

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
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**Agenda Number:**  
**Prepared on:** April 14, 2006  
**Department Name:** CEO  
**Department No.:** 990  
**Agenda Date:** May 2, 2006  
**Placement:** Admin  
**Estimate Time:** 20 minutes on 5/16  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Redevelopment Agency Board of Directors

**FROM:** Michael F. Brown, Executive Director, Redevelopment Agency

**STAFF CONTACT:** Terri Maus-Nisich, Assistant County Executive Officer  
Mark Paul, Division Chief, Auditor Controller (x 2141)  
Jamie Goldstein, Deputy Director, Redevelopment Agency (x 8050)

**SUBJECT:** Five Year Implementation Plan and Ten Year Affordable Housing Compliance Plan – Isla Vista Redevelopment Project

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## RECOMMENDATIONS:

That the Redevelopment Agency Board of Directors set a hearing for May 16, 2006 to:

- 1) Receive a staff overview regarding the Five-Year Implementation Plan, which includes the Ten-Year Affordable Housing Compliance Plan, for the Isla Vista Redevelopment Project (Exhibit 1); and
- 2) Adopt the attached resolution approving the Five-Year Implementation Plan for the Isla Vista Redevelopment Project (Exhibit 2).

## EXECUTIVE SUMMARY AND DISCUSSION:

California Redevelopment Law (CRL) requires redevelopment agencies to develop a five-year implementation plan, which includes a ten-year affordable housing compliance plan, for each project area. The Isla Vista Five-Year Implementation Plan (Implementation Plan) describes anticipated projects within the project area, associated expenditures, and projected revenues. That document includes the Isla Vista Ten-Year Affordable Housing Compliance Plan (Compliance Plan), which describes the Agency's program for ensuring that the appropriate number of very low, low, and moderate income housing units will be produced.

### Five Year Implementation Plan's Relationship to the Isla Vista Master Plan

This Implementation Plan is being completed to maintain the Agency's compliance with state law and will not predetermine new redevelopment initiatives in advance of the Master Plan's adoption. As set forth in California Public 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.

This Implementation Plan does not authorize the issuance of additional debt. While budget projections in the Plan identify how debt may be issued in the future, any further commitment of debt will be reviewed by the Agency's Board and Officers.

### **Five Year Implementation Plan**

The purpose of the Implementation Plan is to identify goals, programs, projects, and estimated expenditures for the Isla Vista Project Area for the five-year period, July 2006 - June 2011. In addition, the Plan explains 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.

As noted in the Implementation Plan, the Agency's major initiatives, and the costs associated with those projects, over the next five years include:

#### **Redevelopment Projects**

- Pardall Rd. Enhancement Project
- Downtown Parking Lot
- Owner Participation/Development Agreements
- MTD Shelter Improvements
- Anisq'Oyo Park
- Land Acquisition & Rehab
- Community Center
- Parking Structure

#### **Redevelopment Programs**

- Master Plan
- Residential Facade Improvements
- Business Assistance Program
- Traffic Calming
- Sidewalks/Trees

In addition the Implementation Plan describes four basic projects intended to boost the production of affordable housing projects in the Project Area. Those projects include:

**“Over the Counter” policy for Project Proposals:** Accepting and reviewing project funding applications outside of the current annual Notice of Funds Available process to eliminate project delays

**Acquire Property from willing sellers:** seek to acquire property to facilitate the development of affordable housing units.

**Rehabilitation Projects:** Prioritize the rehabilitation, or acquisition with rehabilitation, of properties with significant rehabilitation needs, to eliminate blight, provide income restricted housing, and improve the overall quality of development

**Other 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.

As the Agency formulates its budget each fiscal year, it will revisit these projections and make refinements and adjustments as necessary. Examples of such refinements include higher than anticipated costs to implement a project or a decline in property tax revenues received by the Agency.

**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 five-year implementation plan, which includes a ten-year affordable housing compliance plan, for each project area within their jurisdiction. This Implementation Plan satisfies this mandate for the Isla Vista project area.

Taking this action will not affect County service levels in the near term.

**FISCAL AND FACILITIES IMPACTS:**

Preparation and adoption of this Implementation Plan was a budgeted item in the Agency's FY 05/06 budget. Major work efforts described in the plan have anticipated expenses in the Agency's proposed budget for FY 2006/07.

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:**

Please forward a copy of the minute order to Jamie Goldstein, Redevelopment Agency

**CONCURRENCE:**

Auditor -Controller  
County Counsel

**ATTACHMENTS:**

None