TO: Board of Directors, Redevelopment Agency
    Board of Supervisors

FROM: Department Name: Chandra L. Wallar, Executive Director, Redevelopment Agency
      Director(s): Glenn Russell, Ph.D., Director, Planning and Development
      Contact Info: Vicki Parker, Deputy Director, Planning and Development (x 2057)

SUBJECT: Joint Hearing for Redevelopment Agency FY 2011/2012 Budget

County Counsel Concurrence
As to form: Yes

Auditor-Controller Concurrence
As to form: Yes

Recommended Actions:

That the Santa Barbara County Redevelopment Agency Board of Directors:

A. Adopt a resolution approving the budget of the Redevelopment Agency for the fiscal year 2011-2012 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 (Attachment 1).

B. Adopt the attached Agency Resolution making findings required by Health & Safety Code Section 33445 to use Redevelopment Agency funds to construct physical improvements in Isla Vista (Attachment 2).

C. Adopt the attached Agency Resolution approving an Agreement for Administrative and Other Services Between the County of Santa Barbara and the Redevelopment Agency of the County of Santa Barbara (Attachment 6) and authorize the Chairman to execute the Agreement (Attachment 8).

That the Santa Barbara County Board of Supervisors:

D. Adopt the attached County Resolution making findings required by Health & Safety Code Section 33445 to use Redevelopment Agency funds to construct physical improvements in Isla Vista (Attachment 3).

E. Adopt the attached County Resolution approving an Agreement for Administrative and Other Services Between the County of Santa Barbara and the Redevelopment Agency of the County of Santa Barbara (Attachment 7) and authorize the Chairman to execute the Agreement.
Summary Text:

California Community Redevelopment Law ("CRL" California Health and Safety Code Section 33000 et seq.) requires the Redevelopment Agency to adopt a budget each fiscal year (Health and Safety Code Sec. 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 its own budget separate from the County budget. The actions set forth in this Board letter meet CRL Section 33606 requirements. Specifically, CRL requires an annual budget for the Redevelopment Agency to include all of the following: work program for coming fiscal year (Attachment 4), anticipated revenue, proposed expenditures, proposed indebtedness to be incurred (Attachment 1), and an examination of previous year’s achievements compared with the Goals of the previous year’s work program (Attachment 5).

Summary of Achievements for FY 2010/2011

During the 2010/11 Fiscal Year the Agency completed a number of important projects. Attachment 5 includes a listing of each of the adopted work program goals for last Fiscal Year. Highlights of those achievements include:

- Successfully integrated Santa Barbara County Redevelopment Agency into Planning & Development Department; filled vacant Program Manager position.
- Completed adoption of new 5-Year Implementation Plan (2012-2016).
- Completed Phase II of El Colegio Road widening project.
- Awarded $1.8 million contract for Phase I of El Embarcadero roadway improvements (storm drain replacement, partial sidewalk infill and undergrounding of utilities). Project construction will be complete in Summer 2011.
- Partnered with Public Works to develop design for Phase II of El Embarcadero improvements (sidewalks, street trees and decorative hardscape). Project construction will be complete in late Summer 2011.
- Purchased property for development of low and moderate-income housing.
- Entered into negotiations with non-profit developer of affordable housing to develop approximately 50 affordable units.
- Entered into regulatory agreements on two private development projects to assist in provision of affordable housing.
- Established new parking management system for the solar car park.
- Completed construction of four façade enhancement projects (IV Food Coop, Past House, Caje Café and 6500 block of Pardall Road.)
- Assisted in development of two additional façade enhancement project designs (Woodstock’s Pizza and Rosarita/Deja Vu).
- Completed two sidewalk infill projects (Picasso and Madrid Roads) to increase pedestrian safety.
- Installed bike racks providing for eleven additional bike parking spaces.
- Completed mapping of street light network in order to determine gaps in existing lighting levels and target infill areas.
- Finalized RDA logo, informational materials, directional signage and revamping of Agency website to include new tools and more user-friendly format.
FY 2011/2012 Work Program
The highest priority work initiatives for the coming fiscal year are identified in the list below. Attachment 4 includes the Agency’s complete FY 2011/2012 work program and goals, including the following:

Proposed Strategic Actions
- Continue working with Development Review Division and California Coast Commission to ensure certification of the Isla Vista Master Plan by the Commission.
- Continue to partner with County Departments of Public Works and General Services on infrastructure improvements.
- Facilitate public-private partnerships to engender private investment.
- Develop additional programs and projects to assist in the revitalization of the commercial core.
- Pursue opportunities to provide additional low and moderate income housing units.
- Assist County Public Works Department to increase the fiscal viability of Community Service Area 31 in order to provide increased maintenance levels and other services to Isla Vista.

Proposed Key Projects
- Obtain certification of the Isla Vista Master Plan by the California Coastal Commission.
- Develop parking projects and/or programs as needed to obtain California Coastal Commission certification of the Master Plan.
- Complete design and construction of enhanced hardscape for key intersections, crosswalks and park entries around the Loop.
- Complete negotiations and initiate contracts for development of approximately 50 affordable housing units on Agency-owned property.
- Design and construct solar street lighting demonstration project.
- Develop strategy for land swaps and/or purchase of key development and open space properties with Isla Vista Recreation and Parks District.
- Initiate design for mid-block pedestrian paths for improved beach access.
- Continue sidewalk infill projects in order to increase pedestrian safety.
- Assist private landowners with tenant recruitment for existing and proposed retail space.

