



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, 2007  
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: Terri Maus-Nisich, Assistant County Executive Officer  
Jamie Goldstein, Deputy Director, Redevelopment Agency (x 8050)

**SUBJECT:** Joint Hearing for Redevelopment Agency FY 08/09 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 2008-09 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 a budget separate from the County. 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 (Attachment 5).

**Summary of Achievements for FY 07/08**

During the 2007/08 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:

- Isla Vista Master Plan (“IVMP”) adopted by Board of Supervisors
- Entered escrow to purchase a site for the downtown parking lot
- Completed design and released construction bid package for Pardall Road streetscape improvement project
- Acquired the Isla Vista Medical Clinic and St. Athanasius Church sites
- Issued \$18 million in debt to fund infrastructure improvement projects and land acquisitions
- Acquired and rehabilitated two 10-unit- apartment buildings in partnership with the Housing Authority for Santa Barbara County
- Obtained planning permits for 909 Embarcadero Del Mar
- Completed initial project of the Downtown Façade Program established in early 2007
- Partnered with Public Works to install new benches, shelters, and site amenities at three bus stops in Isla Vista
- Submitted IVMP to the California Coastal Commission

**FY 08/09 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 08/09 work program and goals, including the following:

- Complete Pardall Road improvement project construction
- Bring the Trigo Loop project to decision makers for review
- Complete parking lot design and permitting
- Construct downtown parking lot
- Establish partnerships to develop affordable housing projects
- Support Coastal Commission staff review of Isla Vista Master Plan
- RDA Agency management, and administration for PAC

**Agency Budget**

As compared to the previous fiscal year, the proposed FY 08/09 budget (Attachment 1: Exhibit A) increases funding for capital projects, adds one full time equivalent salary position to manage implementation of construction projects, and reduces costs associated with the Master Plan. On May 27,

the County agreed to loan the Agency \$18 million to construct Agency projects and purchase land. This proposed budget includes both those loan proceeds and the scheduled debt service.

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 08/09 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 \$4,354,203 in the General Redevelopment Fund, and \$27,542 in the L/M 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 Jamie Goldstein, CEO Office

**Attachments:**

- 1) Redevelopment Agency FY 08/09 Budget Resolution
  - A. Proposed Redevelopment Agency Fiscal Year 2008/09 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 08/09 Work Program
- 5) FY 07/08 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:**

Jamie Goldstein

**cc:**

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

**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  
2008-09 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 2008-09 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, 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 \$27,552 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 2007-08 fiscal year.
2. The budget for the Redevelopment Agency of the County of Santa Barbara for the fiscal year beginning on July 1, 2008 and ending on June 30, 2009 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 2008-09.
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 \_\_\_\_\_, 2008, by the following vote:

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

\_\_\_\_\_  
 SALUD CARBAJAL  
 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:  
 STEPHEN SHANE STARK,  
 AGENCY COUNSEL

