



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 Name: County Executive Office
Department No.: 993
For Agenda Of: June 13, 2011
Placement:
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Directors, Redevelopment Agency
Board of Supervisors

FROM: Department Chandra L. Wallar, Executive Director, Redevelopment Agency *Ced*
Director(s)
Contact Info: Glenn Russell, Ph.D., Director, Planning and Development
Vicki Parker, Deputy Director, Planning and Development (x 2057)

SUBJECT: Joint Hearing for Redevelopment Agency FY 2011/2012 Budget

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

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 2011-2012 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), 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 2010/2011

During the 2010/11 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:

- Successfully integrated Santa Barbara County Redevelopment Agency into Planning & Development Department; filled vacant Program Manager position.
- Completed adoption of new 5-Year Implementation Plan (2012-2016).
- Completed Phase II of El Colegio Road widening project.
- Awarded \$1.8 million contract for Phase I of El Embarcadero roadway improvements (storm drain replacement, partial sidewalk infill and undergrounding of utilities). Project construction will be complete in Summer 2011.
- Partnered with Public Works to develop design for Phase II of El Embarcadero improvements (sidewalks, street trees and decorative hardscape). Project construction will be complete in late Summer 2011.
- Purchased property for development of low and moderate-income housing.
- Entered into negotiations with non-profit developer of affordable housing to develop approximately 50 affordable units.
- Entered into regulatory agreements on two private development projects to assist in provision of affordable housing.
- Established new parking management system for the solar car park.
- Completed construction of four façade enhancement projects (IV Food Coop, Past House, Cajé Café and 6500 block of Pardall Road.)
- Assisted in development of two additional façade enhancement project designs (Woodstock’s Pizza and Rosarita/Deja Vu).
- Completed two sidewalk infill projects (Picasso and Madrid Roads) to increase pedestrian safety.
- Installed bike racks providing for eleven additional bike parking spaces.
- Completed mapping of street light network in order to determine gaps in existing lighting levels and target infill areas.
- Finalized RDA logo, informational materials, directional signage and revamping of Agency website to include new tools and more user-friendly format.

FY 2011/2012 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 2011/2012 work program and goals, including the following:

Proposed Strategic Actions

- Continue working with Development Review Division and California Coast Commission to ensure certification of the Isla Vista Master Plan by the Commission.
- Continue to partner with County Departments of Public Works and General Services on infrastructure improvements.
- Facilitate public-private partnerships to engender private investment.
- Develop additional programs and projects to assist in the revitalization of the commercial core.
- Pursue opportunities to provide additional low and moderate income housing units.
- Assist County Public Works Department to increase the fiscal viability of Community Service Area 31 in order to provide increased maintenance levels and other services to Isla Vista.

Proposed Key Projects

- Obtain certification of the Isla Vista Master Plan by the California Coastal Commission.
- Develop parking projects and/or programs as needed to obtain California Coastal Commission certification of the Master Plan.
- Complete design and construction of enhanced hardscape for key intersections, crosswalks and park entries around the Loop.
- Complete negotiations and initiate contracts for development of approximately 50 affordable housing units on Agency-owned property.
- Design and construct solar street lighting demonstration project.
- Develop strategy for land swaps and/or purchase of key development and open space properties with Isla Vista Recreation and Parks District.
- Initiate design for mid-block pedestrian paths for improved beach access.
- Continue sidewalk infill projects in order to increase pedestrian safety.
- Assist private landowners with tenant recruitment for existing and proposed retail space.

Agency Budget

As compared to the previous fiscal year, the proposed FY 2011/2012 budget (Attachment 1) has less available bond proceeds for project funding. With completion of the improvements on El Embarcadero and around the Loop, nearly all bond proceeds will be spent. Salary costs include increases in health and retirement expenses and four staff positions instead of three. The majority of this fourth position's time will be spent developing the parking program and other analysis needed for certification of the Isla Vista Master Plan by the California Coastal Commission. This work would have otherwise been contracted out to another department. The housing fund budget anticipates completion of a major housing development project on the recently-purchased fraternity house site.

