



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: May 22, 2007, June 5, 2007, June 11, 2007  
Placement: Administrative: 5/22  
Departmental: 6/5  
Administrative: 6/11  
Estimated Time: 15 minutes on 6/5  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Directors, Redevelopment Agency

**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:** Redevelopment Agency FY 07/08 Budget

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the Redevelopment Agency Board of Directors:

1. On May 22, 2007 Set a hearing on June 5, 2007 for the Redevelopment Agency Board of Directors to review the proposed Santa Barbara County Redevelopment Agency FY 07/08 budget (Attachment C: Exhibit 1).
2. On June 5, 2007 review the proposed Santa Barbara County Redevelopment Agency FY 07/08 budget.
3. On June 11, 2007 adopt a Resolution (Attachment C) approving the Redevelopment Agency FY 07/08 budget and making required findings regarding the expenditure of housing set-aside funds.

**Summary Text:**

California Community Redevelopment Law (CRL) requires the Redevelopment Agency to adopt a budget each fiscal year (Section 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 include all of the following: work program for coming fiscal year (Attachment A), anticipated revenue, proposed expenditures, proposed indebtedness to be incurred (Attachment C: Exhibit 1), and an examination of previous year's achievements (Attachment B).

### FY 07/08 Work Program

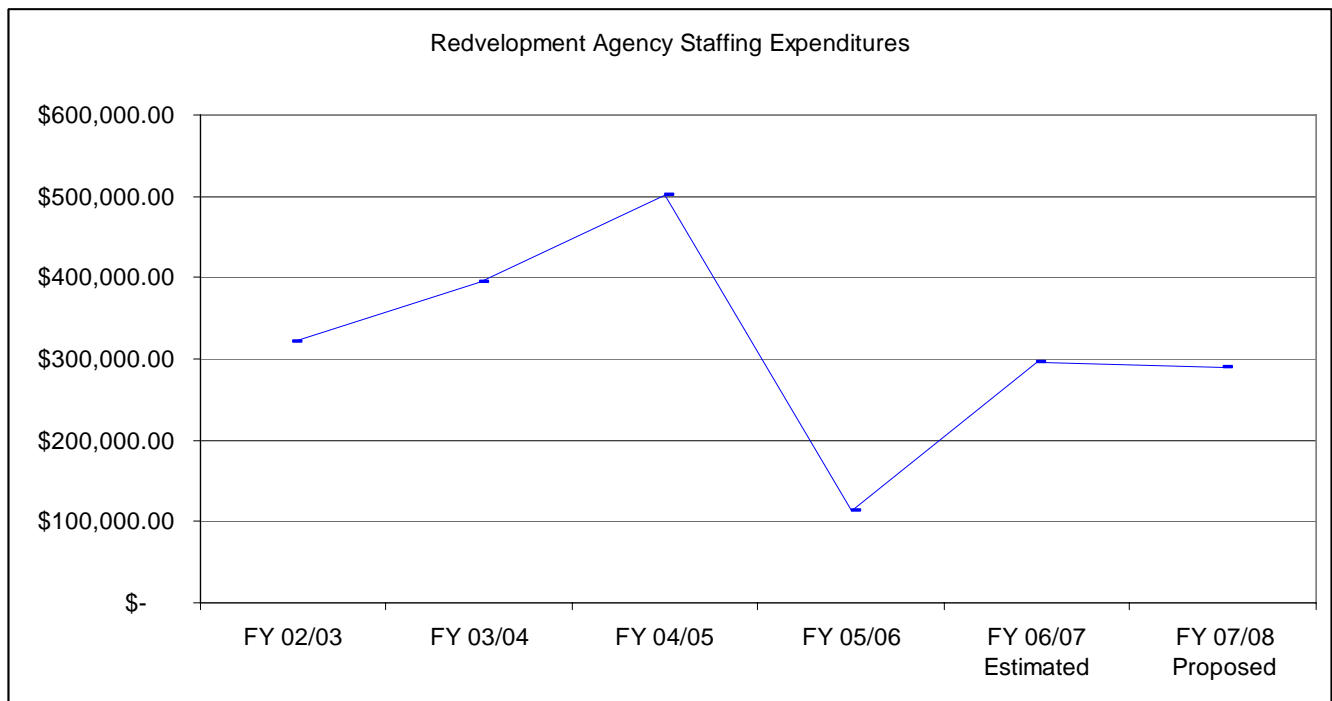
The highest priority work initiatives for the coming fiscal year are identified in the list below. Attachment A includes the Agency’s complete FY 07/08 work program, including the following goals:

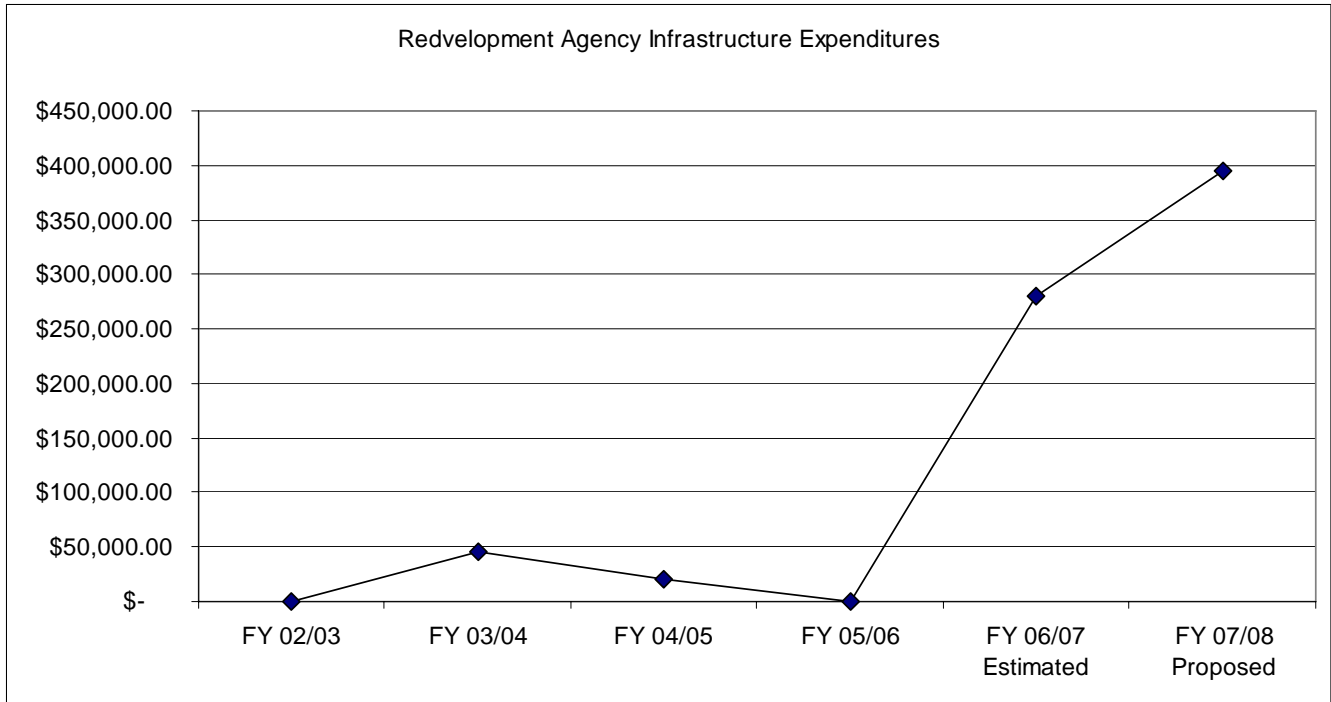
- Bring 909 Embarcadero Del Mar project to decision makers for review
- Acquire site for downtown parking lot
- Obtain entitlements for downtown parking lot
- Complete parking lot design and permitting
- Complete Pardall Road design
- Complete rehabilitation of 6688 and 6682 Picasso Road
- Establish partnerships to develop affordable housing projects
- Complete local adoption of Master Plan
- Submit Isla Vista Master Plan to Coastal Commission for consideration
- RDA Agency management, and administration for PAC

### Agency Budget

As compared to the previous fiscal year, the proposed FY 07/08 budget (Attachment B) increases funding for capital projects, maintains staffing levels devoted to general redevelopment and affordable housing projects, and reduces costs associated with the Master Plan. The proposed budget describes the potential issuance of \$5,000,000 in debt by the Redevelopment Agency. Any such debt issuances must be specifically authorized by the Board at a later date.

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.





This year’s budget transfers responsibility for expending the L/M Fund from the Housing and Community Development Department to the County Executive Office which is where the rest of the redevelopment functions have been located. In order to implement those projects and programs outlined in the FY 07/08 work plan (Attachment A), the budget includes administrative and planning funds necessary for production, improvement or preservation of low and moderate income housing.