APPROVED AS TO FORM:  
 BOB GEIS,  
 AGENCY TREASURER

BY: \_\_\_\_\_  
 Deputy

BY \_\_\_\_\_  
 Deputy

**EXHIBIT A**

**Proposed Redevelopment Agency Fiscal Year 2008/09 Sources/Uses of Funds**

**Proposed Redevelopment Agency FY 08/09 General Fund Budget – Proposed Expenditures, Anticipated Revenues**

	<b>RDA Fund FY 07/08 Budgeted</b>	<b>RDA Fund FY 07/08 Estimated</b>	<b>RDA Fund FY 08/09 Proposed</b>	<b>Debt Fund FY 08/09 Proposed</b>	<b>Bond Fund FY 08/09 Proposed</b>
<b>SOURCES</b>					
Beginning Fund Balance	1,084,245	1,690,965	3,241,279	4,500,000	11,850,000
Tax Increment, net of pass-throughs	1,694,550	3,208,890	3,000,000		
Bond Proceeds					
Interest Income	23,718	91,000	85,000	100,000	\$280,000
<b>Total Available Funds</b>	<b>2,802,513</b>	<b>4,990,855</b>	<b>6,326,279</b>	<b>4,600,000</b>	<b>12,130,000</b>
<b>USES</b>					
<b>Debt Service</b>					
1990 County Loan	424,121	420,734	433,590		
2008 County Loan				1,500,000	
<b>Subtotal</b>	<b>424,121</b>	<b>420,734</b>	<b>433,590</b>	<b>1,500,000</b>	<b>0</b>
<b>Projects and Programs</b>					
<b>Infrastructure and Physical Improvements</b>					
Alternative transportation improvements	35,000	30,000	50,000		
Sidewalk construction matching funds	400,000	300,000	300,000		
Minor Projects			100,000		
Façade Program	60,000	20,000	100,000		
Pardall Road / Sidewalk Construction					4,500,000
Parking Lot Acquisition/Improvements			2,000,000		
El Colegio Road Matching Funds					1,500,000
Land Write Downs					2,000,000
Other Land Acquisitions					2,000,000
<b>Subtotal</b>	<b>495,000</b>	<b>350,000</b>	<b>2,550,000</b>	<b>0</b>	<b>10,000,000</b>
<b>Professional and Special Services</b>					
Pardall Road Design/Engineering	462,800	230,000			330,000
Parking Lot Design/Engineering	60,000	0	140,000		
Downtown Stormwater Engineering			100,000		
Land appraisals and assessment	0	15,500	30,000		
Pub/Prv Partnerships	30,000	50,700	30,000		
RDA Consultant – Plan Amendment	15,000	15,000	0		
Façade Program Architectural	15,000	5,500	20,000		
Town Architect	15,000	5,000	15,000		
Pre-Development Analysis			20,000		
IVMP Adoption Contract	50,000	14,500	30,000		
Legal Services			20,000		
Graffiti Abatement	0	6,000	6,000		
Parking Meters			10,000		
<b>Subtotal</b>	<b>647,800</b>	<b>342,200</b>	<b>421,000</b>	<b>0</b>	<b>330,000</b>
<b>General and Administrative</b>					
Supplies and Other Charges	36,150	31,972	40,786		
Audit Fees	18,100	18,100	18,100		
Property Tax Collection Fee	57,000	57,000	62,000		
Cost Allocation	221,751	179,351	208,039		
RDA Staffing	252,638	345,219	465,688		
<b>Subtotal</b>	<b>585,639</b>	<b>631,642</b>	<b>794,613</b>	<b>0</b>	<b>0</b>
County Support Staffing	<b>37,000</b>	<b>5,000</b>	<b>155,000</b>	<b>0</b>	<b>0</b>
<b>Total Uses</b>	<b>2,189,560</b>	<b>1,749,576</b>	<b>4,354,203</b>	<b>1,500,000</b>	<b>10,330,000</b>
<b>Ending Fund Balance</b>	<b>612,953</b>	<b>3,241,279</b>	<b>1,972,076</b>	<b>3,100,000</b>	<b>1,800,000</b>

**Proposed Redevelopment Agency FY 08/09 L/M Fund Budget – Proposed Expenditures, Anticipated Revenues**

	L/M Fund FY 07/08 Budgeted	L/M Fund 07/08 Estimated	L/M Fund FY 08/09 Proposed
<b>Sources</b>			
Beginning Fund Balance	867,134	1,677,008	3,870,441
Tax Increment, net of pass-throughs	850,000	1,100,000	1,200,000
Repaid Housing Loans	17,441	1,072,000	2,800,000
Interest Income	45,000	36,000	45,000
<b>Total Available Funds</b>	<b>1,779,575</b>	<b>3,885,008</b>	<b>7,915,441</b>
<b>Uses</b>			
<b>Professional and Special Services</b>			
Housing Loans and Expenditures			3,500,000
Affordable Housing Projects	20,000	0	20,000
<b>Subtotal</b>	<b>20,000</b>	<b>0</b>	<b>3,520,000</b>
<b>General and Administrative</b>			
Cost Allocation	567	567	1,542
RDA Staffing	80,000	12,000	25,000
HCD Support	2,000	2,000	1,000
<b>Subtotal</b>	<b>82,567</b>	<b>14,567</b>	<b>27,542</b>
<b>Total Uses</b>	<b>102,567</b>	<b>14,567</b>	<b>3,547,542</b>
<b>Ending Fund Balance</b>	<b>1,677,008</b>	<b>3,870,441</b>	<b>4,367,899</b>



