

Challenges to Infill Development

Presented by:
Dan Carrigg, Legislative Director

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Challenges to Infill Development

Importance of city voice.

83% of California's approximately 38 million residents live in cities. This is where the bulk of "infill" will occur.



Challenges to Infill Development

- * California's 482 cities are individual local democracies.
- * True examples of local self-government.
- * Flexibility is critical. One-Size-Fits-All Does not Work.
- * Each city its unique history and issues.



Monterey vs. Manteca



San Francisco vs. San Juan Bautista



Challenges to Infill Development

“Infill” is not a new issue.

When the United States annexed California in 1848, **city** governments were the only form of government in the state.

City officials are always working to improve their communities. **“Infill” is what they are doing every day.**



Challenges to Infill Development

Community Engagement Vital to Sustainable “Infill” Strategy



- * The best solutions incorporate community input.
- * Some may think concerns of local affected residents should be silenced or overrun by a state statute. Won't work.

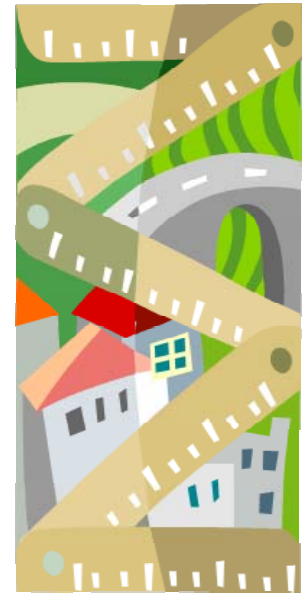
League's Principles for Smart Growth

1. Well-Planned New Growth.
2. Maximize Existing Infrastructure.
3. Support Vibrant City Centers.
4. Coordinated Planning For Regional Impacts.
5. Support High-Quality Education and School Facilities.



League's Principles for Smart Growth

6. Build Strong Communities.
7. Emphasize Joint Use of Facilities.
8. Support Entrepreneurial/Creative Efforts.
9. Encourage Full Community Participation.
10. Establish a Secure Local Revenue Base.



Challenges to Infill Development

Infrastructure

- * Cities face significant infrastructure deficits.
- * League/CSAC study: Without new investment by 2020, percentage of “failed” streets will grow from 6.1% to 25%, and the unfunded backlog will increase from \$39 to \$64 Billion.
- * Upgrade/repair of aging water, sewer, utility and transportation systems needed to handle higher-density development.



*A 2010 League/CSAC study (www.savecaliforniastreet.org)

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~~Redevelopment:~~

- * On February 1, 2012, the state eliminated nearly 400 redevelopment agencies.
- * Only comprehensive infill tool--gone.
- * Bad *anti-infill* decision. Long-term negative consequences for California's economy and opportunities to improve existing urban areas.



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Fiscal:

Very difficult for local governments to raise revenue. Prop. 13, Prop. 218, Prop 26, etc.

Most options require voter approval, often two-thirds.

Legislative remedies (55% vote, etc.) not successful. Viewed as eroding Prop. 13.



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Market:

We live in a market-based economy.

“Infill” living does not suit all tastes. (too much noise, less privacy, no back yard, bad air quality, no access to open space, etc.)



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School Quality:

The quality of schools is critical. (often forgotten in “infill” discussions.)

If the schools are poor, families will not locate.



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Crime:

Is the neighborhood safe?

Can I walk to the store, or go to the park without worrying?

Public safety is critical.



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Transit:

No other city is like
San Francisco!

In most cities transit
is inadequate.

Need billions in
public investment to
remedy this situation.



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Eminent Domain:

Concentrating a significant portion of California's future growth as "infill" really means:

- Tough choices.
- Removing many existing houses and businesses.
- Not popular. **Ready to do this on a grand scale?**



Ms. Susette Kelo

Challenges to Infill Development

- * **State:**
- * Mixed messages. Lack of Coordination of State Agencies. Conflicting laws, regulations and policies.
- * No consistent vision.
- * Chronic budget instability.
- * Eroded policy process.



Challenges to Infill Development

- * **Legal and Regulatory**

- * Construction defects
- * State's complicated regulatory structure
- * Threat of liability
- * CEQA processes



Solutions



To promote infill development, the State can:

1. Preserve local flexibility and community input.
2. Direct state bonds, grants and loans toward providing incentives and priority for infill development.
3. Develop new resources and financing tools to fund transit, affordable housing, brownfield clean up and infill-related planning.
4. Develop major dedicated, stable funding sources to support infrastructure expansion and repair: water, sewer, roads, rail line, bridges, seismic, bike paths, urban parks, etc.
5. Coordinate and reconcile conflicts and policies between state agencies. (flood control vs. SB 375)

Solutions

6. Carrots not Sticks. Refrain from imposing additional mandates on local agencies.
7. Work with stakeholders to develop workable statewide solutions to construction defects, brownfield development, land assembly, CEQA processes, etc.
8. Match state school funding and policies with infill objectives. Work with schools to encourage participation in local planning, co-location of facilities and review of facility and site requirements;
9. Monitor and address crime, including impacts of realignment, in urban areas. Protect public safety.
10. Ensure cities have the resources to solve their infill challenges.



Questions?

Dan Carrigg, Legislative Director
dcarrigg@cacities.org