



TO: Redevelopment Agency Chair and Agency Members

FROM: Daniel Singer, Agency Executive Director

CONTACT: Vyto Adomaitis, Redevelopment, Neighborhood Services and Public Safety Director

SUBJECT: Adoption of the 2008-09 to 2012-13 Five Year Implementation Plan for the Goleta Old Town Redevelopment Project Area

RECOMMENDATION:

- A. Conduct a public hearing to receive public comment; and
- B. Adopt resolution No. 08-__ entitled "A Resolution of the Redevelopment Agency for the City of Goleta, California, Adopting a 2008-09 to 2012-13 Five Year Implementation Plan for the Goleta Old Town Redevelopment Project Area.

BACKGROUND:

The Old Town Goleta Redevelopment Plan ("Redevelopment Plan") was adopted prior to the City's incorporation by the Santa Barbara County Board of Supervisors on June 16, 1998. The Redevelopment Plan provides the authority and means to implement a 30-year revitalization program in a 595-acre area generally located along Hollister Avenue and adjoining commercial and residential areas.

Following incorporation, the City's Redevelopment Agency ("Agency") assumed jurisdiction over the Redevelopment Plan. Since 1994, the California Community Redevelopment Law, Health and Safety Code Section 33000, et. seq. ("Law") has required redevelopment agencies to adopt and periodically review a five year implementation plan for any redevelopment project area under their jurisdiction. Agency staff and consultants have prepared an implementation plan for the City of Goleta's ("City") Old Town Goleta Redevelopment Project Area ("Project Area") for the 2008-09 to 2012-13 planning period. The Implementation Plan is attached (Attachment 1) with the accompanying resolution (Attachment 2).

DISCUSSION

Pursuant to Section 33490 of the Law, the Implementation Plan sets forth the Agency's specific goals and objectives for the Project Area and any anticipated programs,

projects and expenditures for the five year period. It explains how these goals, objectives, programs, projects and expenditures will eliminate blight in the Project Area.

It also summarizes projects that were accomplished in the previous implementation plan period (2003-04 to 2007-08). Lastly, the Implementation Plan contains the Agency's affordable housing compliance plan as required by Section 33413(b)(4) of the Law. It describes how the Agency will comply with housing production, replacement housing and income targeting requirements in the Law.

The proposed Implementation Plan marks the first such implementation plan prepared for the Project Area since the City incorporated, and as a result reflects a more comprehensive and focused direction for revitalization of the area. The Implementation Plan envisions a \$20.8 million investment in improvements to San Jose Creek, Hollister Avenue infrastructure and other redevelopment projects, as well as more than \$4.0 million in assistance towards the Sumida Gardens Housing development. While the Agency has discretionary actions that lie ahead regarding some of these planned projects and activities, any such actions must be consistent with the Implementation Plan prior to their approval.

Section 33490 of Redevelopment Law requires redevelopment agencies to consider adoption of an implementation plan following a noticed public hearing. In accordance with the specific noticing requirements, a Notice of Public Hearing was published on May 16, May 23 and May 30, 2008 in the *Santa Barbara News-Press* and posted in four locations within the Project Area for three consecutive weeks prior to the public hearing.

FISCAL IMPACTS:

The proposed action has no fiscal impact. Approval and adoption of the Implementation Plan does not constitute approval of any specific program, project or expenditure. It does not change the need to obtain any required approval of a specific program, project or expenditure from the Agency Board or City. It is a planning document designed to be reviewed and modified as needs in the community change.

Submitted By:

Reviewed By:

Approved By:

Vyto Adomaitis
RDA, NS & Public Safety
Director

Michelle Greene
Administrative Services
Director

Daniel Singer
Executive Director

ATTACHMENTS:

1. Draft Five Year Implementation Plan FY 2008-09 to 2012-13
2. RDA Resolution 08-___, Adopting a 2008-09 to 2012-13 Five Year Implementation Plan for the Goleta Old Town Redevelopment Project Area

ATTACHMENT 1

**Draft Five Year Implementation Plan
FY 2008-09 to 2012-13**

FIVE YEAR IMPLEMENTATION PLAN
REDEVELOPMENT AGENCY FOR THE CITY OF GOLETA

2008-09 THROUGH 2012-13

DRAFT



ABOUT THIS IMPLEMENTATION PLAN

In fulfillment of Article 16.5 of California Community Redevelopment Law, the Redevelopment Agency for the City of Goleta ("Agency") has prepared this Implementation Plan for the Goleta Old Town Redevelopment Project Area. Included in this document are the Agency's anticipated redevelopment and affordable housing programs for 2008-09 through 2012-13.