**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 ) RESOLUTION NO. \_\_\_\_\_  
AND PHYSICAL IMPROVEMENT PROJECTS )  
\_\_\_\_\_)

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 2008-2009 budget:

- Physical alternative transportation improvements within the Project Area.
- Sidewalk construction within the Project Area,
- Parking lot improvements at 881 Embarcadero Del Mar,
- Pardall Road Project – Improvements on Pardall Road between Camino Pescadero and UCSB 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 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, 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 purchase and 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 purchase and 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 sidewalks on Pardall Road do not provide adequate space and there is a lack of bicycle parking and trash receptacles on Pardall Road, which discourage pedestrian and bicycle access to the Project Area and contribute to a condition of blight; and

WHEREAS, the proposed improvements on Pardall Road would expand the sidewalk and provide adequate bicycle parking and trash receptacles on Pardall Road, eliminating conditions of physical blight on Pardall Road; and

WHEREAS, improvements on Pardall Road would benefit the Project Area by improving infrastructure and the visual appeal of downtown 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 contributes to a condition of blight; and

WHEREAS, the widening and improvement of El Colegio from Storke Road to Los Caneros 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 \_\_\_\_<sup>th</sup> day of June, 2008, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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SALUD CARBAJAL  
CHAIR, BOARD OF DIRECTORS

ATTEST  
MICHAEL F. BROWN  
REDEVELOPMENT AGENCY  
EXECUTIVE DIRECTOR

By: \_\_\_\_\_

APPROVED AS TO FORM:

DANIEL J. WALLACE  
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 2008-2009 budget:

- Physical alternative transportation improvements within the Project Area.
- Sidewalk construction within the Project Area,
- Parking lot improvements at 881 Embarcadero Del Mar,
- Pardall Road Project – Improvements on Pardall Road between Camino Pescadero and UCSB 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 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, 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 purchase and 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 purchase and 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 sidewalks on Pardall Road do not provide adequate space and there is a lack of bicycle parking and trash receptacles on Pardall Road, which discourage pedestrian and bicycle access to the Project Area and contribute to a condition of blight; and

WHEREAS, the proposed improvements on Pardall Road would expand the sidewalk and provide adequate bicycle parking and trash receptacles on Pardall Road, eliminating conditions of physical blight on Pardall Road; and

WHEREAS, improvements on Pardall Road would benefit the Project Area by improving infrastructure and the visual appeal of downtown 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 contributes to a condition of blight; and

WHEREAS, the widening and improvement of El Colegio from Storke Road to Los Caneros 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:

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 Board of Supervisors of the County of Santa Barbara, State of California, the \_\_\_<sup>th</sup> day of June, 2008, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

SALUD CARBAJAL  
CHAIR, BOARD OF SUPERVISORS

ATTEST  
MICHAEL F. BROWN  
CLERK OF THE BOARD

By: \_\_\_\_\_

APPROVED AS TO FORM:

DANIEL J. WALLACE  
COUNTY COUNSEL

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

ROBERT W. GEIS, CPA  
AUDITOR-CONTROLLER

By: \_\_\_\_\_  
Deputy



## ATTACHMENT 4

### FY 08/09 Redevelopment Agency Work Program

General Redevelopment Agency Fund	
Project	Goals for FY 07/08
Downtown Private Development Projects	Bring entitlement request for The Trigo Loop Project to decision makers Develop other public/private partnerships for new high quality mixed use projects in downtown Isla Vista
Downtown Parking Lot	Create sustainable parking lot design using innovative design and alternative energy concepts Complete construction of parking lot
Façade Program	Complete two additional façade improvement projects
Pardall Road Design / Engineering	Complete construction of Pardall Road Establish funding mechanism for long term project maintenance
Downtown Storm Water Project	Complete RFP for design and engineering Complete bid process for construction
Downtown Parking Meters	Obtain entitlement permits Complete bid process for construction
Anisq' Oyo' Park Redesign Project	Assist IVRPD in developing park improvement project
El Colegio Road Implementation	Support construction of Phase I Provide staff assistance to prepare design and bid package for Phase II
Agency and Project Area Committee management	Adopt the '08-'09 Fiscal Year Agency Budget Continue to provide staff support for PAC/GPAC meetings Comply with California State law Submit '08-'09 Fiscal Year annual report to state on time
IVMP certification with Coastal Commission	Support Coastal Commission staff review of IVMP
RDA Plan Amendments	Bring AB 1045 and SB 211 Plan Amendments to BOS for consideration
Sidewalk Improvement Program	Continue to improve sidewalk network in Isla Vista Establish long-term sidewalk improvement plan with Public Works
Alternative Transportation Improvement Program	Continue implementing improvements to alternative transportation in Isla Vista Complete installation of two new bus stop benches and shelters
Town Architect	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.

## ATTACHMENT 5

### Summary of FY 07/08 Achievements, and Comparison to Work Program

General Redevelopment Agency Fund		
Project	Goals for FY 07/08	Status
Downtown Private Projects- Development Agreements	Bring development agreements for 909 Embarcadero Del Mar to decision makers	Complete
	Bring 879 Embarcadero Del Mar project to BAR for conceptual review	Complete - 879 Embarcadero Del Mar acquired by Agency for parking
	Develop other new high quality mixed use projects in downtown Isla Vista	Complete – 6539 Trigo BAR review initiated
Downtown Parking Lot	Bring acquisition agreement to BOS for review	Complete
	Complete CEQA and obtain permits for parking lot improvements	CEQA complete, permits anticipated in summer '08
	Bring bid package to BOS for authority to bid	Bid package anticipated in Fall '08
Façade Program	Construct façade improvements at 6554 Pardall Road and 6551 Trigo Road Increase number of program participants in downtown Isla Vista Complete two additional façade improvement projects	6554 Pardall Rd. façade project complete. Other projects pending
Pardall Road Design / Engineering	Establish contract for bid documents	Complete
	Complete CEQA and obtain permits for Pardall Road improvements	Complete
	Bring bid package to BOS for authority to bid	Complete
Anisq' Oyo' Park Redesign Project	Assist IVRPD in developing park improvement project	Complete
El Colegio Road Implementation	Assist in permitting process for El Colegio	Complete
Agency and Project Area Committee management	Adopt the '07-'08 Fiscal Year Agency Budget	Complete
	Continue to provide staff support for PAC/GPAC meetings	Complete
	Comply with California State law	Complete
	Submit '07-'08 Fiscal Year annual report to state on time	Complete
Oversee IVMP adoption contract and existing EIR contracts	Bring Isla Vista Master Plan to the Board of Supervisors for consideration	Complete
	Submit Isla Vista Master Plan to the California Coastal Commission for consideration	Complete

<b>Project</b>	<b>Goals for FY 07/08</b>	<b>Status</b>
RDA Plan Amendment	Bring Plan Amendment to BOS for consideration	Complete
Establish in lieu parking fee program	Bring in lieu parking fee program to BOS for consideration	Complete
Sidewalk Improvement Program	Continue to improve sidewalk network in Isla Vista	Complete
	Establish long-term sidewalk improvement contract with Public Works	Project pending
Alternative Transportation Improvement Program	Continue implementing improvements to alternative transportation in Isla Vista	Complete
Town Architect	Complete RFP and establish contract for town architect	Complete – Firm hired using existing contracts
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	Complete – 3 downtown sites acquired
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

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

I. 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. )

WHEREAS, the Redevelopment Agency of the County of Santa Barbara (“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 of Santa Barbara (“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 DIRECTORS OF THE COUNTY OF SANTA BARBARA REDEVELOPMENT AGENCY AS FOLLOWS:

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. The Chair of the Agency Board of Directors is hereby authorized and directed to execute the Agreement for Services.

