

M.O.R.R. & C.U.R.E.'S BILL ALERT
Municipal Officials for Redevelopment Reform,
Californians United for Redevelopment Education

**SENATE BILL 521 (Torlakson)
REDEVELOPMENT AND TRANSIT VILLAGE DISTRICTS**

Position: Please Oppose

- **SB 521 marries Transit Village District and Redevelopment by combining their powers!**
- **Giving eminent domain powers to a Transit Village District of taking private property to give to another private entity.**
- **Extend the boundaries of a Redevelopment Project while extending the boundaries of the Transit Village District.**
- **Eliminates important safeguards of CEQA (California Environmental Quality Act) and urbanization requirements in Redevelopment /Transit District Project Areas.**
- **Adds another definition of blight to the Redevelopment Law to include “lack of high density in Transit Village Districts.**
- **Changes the approval process for Transit/Redevelopment Projects from the Housing and Community Development Dept. to the California State Infrastructure Bank. Bankers are not necessarily qualified to handle matters of local planning issues but they are sure able to okay debt and loans.**
- **Would add the power of redevelopment non- voted bonds and debts to be issued in Transit Village/Redevelopment Projects thereby increasing the loss of property taxes to schools, libraries, police and fire services and other special districts. These debt obligations would be secured by local property taxes (redevelopment tax-increments). The State Redevelopment collective existing total debts without counting interest costs are well over \$55 Billion Dollars that are to be paid for with our future local property taxes.**

This bill transcends all reasonable fiscal management of our state and local government resources at the time all our government budgets are having trouble financing basic public services.

For these and many more reasons we are requesting that all groups and individuals oppose SB 521. SB 521 was referred to the Senate Appropriations Committee on 4/25/05 -(13)- Migden (Chair), Aanestad (Vice-Chair): see contact information below:

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- **Sen. Roy Ashburn, State Capitol, Rm. 5094, Sacramento, CA 95814, (916) 651-4018, Fax. (916)-322-3304) email: senator.ashburn@sen.ca.gov**
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- **Sen. Jackie Speier, State Capitol, Rm. 2032, Sacramento, CA 95814, Phone: (916) 445-0503, Fax: (916) 327-2186, email: Senator.Speier@sen.ca.gov**