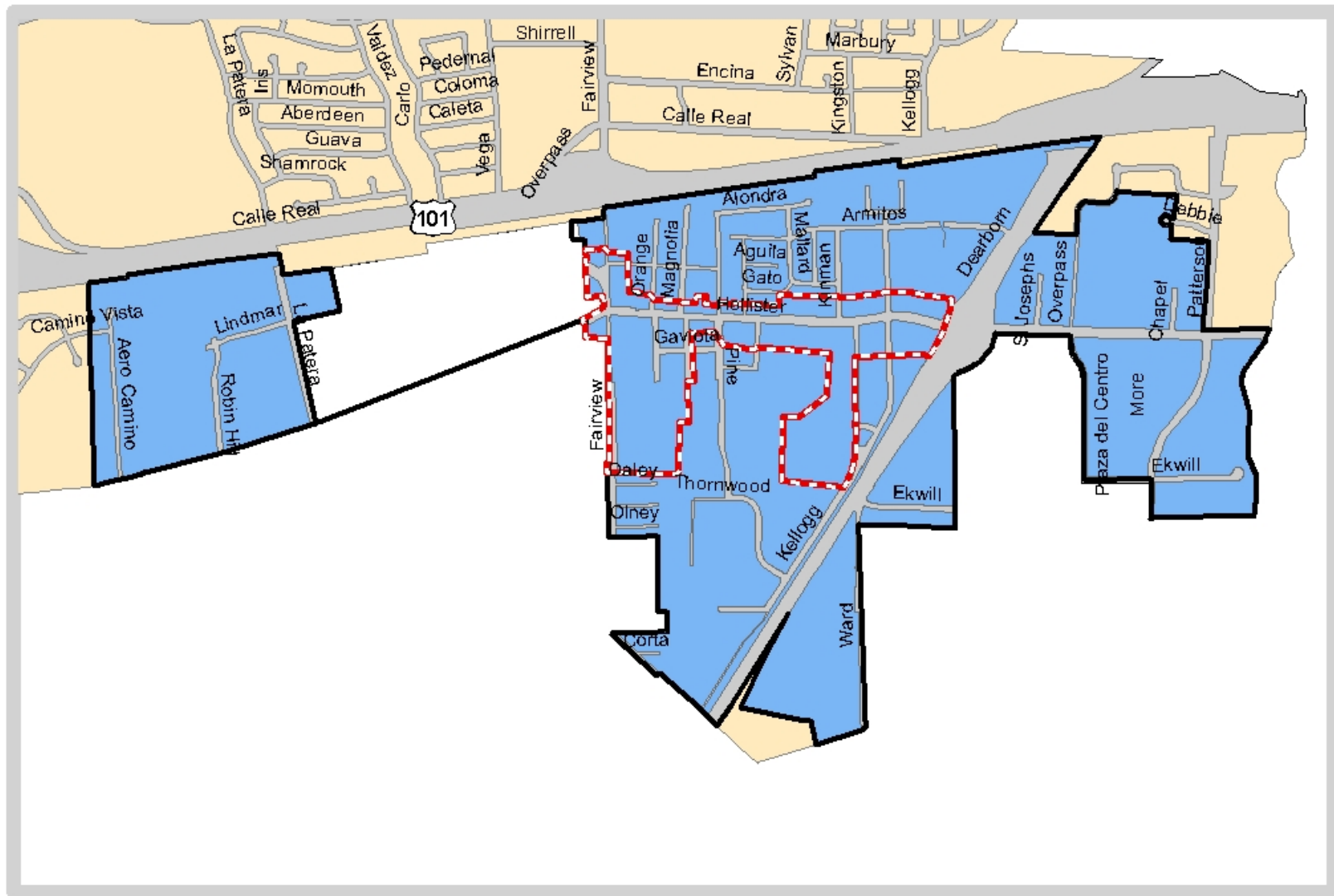
The implementation plan document conforms to the City of Goleta's General Plan and has been prepared according to guidelines established in the programs and goals outlined in the Housing Element of the General Plan as it was adopted by City Council in 2006.