PASSED AND ADOPTED by the Board of Directors of the County of Santa Barbara Redevelopment Agency, State of California, this \_\_\_\_\_ day of June, 2008 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
SALUD CARBAJAL  
CHAIR, BOARD OF DIRECTORS

ATTEST:  
MICHAEL F. BROWN  
EXECUTIVE DIRECTOR

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DANIEL J. WALLACE  
AGENCY COUNSEL

APPROVED AS TO ACCOUNTING  
FORM  
ROBERT GEIS, TREASURER

By \_\_\_\_\_  
Deputy Agency Counsel

By \_\_\_\_\_  
Deputy

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

II. 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. )

WHEREAS, the Redevelopment Agency of the County of Santa Barbara (“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:

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. The Chair of the Board is hereby authorized and directed to execute the Agreement for Services.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_\_ day of June, 2008 by the following vote:

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

ATTEST:  
MICHAEL F. BROWN  
CLERK OF THE BOARD

\_\_\_\_\_  
SALUD CARBAJAL  
CHAIR, BOARD OF SUPERVISORS

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DANIEL J. WALLACE  
COUNTY COUNSEL

APPROVED AS TO ACCOUNTING FORM  
ROBERT GEIS  
AUDITOR-CONTROLLER

By \_\_\_\_\_  
Deputy County Counsel

By \_\_\_\_\_  
Deputy

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 \_\_\_\_, 2008, by and between:

THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA BARBARA, a public body corporate and politic hereinafter referred to as “Agency”; and, THE COUNTY OF SANTA BARBARA, a subdivision of the State of California hereinafter referred to as “County”.

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.

WHEREAS, the parties desire to enter into a new agreement regarding services to supersede and replace that certain agreement entitled “Agreement of Services Between the Redevelopment Agency of the County of Santa Barbara and the County of Santa Barbara” entered into as of January, 2001 (“Prior Agreement”).

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 as authorized by the Agency Executive Director or his or her designee in connection with the performance of the services performed hereunder

## II. Compensation

- A. Except for the services specifically set forth in Section II.B below, Agency shall reimburse the County for all staff services provided under this Agreement, based on actual staffing costs plus overhead in accordance with OMB Circular A-87. Except as specifically set forth in Section II.B, staffing costs shall not be reimbursed through the Cost Allocation Plan.
- B. 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.
- C. 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.
- D. 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, 2008 and continue until terminated as provided for in paragraph III.G 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 of this Agreement

This Agreement is terminable 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. Termination of Prior Agreement. This Agreement terminates, supersedes and replaces in its entirety the Prior Agreement. Notwithstanding the above, the Agency hereby waives its rights for delivery of all documents, plans, drawings and other work in progress as set forth in Section G of the Prior Agreement.

H. 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.

(remainder of page intentionally left blank)

IN WITNESS WHEREOF, the parties hereto have executed and entered into this Agreement by their officers thereunto duly authorized on \_\_\_\_\_, 2008.

**REDEVELOPMENT AGENCY OF THE  
COUNTY OF SANTA BARBARA**

\_\_\_\_\_  
SALUD CARBAJAL  
CHAIR, BOARD OF DIRECTORS

ATTEST:  
MICHAEL F. BROWN  
AGENCY SECRETARY

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DANIEL J. WALLACE  
AGENCY COUNSEL

APPROVED AS TO ACCOUNTING  
FORM  
ROBERT GEIS, TREASURER

By \_\_\_\_\_  
Deputy

By \_\_\_\_\_  
Deputy

**COUNTY OF SANTA BARBARA**

\_\_\_\_\_  
SALUD CARBAJAL  
CHAIR, BOARD OF SUPERVISORS

ATTEST:  
MICHAEL F. BROWN  
CLERK OF THE BOARD

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DANIEL J. WALLACE  
COUNTY COUNSEL

APPROVED AS TO ACCOUNTING FORM  
ROBERT GEIS  
AUDITOR-CONTROLLER

By \_\_\_\_\_  
Deputy County Counsel

By \_\_\_\_\_  
Deputy