



Redevelopment & Eminent Domain County Policy Principles

Preamble

Counties believe that redevelopment is, and can continue to be, a useful tool in combating economic and physical blight in California communities. However, counties also recognize that reforms to redevelopment law are needed to ensure that a balance exists between revitalizing blighted areas, protecting private property, and ensuring that counties can continue providing important local programs and services to our citizens.

Fundamental Principles

Eminent Domain

Counties recognize that eminent domain is a necessary and useful tool for important public projects. However, counties also recognize the importance of protecting private property from eminent domain for the purposes of private development.

Definition of Blight

Counties support efforts to further tighten the statutory definition of "blight" to ensure appropriate use of tax increment revenues in the neediest communities and to avoid abuse of redevelopment powers. Counties oppose exceptions to the blight definition or broadening of the blight definition for any purpose.

Tax Increment Financing

While the Constitution allows tax increment financing for redevelopment purposes, counties oppose extension of redevelopment time limits that would require additional tax increment financing without the consent of the other taxing entities. Further, counties oppose the use of tax increment financing for purposes other than redevelopment without the consent of the other taxing entities.

Merged RDA Areas

Reform redevelopment by prohibiting the creation of new merged redevelopment project areas unless a finding of blight is made for each of the project areas proposed for merger. These blight findings must meet the same standards as apply to a new redevelopment area being formed. In addition, the merger plan must demonstrate that the tax increment from the merged project areas is dedicated to the elimination of blight in all of the merged project areas.

Public Accountability

Counties support measures that offer additional scrutiny of redevelopment decisions, including extension of timelines for referenda, extension of timelines for filing lawsuits, and additional disclosure/communication to property owners.

Oversight

Counties support greater oversight of redevelopment activities and opportunity for county input in oversight activities.

Low- and Moderate-Income Housing

Counties recognize and support the important role of redevelopment in providing funding for affordable housing.