Contents

About this Implementation Plan	1
Contents	1
About the Project Area	2
Recent Accomplishments	4
Redevelopment Plan Goals	5
Proposed Redevelopment Program	6
Proposed Affordable Housing Program	8
Housing Program Compliance Objectives	9
Housing Production	9
Replacement Housing	11
Expenditures by Household Types.....	12

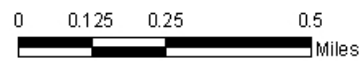
GOLETA OLD TOWN REDEVELOPMENT PROJECT AREA

Five Year Implementation Plan
2008-09 through 2012-13



Goleta Old Town Redevelopment Project Area

Source: City of Goleta, RSG



- Old Town Redevelopment Project Area
- Goleta Old Town Heritage District
- City of Goleta

RECENT ACCOMPLISHMENTS

The opportunities that lie ahead for the Project Area are a result of the planning and project implementation activities of the Redevelopment Agency. Some notable accomplishments include the following:

Old Town Inn & Village. This 98 room hotel and 37 unit condominium project was completed in August 2007.

Towbes Sumida Gardens DDA. The Agency recently negotiated a Disposition and Development Agreement with The Towbes Group to secure 34 affordable units in a 200 unit multifamily housing complex to be built by 2010.

Pine/Thornwood. A contract was awarded to move forward with storm drain improvements from the Pine/Thornwood intersection to the San Jose Creek Channel.

Nectarine Park Phase II. Park improvements consisting of a DG pathway around a play structure, new swing set and digger toy, landscaping and irrigation were completed in October 2007.

Storefront Façade Improvement Program. The Agency implemented a program to assist businesses located in Old Town with façade improvements and repairs. This ongoing program has given approximately \$180,000 in assistance since fiscal year 2006-07. Several property owners have been assisted through this program resulting in the improvement of nearly 40 storefronts on the principal thoroughfare of the Project Area.

Residential Rehabilitation Program. The Agency has given nearly \$190,000 in assistance since fiscal year 2006-07 to twelve homeowners to help pay for home repairs. This ongoing program was established by the Agency in the last implementation plan period.

REDEVELOPMENT PLAN GOALS

Adopted in 1998, the Redevelopment Plan establishes a variety of goals for redevelopment of the Project Area; these goals frame the near term redevelopment objectives for the Implementation Plan period. The Redevelopment Plan goals are listed below:



Create Jobs. Encourage employment opportunities through environmental and economic improvements resulting from redevelopment activities.



Remove Blight. Provide for the rehabilitation of structures in the Project Area.



Work with Property Owners. Provide for the participation in the redevelopment of property in the Project Area by owners who agree to so participate in conformity with the Redevelopment Plan.



Manage Agency Property. Provide for the management of property owned or acquired by the Agency.



Find Housing for the Displaced. Provide relocation assistance where Agency activities result in displacement.



Improve Infrastructure. Provide public infrastructure improvements and community facilities such as the installation, condition and/or reconstruction of streets, utilities, public buildings, facilities, structures, street lighting, landscaping and other improvements which are necessary for the effective redevelopment of the Project Area.



Housing for Everyone. Increase and improve the community's supply of affordable housing.



Acquire Property for Redevelopment. Acquire real property.





Dispose of Property for Redevelopment. Dispose of real property acquired by the Agency in the Project Area, including property conveyed to the City in accordance with State and other laws.



Encourage Partnerships. Encourage the redevelopment of the Project Area through the cooperation of private enterprise and public agencies.







PROPOSED REDEVELOPMENT PROGRAM

During the planning period, the Agency plans to implement the following redevelopment projects and programs. The list below describes the projects proposed, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved. Preliminary cost estimates indicate expenditures anticipated during the implementation plan period only, which may not equal the total project cost.

Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>San Jose Creek Flood Improvement & Fish Passage This project will make capacity improvements to the San Jose Creek Channel. Improvements include replacing the Hollister Avenue Bridge over San Jose Creek, widening of the channel cross-section, and constructing flood walls. Fish passage enhancements will also be made within the San Jose Creek.</p> <p>Completion of this project would address inadequate public improvements, and allow for both public and private investment in Old Town.</p> <p><i>Timeframe.....2008-09 to 2010-11</i></p>	<p>\$14,364,980</p>	 ACCESS
<p>Ekwill-Fowler Road Extension Ekwill Street and Fowler Road will be constructed across Old Town Goleta from Kellogg Avenue to Fairview Avenue. The new streets will be two lane roads with left turn pockets, Class II bike lanes, and sidewalks and parkways. The project also includes intersection capacity improvements at the Hollister Avenue and Route 217 intersections.</p> <p>Completion of this project would address inadequate public improvements.</p> <p><i>Timeframe.....2012-13 to 2013-14</i></p>	<p>\$300,000</p>	 ACCESS





GOLETA OLD TOWN REDEVELOPMENT PROJECT AREA

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2008-09 through 2012-13

Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Hollister Avenue Reconstruction Hollister Avenue will be reconstructed from Fairview Avenue to Kellogg Avenue. The project will evaluate the number of vehicle travel lanes, center turn lane, median landscaping and redesign, sidewalk redesign, amenities and landscaping, accommodation of alternative transportation, striped bike path area, traffic calming, and on-street parking.</p> <p>Completion of this project would correct inadequate public improvements and have a positive effect on businesses that occupy the area.</p> <p><i>Timeframe.....2003-04 to 2012-13</i></p>	<p>\$6,104,511</p>	 ACCESS
<p>Armitos Park The City of Goleta purchased 1.5 acres of land to provide a passive open space park located between the Santa Barbara Housing Authority Office and San Jose Creek, adjacent to Armitos Avenue. The site will be graded and playground equipment and landscaping will be installed. The Agency will pay for some of the site improvements.</p> <p>Completion of this project would correct inadequate public improvements.</p> <p><i>Timeframe..... 2007-08</i></p>	<p>\$45,978</p>	 ACCESS  INVEST
<p>Page Hotel Site Plans to build a 247-room hotel on a 12 acre site South Kellogg Avenue were put on hold in 2001 due to lack of support to add a connection to the 217 Highway. The connection would have offered more direct access to the hotel. The City and developer are looking at alternatives in transportation routes including a road extension and alignment that would go through a small portion of the property, increasing utility for both the potential hotel and the City's transportation needs. The Agency recently met with a developer to discuss preliminary plans to start discussions with owners of the property.</p> <p>Completion of this project would create jobs, address inadequate public improvements, and stimulate the local economy.</p> <p><i>Timeframe.....2008-09 to 2010-11</i></p>	<p>---</p>	 HELP  ACCESS  WORK
<p>Total Preliminary Cost Estimate</p>	<p>\$20,815,469</p>	

PROPOSED AFFORDABLE HOUSING PROGRAM

During the planning period, the Agency plans to implement the following affordable housing projects and programs. The list below describes the projects proposed, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved. Additionally, the Agency has estimated the number of affordable units that may be assisted by each project and program listed.

Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Sumida Gardens The Agency will provide financial assistance to a private developer to build a 200 unit, 194,448 square foot apartment complex. As a result, 34 units will be affordable, 14 of which will be very low income, 10 low income, and 10 moderate income units. The 34 units will be rent restricted for 55 years. All 200 units have a 55 year condo conversion moratorium. The project was approved in November 2007 and is anticipated to be completed in January 2010.</p> <p>Completion of this project would increase the Project Area's supply of affordable housing and create jobs related to construction, property management and maintenance.</p> <p><i>Timeframe.....2007-08 through 2009-10</i></p>	<p>\$4,027,806</p>	  
<p>Housing Workshop Agency staff may host a housing workshop in 2008 to explore future opportunities for affordable housing, programs and projects within the RDA Project Area.</p> <p><i>Timeframe..... 2008-09</i></p>	<p>---</p>	
<p>Total Preliminary Cost Estimate</p>	<p>\$4,027,806</p>	

HOUSING PROGRAM COMPLIANCE OBJECTIVES

This section of the Implementation Plan addresses specific requirements in State law with respect to prior affordable housing activities and the anticipated housing program in the future.