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 2011/2012 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 additional impact on the County General Fund. If approved, the budget authorizes the expenditure of \$2,672,935 in the Redevelopment Operating Fund, and \$1,589,000 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 Vicki Parker, Planning and Development.

Attachments:

- 1) Redevelopment Agency FY 2011/2012 Budget Resolution
Exhibit A: Proposed Redevelopment Agency Fiscal Year FY 2011/2012 Sources/Uses of Funds
- 2) Redevelopment Agency Board of Directors Health and Safety Code 33445 Resolution
- 3) County Board of Supervisors Health and Safety Code 33445 Resolution
- 4) Redevelopment Agency FY 2011/2012 Work Program
- 5) FY 2010/2011 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:

Vicki Parker, Redevelopment Deputy Director

cc:

Bob Geis, Auditor Controller
Glenn Russell, Planning and Development
Mary McMaster, County Counsel
Mark Paul, Public Works

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
2011-2012 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 2011-2012 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 \$89,000 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 2011-2012 fiscal year.
2. The budget for the Redevelopment Agency of the County of Santa Barbara for the fiscal year beginning on July 1, 2011 and ending on June 30, 2012 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 2011-2012.

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 Redevelopment Agency of the County of Santa Barbara, this ____ day of _____, 2011, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

By: _____
JONI GRAY
Chair, Board of Directors

ATTEST:
CHANDRA L. WALLAR

BY _____
Agency Secretary

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

APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, CPA
AUDITOR CONTROLLER/
AGENCY TREASURER

BY: 
Deputy County Counsel

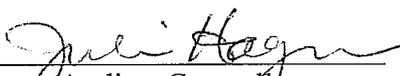
BY: 
Deputy Auditor Controller

EXHIBIT A

**Proposed Redevelopment Agency Fiscal Year 2011/2012
Sources/Uses of Funds**

Proposed Redevelopment Agency FY11-12 Budget

Project Code	TOTAL FY 10/11 Budgeted	TOTAL FY 10/11 Estimated	RDA Fund FY 11/12 Proposed	Debt Fund FY 11/12 Proposed	Bond Fund FY 11/12 Proposed	TOTAL FY 11/12 Proposed
SOURCES						
Beginning Fund Balance	\$ 6,781,659	\$ 8,191,295	\$ 3,031,000	\$ -	\$ 220,000	\$ 3,251,000
Tax Increment, net of pass-throughs	5,170,963	2,785,000	2,785,000			2,785,000
ERAF RDAADM	(316,235)	(316,235)				-
Property Tax Collection Fee RDAADM	(78,000)	(100,000)	(100,000)			(100,000)
Trans In (out)	-		(1,849,887)	1,369,887	480,000	-
Other income	173,000	170,000	45,000			45,000
Interest Income	52,000	82,000	20,000	14,300	-	34,300
Total Available Funds	\$ 11,783,397	\$ 10,812,060	\$ 3,931,113	\$ 1,384,187	\$ 700,000	\$ 6,015,300
USES						
<i>Debt Service</i>						
2008 County Loan RDAADM	12,900	740,559 #		1,384,187		1,384,187
Subtotal	\$ 12,900	\$ 740,559	\$ -	\$ 1,384,187	\$ -	\$ 1,384,187
<i>Projects and Programs</i>						
<i>Infrastructure and Physical Improvements</i>						
Alternative transportation RDAATP	\$ 50,000	\$ 5,000	\$ 50,000			\$ 50,000
Car Share RDAATP	20,000	3,000	20,000			20,000
Outdoor dining RDAPRE	70,000	5,000				-
Sidewalk matching funds RDASTR	200,000	100,000	200,000			200,000
Street Lighting RDASTR	50,000		50,000			50,000
