

Date of Hearing: April 27, 2011

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

Norma Torres, Chair

AB 343 (Atkins) – As Introduced: February 10, 2011

SUBJECT: Redevelopment plans: environmental goals

SUMMARY: Requires every redevelopment plan to consider and identify strategies for how redevelopment projects will help attain climate, air quality and energy conservation goals identified in SB 375 (Steinberg), Chapter 728 of Statutes of 2008, or the applicable regional greenhouse gas emission reductions targets.

EXISTING LAW (Health & Safety Code Section 33330):

- 1) Requires a redevelopment agency to develop a redevelopment plan for each project area and may hold hearings to inform the plan.
- 2) Requires California Air Resources Board (CARB), by September 30, 2010, to set greenhouse gas emission reduction targets from the automobile and light truck sector for each region, to be achieved by 2020 and 2035.
- 3) Requires metropolitan planning organizations (MPOs) to include sustainable communities strategies (SCS), as defined, in their regional transportation plans (RTPs) for the purpose of reducing greenhouse gas emissions.

FISCAL EFFECT: None.

COMMENTS:

SB 375 established a process for linking land use planning to transportation planning. The goal of SB 375 is to link regional planning with air quality standards to reduce greenhouse gas emissions to meet the goals established by AB 32 Global Warming Act of 2006. The CARB was directed to establish greenhouse gas emission targets for each region. The law requires that by 2020 the state's greenhouse gas emissions be reduced to 1990 levels, a roughly 25% reduction. Local jurisdictions create a SCS which incorporates land use and transportation planning in effort to meet the goals provided by CARB.

Redevelopment agencies were created to eradicate blight in disadvantaged communities. By bonding against increases in tax increment, agencies generate the funds to carry out blight reduction. Redevelopment could potentially be used as one of the resources to meet the goals of SB 375 provided that the activities also meant the standards established in existing law to eradicate blight. Existing law requires that one finding that a legislative body must make when adopting a redevelopment plan is that it conforms to the general plan of the community including but not limited to the housing element. The housing element is a community's blueprint for

where housing will go and at what density; it is a valuable tool to help meet the goals of SB 375 and reduction of greenhouse gas emissions.

Purpose of this bill:

According to the author, "AB 343 directs redevelopment agencies to identify strategies in any redevelopment plan for implementing strategies that are consistent with the goals established in SB 375 (Steinberg). Linking redevelopment plans to the sustainable community strategy is the best way to ensure that all local government plans and projects are ensuring the regional air quality goals are being met and that no one local jurisdiction within the region is faced with more of the burden of implementing. This will ensure that the process that is taking place at the regional level to meet air targets is consistent with growth, redevelopment, housing and transportation as it relates to redevelopment agencies."

Arguments in support:

Western Center on Law & Poverty writes, "SB 375 established regional blueprint planning. It is logical and property that redevelopment plans should be aligned with regional planning requirements. Redevelopment project are essentially by definition infill development. Infill development will be key in reducing greenhouse gas emissions."

Double referred: The Assembly Committee on Rules referred AB 343 to the Committee on Housing and Community Development and Local Government. If AB 343 passes this committee, the bill must be referred to the Committee on Local Government.

REGISTERED SUPPORT / OPPOSITION:

Support

California Rural Legal Assistance Foundation  
Western Center on Law & Poverty

Opposition

None on file.

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