Redevelopment agencies use implementation plans to establish ten year objectives to achieve compliance with State law in its affordable housing programs. These housing goals generally fall into three categories:

- Housing Production – based on the number of housing units constructed or substantially rehabilitated over a ten year period, a redevelopment agency is to ensure that a percentage of these units are affordable to low and moderate income households.
- Replacement Housing – another legal obligation for redevelopment agencies is to ensure that any housing units destroyed or removed as a result of an agency redevelopment project are replaced within four years.
- Expenditures by Household Types – specific requirements exist on the amount of housing set-aside funds an agency must spend over a ten year period on housing affordable to very low income households, low income households, and housing for residents under the age of 65.

The housing program goals are described below.

Housing Production

To estimate the number of housing units that need to be affordable to low and moderate income households, the Agency estimated the total number of units to be constructed or substantially rehabilitated in the Project Area and applied formulas established in State law.

The chart below summarizes the production goals for the Agency over various time periods as required by Redevelopment Law. The number of affordable units required is based on statutory thresholds, and the Agency is responsible for ensuring that the appropriate number of affordable units is created during a ten year period.

GOLETA OLD TOWN REDEVELOPMENT PROJECT AREA

Five Year Implementation Plan
2008-09 through 2012-13

Actual and Projected Housing Production Needs by Time Period			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area	Required Affordable Units /1	
		Total	Very Low
1998-99 to 2007-08 /2	41	6	2
10 Year Forecast	200	30	12
2008-09 to 2012-13 /3	200	30	12
2013-14 to 2016-17 /4	0	0	0
Redevelopment Plan Duration (1998 to 2029) /5	371	56	22
Notes:			
1/ All required units based on 15 percent of actual/assumed units developed by entities other than Agency. (Production requirement for units developed by Agency is 30 percent).			
2/ Includes the following projects completed: 15 Magnolia (1 unit), 63 Tecolote (2 units), Armitos (1 unit) and Willow Creek (37 units)			
3/ Includes following projects assumed to be constructed: Sumida Gardens (200 units)			
4/ No units anticipated			
5/ Includes the following units, in addition to those listed specifically above: Hollister Corridor mixed use overlay (57 units), North Fairview Industrial/Key Site 14 (21 units), Storage Yard/Key Site 16 (52 units).			

As shown in the above table, the Agency anticipates a need for 30 affordable units (including 12 very low-income units) to fulfill its production goals for the ten year period, and 56 affordable units (including 22 very low-income units) over the duration of the Redevelopment Plan. Fulfillment of these productions goals is shown on the table below.

Fulfillment of Affordable Housing Production Requirements by Time Period								
Time Period	Units Required (see previous table)		Units Produced /1		Additional Units Required		Net Surplus Units Produced	
	Total	VL	Total	VL	Total	VL	Total	VL
1998-99 – 2007-08 <i>Willow Creek</i>	6	2	2	0	4	2	0	0
10 Year Forecast 2008-09 to 2017-18 <i>Sumida Gardens</i>	30	12	34	14	0	0	4	2
Redev. Plan Duration (1998 to 2029)	56	22	34	14	22	10	0	0
Notes:								
1/ Excludes units that may be constructed in the future.								

As shown in the above table, the Project Area has a 30-unit affordable housing production need over the next ten years, including 12 very low-income units. This will be fulfilled by the completion of the Sumida Gardens multifamily housing complex in January 2010. It will result in 34 affordable units, including 14 very low income units. This will leave a need for 22 affordable units, including 10 very low income units, over the duration of the Redevelopment Plan if housing projections beyond the next ten years are realized. **The Agency fulfilled its affordable housing production requirements during the 1998 to 2008 time period.**

It is also important to note that Agency set aside funds can be used for the production of low income housing or programs outside of the Project Area. Future assistance to deserving housing projects and programs may warrant such usage of funds out of the Project Area. Units built with Agency set aside funds outside the Project Area would count for half an inclusionary housing credit.