Agency Budget
As compared to the previous fiscal year, the proposed FY 2011/2012 budget (Attachment 1) has less available bond proceeds for project funding. With completion of the improvements on El Embarcadero and around the Loop, nearly all bond proceeds will be spent. Salary costs include increases in health and retirement expenses and four staff positions instead of three. The majority of this fourth position’s time will be spent developing the parking program and other analysis needed for certification of the Isla Vista Master Plan by the California Coastal Commission. This work would have otherwise been contracted out to another department. The housing fund budget anticipates completion of a major housing development project on the recently-purchases fraternity house site.

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.

In order to implement those projects and programs outlined in the FY 2011/2012 work plan the budget includes administrative and planning funds necessary for production, improvement or preservation of low and moderate income housing.
**Fiscal Analysis:**

The proposed budget is funded by the Agency’s existing tax-increment revenue and reserves. The proposed budget will have no additional impact on the County General Fund. If approved, the budget authorizes the expenditure of $2,672,935 in the Redevelopment Operating Fund, and $1,589,000 in the Housing Fund. Individual projects included in this budget will continue to be subject to Board review based on County/Agency purchasing and bidding requirements.

**Special Instructions:** Please forward a copy of the minute order to Vicki Parker, Planning and Development.

**Attachments:**

1) Redevelopment Agency FY 2011/2012 Budget Resolution
   Exhibit A: Proposed Redevelopment Agency Fiscal Year FY 2011/2012 Sources/Uses of Funds
2) Redevelopment Agency Board of Directors Health and Safety Code 33445 Resolution
3) County Board of Supervisors Health and Safety Code 33445 Resolution
4) Redevelopment Agency FY 2011/2012 Work Program
5) FY 2010/2011 Redevelopment Agency Accomplishments
6) Agency Resolution approving an Agreement for Services Between the County and Agency
7) County Resolution approving an Agreement for Services Between the County and Agency
8) Agreement for Services Between the County and Agency

**Authored by:**

Vicki Parker, Redevelopment Deputy Director

**CC:**

Bob Geis, Auditor Controller
Glenn Russell, Planning and Development
Mary McMaster, County Counsel
Mark Paul, Public Works
ATTACHMENT 1

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE COUNTY OF SANTA BARBARA
REDEVELOPMENT AGENCY, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING THE BUDGET OF THE
REDEVELOPMENT AGENCY FOR THE FISCAL YEAR
2011-2012 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 2011-2012 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, in order to effectively implement and enforce its housing obligations, the Agency must
incur costs for tasks such as document preparation, negotiation and monitoring; 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 $89,000 from 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 2011-2012 fiscal year.

2. The budget for the Redevelopment Agency of the County of Santa Barbara for the fiscal year
beginning on July 1, 2011 and ending on June 30, 2012 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 2011-2012.

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 Redevelopment Agency of the County of Santa Barbara, this ___ day of _____________, 2011, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

By: ____________________________
    JONI GRAY
    Chair, Board of Directors

ATTEST:
CHANDRA L. WALLAR

BY__________________________
Agency Secretary

APPROVED AS TO FORM:
DENNIS A. MARSHALL,
AGENCY COUNSEL

APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, CPA
AUDITOR CONTROLLER/
AGENCY TREASURER

BY: __________________________
Deputy County Counsel

BY: __________________________
Deputy Auditor Controller
EXHIBIT A

Proposed Redevelopment Agency Fiscal Year 2011/2012
Sources/Uses of Funds
## Proposed Redevelopment Agency FY11-12 Budget

### SOURCES

<table>
<thead>
<tr>
<th>Project Code</th>
<th>TOTAL FY 10/11 Budget</th>
<th>TOTAL FY 10/11 Estimated</th>
<th>RDA Fund FY 11/12 Proposed</th>
<th>Debt Fund FY 11/12 Proposed</th>
<th>Bond Fund FY 11/12 Proposed</th>
<th>TOTAL FY 11/12 Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Fund Balance</td>
<td>$6,781,669</td>
<td>$6,191,295</td>
<td>$3,051,000</td>
<td>-</td>
<td>$220,000</td>
<td>$3,251,000</td>
</tr>
<tr>
<td>Tax Increment, net of pass-throughs</td>
<td>$5,170,963</td>
<td>2,785,000</td>
<td>2,785,000</td>
<td>-</td>
<td>-</td>
<td>2,785,000</td>
</tr>
<tr>
<td>ERF</td>
<td>RDAADM</td>
<td>(516,235)</td>
<td>(316,235)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Property Tax Collection Fee</td>
<td>RDAADM</td>
<td>(78,000)</td>
<td>(100,000)</td>
<td>(160,000)</td>
<td>(100,000)</td>
<td>-</td>
</tr>
<tr>
<td>Trans in (out)</td>
<td>-</td>
<td>(1,849,887)</td>
<td>1,369,887</td>
<td>460,000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Other Income</td>
<td>170,000</td>
<td>170,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>45,000</td>
</tr>
<tr>
<td>Interest Income</td>
<td>82,000</td>
<td>82,000</td>
<td>20,000</td>
<td>14,300</td>
<td>-</td>
<td>34,300</td>
</tr>
<tr>
<td><strong>Total Available Funds</strong></td>
<td><strong>$11,783,337</strong></td>
<td><strong>$10,812,060</strong></td>
<td><strong>3,531,113</strong></td>
<td><strong>1,384,187</strong></td>
<td><strong>700,000</strong></td>
<td><strong>$6,015,300</strong></td>
</tr>
</tbody>
</table>

