



Redevelopment In California

JL Elias



Redevelopment In California:

Subsidizing Redevelopment in California Michael Dardia,1998 **Community Redevelopment in California**
California. Legislature. Joint Interim Committee on Community Redevelopment and Housing Problems,1950
Redevelopment Agencies in California ,1991 *Redevelopment in California* David F. Beatty,1994 **Redevelopment Agencies in California** ,1984 *Redevelopment in California* ,2004 *Redevelopment Housing Activities in California* ,1994 *Timely, Accurate, and Reliable* California. Legislature. Senate. Task Force on Redevelopment Agencies' Affordable Housing Reports,1997 **California Supreme Court Decides to Eliminate Redevelopment Agencies** Tarnvir Hundal,2014 This project consists of a study of the Redevelopment Agencies RDAs throughout California and the most recent actions from the Supreme Court shutting down more than 400 RDAs Prior to the dissolution RDAs received over 5 billion in property tax revenues annually and had tens of billions of dollars of outstanding bonds contracts and loans O Malley 3 Due to the most recent ruling by the California Supreme Court approximately 400 RDAs has been eliminated leaving many questions unanswered The purpose of RDAs was to promote local economic development in blighted urban areas Redevelopment activities create jobs and expand businesses opportunities provide housing for families most in need and help reduce crime However many state audits throughout California concluded cities were not spending the RDAs funds correctly On December 29 2011 the Supreme Court upheld its decision in the California Redevelopment Association v Ann Matosantos case finding Assembly Bill X1 26 AB X1 26 This meant RDAs throughout California had to freeze any new debt loans grants or acquiring any new assets or new contracts O Malley 9 The primary role of the successor agency is to make sure payments and any pending obligations with projects must be paid An Oversight Board consist of seven members to assist as the successor agency With the elimination of the redevelopment agencies leaves many worries for cities to see growth and job increases without the assistances of the state **End Or Means?** California. Legislature. Senate. Committee on Housing and Land Use,1996 **Redevelopment in California** George Lefcoe,2014 California was the first **Statewide Redevelopment Agencies** California. Bureau of State Audits,1996 *Redevelopment in California* ,2009-05 Redevelopment in California is the definitive guide to the law and practice of redevelopment providing a comprehensive and clearly written reference for policymakers redevelopment officials developers investors attorneys citizens and students The book is a basic introduction for anyone who wants to understand the process This all new fourth edition contains the entire text of the law including the most recent legislation adopted through January 2009 SB1206 and AB 1389 as well as discussion of recent redevelopment and other relevant cases The book also contains revised chapters on plan adoptions and amendments toxics military base reuse tax increment financing affordable housing and plan implementation **A Study of Relocation and Housing Development in California Redevelopment Agencies** Patricia J. Jenny,1982 *Introduction to Redevelopment* California Redevelopment Association Staff,Johnson, Lizabeth A.,1996-09-01 **Citizen Guide to Redevelopment** California

Redevelopment Association Staff,1994-01-01 *Redevelopment Agencies in California* Casey Blount,Wendy Ip,Ikuo Nakano,Elaine Ng,2015 Effective February 1 2012 the State of California ceased operating local redevelopment agencies RDAs which had operated since the end of World War II In recent times these agencies served as an important component of the affordable housing development landscape in California This paper developed by the U S Department of Housing and Urban Development s HUD s Office of Policy Development and Research PD R examines the history of California s RDAs describes their successes and failures and addresses the anticipated effects of their shut down on the future of affordable housing development in California The first section of the paper traces the history and development of RDAs from their inception in 1945 through the legislative fight that dissolved them in 2011 The next section presents examples of the RDAs successes and failures over the years The third section examines the RDAs closures and the anticipated impact that the closures will have on affordable housing development The final section of this paper details how the closure of RDAs will affect affordable housing production in the cities of Los Angeles and San Jose *Who Will Redevelop Redevelopment?* Tim Kowal,2006 Although California s redevelopment law is among the strictest in the nation from a layperson s perspective redevelopment agencies RDAs appear to be no more obstructed from their projects in California as they would be in say Connecticut This article addresses a sort of tragedy of the commons problem applied to redevelopment If redevelopment powers are over harvested such as to instigate serious political revolt against them they will become barren and useless and will no longer be available for the purposes for which they were intended and for which they are still needed Even assuming that redevelopment is efficacious and necessary restrictions on redevelopment ought not be vacuous In a post Kelo society redevelopment finds itself in danger of being neutered of its ability to do what it is truly meant to do to overcome market failure in urban areas and restore and preserve the vitality of our communities If redevelopment agencies abuse their powers by manipulating the market rather than facilitating it they expose themselves to political attack in an already volatile property rights climate We are in need of reform that reminds RDAs why they exist in the first place market facilitation not revenue generation The problem cannot be properly addressed at the local level In the example of 99 Cents Only Stores v Lancaster Redevelopment Agency it became clear that unscrupulous businesses will employ hostage taker strategies to capture the RDA s eminent domain power Cities are left resorting to economically cogent yet legally pathetic claims such as future blight in order to appease 800 pound gorillas such as Costco or Wal Mart Thus it is not enough simply for local governments to self regulate their use of eminent domain it must be regulated from without Because an ill conceived redevelopment regime allows rent seekers to blackmail cities and entices cities to use coercive bargaining and offend landowners sensibilities RDAs are in danger of ruining the tools it needs to achieve the purpose of true blight removal the purpose for which it was designed Thus without careful review RDAs threaten to kill the golden goose The solution is to remove the blight in our redevelopment law and redevelop the principles and policies underlying redevelopment agencies

California Redevelopment Law Paul Edmound Stephan, Fresno County (Calif.). Community Development
Department, 1981 **Community Redevelopment Agency of the City of Los Angeles, California** Community
Redevelopment Agency of the City of Los Angeles, 1971*

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