Replacement Housing

During the Implementation Plan period, the Agency does not anticipate that any Agency-assisted projects will result in the displacement or removal of housing units. Consequently, the Agency does not anticipate that any housing will need to be replaced at this time.

Expenditures by Household Types

As of June 30, 2007, the Agency's low and moderate income housing fund had a balance of \$2,011,990¹ available. Over the five year period ending on June 30, 2013, staff conservatively estimates that the Project Area will generate approximately \$2,439,378 million² in 20 percent housing set-aside revenue. The below provides the expected deposits of housing funds over each of the next five years.

Estimated Deposits of Housing Funds					
	2008-09	2009-10	2010-11	2011-12	2012-13
Amount to be Deposited	\$468,747	\$478,122	\$487,684	\$497,438	\$507,387

Redevelopment Law requires the Agency to expend its Low and Moderate Income Housing Fund ("LMIHF") in proportion to the community's need for very low and low income housing, as well as the proportion of the low income population under 65.

Based on statistics from the Regional Housing Needs Assessment, used by local government to meet state requirements for affordable housing by category, and the Comprehensive Housing Affordability Strategy ("CHAS") reports of 2000 Census data, the following minimum thresholds for housing program expenditures would be required over the term of the Implementation Plan.

¹ Source: California Department of Housing & Community Development Redevelopment Agency Annual Housing Activity Report, Schedule C, 2006-07

² Source: RSG

Household Type	Minimum Percentage of Housing Set-Aside Expenditures over Implementation Plan
Very Low Income Households	42.6%
Low Income Households	31.5%
Low Income Households Under Age 65	75.2%
<p>Notes: The total population of the Goleta Census Designated Place reported in the 2000 U.S. Census is 55,367. The total population under age 65 is 47,252. The California State Department of Finance estimates the City's 2006 population to be 30,290. Redevelopment Law bases housing production requirements on the 2000 U.S. Census population count.</p> <p>Percentage of very low and low income household expenditures based upon City of Goleta Regional Housing Needs Assessment in which 377 (42.6 percent) of the 886 affordable units in the City's housing needs are applicable for very low-income households and 279 units (31.5 percent) are applicable for low income households.</p> <p>Percentage of expenditures for housing to low income households under the age of 65 is based on the 2000 low income CHAS population for the City, wherein 1,957 residents (75.2 percent) of the total low income population of 7,898 are under the age of 62³. No more than 24.8 percent of Project Area housing set-aside funds may be expended on housing for households age 65 and older.</p>	

- Housing Set-Aside Expenditures Since January 2002.** These proportionality requirements affect expenditures over a ten year period, although the law permits the compliance initially for a period beginning in January 2002 and ending in June 2014. The chart below documents the amount of low and moderate income housing fund revenue used since January 2002 for these income categories:

³ Data of low income households under the age of 65 is not available from the Census at this time, so the nearest metric for such Census data (available via the Comprehensive Housing Affordability Strategy at <http://socds.huduser.org/chas/index.htm>) represents households under the age of 62.

Housing Set Aside Expenditures (January 2002-June 2008)		
Income Category	Proportionality Target (See Above Table)	Period to Date (Thru 2007-08)
Very Low Income	42.6% minimum	\$20,000 (8.3%)
Low Income	31.5% minimum	\$120,000 (50.0%)
Moderate Income	25.9% maximum	\$100,000 (41.7%)
Total (adjusted for rounding numbers)		\$240,000 (100%)

As seen above, the Agency needs to expend a higher percentage of LMIHF monies for very low income residents. After completion of the Sumida Gardens project in January 2010, the Agency will have expended 39% of LMIHF funds on very low, 31% on low, and 30% on moderate income housing. The Agency will plan accordingly to meet its proportionality requirements by income level by June 2014.