### USES

#### Debt Service

<table>
<thead>
<tr>
<th>2006 County Loan</th>
<th>RDAADM</th>
<th>12,500</th>
<th>740,559</th>
<th>-</th>
<th>1,384,187</th>
<th>1,384,187</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subtotal</strong></td>
<td>$12,500</td>
<td>$740,559</td>
<td>-</td>
<td>$1,384,187</td>
<td>$1,384,187</td>
<td></td>
</tr>
</tbody>
</table>

#### Projects and Programs

##### Infrastructure and Physical Improvements

| Alternative transportation | RDAATP | $50,000 | $5,000 | - | $50,000 | $50,000 |
| Car Share | RDAATP | 20,000 | 3,000 | 20,000 | 20,000 |
| Outdoor dining | RDAPRE | 70,000 | 5,000 | - | - |
| Sidewalk matching funds | RDASTR | 200,000 | 100,000 | 200,000 | 200,000 |
| Street Lighting | RDASTR | 50,000 | 50,000 | 50,000 | 50,000 |
| Minor Projects | RDAGPR | 100,000 | 50,000 | 100,000 | 100,000 |
| Façade Program | RDAF1 | 220,000 | 85,000 | 100,000 | 100,000 |
| Parking Lot Improvements | RDAPL | 20,000 | - | 20,000 | 20,000 |
| Downtown Parks Improvs | RDAOAP | 100,000 | 50,000 | 50,000 | 50,000 |
| Paraffin Road | RDAPRE | 70,000 | 10,000 | - | - |
| El Embarcadero/stm drn | RDAE2P | 2,700,000 | 2,700,000 | 700,000 | 700,000 |
| El Colegio Road Matching | RDAEC2 | 988,343 | 988,343 | - | - |
| Reserve for Private/public | RDAFPRV | 1,211,557 | 350,000 | 350,000 | 350,000 |
| **Subtotal** | $8,800,000 | $3,946,343 | $940,000 | - | $700,000 | $1,640,000 |

##### Professional and Special Services

| Land appraisals/evaluations | RDALAC | $40,000 | 20,000 | $40,000 | - | $40,000 |
| Pub/Pvr Partnerships | RDAFPRV | 30,000 | 10,000 | 30,000 | 30,000 |
| Façade Architectural | RDAF1 | 50,000 | 5,000 | 10,000 | 10,000 |
| Town Architect | RDAFPRV | 20,000 | 10,000 | 20,000 | 20,000 |
| Pre-Development Analysis | RDAFPRV | 20,000 | - | - | - |
| IV Master Plan | RDAFPRD | 29,000 | 12,000 | - | - |
| Ecom Dev/Business Impv Dist | RDAFID | 50,000 | - | 50,000 | 50,000 |
| Graffiti Abatement | RDAGPR | 6,000 | 6,000 | 6,000 | 6,000 |
| Parking Program | RDAFPRM | 10,000 | 2,000 | 10,000 | 10,000 |
| **Subtotal** | $255,000 | 85,000 | $166,000 | - | - | $166,000 |

##### General and Administrative

| Supplies and Other Charges | RDAADM | $60,240 | 44,289 | $54,427 | - | $54,427 |
| Audit Fees | RDAADM | 18,100 | 18,100 | 18,100 | 18,100 |
| Cost Allocation | RDAADM | - | - | 0 | 0 |
| RDA Staffing | RDAADM | 373,715 | 350,123 | 551,308 | 551,308 |
| **Subtotal** | $452,055 | 452,518 | 624,436 | - | - | $624,436 |

#### County Support Staffing

| RDAADM | $270,590 | 245,000 | $242,500 | - | $242,500 | - |
| Total Uses | $6,790,468 | $5,469,420 | $1,972,936 | $1,384,187 | $700,000 | $4,057,122 |

#### Ending Fund Balance

| RDAADM | $4,992,942 | $5,342,640 | $1,858,178 | - | - | $1,858,178 |
## Proposed Redevelopment Agency FY 11/12 Housing Fund Budget – Proposed Expenditures, Anticipated Revenues

<table>
<thead>
<tr>
<th>Sources</th>
<th>Housing Fund FY 10/11 Budgeted</th>
<th>Housing Fund FY 10/11 Estimated</th>
<th>Housing Fund FY 11/12 Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Fund Balance</td>
<td>3,902,816</td>
<td>5,170,963</td>
<td>2,061,971</td>
</tr>
<tr>
<td>Tax Increment, net of pass-throughs</td>
<td>1,145,000</td>
<td>1,159,000</td>
<td>1,170,000</td>
</tr>
<tr>
<td>Repaid Housing Loans</td>
<td>21,000</td>
<td>17,000</td>
<td>18,000</td>
</tr>
<tr>
<td>Other Income</td>
<td>127,751</td>
<td>0</td>
<td>5,000</td>
</tr>
<tr>
<td>Interest Income</td>
<td>2,904</td>
<td>3,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total Available Funds</strong></td>
<td><strong>5,199,471</strong></td>
<td><strong>6,349,963</strong></td>
<td><strong>3,254,971</strong></td>
</tr>
</tbody>
</table>