Minor Projects RDAGPR	100,000	50,000	100,000			100,000
Façade Program RDADFI	220,000	85,000	100,000			100,000
Parking Lot Improvements RDADPL	20,000	-	20,000			20,000
Downtown Parks Imprvs RDAAOP	100,000		50,000			50,000
Pardall Road RDAPRE	70,000	10,000				-
El Embarcadero/stm drn RDAEEP	2,700,000	2,700,000			700,000	700,000
El Colegio Road Matching RDAEC2	988,343	988,343				-
Reserve for Private/public RDAPRV	1,211,557		350,000			350,000
Subtotal	\$ 5,800,000	\$ 3,946,343	\$ 940,000	\$ -	\$ 700,000	\$ 1,640,000
<i>Professional and Special Services</i>						
Land appraisals/evaluations RDALAC	\$ 40,000	\$ 20,000	\$ 40,000			\$ 40,000
Pub/Prv Partnerships RDAPRV	30,000	10,000	30,000			30,000
Façade Architectural RDADFI	50,000	5,000	10,000			10,000
Town Architect RDAPRV	20,000	10,000	20,000			20,000
Pre-Development Analysis RDAPRV	20,000	20,000				-
IV Master Plan RDAMPA	29,000	12,000				-
Econ Dev/Business Impv Dist RDABID	50,000		50,000			50,000
Graffiti Abatement RDAGPR	6,000	6,000	6,000			6,000
Parking Program RDADPM	10,000	2,000	10,000			10,000
Subtotal	\$ 255,000	\$ 85,000	\$ 166,000	\$ -	\$ -	\$ 166,000
<i>General and Administrative</i>						
Supplies and Other Charges RDAADM	\$ 60,240	\$ 44,289	\$ 54,427			\$ 54,427
Audit Fees RDAADM	18,100	18,100	18,100		0	18,100
Cost Allocation RDAADM	-	-	0		0	-
RDA Staffing RDAADM	373,715	390,129	551,908			551,908
Subtotal	\$ 452,055	\$ 452,518	\$ 624,435	\$ -	\$ -	\$ 624,435
County Support Staffing RDAADM	\$ 270,500	\$ 245,000	\$ 242,500	\$ -	\$ -	\$ 242,500
Total Uses	\$ 6,790,455	\$ 5,469,420	\$ 1,972,935	\$ 1,384,187	\$ 700,000	\$ 4,057,122
Ending Fund Balance	\$ 4,992,942	\$ 5,342,640	\$ 1,958,178	\$ -	\$ -	\$ 1,958,178

**Proposed Redevelopment Agency FY 11/12 Housing Fund Budget – Proposed Expenditures,
Anticipated Revenues**

	Housing Fund FY 10/11 Budgeted	Housing Fund 10/11 Estimated	Housing Fund FY 11/12 Proposed
Sources			
Beginning Fund Balance	3,902,816	5,170,963	2,061,971
Tax Increment, net of pass-throughs	1,145,000	1,159,000	1,170,000
Repaid Housing Loans	21,000	17,000	18,000
Other Income	127,751	0	
Interest Income	2,904	3,000	5,000
Total Available Funds	5,199,471	6,349,963	3,254,971
Uses			
Professional and Special Services			
Housing Loans and Expenditures	2,177,000	1,525,000	1,500,000
Affordable Housing Projects	25,000	12,900	49,000
Property Purchases	2,700,000	2,700,000	0
Subtotal	4,902,000	4,237,900	1,549,000
General and Administrative			
Cost Allocation	-908	-908	0
RDA Staffing	35,000	41,000	32,000
HCD Support	10,000	10,000	8,000
Subtotal	44,092	50,092	40,000
Total Uses	4,946,092	4,287,992	1,589,000
Ending Fund Balance	253,379	2,061,971	1,665,971

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 2011-2012 budget:

- El Embarcadero Phase II sidewalk and lighting improvements and street tree replacement Embarcadero Loop & AO Park path and entry improvements
- Sidewalk infill construction within the Project Area
- Street lighting, solar lighting and safety lighting infill within the Project Area
- Storm drain improvements within the Project Area
- Mid-block passages and storm water improvements
- Public space tree planting and landscape improvements within the Project Area
- Improvements to public facilities to implement the American Disabilities Act (ADA)
- Alternative transportation and traffic calming improvements
- Public beach access improvements within the Project Area