- Family Units Assisted by Housing Set-Aside Fund.** State law also requires a recap of the number of the projects assisted by the housing set-aside fund over the past implementation plan period, divided by family projects (open to all age groups) and senior projects (restricted to residents age 65 and older). The chart below summarizes these statistics by project from January 2002 (when proportionality requirements took effect) through June 2008.

Project/Location	Housing Set-Aside Expenditures	Units Assisted by Housing Set-Aside Fund (January 2002 – June 2008)				
		Ext. Low	Very Low	Low	Mod.	Tot.
Family Projects	\$240,000 (100%)	0	1	6	5	12
Housing Rehabilitation Program	\$240,000	0	1	6	5	12
Senior Projects	\$0 (0%)	0	0	0	0	0
Totals	\$240,000 (100%)	0	1	6	5	12

The Agency has funded non-age restricted housing units and does not plan to fund age-restricted units throughout the duration of this Implementation Plan. It will be in compliance with its proportionality requirements for low income households under the age of 65.

- Housing Units Constructed During Prior Implementation Plan Without Housing Set-Aside Funds.** Since January 2000, no other funding source was used by the Agency to construct affordable units featuring long term covenant restricted units (affordable units with covenants of at least 45 years for ownership housing or 55 years for rental housing).

DRAFT

Redevelopment Agency for the City of Goleta
130 Cremona Drive, Suite B
Goleta, California 93117
805.961.7500

Adopted: _____

ATTACHMENT 2

**RDA Resolution 08-___, Adopting a 2008-09 to 2012-13
Five Year Implementation Plan for the Goleta Old Town
Redevelopment Project Area**

RESOLUTION NO. 08-_____

**A RESOLUTION OF THE REDEVELOPMENT AGENCY FOR
THE CITY OF GOLETA, CALIFORNIA, ADOPTING A 2008-09 TO
2012-13 FIVE YEAR IMPLEMENTATION PLAN FOR THE
GOLETA OLD TOWN REDEVELOPMENT PROJECT AREA**

WHEREAS, Section 33490(a)(1)(A) of the California Community Redevelopment Law, Health & Safety Code 33000 et. seq. (“Redevelopment Law”) requires all redevelopment agencies to adopt an Implementation Plan every five years, following a noticed public hearing; and

WHEREAS, the Board of Supervisors of the County of Santa Barbara adopted the Goleta Old Town Redevelopment Plan (“Redevelopment Plan”) for the Goleta Old Town Redevelopment Project Area (“Project Area”) on June 16, 1998;

WHEREAS, the City Council of the City of Goleta assumed control of the Redevelopment Plan for the Project Area on April 15, 2002; and

WHEREAS, Section 33490(a)(1)(A) of Redevelopment Law requires that an implementation plan contain the specific goals and objectives of an agency for each project area, the specific programs, including potential projects, and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Project Areas and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of Redevelopment Law; and

WHEREAS, pursuant to Section 33490 of Redevelopment Law, the Redevelopment Agency for the City of Goleta (“Agency”) has prepared an Implementation Plan for the Project Area for fiscal years 2008-09 to 2012-13 as included herewith as Exhibit ‘A’ (“Implementation Plan”); and

WHEREAS, the Agency has conducted a duly noticed public hearing on the proposed Implementation Plan.

**NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY
OF GOLETA DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:**

SECTION 1.

The Implementation Plan is hereby authorized and approved.

SECTION 2.

This approval and adoption of the Implementation Plan does not constitute approval of any specific program, project or expenditure, and does not change the need to obtain any required approval of a specific program, project or expenditure from the Agency or City.

SECTION 3.

The City Clerk shall certify as to the adoption of the resolution.

PASSED, APPROVED, AND ADOPTED this 17th day of June, 2008.

ROGER S. ACEVES
AGENCY CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH CONSTANTINO
AGENCY SECRETARY

JULIE HAYWARD BIGGS
AGENCY COUNSEL

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California,
DO HEREBY CERTIFY that the foregoing Resolution No. 08-___ was duly
adopted by the Redevelopment Agency for the City of Goleta at a regular
meeting held on the 17th day of June, 2008, by the following vote of the Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH CONSTANTINO
AGENCY SECRETARY