### Uses

#### Professional and Special Services
- Housing Loans and Expenditures: 2,177,000
- Affordable Housing Projects: 25,000
- Property Purchases: 2,700,000

Subtotal: 4,902,000

#### General and Administrative
- Cost Allocation: -908
- RDA Staffing: 35,000
- HCD Support: 10,000

Subtotal: 44,092

Total Uses: 4,946,092

Ending Fund Balance: 253,379

**Total**: 6,349,963

**Proposed**: 3,254,971
ATTACHMENT 2

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE COUNTY OF SANTA BARBARA REDEVELOPMENT AGENCY,
STATE OF CALIFORNIA

IN THE MATTER OF MAKING FINDINGS )
REQUIRED BY HEALTH AND SAFETY )
CODE §33445 FOR THE REDEVELOPMENT )
AGENCY FUNDING OF INFRASTRUCTURE )
AND PHYSICAL IMPROVEMENT PROJECTS )
RESOLUTION NO. __________________

WHEREAS, pursuant to California Community Redevelopment Law, Health and Safety Code §33445, the Redevelopment Agency of Santa Barbara County ("Agency") is authorized to pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement that is publicly owned either within or without the project area that will benefit the Isla Vista Redevelopment Project Area ("Project Area") upon making certain findings pursuant to Health and Safety Code §33445; and

WHEREAS, the following projects, hereafter referred to as "Infrastructure Projects", constitute Infrastructure and Physical Improvement Projects set forth in the proposed Agency 2011-2012 budget:

- El Embarcadero Phase II sidewalk and lighting improvements and street tree replacement
  - Embarcadero Loop & AO Park path and entry improvements
- Sidewalk infill construction within the Project Area
- Street lighting, solar lighting and safety lighting infill within the Project Area
- Storm drain improvements within the Project Area
- Mid-block passages and storm water improvements
- Public space tree planting and landscape improvements within the Project Area
- Improvements to public facilities to implement the American Disabilities Act (ADA)
- Alternative transportation and traffic calming improvements
- Public beach access improvements within the Project Area

WHEREAS, the Infrastructure Projects are a benefit to the Project Area because they are located within the Project Area, provide amenities and needed improvements to infrastructure in the Project Area, and therefore benefit the residents of the Project Area; and

WHEREAS, uplifted sidewalks in the Project Area downtown impede access within the Project Area and are an impediment to private reinvestment in commercial structures; and

WHEREAS, current nighttime lighting levels in the Project Area discourage nighttime use of the Project Area and contributes to a condition of blight; and

WHEREAS, the proposed lighting improvements would expand the street lighting and safety lighting and provide additional lighting, eliminating conditions of physical blight in the Project Area; and
WHEREAS, the installation of sidewalks and replacement of trees causing uplift in the Project Area would be a benefit to the Project Area by providing a continuous, ADA-compliant sidewalk system throughout the Project Area, improving infrastructure in the Project Area, encouraging pedestrian access, and facilitating the elimination of blight in the Project Area. By improving sidewalks in downtown Isla Vista, pedestrians will be encouraged to come to the Project Area and property owners will have an incentive to upgrade deteriorated buildings which currently constitute an impaired investment; and

WHEREAS, improvements to street and safety lighting would benefit the Project Area by improving infrastructure and the visual appeal of Isla Vista, encouraging commercial users to shop and spend more time in downtown Isla Vista; and

WHEREAS, existing storm drain conveyances are undersized and result in flooding conditions and damage to property; and

WHEREAS, upsizing and improvement of storm drain systems will help to alleviate flooding conditions, remove hazards and protect property, assisting in the elimination of blight; and

WHEREAS, development of alternative transportation and traffic calming improvements would primarily benefit the Project Area by improving bicycle and pedestrian safety, making transit accessibility more convenient for the residents of the Project Area, and encourage redevelopment of properties in the Project area; therefore facilitating the elimination of conditions of blight in the Project Area; and

WHEREAS, there are no other available funding sources to pay for the Infrastructure Projects. The County is currently facing a significant budget deficit, leaving no general fund monies available to complete the Infrastructure Improvements. In addition, to the extent that there are dedicated funds for road and transportation improvements, there are other more urgently needed public improvements and facilities that have priority for those funds. Financing the Infrastructure Projects through an assessment district, grants, debt service or other conventional method of financing public facilities is infeasible; and

WHEREAS, the Project Area Redevelopment Plan provides in Section 507 that: “The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings facilities, structures or other improvements (within or outside the Project Area) where such land, buildings, facilities structures or other improvements are of benefit to the Project Area.”; and

WHEREAS, the Project Area Redevelopment Plan provides in Section 511 that: “The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and public utilities (within or outside the Project Area) necessary to carry out the purposes of this Plan.”; and
WHEREAS, the Isla Vista Project Area Implementation Plan identifies the following related objectives for the five-year period of Fiscal Years 2012/2016:

- To remedy, remove, and prevent physical blight and economic obsolescence in the Project Area through implementation of the Plan.
- To enhance the livability of the residential areas throughout the Project Area and the community as a whole.
- To address inadequate street improvements.
- To promote public improvement facilities which are sensitive to the unique environmental qualities of the Project Area and improve conditions of deficient infrastructure.

