



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.:** 990  
**For Agenda Of:** June 9, 2010  
**Placement:**  
**Estimated Tme:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Directors, Redevelopment Agency  
Board of Supervisors

**FROM:** Department Michael Brown, Executive Director, Redevelopment Agency  
Director(s)  
Contact Info: David Matson, Director, Housing and Community Development  
Jeff Lindgren, Redevelopment Agency Manager (x 2069)

**SUBJECT:** Joint Hearing for Redevelopment Agency FY 2010/2011 Budget

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**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 2010-2011 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 2009/2010**

During the 2009/10 Fiscal Year the Agency completed a number of important projects, enjoying one of the most productive implementation years in its history. Attachment 5 includes a listing of each of the adopted work program goals for last Fiscal Year. Highlights of those achievements include:

- Continued technical work with the Coastal Commission to ensure Isla Vista Master Plan (IVMP) approval, which will form the basis of RDA activities for the next twenty years.
- Completed downtown parking lot project, a “green” demonstration project with inclusion of a solar trellis system.
- Completed underground parking facility feasibility analysis.
- Completed planning permits for the Loop at Trigo Road, a private mixed-use project to provide 5,000 square feet of new commercial, a 23 room hotel, and 25 residential units in a LEED certified building.
- Obtained planning permits for Icon at UCSB, a private mixed-use project with 6,000 square feet of commercial space and 17 residential units.
- Obtained planning permits for Camino Del Sur a 56-unit apartment complex.
- Completed four façade improvements in partnership with local businesses.
- Completed regulatory process and development agreements for six affordable residential units in cooperation with the County housing and Community development Department for Paradise Ivy, a private 24 unit mixed use project with 6,000 square feet of new commercial space.
- Facilitated Board adoption and launched the Outdoor Dining Program in cooperation with the business community in downtown Isla Vista.
- Facilitated Board adoption and launched the Isla Vista Car Share Program, an innovative public-private partnership to help make efficient use of available parking.
- Obtained Phase II planning permits for El Colegio Road improvements needed to complete significant enhancements to the transportation corridor in and out of Isla Vista.
- Installed 75 new bicycle parking spaces in downtown Isla Vista.
- Partnered with the UCSB Environmental Affairs Board to install ash urns for cigarette waste.
- Coordinated new MTD Transit route and improved transit stops with shelters, benches and updated route information resulting in a 362% increase in ridership.

### **FY 2010/2011 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 2010/2011 work program and goals, including the following:

#### Proposed Strategic Actions:

- Continue to work with Planning & Development to ensure adoption of the IVMP by the Coastal Commission.
- Continue to partner with the County departments of Public Works and General Services on infrastructure improvements.
- Implement infrastructure improvements to remove barriers to revitalization of the Isla Vista project area.
- Facilitate public-private partnerships to engender private investment.

#### Proposed Key Projects

- Complete and obtain Isla Vista Master Plan certification with the Coastal Commission.
- Complete the design and begin construction for El Embarcadero Road improvements including wider sidewalks, street trees, underground utilities and improved bicycle/pedestrian facilities.
- Coordinate and construct solar street lighting demonstration project.
- Begin construction of downtown Isla Vista storm water improvements.
- Complete Phase II El Colegio Road Improvements.
- Continue to foster downtown business revitalization by completing three additional Façade Program projects.
- Complete additional sidewalk infill construction project.
- Design beach access area improvements for future construction in fiscal year 2010-11, 2011-12 and 2012-13.
- Identify and map street light network throughout Isla Vista to determine phasing and costs of future improvements

### **Agency Budget**

As compared to the previous fiscal year, the proposed FY 2010/2011 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 2010/2011 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 \$8,023,680 in the Redevelopment Operating Fund, and \$1,569,092 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 David Matson, Housing and Community Development.

**Attachments:**

- 1) Redevelopment Agency FY 2010/2011 Budget Resolution  
Exhibit A: Proposed Redevelopment Agency Fiscal Year FY 2010/2011 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 2010/2011 Work Program
- 5) FY 2009/2010 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, Redevelopment Manager

**CC:**

Bob Geis, Auditor Controller  
David Matson, Housing and Community Development  
Glen Russell, Planning and Development  
Mary McMaster, County Counsel  
Mark Paul, Public Works