**Summary of Achievements for FY 06/07**

Agency achievements for the prior fiscal year are summarized below. Attachment B includes the Agency’s complete FY 07/08 accomplishment summary, including goals

- Completed public review and response to comments for the IVMP EIR
- Established the Downtown Façade Program
- Partnered with Public Works to install new benches, awnings, and site amenities at four bus stops
- Contracted with ROMA Design Group to conduct public workshops discussing Pardall Road improvements with property/business owners and community members
- Prepared concept plan with Shubin + Donaldson for Pardall Road improvements
- Downtown parking lot, completed appraisal and site survey, sent offer to purchase, established design contract.
- Established agreement with the Housing Authority for Santa Barbara County to acquire and rehabilitate two 10-unit- apartment buildings
- Partnered w/Public Works to complete new sidewalk on Sabado Tarde Road

**Fiscal Analysis:**

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Redevelopment Fund	\$1,826,460		
L/M Fund	\$102,567		

The proposed budget can be entirely 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 \$1,826,460 in the General Redevelopment Fund, and \$102,567 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.

**Staffing Impacts:**

**Legal Positions:**

**FTEs:**

**Special Instructions:**

Please forward a copy of the minute order to Jamie Goldstein, CEO Office

**Attachments:**

- A. Redevelopment Agency FY 07/08 Work Plan
- B. FY 06/07 Redevelopment Agency Accomplishments and Projects
- C. Redevelopment Agency FY 07/08 Budget Resolution
  1. Proposed Redevelopment Agency Fiscal Year 2007/08 Sources/Uses of Funds

**Authored by:**

Jamie Goldstein

**cc:**

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

**ATTACHMENT A**  
**FY 07/08 Redevelopment Agency Work Program**

<b>General Redevelopment Agency Fund</b>	
<b>Project</b>	<b>Goals for FY 07/08</b>
Downtown Private Projects-Development Agreements	Bring development agreements for 909 Embarcadero Del Mar to decision makers Bring 879 Embarcadero Del Mar project to BAR for conceptual review Develop other new high quality mixed use projects in downtown Isla Vista
Downtown Parking Lot	Bring acquisition agreement to BOS for review Complete CEQA and obtain permits for parking lot improvements Bring bid package to BOS for authority to bid
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
Pardall Road Design / Engineering	Establish contract for bid documents Complete CEQA and obtain permits for Pardall Road improvements Bring bid package to BOS for authority to bid
Anisq' Oyo' Park Redesign Project	Assist IVRPD in developing park improvement project
El Colegio Road Implementation	Assist in permitting process for El Colegio
Agency and Project Area Committee management	Adopt the '07-'08 Fiscal Year Agency Budget Continue to provide staff support for PAC/GPAC meetings Comply with California State law Submit '07-'08 Fiscal Year annual report to state on time
Oversee IVMP adoption contract and existing EIR contracts	Bring Isla Vista Master Plan to the Board of Supervisors for consideration Submit Isla Vista Master Plan to the California Coastal Commission for consideration
RDA Plan Amendment	Bring Plan Amendment to BOS for consideration
Establish in lieu parking fee program	Bring in lieu parking fee program to BOS for consideration
Sidewalk Improvement Program	Continue to improve sidewalk network in Isla Vista Establish long-term sidewalk improvement contract with Public Works
Alternative Transportation Improvement Program	Continue implementing improvements to alternative transportation in Isla Vista
Town Architect	Complete RFP and establish contract for town architect
Rehabilitation of 6688 and 6682 Picasso Road	Complete rehabilitation of 6688 and 6682 Picasso Road, 20 units of affordable housing
Acquire property from willing sellers	Acquire property from willing sellers to facilitate the development of affordable housing units
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 B**

**FY 06/07 Redevelopment Agency**

**Accomplishments and Projects**

**ATTACHMENT C**

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

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA BARBARA ADOPTING THE BUDGET OF THE REDEVELOPMENT AGENCY FOR THE FISCAL YEAR 2007-08 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 2007-08 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 \$82,567 of 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, 2007 and ending on June 30, 2008 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 2007-08.
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 \_\_\_\_\_, 2007, by the following vote:

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

\_\_\_\_\_  
 BROOKS FIRESTONE  
 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 AGENCY COUNSEL

