

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AND ADOPTING THE FINDINGS REQUIRED BY HEALTH AND SAFETY CODE SECTION 33445 FOR THE GRANT FUNDING FOR THE ACQUISITION OF 1020 PLACIDO AVENUE, LOCATED IN THE CENTRAL CITY REDEVELOPMENT PROJECT AREA, BY THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, AND AUTHORIZING CERTAIN OTHER ACTIONS

WHEREAS, the Redevelopment Agency of the City of Santa Barbara is undertaking certain activities for the planning and execution of redevelopment projects in the Central City Redevelopment Project Area ("CCRP");

WHEREAS, a redevelopment agency may, with the consent of the legislative body, pay all or part of the cost of the acquisition of property and installation of public improvements that are publicly owned if the legislative body makes certain findings of fact;

WHEREAS, the property located at 1020 Placido Avenue is located inside the CCRP;

WHEREAS, notice of the time and place for the public hearing held by the City Council to consider public comment regarding the use of tax increment for a grant to the Housing Authority of the City of Santa Barbara to purchase 1020 Placido Avenue for use as a non-medical detoxification facility was duly made and published in accordance with Health and Safety Code Section 33679;

WHEREAS, a summary report (revised) concerning the use of tax increment to fund a grant to the Housing Authority of the City of Santa Barbara to purchase 1020 Placido Avenue for a Detox Facility was prepared and distributed according to the requirements of Health and Safety Code Section 33679;

WHEREAS, the Housing Authority of the City of Santa Barbara is a public agency and will purchase and will thereafter own the property for use by the Council on Alcoholism and Drug Abuse (CADA) as a Detox Facility located within the CCRP; and

WHEREAS, the residential treatment facilities and services provided by Project Recovery (Detox Facility) meets a vital need in the CCRP by providing support and supervised treatment services for individuals attempting to move beyond various alcohol and substance abuse issues.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. The purchase of the property located within the CCRP at 1020 Placido Avenue by the Housing Authority of the City of Santa Barbara for use by CADA as a Detox Facility is of primary benefit to the CCRP because it will help eliminate blight and the conditions that lead to blight by providing residential treatment facilities and services to individuals suffering from drug and alcohol addictions. There is a direct correlation between alcohol/drug abuse and crime both to persons and to property. Crime is a blighting condition that directly impacts the safety of citizens, negatively impacts property values, and impedes economic growth in the CCRP. By ensuring that adequate treatment facilities and services are available in the CCRP, the Redevelopment Agency will be assisting in the elimination of blight in the CCRP and the conditions that lead to blight.

SECTION 2. There is a critical need to relocate the Detox Facility to a suitable location. The Detox Facility is currently located at the Casa Esperanza Homeless Shelter and is the only non-medical detox facility in southern Santa Barbara County. The joint use of Casa Esperanza as both a homeless shelter and a detox facility has created operational issues for both entities which has marginalized the success of each facility. Due to the compatibility issues, CADA's lease at Casa Esperanza expired on December 31, 2010. CADA is currently on a limited, month-to-month lease. Unless the operation of CADA's Detox Facility is relocated to a suitable location, such as the property at 1020 Placido Avenue, southern Santa Barbara County will be left without a non-medical detox facility available to serve the needs of the public.

SECTION 3. The property at Placido Avenue provides a good location and is well suited for a non-medical detox program because it is located in the downtown core which allows easy access to public services. As part of the purchase of 1020 Placido Avenue, the Housing Authority may be required, through the Performance Standards Permit process, to provide for various property improvements including increased street lighting, improved landscaping as well as the formation of a neighborhood watch program. Capital and programmatic improvements such as these will lead to additional private and public improvements in the neighborhood and CCRP. Increasing the safety and security of residents, visitors and businesses within the CCRP will generate increased pedestrian, commercial and visitor activity and will lead to increased investment and the elimination of blight and the conditions that lead to blight in the CCRP.

SECTION 4. The Housing Authority of the City of Santa Barbara will retain ownership of the property and will govern CADA's use of the property through lease provisions which will be reviewed and will require the approval of the City and the Agency staff. Additionally, CADA will provide 24-hour supervision and monitoring of the Detox Facility to ensure that patients are receiving adequate treatment and facilities. Neighborhood residents will be encouraged to provide feed-back and report to the Housing Authority and CADA any problems or concerns that may arise.

SECTION 5. No other reasonable means of financing the Housing Authority of the City of Santa Barbara's purchase of 1020 Placido Avenue is available to the community. Funds from general obligation bonds, revenue bonds, special assessment bonds and Mello-Roos Community Facilities Act bonds are not available and the issuance of new debt by the City to finance the Housing Authority of the City of Santa Barbara's purchase of 1020 Placido Avenue is not feasible. The City, along with the state of California and federal government, is facing an economic crisis of historic proportions and is, therefore, unable to devote declining General Fund revenues to fund the acquisition of property to serve as treatment facilities. Taxpayers, also suffering from record unemployment levels and increases to living costs, are unable and unwilling to increase taxes, even to finance essential and efficient public services.

SECTION 6. The payment of funds for the Housing Authority of the City of Santa Barbara's purchase of 1020 Placido Avenue is consistent with the Agency's 2010-2014 Implementation Plan adopted pursuant to Health and Safety Code Section 33490 which provides as follows:

"Opportunity Acquisitions and Dispositions: The Agency will appropriate funds, as necessary, to acquire and dispose of real property and related to revitalization efforts that will contribute to developing and maintaining a vital Project Area. Funds would be for opportunity purchases or sales of property in the Project Area to be used for public-benefit development consistent with the plan."

SECTION 7. The Agency Board has held a duly noticed public hearing and considered all public testimony regarding the use of tax increment to fund the Housing Authority of the City of Santa Barbara's purchase of 1020 Placido Avenue.

SECTION 8. On March 15, 2011, the Agency Board, subject to approval by Agency counsel, authorized the Agency Executive Director to execute a Grant Agreement with the Housing Authority of the City of Santa Barbara in the amount of \$865,000 for the acquisition of 1020 Placido Avenue.