

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
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**Agenda Number:**  
**Prepared on:** 12/30/05  
**Department Name:** County Executive Office  
**Department No.:** 990  
**Agenda Date:** 1/17/06  
**Placement:** Departmental  
**Estimate Time:** 45 minutes  
**Continued Item:** No  
**If Yes, date from:**

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**TO:** Redevelopment Agency Board of Directors

**FROM:** Michael F. Brown, County Executive Officer  
Robert Geis, Auditor Controller

**STAFF CONTACT:** Terri Maus-Nisich, Assistant County Executive Officer  
Ed Moses, Director, Housing and Community Development  
Jamie Goldstein, Deputy Director, Redevelopment Agency (x 8050)

**SUBJECT:** Redevelopment Agency 5-Year Implementation Plan

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## **Recommendation:**

That the Board of Directors: provide staff with preliminary input regarding the State-required 5-Year Implementation Plan and 10-Year Affordable Housing Compliance Plan for the Isla Vista Redevelopment Project Area<sup>1</sup>.

## **Background:**

This report is intended to provide your Board with an update regarding Redevelopment Agency Projects and to obtain input regarding the statutorily required Five Year Implementation Plan. The Board has twice previously approved Five Year Implementation Plans for the Agency, most recently in 2001. Failure to adopt an Implementation Plan before the end of this fiscal year may result in sanctions to the Agency by the State.

Work Plan: On August 16, 2005 your Board approved the Redevelopment Agency FY 05/06 work plan. Attachment A outlines progress on Board-directed projects, and includes the following:

- Completion of design and engineering consultant selection process for Pardall Road Enhancement Project
- Funding for Anisq'Oyo Park redesign project obtained
- Initiated Community Center site study utilizing \$30,000 in RDA funds

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<sup>1</sup> The 10-Year Affordable Housing Compliance Plan only addresses the production of affordable housing for the Isla Vista Redevelopment Project Area. It does not apply to other areas of the County.

- Contact with more than 6 downtown property owners and 5 potential developers to create public/private partnership development projects
- Support from PAC for proposed RDA Plan amendment.

5-Year Implementation Plan: For every project area, California Community Redevelopment Law (CRL) requires redevelopment agencies develop a five-year implementation plan, which includes a ten-year affordable housing compliance plan. The existing Isla Vista Five-Year Implementation Plan must be updated this fiscal year and submitted to the State. A five-year implementation plan establishes the Agency's vision in broad terms, and does not commit the agency to any specific project. Specific projects will be reviewed and approved by your Board on an individual basis on a case-by-case basis.

By law, the updated Isla Vista Implementation Plan must include:

- Agency goals and objectives for the Isla Vista Redevelopment Project Area;
- Programs, potential projects, and estimated expenditures proposed by the Agency over the next five years; and,
- An explanation of how Agency goals, objectives, programs, and expenditures will eliminate blight within the Project Area and improve and increase the supply of housing affordable to very low, low, and moderate income households.

Isla Vista Master Plan: The County is currently finalizing a Master Plan for Isla Vista with Board consideration scheduled for late 2006. This Implementation Plan is being completed to maintain the Agency's compliance with state law in the interim, and will not predetermine new redevelopment initiatives by the Agency in advance of the Master Plan's adoption as set forth in California Health and Safety Code § 33490(B):

*Adoption of an implementation plan shall not constitute an approval of any specific program, project, or expenditure and shall not change the need to obtain any required approval or a specific program, project or expenditure from the agency or community.*

The Draft Master Plan identifies both development policies and specific projects to improve the community. Redevelopment is one tool that may be used to implement these projects. Subsequent to Board review of the Master Plan, the Isla Vista Implementation Plan may be amended to reflect projects and programs described and prioritized in the Master Plan.

Redevelopment Projects and Funding: The Santa Barbara County Redevelopment Agency receives tax increment revenue from the Isla Vista Project Area. CRL limits how those funds can be spent, generally only allowing funds to be used for physical improvements and planning to alleviate blight. In addition, CRL requires that 20% of the total tax increment be set aside to facilitate the production of housing affordable to very low, low, and moderate income households. It is anticipated that over the next five year period the Agency will receive the following funds:

<b>Agency Fund</b>	<b>Available Funds for Projects FY 07-11</b>	<b>Total Funds for Projects FY 07-11 (Bonding)</b>
Projected Tax Increment	\$4.4 million	\$28 million
Projected 20% Housing Set Aside	\$4.0 million	\$23 million

These funds are available to finance individual projects, after payments are made on existing debt and Agency management activity is funded.