NOW, THEREFORE, BE IT FOUND AND RESOLVED by the County of Santa Barbara Redevelopment Agency Board of Directors as follows:

1. The above recitals are true and correct.

2. The Infrastructure Projects will each be a benefit to the Project Area.

3. There are no other reasonable means of financing each of the Infrastructure Projects.

4. The Infrastructure Projects will each assist in the elimination of one or more blighting conditions inside the Project Area.

5. The Infrastructure Projects are consistent with the Redevelopment Plan and the Agency’s Implementation Plan, updated in May 2011 for the 2012/2016 cycle.
APPROVED AND ADOPTED by the Board of Directors of the Redevelopment Agency of the County of Santa Barbara, State of California, the ___th day of June, 2011, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

By: ________________________________
   JONIGRAY
   Chair, Board of Directors

ATTEST:
CHANDRA L. WALLAR

By: ________________________________
   Agency Secretary

APPROVED AS TO LEGAL FORM:
DENNIS A. MARSHALL
AGENCY COUNSEL

By: ________________________________
   Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, CPA
AUDITOR CONTROLLER/
AGENCY TREASURER

By: ________________________________
   Deputy Auditor Controller
ATTACHMENT 3

RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF MAKING FINDINGS )
REQUIRED BY HEALTH AND SAFETY )
CODE §33445 FOR THE REDEVELOPMENT )
AGENCY FUNDING OF INFRASTRUCTURE )
AND PHYSICAL IMPROVEMENT PROJECTS )

RESOLUTION NO. ____________________

WHEREAS, pursuant to California Community Redevelopment Law, Health and Safety Code §33445, the Redevelopment Agency of Santa Barbara County ("Agency") is authorized to pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement that is publicly owned either within or without the project area that will benefit the Isla Vista Redevelopment Project Area ("Project Area") upon making certain findings pursuant to Health and Safety Code §33445; and

WHEREAS, the following projects, hereafter referred to as "Infrastructure Projects", constitute Infrastructure and Physical Improvement Projects set forth in the proposed Agency 2011-2012 budget:

- El Embarcadero Phase II sidewalk and lighting improvements and street tree replacement
  Embarcadero Loop & AO Park path and entry improvements
- Sidewalk infill construction within the Project Area
- Street lighting, solar lighting and safety lighting infill within the Project Area
- Storm drain improvements within the Project Area
- Mid-block passages and storm water improvements
- Public space tree planting and landscape improvements within the Project Area
- Improvements to public facilities to implement the American Disabilities Act (ADA)
- Alternative transportation and traffic calming improvements
- Public beach access improvements within the Project Area

WHEREAS, the Infrastructure Projects are a benefit to the Project Area because they are located within the Project Area, provide amenities and needed improvements to infrastructure in the Project Area, and therefore benefit the residents of the Project Area; and

WHEREAS, uplifted sidewalks in the Project Area downtown impede access within the Project Area and are an impediment to private reinvestment in commercial structures, and missing sidewalks in other portions of the Project Area create pedestrian safety hazards; and

WHEREAS, current nighttime lighting levels in the Project Area discourage nighttime use of the Project Area and contributes to a condition of blight; and

WHEREAS, the proposed lighting improvements would expand the street lighting and safety lighting and provide additional lighting, eliminating conditions of physical blight in the Project Area; and
WHEREAS, the installation of sidewalks and replacement of trees causing uplift in the Project Area would be a benefit to the Project Area by providing a continuous, ADA-compliant sidewalk system throughout the Project Area, improving infrastructure in the Project Area, encouraging pedestrian access, and facilitating the elimination of blight in the Project Area. By improving sidewalks in downtown Isla Vista, pedestrians will be encouraged to come to the Project Area and property owners will have an incentive to upgrade deteriorated buildings which currently constitute an impaired investment; and

WHEREAS, improvements to street and safety lighting would benefit the Project Area by improving infrastructure and the visual appeal of Isla Vista, encouraging commercial users to shop and spend more time in downtown Isla Vista; and

WHEREAS, existing storm drain conveyances are undersized and result in flooding conditions and damage to property; and

WHEREAS, upsizing and improvement of storm drain systems will help to alleviate flooding conditions, remove hazards and protect property, assisting in the elimination of blight; and

WHEREAS, development of alternative transportation and traffic calming improvements would primarily benefit the Project Area by improving bicycle and pedestrian safety, making transit accessibility more convenient for the residents of the Project Area, and encourage redevelopment of properties in the Project Area; therefore facilitating the elimination of conditions of blight in the Project Area; and

WHEREAS, there are no other available funding sources to pay for the Infrastructure Projects. The County is currently facing a significant budget deficit, leaving no general fund monies available to complete the Infrastructure Improvements. In addition, to the extent that there are dedicated funds for road and transportation improvements, there are other more urgently needed public improvements and facilities that have priority for those funds. Financing the Infrastructure Projects through an assessment district, grants, debt service or other conventional method of financing public facilities is infeasible; and

WHEREAS, the Project Area Redevelopment Plan provides in Section 507 that: “The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings facilities, structures or other improvements (within or outside the Project Area) where such land, buildings, facilities structures or other improvements are of benefit to the Project Area.”; and

WHEREAS, the Project Area Redevelopment Plan provides in Section 511 that: “The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and public utilities (within or outside the Project Area) necessary to carry out the purposes of this Plan.”; and
WHEREAS, the Isla Vista Project Area Implementation Plan identifies the following related objectives for the five-year period of Fiscal Years 2012/2016:

- To remedy, remove, and prevent physical blight and economic obsolescence in the Project Area through implementation of the Plan.
- To enhance the livability of the residential areas throughout the Project Area and the community as a whole.
- To address inadequate street improvements.
- To promote public improvement facilities which are sensitive to the unique environmental qualities of the Project Area and improve conditions of deficient infrastructure.