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, uplifted sidewalks in the Project Area downtown impede access within the Project Area and are an impediment to private reinvestment in commercial structures; and

WHEREAS, current nighttime lighting levels in the Project Area discourage nighttime use of the Project Area and contributes to a condition of blight; and

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

WHEREAS, the installation of sidewalks and replacement of trees causing uplift in the Project Area would be a benefit to the Project Area by providing a continuous, ADA-compliant sidewalk system throughout the Project Area, improving infrastructure in the Project Area, encouraging pedestrian access, 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, 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, existing storm drain conveyances are undersized and result in flooding conditions and damage to property; and

WHEREAS, upsizing and improvement of storm drain systems will help to alleviate flooding conditions, remove hazards and protect property, assisting in the elimination of blight; and

WHEREAS, development of alternative transportation and traffic calming 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 encourage redevelopment of properties in the Project area; therefore facilitating the elimination of conditions of blight in the Project Area; 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 fund monies available to complete 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 2012/2016:

- 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 each be a benefit to the Project Area.
3. There are no other reasonable means of financing each of the Infrastructure Projects.
4. The Infrastructure Projects will each 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 May 2011 for the 2012/2016 cycle.

APPROVED AND ADOPTED by the Board of Directors of the Redevelopment Agency of the County of Santa Barbara, State of California, the ____th day of June, 2011, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

By: _____
JONI GRAY
Chair, Board of Directors

ATTEST:
CHANDRA L. WALLAR

By: _____
Agency Secretary

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

By: _____
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, CPA
AUDITOR CONTROLLER/
AGENCY TREASURER

By: _____
Deputy Auditor Controller

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 2011-2012 budget:

- El Embarcadero Phase II sidewalk and lighting improvements and street tree replacement Embarcadero Loop & AO Park path and entry improvements
- Sidewalk infill construction within the Project Area
- Street lighting, solar lighting and safety lighting infill within the Project Area
- Storm drain improvements within the Project Area
- Mid-block passages and storm water improvements
- Public space tree planting and landscape improvements within the Project Area
- Improvements to public facilities to implement the American Disabilities Act (ADA)
- Alternative transportation and traffic calming improvements
- Public beach access improvements within the Project Area

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, uplifted sidewalks in the Project Area downtown impede access within the Project Area and are an impediment to private reinvestment in commercial structures, and missing sidewalks in other portions of the Project Area create pedestrian safety hazards; and

WHEREAS, current nighttime lighting levels in the Project Area discourage nighttime use of the Project Area and contributes to a condition of blight; and

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

WHEREAS, the installation of sidewalks and replacement of trees causing uplift in the Project Area would be a benefit to the Project Area by providing a continuous, ADA-compliant sidewalk system throughout the Project Area, improving infrastructure in the Project Area, encouraging pedestrian access, 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, 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, existing storm drain conveyances are undersized and result in flooding conditions and damage to property; and

WHEREAS, upsizing and improvement of storm drain systems will help to alleviate flooding conditions, remove hazards and protect property, assisting in the elimination of blight; and

WHEREAS, development of alternative transportation and traffic calming 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 encourage redevelopment of properties in the Project area; therefore facilitating the elimination of conditions of blight in the Project Area; 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 fund monies available to complete 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 2012/2016:

- 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 Board of Supervisors of the County of Santa Barbara as follows:

6. The above recitals are true and correct.
7. The Infrastructure Projects will each be a benefit to the Project Area.
8. There are no other reasonable means of financing each of the Infrastructure Projects.
9. The Infrastructure Projects will each 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 May 2011 for the 2012/2016 cycle.

APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, the ___th day of June, 2011, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

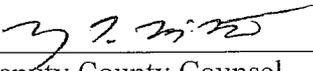
JONI GRAY
Chair, Board of Supervisors

ATTEST:
CHANDRA L. WALLAR
CLERK OF THE BOARD

By: _____
Deputy

APPROVED AS TO LEGAL FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

APPROVED AS TO ACCOUNTING FORM
ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

By:  _____
Deputy County Counsel

By:  _____
Deputy Auditor Controller

ATTACHMENT 4

FY 2011/2012 Redevelopment Agency Work Program

General Redevelopment Agency Fund

Project	Goals for FY 2011/2012
Downtown Private Development Projects	Develop other public/private partnerships for new high quality mixed use projects in downtown Isla Vista Assist private landowners with tenant recruitment for existing and proposed retail space
Façade Program	Complete three additional façade improvement projects
Storm Water Improvements	Complete construction for downtown storm drain project Complete design of mid-block passage storm drain project
El Embarcadero Sidewalk/Underground Utilities	Complete construction of the sidewalk network along El Embarcadero including undergrounding of utilities, street lighting and street trees
Embarcadero Loop Improvements	Complete design of streetscape and intersection improvements for the Embarcadero Loop Complete bid process and begin construction
Solar Street Light Demonstration Project	Coordinate and install demonstration project
Street Lighting Network Improvements	Coordinate and install infill street lights along Estero Road
Sidewalk Improvement Program	Coordinate and install three sidewalk infill projects Design and construct mid-block pedestrian paths for improved beach access
Isla Vista Park Redesign Projects	Assist IVRPD in developing park improvement projects Develop strategy for potential land swaps and/or purchase of key development and open space properties with Isla Vista Recreation and Parks District
Agency and Project Area Committee management	Adopt the 2011/2012 Fiscal Year Agency Budget Continue to provide staff support for PAC meetings Comply with California State law; Submit 2010/2011 Fiscal Year annual report to state
IVMP certification with Coastal Commission	Develop parking projects and/or programs for Isla Vista Support Coastal Commission staff review of IVMP
Community Service Area 31	Assist County Public Works Department to increase the fiscal viability of Community Service Area 31 in order to provide increased maintenance levels and other services to Isla Vista
Alternative Transportation Improvement Program	Continue implementing improvements to alternative transportation in Isla Vista

Project	Goals for FY 2011/2012
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	Complete design of approximately 50 affordable housing units on Agency-owned property
	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

ATTACHMENT 5

Summary of FY 2010/2011 Achievements and Comparison to Work Program

General Redevelopment Agency Fund		
Project	Goals for FY 2010/2011	Status
Downtown Private Development Projects	Bring entitlement request for Icon Project to decision makers	Complete - March 2010
	Develop other public/private partnerships for new high quality mixed use projects in downtown Isla Vista	Ongoing
Façade Program	Complete three additional façade improvement projects	Complete – Five Façade Improvements
Downtown Storm Drain Project	Complete design for downtown storm drain project	Complete – July 2010
	Complete bid process and begin construction	Complete - June 2011
El Embarcadero Sidewalk/Underground Utilities	Complete design and begin construction of the sidewalk network along El Embarcadero including undergrounding of utilities, street lighting and street trees	Complete – June 2011
Solar Street Light Demonstration Project	Coordinate and install demonstration project	Ongoing
CarShare Program	Support planned expansion short-term car rental program for Isla Vista in Fall 2009	Ongoing
Isla Vista Park Redesign Projects	Improve beach access areas	Complete – El Embarcadero Beach Access Improvement
	Assist IVRPD in developing park improvement projects	Complete – Little Acorn Park Improvement Project
El Colegio Road Phase II Implementation	Provide staff assistance for design, bid package and construction for Phase II	Complete – November 2010
	Obtain entitlement permits for Phase II	Complete – June 2010
Agency and Project Area Committee management	Adopt the 2010/2011 Fiscal Year Agency Budget	Complete – June 2010
	Continue to provide staff support for PAC meetings	Complete
	Comply with California State law; Submit 2009/2010 Fiscal Year annual report to state	Complete
IVMP certification with Coastal Commission	Support Coastal Commission staff review of IVMP	Ongoing