The Draft Isla Vista Master Plan identifies specific priority projects. As part of the Master Plan process, these projects were reviewed and recommended by the Project Area Committee based on extensive public comment, consultant input and staff analysis. Staff has consolidated the Master Plan project list (Attachment B) to ensure that the Agency retains the flexibility to implement a range of projects over the next five years. The project list can generally be broken into three categories.

- Downtown Isla Vista Projects
- General Improvement Projects
- Community Projects

Staff is requesting input from your Board regarding these projects for inclusion in the updated Isla Vista Implementation Plan. Based upon that input, staff will bring these projects to the Project Area Committee for their review and comment. In late spring 2006, the updated Implementation Plan with the projects identified by your Board and a project financing strategy, will be brought to your Board for consideration. The completed Implementation Plan will then be submitted to the State.

Ten Year Affordable Housing Compliance Plan: As noted above, CRL requires that 5-Year Implementation Plans include a Ten Year Affordable Housing Compliance Plan. The purpose of the Compliance Plan is to demonstrate that the Agency has met, or plans to meet, required replacement or inclusionary production housing requirements mandated by redevelopment law. Key components of the plan include an inventory of the units constructed in the project area since it was established (i.e. 1990), an estimate the number of units constructed or rehabilitated over the life of the redevelopment effort (i.e. 2030), a revenue estimate for housing projects and programs, and a description of how and when the Agency will achieve its housing production goals.

Over the next five years, the Redevelopment Agency intends to ensure the production of affordable housing through the implementation of four basic projects and programs in the Isla Vista Project Area. Those projects and programs are intended to meet the State-required replacement and inclusionary requirements for Redevelopment Agencies.

First, the Agency will institute an “Over the Counter” policy for accepting project proposals. These proposals for Agency affordable housing set-aside funds will be accepted at any time during the year. This new policy will allow the Agency to accept and review project applications outside of the current annual Notice of Funds Available process. This procedural change is intended to eliminate any funding delays for an applicant who previously may have been forced to wait to apply for set-aside funds.

Second, The Agency will seek to acquire property from willing sellers in the Project Area to facilitate the development of affordable housing units. While the Agency does not intend to act as the project developer, by controlling the land, the Agency can ensure projects are implemented in a timely manner while meeting community design standards.

Third, the Agency will prioritize the rehabilitation, or acquisition with rehabilitation, of existing properties in the Project Area. By focusing on properties with significant rehabilitation needs, the Agency can eliminate blight, provide income restricted housing, and improve the overall quality of development.

Fourth, the Agency will 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.

These four projects and programs can ensure the Agency meets the State required production and replacement of affordable housing units in the Isla Vista Project Area over the next five year planning period.

**Mandates and Service Levels:**

Pursuant to the requirements of Section 33490 of the California Community Redevelopment Law, all redevelopment agencies are required to prepare and adopt a 5 five-year implementation plan, which includes a ten-year affordable housing compliance plan, for each project area within their jurisdiction. There are no anticipated changes in County service levels due to Board adoption of this plan.

**Fiscal and Facilities Impacts:**

Preparation and adoption of this Implementation Plan was included in the Redevelopment Agency FY 05-06 budget. No new projects are being considered at this time and there is no new commitment of redevelopment funds as a result of this hearing. Staff will present individual projects at the appropriate time in the future for Board approval on an ongoing basis.

