shall provide legal services to the Agency.

Treasury Services – The Treasurer-Tax Collector-Public Administrator shall provide treasury services for the Agency including investment of Agency funds in the County Pool.

Risk Management – Risk Management services will be provided to the Agency by the Financial Services Division of the County’s General Services Department.

Other Support Services – The County will provide other support services, as requested by the Executive Director of the Agency or his or her designee.

Other Agency Expenses – The County will provide office space, materials, supplies, memberships, insurance, and all other miscellaneous goods and services requirements of the Agency authorized by Agency, or designated officer, incurred by County staff as authorized by the Agency Executive Director or his or her designee in connection with the performance of the services performed hereunder and for amounts actually expended for other Agency expenses hereunder.

II. Compensation

- A. The Agency will reimburse the County Executive Office for all its services and support in the amount of Eighty Five Thousand Dollars (\$85,000) annually.
- B. Except for the services specifically set forth in Section II.A above and II C. below, Agency shall reimburse the County for all staff services provided under this Agreement based on actual staffing costs plus overhead, which overhead is to be calculated in accordance with

OMB Circular A-87. Except as specifically set forth in Section II.C below, staffing costs shall not be reimbursed through the Cost Allocation Plan.

- C. Agency shall reimburse the County for administrative expenses through the Cost Allocation Plan prepared in accordance with OMB Circular A-87 for only the following services: general accounting, purchasing, facilities, human resources, and treasury functions.
- D. The Agency shall reimburse County for amounts actually expended related to: office space, materials, supplies, memberships, insurance, out-of-pocket expenses, and all other miscellaneous administrative Agency expenses authorized by the Executive Director, or his or her designee, incurred in connection with the performance of the services performed hereunder.
- E. County policies and rules regarding purchasing and staffing shall apply to work performed under this Agreement.

III. General Provisions

A. Time of Performance

The term of this Agreement shall commence on July 1, 2009 and continue until terminated as provided for in paragraph III.F below.

B. Regulations and Policies

All services shall be performed in accordance with all applicable law and government regulation and the fiscal policies of the County.

C. Method of Payment

Agency shall pay County as billed by the County for the services performed and expenses incurred as specified in this Agreement.

D. Delegation of Authority

Pursuant to Section 33205 of the Health and Safety Code, the Agency delegates to the County such of its powers and functions as are necessary to the performance of this Agreement.

E. Approval of Plans

Except for general accounting, purchasing, facilities, human resources, and treasury functions, all work performed by the County on behalf of the Agency will be in conformance with a scope of work approved in advance by the Agency Executive Director or his or her designee

F. Termination

This Agreement may be terminated upon the written agreement of the parties hereto. Upon termination, the County will deliver to the Agency all documents, plans, drawings, and other work in progress related to activities undertaken under this Agreement.

G. Monies owed by the Agency under this Agreement shall constitute a debt of the Agency for purposes of the California Constitution Article XVI Section 16 and California Community Redevelopment Law, Health and Safety Code Section 33000 et seq.

IN WITNESS WHEREOF, the parties hereto have executed and entered into this Agreement by their officers thereunto duly authorized on _____, 2009.

REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA BARBARA

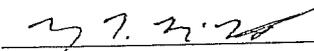
JOSEPH CENTENO
CHAIR, BOARD OF DIRECTORS

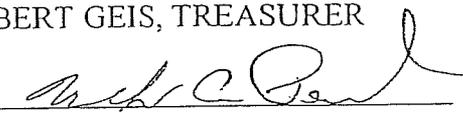
ATTEST:
MICHAEL F. BROWN
AGENCY SECRETARY

By _____
Deputy

APPROVED AS TO FORM:
DENNIS A. MARSHALL
AGENCY COUNSEL

APPROVED AS TO ACCOUNTING
FORM
ROBERT GEIS, TREASURER

By 
Deputy

By 
Deputy

COUNTY OF SANTA BARBARA

JOSEPH CENTENO
CHAIR, BOARD OF SUPERVISORS

ATTEST:
MICHAEL F. BROWN
CLERK OF THE BOARD

By _____
Deputy

APPROVED AS TO FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

APPROVED AS TO ACCOUNTING FORM
ROBERT GEIS
AUDITOR-CONTROLLER

By 
Deputy County Counsel

By 
Deputy