

**COUNTY OF SANTA BARBARA
PLANNING & DEVELOPMENT AND
REDEVELOPMENT AGENCY**

**Project Area Committee and
General Plan Advisory Committee Meeting**

Wednesday, January 25, 2006 - 6:30 PM

MEMORANDUM

TO: Isla Vista PAC/GPAC Members

FROM: Jamie Goldstein, Project Manager

DATE: Wednesday, January 25, 2006 - Binder Reference: Meeting # 60

RE: Isla Vista PAC/GPAC Meeting

On **Wednesday, January 25** at 6:30 P.M., the Isla Vista PAC/GPAC will meet at the **University Religious Center**, 777 Camino Pescadero, Isla Vista. At that meeting, the PAC will be asked to consider review the projects proposed for the State mandated 5-Year Implementation Plan. Information regarding that Plan is outlined below.

5-Year Implementation Plan

Background: For every project area, California Community Redevelopment Law (CRL) requires redevelopment agencies develop a five-year implementation plan, which includes a ten-year affordable housing compliance plan. The existing Isla Vista Five-Year Implementation Plan, which the Agency adopted in 200, must be updated this fiscal year and submitted to the State. A five-year implementation plan establishes the Agency's vision in broad terms, and does not commit the agency to any specific project. Specific projects will be reviewed and approved by the Agency Board on a case-by-case basis.

By law, the updated Isla Vista Implementation Plan must include:

- Agency goals and objectives for the Isla Vista Redevelopment Project Area;
- Programs, potential projects, and estimated expenditures proposed by the Agency over the next five years; and,
- An explanation 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.

Isla Vista Master Plan: As the PAC is aware, the County is currently finalizing a Master Plan for Isla Vista with Agency Board consideration scheduled for late 2006. This Implementation Plan is being completed to maintain the Agency's compliance with state law in the interim, and will not predetermine new redevelopment initiatives by the Agency in advance of the Master Plan's adoption as set forth in California Health and Safety 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.

Redevelopment Projects and Funding: The Santa Barbara County Redevelopment Agency receives tax increment revenue from the Isla Vista Project Area. Generally state law requires that these funds be used for physical improvements and planning to alleviate blight. In addition, 20% of the total tax increment must be set aside to facilitate the production of housing affordable to very low, low, and moderate income households. It is anticipated that over the next five year period the Agency will receive the following funds:

Agency Fund	Available Funds for Projects FY 07-11	Total Funds for Projects FY 07-11 (Bonding)
Projected Tax Increment	\$4.4 million	\$28 million
Projected 20% Housing Set Aside	\$4.0 million	\$23 million

These funds are available to finance individual projects, after payments are made on existing debt and Agency management activity is funded.

The Draft Isla Vista Master Plan identifies specific priority projects. As part of the Master Plan process, these projects were reviewed and recommended by your Project Area Committee based on extensive public comment, consultant input and staff analysis. Staff has consolidated the Master Plan project list, below, to ensure that the Agency retains the flexibility to implement a range of projects over the next five years. The project list can generally be broken into three categories.

- Downtown Isla Vista Projects
- General Improvement Projects
- Community Projects

Staff presented these projects to the Agency Board of Directors earlier this month for review. Based on that review, and PAC comments, in late spring 2006, the updated Implementation Plan will be brought to the Agency Board for consideration. The completed Implementation Plan will then be submitted to the State.

**Proposed Redevelopment Agency Projects for
2006-2011 Isla Vista Five Year Implementation Plan**

Projects	Program/Project
Downtown Isla Vista Projects	
Pardall Road Streetscape Improvements	Project
In-Lieu Parking Fee Program	Program
Assistance Program for Businesses	Program
Assist in the Development and Redevelopment Projects in Downtown	Project
Acquire Land and Develop Public Parking Lots	Project
Improve AO Park Including Connection to Pardall Road and Businesses	Project
Reconfigure Existing Privately Owned Parking Lots	Project
General Improvement Projects	
Improve Existing and Install New Sidewalks	Project
MTD Service/Bus Stop Improvements	Project/Prog
Residential Improvement Program	Program
Traffic Calming Projects	Project
Street Trees	Project
Car-Sharing	Program
Street and Infrastructure Projects to Alleviate Blight	Project
Community Projects	
Isla Vista Community Center Building	Project
Isla Vista Skate Park	Project
Playing Fields On Former Isla Vista Youth Projects Site (With Housing)	Project

Ten Year Affordable Housing Compliance Plan: As noted above, CRL requires that 5-Year Implementation Plans include a Ten Year Affordable Housing Compliance Plan. The purpose of the Compliance Plan is to demonstrate that the Agency has met, or plans to meet, required replacement or inclusionary production housing requirements mandated by redevelopment law. Key components of the plan include an inventory of the units constructed in the project area since it was established (i.e. 1990), an estimate the number of units constructed or rehabilitated over the life of the redevelopment effort (i.e. 2030), a revenue estimate for housing projects and programs, and a description of how and when the Agency will achieve its housing production goals.

Over the next five years, the Redevelopment Agency intends to ensure the production of affordable housing through the implementation of four basic projects and programs in the Isla Vista Project Area. Those projects and programs are intended to meet the State-required replacement and inclusionary requirements for Redevelopment Agencies.

First, the Agency will institute an “Over the Counter” policy for accepting project proposals. These proposals for Agency affordable housing set-aside funds will be accepted at any time during the year. This new policy will allow the Agency to accept and review project applications outside of the

current annual Notice of Funds Available process. This procedural change is intended to eliminate any funding delays for an applicant who previously may have been forced to wait to apply for set-aside funds.

Second, The Agency will seek to acquire property from willing sellers in the Project Area to facilitate the development of affordable housing units. While the Agency does not intend to act as the project developer, by controlling the land, the Agency can ensure projects are implemented in a timely manner while meeting community design standards.

Third, the Agency will prioritize the rehabilitation, or acquisition with rehabilitation, of existing properties in the Project Area. By focusing on properties with significant rehabilitation needs, the Agency can eliminate blight, provide income restricted housing, and improve the overall quality of development.

Fourth, the Agency will 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.

These four projects and programs can ensure the Agency meets the State required production and replacement of affordable housing units in the Isla Vista Project Area over the next five year planning period.

Minutes: Please review the minutes from the November meeting. The PAC/GPAC will be asked to adopt the minutes at the beginning of the next meeting.

Agenda: Please review the agenda prior to next week's meeting, and feel free to post the agenda at appropriate locations to help publicize the meeting.