**Special Instructions:** None

**Attachments:**

- A. Redevelopment Project Update
- B. Proposed Projects for 2006-2011 Isla Vista Five Year Implementation Plan

**ATTACHMENT A**  
**Redevelopment Agency Project Update**

<b>Project</b>	<b>Project Goal</b>	<b>Lead Entity</b>	<b>Project Status at End of FY 05/06</b>	<b>Current Project Status</b>	<b>FY 05/06 Project Cost</b>	<b>Estimated Tot. Project Cost</b>
<b>Implementation</b>						
Downtown Private Projects-Development Agreements	Develop new high quality mixed use development in downtown Isla Vista	RDA, RDA Consultant and private developers	<ul style="list-style-type: none"> <li>• Project entitlements obtained</li> <li>• Development Agreement and Owner Participation Agreement complete</li> </ul>	<ul style="list-style-type: none"> <li>○ RFP process to select consultant complete</li> <li>○ Contract with KMA complete, KMA technical assistance on private projects</li> <li>○ Entitlement application for ‘Sushi Terri’ submitted, incomplete, waiting for developer to complete application and submit pro forma</li> <li>○ Olsen Co. in negotiation with 2 land owners</li> <li>○ Conceptual Motion working with IVRPD/private owner on affordable/mixed use project</li> <li>○ 3<sup>rd</sup> land owner expressed interest in working w/Peikert Group. Contact info given to Peikert.</li> <li>○ Staff to set up mtg with south side Pardall owners.</li> </ul>	\$105,000	Varies
Downtown Parking Lot Acquisition	Acquire and develop a site for a downtown surface parking lot	RDA	Site identified and acquisition offer to property owner made	<ul style="list-style-type: none"> <li>○ BOS authorization to negotiate</li> <li>○ Negotiations proceeding</li> </ul>	\$35,000	\$2.3 million
Pardall Road Design / Engineering	Improve Pardall Road streetscape with improved sidewalks and landscaping	RDA	50% working drawings	<ul style="list-style-type: none"> <li>○ RFP issued</li> <li>○ Interviews for top 4 firms scheduled for Jan. 6<sup>th</sup></li> </ul>	\$140,000	\$1-2.5 million
Commence Anisq’ Oyo’ Park Redesign Project	Resolve existing deficiencies in Anisq’ Oyo’ Park	IVRPD	50% plan completion <ul style="list-style-type: none"> <li>• Identify long term plan to make park</li> </ul>	<ul style="list-style-type: none"> <li>○ BOS approved letter agreement, RDA \$50,000 authorized</li> <li>○ \$55,000 from GVLT obtained</li> </ul>	\$50,000	\$2 - 3 million for park improvements

Project	Project Goal	Lead Entity	Project Status at End of FY 05/06	Current Project Status	FY 05/06 Project Cost	Estimated Tot. Project Cost
			town center <ul style="list-style-type: none"> <li>Describe costs, phases, &amp; funding.</li> </ul>	<ul style="list-style-type: none"> <li>Consultant selection coordinated w/Pardall</li> </ul>		(not including acquisitions)
El Colegio Road Implementation	Resolve level of service problems with El Colegio consistent with draft IVMP goals (Interface Policy 3, Dev Std 3.1, Action 3.2)	Public Works	<ul style="list-style-type: none"> <li>UCSB MOU complete</li> <li>Project permits obtained</li> </ul>	<ul style="list-style-type: none"> <li>RBF contract to verify UCSB cost estimates</li> <li>Bengal Engineering value engineering contract.</li> <li>UCSB negotiations</li> </ul>	\$10,000	\$6 – 8 million
Community Center/Estero Park	Improve recreation opportunities at Estero Park and develop a community center	IVRPD	<ul style="list-style-type: none"> <li>Complete park master plan revision.</li> <li>Begin implementation of skate-park and other projects.</li> </ul>	<ul style="list-style-type: none"> <li>RDA Contract with IVRPF for \$30,000 approved by the Board.</li> <li>IVRPD has formed the Com. Cntr Task Force.</li> <li>Project has been scaled back</li> <li>Partial funding for soccer fields and skate park obtained.</li> </ul>	\$30,000	TBD
Camino Corto Parking	Increase on-street parking on Camino Corto while improving ped/bike access	Public Works	Working drawings complete, project ready for construction bids	No update	\$ -	TBD
<b>Management</b>						
Agency and Project Area Committee management	Provide management services to Agency and PAC	RDA	On-going	<ul style="list-style-type: none"> <li>5 PAC meetings held this FY to date</li> <li>PAC support for RDA Plan Amendment</li> <li>Projected salary savings</li> </ul>	\$180,000 total staffing  \$71,837 cost allocation  \$10,000 small	\$ -