NOW, THEREFORE, BE IT FOUND AND RESOLVED by the Board of Supervisors of the County of Santa Barbara as follows:

6. The above recitals are true and correct.

7. The Infrastructure Projects will each be a benefit to the Project Area.

8. There are no other reasonable means of financing each of the Infrastructure Projects.

9. The Infrastructure Projects will each assist in the elimination of one or more blighting conditions inside the Project Area.

10. The Infrastructure Projects are consistent with the Redevelopment Plan and the Agency’s Implementation Plan, updated in May 2011 for the 2012/2016 cycle.
APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, the ___th day of June, 2011, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

JONI GRAY
Chair, Board of Supervisors

ATTEST:
CHANDRA L. WALLAR
CLERK OF THE BOARD

By: ________________________
Deputy

APPROVED AS TO LEGAL FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

By: ________________________
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM
ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

By: ________________________
Deputy Auditor Controller
## FY 2011/2012 Redevelopment Agency Work Program

### General Redevelopment Agency Fund

<table>
<thead>
<tr>
<th>Project</th>
<th>Goals for FY 2011/2012</th>
</tr>
</thead>
</table>
| Downtown Private Development Projects             | Develop other public/private partnerships for new high quality mixed use projects in downtown Isla Vista  
Assist private landowners with tenant recruitment for existing and proposed retail space |
| Façade Program                                    | Complete three additional façade improvement projects                                                                                                   |
| Storm Water Improvements                          | Complete construction for downtown storm drain project  
Complete design of mid-block passage storm drain project                                                                                       |
| El Embarcadero Sidewalk/Underground Utilities     | Complete construction of the sidewalk network along El Embarcadero including undergrounding of utilities, street lighting and street trees | |
| Embarcadero Loop Improvements                     | Complete design of streetscape and intersection improvements for the Embarcadero Loop  
Complete bid process and begin construction                                                                                                   |
| Solar Street Light Demonstration Project          | Coordinate and install demonstration project                                                                                                          |
| Street Lighting Network Improvements              | Coordinate and install infill street lights along Estero Road                                                                                         |
| Sidewalk Improvement Program                      | Coordinate and install three sidewalk infill projects                                                                                                 |
| Isla Vista Park Redesign Projects                 | Design and construct mid-block pedestrian paths for improved beach access  
Assist IVRDP in developing park improvement projects                                                                                         |
| Agency and Project Area Committee management      | Adopt the 2011/2012 Fiscal Year Agency Budget  
Continue to provide staff support for PAC meetings  
Comply with California State law; Submit 2010/2011 Fiscal Year annual report to state                                                             |
| IVMP certification with Coastal Commission        | Develop parking projects and/or programs for Isla Vista  
Support Coastal Commission staff review of IVMP                                                                                                  |
<p>| Community Service Area 31                         | Assist County Public Works Department to increase the fiscal viability of Community Service Area 31 in order to provide increased maintenance levels and other services to Isla Vista |
| Alternative Transportation Improvement Program     | Continue implementing improvements to alternative transportation in Isla Vista                                                                         |</p>
<table>
<thead>
<tr>
<th>Project</th>
<th>Goals for FY 2011/2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Architect Services</td>
<td>Provide design support for development projects and public improvements</td>
</tr>
<tr>
<td>Acquire property from willing sellers</td>
<td>Acquire property from willing sellers to facilitate the development of affordable housing units and mixed use projects</td>
</tr>
<tr>
<td>Other affordable housing projects and programs</td>
<td>Complete design of approximately 50 affordable housing units on Agency-owned property</td>
</tr>
<tr>
<td></td>
<td>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</td>
</tr>
</tbody>
</table>
## ATTACHMENT 5