BY \_\_\_\_\_



## Exhibit 1

### Proposed Redevelopment Agency General Fund FY 07/08 Budget

	General Fund 06/07 Adopted	General Fund 06/07 Estimated	General Fund FY 07/08 Proposed
<b>Sources</b>			
Beginning Fund Balance	635,107	600,407	1,084,245
Tax Increment, net of pass-throughs	1,355,000	1,967,838	1,600,000
Interest Income	13,000	59,000	15,000
<b>Total Available Funds</b>	<b>2,003,107</b>	<b>2,627,245</b>	<b>2,315,000</b>
<b>Uses</b>			
<b>Total Debt Service</b>	<b>413,310</b>	<b>414,885</b>	<b>424,121</b>
<b>Projects and Programs</b>			
<b>Infrastructure</b>			
Alternative transportation improvements	35,000	30,000	35,000
Sidewalk construction matching funds	100,000	250,000	300,000
Community Center	100,000		
Minor Projects	10,000	See Infrastructure Budget for additional projects	
Façade Program			60,000
<b>Subtotal</b>	<b>245,000</b>	<b>280,000</b>	<b>395,000</b>
<b>Professional and Special Services</b>			
Pardall Road / AO Park Design/engineering	435,000	235,000	300,000
Parking Lot Design/engineering	50,000	20,000	60,000
Land appraisals and assessment	25,000	7,500	-
RDA Consultant – Development Agreements	30,000	28,300	30,000
RDA Consultant – Plan Amendment	30,000	15,000	15,000
Façade Program			15,000
IV Business Assc. Partnerships	5,000		
Town Architect			15,000
IVMP adoption contract	150,000	114,000	50,000
<b>Subtotal</b>	<b>725,000</b>	<b>419,800</b>	<b>485,000</b>
<b>General and Administrative</b>			
Supplies and Other Charges	37,493	44,084	54,250
Property Tax Collection Fee	57,000	57,000	57,000
Cost Allocation	53,596	53,596	121,751
RDA Staffing	284,338	244,635	252,638
County Counsel	25,000		25,000
Public Works – Sidewalk Design		50,000	
P&D Mapping	2,000	2,000	2,000
General Services - Acquisition Services	10,000		10,000
<b>Subtotal</b>	<b>469,427</b>	<b>451,691</b>	<b>522,639</b>
<b>Total Uses</b>	<b>1,852,737</b>	<b>1,543,000</b>	<b>1,826,760</b>
<b>Ending Fund Balance</b>	<b>150,370</b>	<b>1,084,245</b>	<b>488,240</b>

Proposed Redevelopment Agency L/M Fund FY 07/08 Budget

	L/M Fund 06/07 Adopted	L/M Fund 06/07 Estimated	L/M Fund FY 07/08 Proposed
<b>Sources</b>			
Beginning Fund Balance	\$2,664,091	\$3,132,730	\$867,134
Tax Increment, net of pass-throughs	\$734,480	\$967,020	\$850,000
Repaid Housing Loans	\$17,441	\$382,942	\$17,441
Interest Income	\$30,000	\$171,946	\$45,000
<b>Total Available Funds</b>	<b>\$2,785,012</b>	<b>\$4,654,638</b>	<b>\$1,779,575</b>
<b>Uses</b>			
<b>Professional and Special Services</b>			
Housing Loans and Expenditures	\$1,500,000	\$3,760,000	
Affordable Housing Projects			\$20,000
<b>Subtotal</b>	<b>\$1,500,000</b>	<b>\$3,760,000</b>	<b>\$20,000</b>
<b>General and Administrative</b>			
Cost Allocation	\$504	\$504	\$567
RDA Staffing	\$72,274	\$25,000	\$80,000
HCD Support		\$2,000	\$2,000
<b>Total Uses</b>	<b>\$1,572,778</b>	<b>\$3,787,504</b>	<b>\$102,567</b>
<b>Ending Fund Balance</b>	<b>\$1,212,234</b>	<b>\$867,134</b>	<b>\$1,677,008</b>

**Proposed Redevelopment Agency Bond Fund FY 07/08 Budget**

		<b>Proposed Bond Fund</b>
<b>Sources</b>		
Beginning Fund Balance		\$ 5,000,000
Interest Income		
	<b>Total Available Funds</b>	<u><u>\$ 5,000,000</u></u>
 <b>Uses</b>		
	<b>Total Debt Service</b>	
<b>Projects</b>		
<b>Infrastructure</b>		
Pardall Road construction		\$ 2,650,000
Sidewalk construction matching funds		\$ 500,000
Parking lot acquisition		\$ 1,400,000
Parking lot improvements		\$ 450,000
	<b>Total Projects</b>	<u><u>\$ 5,000,000</u></u>
	<b>Total Uses</b>	<u><u>\$ 5,000,000</u></u>
	<b>Ending Fund Balance</b>	<u><u>\$ 0</u></u>

*Future debt issuances will be specifically authorized by the Board at a later date*