

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
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Agenda Number:
Prepared on: 6/8/04
Department Name: P&D
Department No.: 053
Agenda Date: 6/22/04
Placement: Administrative
Estimate Time: 20 minutes
Continued Item: NO
If Yes, date from:

TO: Redevelopment Agency Board of Directors

FROM: Val Alexeeff, Director
Planning and Development

STAFF CONTACT: Dave Ward, Supervising Planner, x 2072
Jamie Goldstein, Project Manager, x 8050

SUBJECT: Mid-Term Review of the Five Year Implementation Plan – Isla Vista
Redevelopment Project Area

RECOMMENDATION(S):

That the Redevelopment Agency Board of Directors hold a hearing to:

Receive a presentation regarding the *Mid-Term Review of the Five-Year Implementation Plan* for the Isla Vista Redevelopment Project Area.

ALIGNMENT WITH BOARD STRATEGIC PLAN:

The recommendation(s) are primarily aligned with:

- **Goal Number 1** – An efficient government able to respond effectively to the needs of the community, and with
- **Goal Number 4** – A community that is economically vital and sustainable.

EXECUTIVE SUMMARY AND DISCUSSION:

1) Introduction

In accordance with Public Health and Safety Code Section 33490 of California Community Redevelopment Law, the County of Santa Barbara Redevelopment Agency (Agency) prepared and adopted a Five-Year Implementation Plan in 2001 for the Isla Vista Redevelopment Project Area. The Isla Vista Five-Year Implementation Plan (Implementation Plan) describes anticipated projects within the project area, associated expenditures, projected revenues, and describes the Agency's program for ensuring that the appropriate number of very low, low, and moderate income housing units will be produced for the five-year period from FY 01/02 – 05/06.

As required by redevelopment law the Agency is holding a public hearing to conduct the mid-term review between years two and three of the Implementation Plan's effectiveness to hear

testimony from interested parties for the purpose of reviewing progress on the Isla Vista Redevelopment Plan and the Implementation Plan.

2) Mid-Term Review's Relationship to the Isla Vista Master Plan

The County, in cooperation with UCSB and Isla Vista Recreation & Park District, is preparing a Master Plan for Isla Vista. The Mid-Term Review is being completed to maintain the Agency's compliance with state law and will not predetermine new redevelopment initiatives by the Agency in advance of the Master Plan's adoption.

The Draft Master Plan identifies both development policies for the Isla Vista community and specific catalyst projects geared toward improving the community. Redevelopment is one of the tools that may be used to implement these catalyst projects. When the Master Plan is adopted in the future, the Implementation Plan will be amended or updated to reflect projects and programs described and prioritized in the Master Plan.

In July of 2003 your Board authorized staff to initiate environmental review of the Draft Master Plan. Staff anticipates that the Draft Environmental Impact Report will be completed in the next several months followed by the adoption process. The local adoption process will begin with the IV PAC/GPAC followed by Planning Commission hearings and concluding with consideration by your Board in Fall '04.

3) Mid-Term Review of the Five Year Implementation Plan

According to redevelopment law, the mid-term review of the five year implementation plan is intended to:

- Review a redevelopment project area's redevelopment plan and the corresponding implementation plan; and,
- Evaluate progress on the redevelopment project.

As noted in the Implementation Plan, the Agency's major initiative over the previous several years has been the Master Plan. However, in response to community desires to have capital improvements completed during the planning process, the Agency has expended funds to plan and implement various interim projects to address issues such as parking, road and pedestrian improvements. Those projects include:

- Downtown street tree planting project – install 35 street trees and associated sidewalk improvements around the Embarcadero Loop in fall '04;
- El Colegio Road redesign – funding to develop a new roadway design that includes roundabouts while addressing safety and level-of-service issues. Conceptual design work will be completed in June '04, while construction is expected to begin in 2006;
- Isla Vista building code enforcement – RDA funded staff to work in Isla Vista and enforce building code violations during FY 03-04;
- Car share program – program to implement a short-term neighborhood-based car rental program, expected implementation in summer '05; and,
- Isla Vista parking meters and residential parking permit program – program to offer priority to residents of Isla Vista and downtown customers for on-street parking spaces, expected implementation in fall '04.

In addition to the Master Plan effort, the Implementation Plan describes affordable housing projects in which the Agency is involved. Using the Agency's 20% Affordable Housing Set-

Aside funds, the Agency has been able to fund or reserve funding for the following affordable housing projects:

- El Encanto Apartments, \$366,500 - funding was originally allocated to provide 16 units of affordable rental units. This project has been redesigned and as a result it is expected that the RDA funds will be returned to the Agency in FY 04/05;
- Isla Vista Apartments, \$1,005,179 - 56 affordable rental units acquired and rehabilitated by Peoples' Self Help Housing Corp;
- Korean United Methodist Church, \$275,000 reserved – up to 48 units of affordable rental housing. The project will also include a Residence Hall. The Isla Vista Youth Project currently has temporary facilities on the site and will relocate across the street in the new Isla Vista Community Center; and,
- Villa Del Sol, \$325,000 reserved – acquisition and substantial rehabilitation of an existing 4-unit rental property. Tenants are developmentally disabled. This facility was transferred to the County Housing Authority from Life Steps Foundation.

MANDATES AND SERVICE LEVELS:

Pursuant to the requirements of Section 33490 of the Public Health and Safety Code, all redevelopment agencies are required to hold a public hearing to conduct a mid term review of the Agency's five-year implementation plan and redevelopment plan. This hearing satisfies this mandate for the Isla Vista project area.

There are no anticipated changes in County service levels due to this Mid-Term Review.

FISCAL AND FACILITIES IMPACTS:

Preparation of this Mid-Term Review of the Implementation Plan was a budgeted item for Comprehensive Planning in the County's adopted Fiscal Year 03/04 budget on page D-284 as part of work effort associated with the Redevelopment Agency.

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 redevelopment projects at the appropriate time in the future for Board approval.

There are no facilities impacts as a result of this hearing.

SPECIAL INSTRUCTIONS:

Please forward a copy of the minute order to Jamie Goldstein in Planning and Development.

CONCURRENCE:

Housing and Community Development
County Counsel