

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 10/19/04
Department Name: Planning and Development
Department No.: 053
Agenda Date: 11/2/04
Placement: Administrative
Estimate Time: NA
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Valentin Alexeeff, Director
Planning and Development

STAFF CONTACT: Lisa Plowman, Deputy Director
Planning & Development

SUBJECT: Naylor Act Waiver Request of the Santa Barbara High School District

Recommendation(s):

That the Board of Supervisors approve the Naylor Act waiver request of the Santa Barbara High School District to streamline disposition of school property.

Alignment with Board Strategic Plan:

An Efficient Government Able to Anticipate and Respond Effectively to the Needs of the Community

Executive Summary and Discussion:

The Santa Barbara High School District is requesting that the County approve a waiver of the Naylor Act in order to streamline the surplus property disposition procedures to facilitate the pursuit of a workforce housing project of district staff. This would occur by eliminating the requirement to comply with the provisions of the Naylor Act which permit local agencies to acquire a portion of surplus school property used for open space recreation under specified conditions. In addition, the requested waiver would permit the district to forego the competitive bidding requirements in connection with a lease or other transfer of the district's property to a nonprofit corporation or housing corporation for purposes of carrying out a workforce housing project.

The Santa Barbara High School District owns a 23-acre undeveloped property which is not needed for school purposes. The property – known as the Tatum site – has the potential to provide much needed revenue to the district. The district is evaluating the feasibility of entering into a long-term lease of the property to a nonprofit corporation for purposes of undertaking a workforce housing project targeted towards district staff.

The requested waiver would eliminate the threat that the district may be forced to sell a portion of the property at 25% of its current market value. This would reduce funds needed for educational purposes and could hinder the development of housing for the district's employees.

At the request of the County, the District has agreed that the granting of the waiver shall be limited to the property being used for a below-market rate housing development, and if the District determines to sell or lease the property for other purposes, the waiver shall not apply.

Mandates and Service Levels: The requested waiver of the Naylor Act requirements would not impact any mandates or services levels.

Fiscal and Facilities Impacts: The requested waiver of the Naylor Act requirements would not result in fiscal or facilities impacts.

Special Instructions: Please provide legal notice 10 days in advance of the hearing on this item.

Concurrence: County Counsel

Attachments: Request from High School District