Sidewalk Improvement Program	Continue to improve the sidewalk network in Isla Vista	Complete – Madrid and Picasso Infill
	Establish long-term sidewalk improvement plan with Public Works	Complete – Program established
Alternative Transportation Improvement Program	Continue implementing improvements to alternative transportation in Isla Vista	Ongoing
	Complete installation of bicycle racks and new bus shelters and benches	Complete -
Town Architect Services	Provide design support for development projects and public improvements	Complete -
Acquire property from willing sellers	Acquire property from willing sellers to facilitate the development of affordable housing units and mixed use projects	Complete – August 2010 Acquisition of 761 Camino Perscadero
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.	Ongoing -
Street Lighting network improvements	Identify and map street light network to determine phasing and costs of future improvements	Complete

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, 2011 by the following vote:

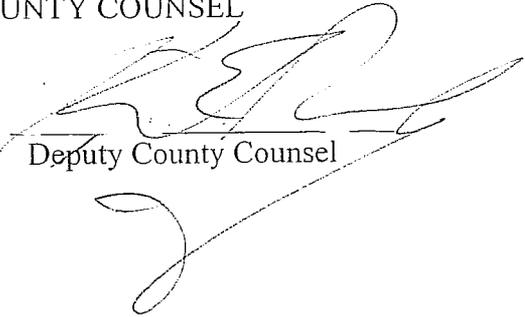
AYES:
NOES:
ABSTAIN:
ABSENT:

JONI GRAY
Chair, Board of Supervisors

ATTEST:
CHANDRA L. WALLAR
CLERK OF THE BOARD

By: _____
Deputy

APPROVED AS TO LEGAL FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

By: 
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM
ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

By: 
Deputy Auditor Controller

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:

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 Directors of the Redevelopment Agency of the County of Santa Barbara, State of California, this _____ day of June, 2011 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

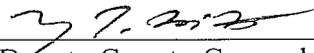
JONI GRAY
Chair, Board of Directors

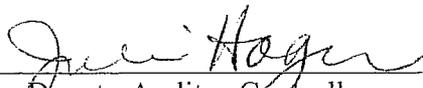
ATTEST:
CHANDRA L. WALLAR
CLERK OF THE BOARD

By _____
Deputy

APPROVED AS TO LEGAL FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

APPROVED AS TO ACCOUNTING FORM
ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

By 
Deputy County Counsel

By 
Deputy Auditor Controller

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 ____, 2011, 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 11, 2010.

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 Forty Two Thousand Five Hundred Dollars (\$42,500) 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 upon 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, 2011 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 _____, 2011.

AGENCY:

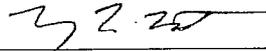
COUNTY OF SANTA BARBARA
REDEVELOPMENT AGENCY
A public body, corporate and politic

By: _____
JONI GRAY
Chair, Board of Directors

ATTEST:
CHANDRA L. WALLAR

By: _____
Agency Secretary

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

By: 
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, CPA
AUDITOR CONTROLLER

By: 
Deputy Auditor Controller

COUNTY:

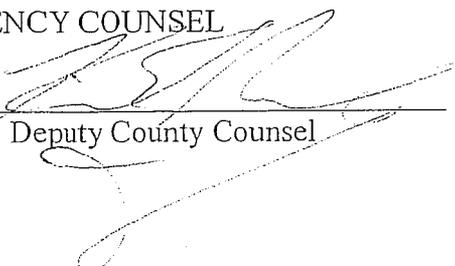
COUNTY OF SANTA BARBARA
BOARD OF SUPERVISORS
A Subdivision of the State of California

By: _____
JONI GRAY
Chair, Board of Supervisors

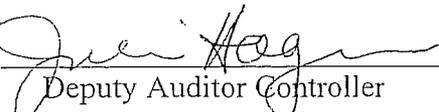
ATTEST:
CHANDRA L. WALLAR

By: _____
Deputy

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

By: 
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, CPA
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By: 
Deputy Auditor Controller