**Summary of FY 2010/2011 Achievements and Comparison to Work Program**

<table>
<thead>
<tr>
<th>Project</th>
<th>Goals for FY 2010/2011</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Private Development Projects</td>
<td>Bring entitlement request for Icon Project to decision makers</td>
<td>Complete - March 2010</td>
</tr>
<tr>
<td></td>
<td>Develop other public/private partnerships for new high quality mixed use projects in downtown Isla Vista</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Façade Program</td>
<td>Complete three additional façade improvement projects</td>
<td>Complete – Five Façade Improvements</td>
</tr>
<tr>
<td>Downtown Storm Drain Project</td>
<td>Complete design for downtown storm drain project</td>
<td>Complete – July 2010</td>
</tr>
<tr>
<td></td>
<td>Complete bid process and begin construction</td>
<td>Complete - June 2011</td>
</tr>
<tr>
<td>El Embarcadero Sidewalk/Underground Utilities</td>
<td>Complete design and begin construction of the sidewalk network along El Embarcadero including undergrounding of utilities, street lighting and street trees</td>
<td>Complete – June 2011</td>
</tr>
<tr>
<td>Solar Street Light Demonstration Project</td>
<td>Coordinate and install demonstration project</td>
<td>Ongoing</td>
</tr>
<tr>
<td>CarShare Program</td>
<td>Support planned expansion short-term car rental program for Isla Vista in Fall 2009</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Isla Vista Park Redesign Projects</td>
<td>Improve beach access areas</td>
<td>Complete – El Embarcadero Beach Access Improvement</td>
</tr>
<tr>
<td></td>
<td>Assist IVRDP in developing park improvement projects</td>
<td>Complete – Little Acorn Park Improvement Project</td>
</tr>
<tr>
<td>El Colegio Road Phase II Implementation</td>
<td>Provide staff assistance for design, bid package and construction for Phase II</td>
<td>Complete – November 2010</td>
</tr>
<tr>
<td></td>
<td>Obtain entitlement permits for Phase II</td>
<td>Complete – June 2010</td>
</tr>
<tr>
<td>Agency and Project Area Committee management</td>
<td>Adopt the 2010/2011 Fiscal Year Agency Budget</td>
<td>Complete – June 2010</td>
</tr>
<tr>
<td></td>
<td>Continue to provide staff support for PAC meetings</td>
<td>Complete</td>
</tr>
<tr>
<td></td>
<td>Comply with California State law; Submit 2009/2010 Fiscal Year annual report to state</td>
<td>Complete</td>
</tr>
<tr>
<td>IVMP certification with Coastal Commission</td>
<td>Support Coastal Commission staff review of IVMP</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>
| Sidewalk Improvement Program | Continue to improve the sidewalk network in Isla Vista | Complete – Madrid and Picasso Infill
Establish long-term sidewalk improvement plan with Public Works | Complete – Program established
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Alternative Transportation Improvement Program</td>
<td>Continue implementing improvements to alternative transportation in Isla Vista</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>Complete installation of bicycle racks and new bus shelters and benches</td>
<td>Complete -</td>
</tr>
<tr>
<td>Town Architect Services</td>
<td>Provide design support for development projects and public improvements</td>
<td>Complete -</td>
</tr>
</tbody>
</table>
| Acquire property from willing sellers | Acquire property from willing sellers to facilitate the development of affordable housing units and mixed use projects | Complete – August 2010
Acquisition of 761 Camino Perscadero |
| 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. | Ongoing - |
| Street Lighting network improvements | Identify and map street light network to determine phasing and costs of future improvements | Complete |
ATTACHMENT 6

RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING AN AGREEMENT FOR ADMINISTRATIVE AND OTHER SERVICES BETWEEN THE COUNTY OF SANTA BARBARA AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA BARBARA.

RESOLUTION NO. __________

IT IS HEREBY RESOLVED THAT:

WHEREAS, the Agency is undertaking certain activities for the administration and execution of redevelopment projects in the County of Santa Barbara; and

WHEREAS, in the interest of the economical operation of the Agency and the County, the parties desire to enter into a contract under which the County will perform certain services for the Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA AS FOLLOWS:

1. That the Agreement for Services between the Agency and the County of Santa Barbara, a copy of which is attached hereto and incorporated herein, is hereby approved and adopted.
PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of June, 2011 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

________________________
JONI GRAY
Chair, Board of Supervisors

ATTEST:
CHANDRA L. WALLAR
CLERK OF THE BOARD

By: ________________
Deputy

APPROVED AS TO LEGAL FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

By: ________________
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM
ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

By: ________________
Deputy Auditor-Controller
ATTACHMENT 7

RESOLUTION OF THE BOARD OF DIRECTORS OF THE COUNTY OF SANTA BARBARA REDEVELOPMENT AGENCY, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING AN AGREEMENT FOR ADMINISTRATIVE AND OTHER SERVICES BETWEEN THE COUNTY OF SANTA BARBARA AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA BARBARA.

RESOLUTION NO. ________

IT IS HEREBY RESOLVED THAT:

WHEREAS, the Agency is undertaking certain activities for the administration and execution of redevelopment projects in the County of Santa Barbara; and

WHEREAS, in the interest of the economical operation of the Agency and the County, the parties desire to enter into a contract under which the County will perform certain services for the Agency.

NOW, THEREFORE, BE IT RESOLVED by the County of Santa Barbara Redevelopment Agency Board of Directors as follows:

1. That the Agreement for Services between the Agency and the County of Santa Barbara, a copy of which is attached hereto and incorporated herein, is hereby approved and adopted.
PASSED AND ADOPTED by the Board of Directors of the Redevelopment Agency of the County of Santa Barbara, State of California, this _____ day of June, 2011 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

__________________________
JONI GRAY
Chair, Board of Directors

ATTEST:
CHANDRA L. WALLAR
CLERK OF THE BOARD

By _______________________
Deputy

APPROVED AS TO LEGAL FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

APPROVED AS TO ACCOUNTING FORM
ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

By _______________________
Deputy County Counsel

By _______________________
Deputy Auditor Controller
ATTACHMENT 8

AGREEMENT FOR SERVICES
BETWEEN
THE COUNTY OF SANTA BARBARA
AND
THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA BARBARA

This Agreement is entered into this June 11, 2011, by and between:

THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA BARBARA, hereinafter referred to as “Agency”; and, THE COUNTY OF SANTA BARBARA, hereinafter referred to as “County”.

Upon its effective date as set forth below, this Agreement shall supersede and replace in its entirety that certain agreement titled: “AGREEMENT FOR SERVICES BETWEEN THE COUNTY OF SANTA BARBARA AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF SANTA BARBARA” executed by Agency and County on June 11, 2010.