Project	Project Goal	Lead Entity	Project Status at End of FY 05/06	Current Project Status	FY 05/06 Project Cost	Estimated Tot. Project Cost
					projects	
Update to 5-Year Implementation Plan	Complete State-required Plan	RDA	Complete	<ul style="list-style-type: none"> <li>BOS Hearing on 1/16 for initial Board input</li> <li>Initial research complete</li> </ul>	\$ 10,000	\$ -
Hire RDA staff person	Increase RDA staffing capacity	RDA/HR	Project complete	<ul style="list-style-type: none"> <li>New job class created and approved by BOS in November</li> <li>Recruitment opened in December</li> </ul>	\$ -	\$ -
<b>Planning</b>						
Oversee IVMP adoption contract and existing EIR contracts	Resolve existing Isla Vista land use regulatory impediments	RDA	<ul style="list-style-type: none"> <li>Complete IVMP local adoption</li> <li>Submit IVMP to Coastal Commission</li> </ul>	<ul style="list-style-type: none"> <li>RFP process complete, consultant selected</li> <li>BOS approved contract on 9/15</li> <li>Project kickoff meeting held in December</li> <li>Initial information request to consultant complete</li> <li>Active project work begins with release of DEIR</li> </ul>	\$150,000 adoption contract. \$75,000 EIR contracts. \$30,000 P&D.	\$255,000
Parking Program appeal w/Coastal Commission	Implement a parking program to resolve existing parking issues in Isla Vista	Public Works	Parking plan either approved or denied by Coastal Commission	<ul style="list-style-type: none"> <li>Revised project description submitted to CCC staff for review</li> </ul>	\$ -	\$ -
<b>New Projects</b>						
RDA Plan Amendment	Amend RDA Plan to allow Agency to acquire property for redevelopment	RDA	N/A	<ul style="list-style-type: none"> <li>PAC review and approval of RDA Plan amendment</li> <li>Scope from KMA received for \$45,000 to lead Plan amendment process</li> </ul>	N/A	Funds available in existing KMA contract

<b>Project</b>	<b>Project Goal</b>	<b>Lead Entity</b>	<b>Project Status at End of FY 05/06</b>	<b>Current Project Status</b>	<b>FY 05/06 Project Cost</b>	<b>Estimated Tot. Project Cost</b>
Establish program for businesses to lease ROW for outdoor dining	Encourage orderly outdoor dining in downtown IV. Obtain revenue stream for ROW maintenance.	PW/RDA	N/A	<ul style="list-style-type: none"> <li>• Initial criteria defined with Public Works</li> <li>• Field visit to test criteria complete</li> <li>• Review of City of SB ordinance complete</li> <li>• First meeting with P&amp;D complete</li> </ul>	N/A.	\$ -
Establish in lieu parking fee program	Establish program whereby developers can 'fee out' of on-site parking requirements	RDA/CEO	N/A	<ul style="list-style-type: none"> <li>• Initial research completed</li> <li>• Project kickoff w/CEO staff scheduled for Jan. 06</li> </ul>		



**ATTACHMENT B**  
**Proposed Redevelopment Agency Projects for**  
**2006-2011 Isla Vista Five Year Implementation Plan**

<b>Projects</b>	<b>Program/Project</b>
<b>Downtown Isla Vista Projects</b>	
Pardall Road Streetscape Improvements	Project
In-Lieu Parking Fee Program	Program
Assistance Program for Businesses	Program
Assist in the Development and Redevelopment Projects in Downtown	Project
Acquire Land and Develop Public Parking Lots	Project
Improve AO Park Including Connection to Pardall Road and Businesses	Project
Reconfigure Existing Privately Owned Parking Lots	Project
<b>General Improvement Projects</b>	
Improve Existing and Install New Sidewalks	Project
MTD Service/Bus Stop Improvements	Project/Prog
Residential Improvement Program	Program
Traffic Calming Projects	Project
Street Trees	Project
Car-Sharing	Program
Street and Infrastructure Projects to Alleviate Blight	Project
<b>Community Projects</b>	
Isla Vista Community Center Building	Project
Isla Vista Skate Park	Project
Playing Fields On Former Isla Vista Youth Projects Site (With Housing)	Project