WHEREAS, the Agency is undertaking certain activities for the administration and execution of redevelopment projects in the County of Santa Barbara; and,

WHEREAS, the County has in its employment staff with the knowledge and expertise in redevelopment and related matters; and

WHEREAS, it is in the interest of the citizens of the County to assist in the elimination of blight and redevelopment of the Isla Vista Redevelopment Project Area (“Project Area”); and

WHEREAS, in the interest of economical operation of the Agency and the County, the Agency desires to contract with the County to carry out certain activities and to provide services for the Agency.

NOW, THEREFORE, THE COUNTY AND THE AGENCY MUTUALLY AGREE AS FOLLOWS:

I. Scope of Services

County shall provide administrative and support services to the Agency including but not limited to the following:

Administrative Oversight – the Office of the County Executive Officer shall oversee operations of the Agency.
General Staffing – the County will provide dedicated personnel to the Agency for the Agency’s day to day operations. The number and qualifications of staff will be as determined by the Executive Director of the Agency or his or her designee.

Financial Services – the County will provide the following financial administrative services to the Agency:

i. Development and maintenance of systems of accounts and controls;
ii. Financial reporting;
iii. Budget preparation, administration and execution;
iv. Contract administration;
v. Debt administration;
vi. Other financial services as required.

Legal Services – County Counsel shall provide legal services to the Agency.

Treasury Services – The Treasurer-Tax Collector-Public Administrator shall provide treasury services for the Agency including investment of Agency funds in the County Pool.

Risk Management – Risk Management services will be provided to the Agency by the Financial Services Division of the County’s General Services Department.

Other Support Services – The County will provide other support services, as requested by the Executive Director of the Agency or his or her designee.

Other Agency Expenses – The County will provide office space, materials, supplies, memberships, insurance, and all other miscellaneous goods and services requirements of the Agency authorized by Agency, or designated officer, incurred by County staff as authorized by the Agency Executive Director or his or her designee in connection with the performance of the services performed hereunder and for amounts actually expended for other Agency expenses hereunder.

II. Compensation

A. The Agency will reimburse the County Executive Office for all its services and support in the amount of Forty Two Thousand Five Hundred Dollars ($42,500) annually.

B. Except for the services specifically set forth in Section II.A above and II.C below, Agency shall reimburse the County for all staff services provided under this Agreement based upon actual staffing costs plus overhead, which overhead is to be calculated in accordance with OMB Circular A-87. Except as specifically set forth in Section II.C below, staffing costs shall not be reimbursed through the Cost Allocation Plan.
C. Agency shall reimburse the County for administrative expenses through the Cost Allocation Plan prepared in accordance with OMB Circular A-87 for only the following services: general accounting, purchasing, facilities, human resources, and treasury functions.

D. The Agency shall reimburse County for amounts actually expended related to: office space, materials, supplies, memberships, insurance, out-of-pocket expenses, and all other miscellaneous administrative Agency expenses authorized by the Executive Director, or his or her designee, incurred in connection with the performance of the services performed hereunder.

E. County policies and rules regarding purchasing and staffing shall apply to work performed under this Agreement.

III. General Provisions

A. Time of Performance
   The term of this Agreement shall commence on July 1, 2011 and continue until terminated as provided for in paragraph III.F below.

B. Regulations and Policies
   All services shall be performed in accordance with all applicable law and government regulation and the fiscal policies of the County.

C. Method of Payment
   Agency shall pay County as billed by the County for the services performed and expenses incurred as specified in this Agreement.

D. Delegation of Authority
   Pursuant to Section 33205 of the Health and Safety Code, the Agency delegates to the County such of its powers and functions as are necessary to the performance of this Agreement.

E. Approval of Plans
   Except for general accounting, purchasing, facilities, human resources, and treasury functions, all work performed by the County on behalf of the Agency will be in conformance with a scope of work approved in advance by the Agency Executive Director or his or her designee.
F. **Termination**

This Agreement may be terminated upon the written agreement of the parties hereto. Upon termination, the County will deliver to the Agency all documents, plans, drawings, and other work in progress related to activities undertaken under this Agreement.

G. Monies owed by the Agency under this Agreement shall constitute a debt of the Agency for purposes of the California Constitution Article XVI Section 16 and California Community Redevelopment Law, Health and Safety Code Section 33000 et seq.
IN WITNESS WHEREOF, the parties hereto have executed and entered into this Agreement by their officers thereunto duly authorized on ____________, 2011.

AGENCY:

COUNTY OF SANTA BARBARA
REDEVELOPMENT AGENCY
A public body, corporate and politic

By: ______________________
  JONI GRAY
  Chair, Board of Directors

ATTEST:
CHANDRA L. WALLAR

By: ______________________
  Agency Secretary

APPROVED AS TO FORM:
DENNIS A. MARSHALL,
AGENCY COUNSEL

By: ______________________
  Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, CPA
AUDITOR CONTROLLER

By: ______________________
  Deputy Auditor Controller

COUNTY:

COUNTY OF SANTA BARBARA
BOARD OF SUPERVISORS
A Subdivision of the State of California

By: ______________________
  JONI GRAY
  Chair, Board of Supervisors

ATTEST:
CHANDRA L. WALLAR

By: ______________________
  Deputy

APPROVED AS TO LEGAL FORM:
DENNIS A. MARSHALL,
AGENCY COUNSEL

By: ______________________
  Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, CPA
AUDITOR CONTROLLER

By: ______________________
  Deputy Auditor Controller