

ASSEMBLY BILL

No. 475

Introduced by Assembly Member Hall

February 24, 2009

An act to amend Section 33333.6 of the Health and Safety Code, relating to redevelopment.

LEGISLATIVE COUNSEL'S DIGEST

AB 475, as introduced, Hall. Redevelopment: plans.

The Community Redevelopment Law limits the effectiveness of every redevelopment plan adopted on or before December 31, 1993, to 40 years from the adoption of the redevelopment plan or January 1, 2009, whichever is later, after which the agency has no authority to act pursuant to the redevelopment plan except to pay previously incurred indebtedness, to comply with provisions governing compliance with an agency's affordable housing obligations, and to enforce existing covenants, contracts, or other obligations. After 10 years from the termination of the effectiveness of the redevelopment plan pursuant to this provision, a redevelopment agency is prohibited from paying indebtedness or receiving tax-increment revenues, except as specified.

This bill would make technical, nonsubstantive changes to this provision.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 33333.6 of the Health and Safety Code
- 2 is amended to read:

1 33333.6. The limitations of this section shall apply to every
2 redevelopment plan adopted on or before December 31, 1993.

3 (a) The effectiveness of every redevelopment plan to which this
4 section applies shall terminate at a date that shall not exceed 40
5 years from the adoption of the redevelopment plan or January 1,
6 2009, whichever is later. After the time limit on the effectiveness
7 of the redevelopment plan, the agency shall have no authority to
8 act pursuant to the redevelopment plan except to pay previously
9 incurred indebtedness, to comply with Section 33333.8 and to
10 enforce existing covenants, contracts, or other obligations.

11 (b) Except as provided in subdivisions (f) and (g), a
12 redevelopment agency may not pay indebtedness or receive
13 property taxes pursuant to Section 33670 after 10 years from the
14 termination of the effectiveness of the redevelopment plan pursuant
15 to subdivision (a).

16 (c) (1) If plans that had different dates of adoption were merged
17 on or before December 31, 1993, the time limitations required by
18 this section shall be counted individually for each merged plan
19 from the date of the adoption of each plan. If an amendment to a
20 redevelopment plan added territory to the project area on or before
21 December 31, 1993, the time limitations required by this section
22 shall commence, with respect to the redevelopment plan, from the
23 date of the adoption of the redevelopment plan, and, with respect
24 to the added territory, from the date of the adoption of the
25 amendment.

26 (2) If plans that had different dates of adoption are merged on
27 or after January 1, 1994, the time limitations required by this
28 section shall be counted individually for each merged plan from
29 the date of the adoption of each plan.

30 (d) (1) Unless a redevelopment plan adopted prior to January
31 1, 1994, contains all of the limitations required by this section and
32 each of these limitations does not exceed the applicable time limits
33 established by this section, the legislative body, acting by ordinance
34 on or before December 31, 1994, shall amend every redevelopment
35 plan adopted prior to January 1, 1994, either to amend an existing
36 time limit that exceeds the applicable time limit established by this
37 section or to establish time limits that do not exceed the provisions
38 of subdivision (b) or (c).

39 (2) The limitations established in the ordinance adopted pursuant
40 to this section shall apply to the redevelopment plan as if the

1 redevelopment plan had been amended to include those limitations.
2 However, in adopting the ordinance required by this section, neither
3 the legislative body nor the agency is required to comply with
4 Article 12 (commencing with Section 33450) or any other provision
5 of this part relating to the amendment of redevelopment plans.

6 (e) (1) If a redevelopment plan adopted prior to January 1,
7 1994, contains one or more limitations required by this section,
8 and the limitation does not exceed the applicable time limit required
9 by this section, this section shall not be construed to require an
10 amendment of this limitation.

11 (2) (A) A redevelopment plan adopted prior to January 1, 1994,
12 that has a limitation shorter than the terms provided in this section
13 may be amended by a legislative body by adoption of an ordinance
14 on or after January 1, 1999, but on or before December 31, 1999,
15 to extend the limitation, provided that the plan as so amended does
16 not exceed the terms provided in this section. In adopting an
17 ordinance pursuant to this subparagraph, neither the legislative
18 body nor the agency is required to comply with Section 33354.6,
19 Article 12 (commencing with Section 33450), or any other
20 provision of this part relating to the amendment of redevelopment
21 plans.

22 (B) On or after January 1, 2002, a redevelopment plan may be
23 amended by a legislative body by adoption of an ordinance to
24 eliminate the time limit on the establishment of loans, advances,
25 and indebtedness required by this section prior to January 1, 2002.
26 In adopting an ordinance pursuant to this subparagraph, neither
27 the legislative body nor the agency is required to comply with
28 Section 33354.6, Article 12 (commencing with Section 33450),
29 or any other provision of this part relating to the amendment of
30 redevelopment plans, except that the agency shall make the
31 payment to affected taxing entities required by Section 33607.7.

32 (C) When an agency is required to make a payment pursuant to
33 Section 33681.9, the legislative body may amend the
34 redevelopment plan to extend the time limits required pursuant to
35 subdivisions (a) and (b) by one year by adoption of an ordinance.
36 In adopting an ordinance pursuant to this subparagraph, neither
37 the legislative body nor the agency is required to comply with
38 Section 33354.6, Article 12 (commencing with Section 33450),
39 or any other provision of this part relating to the amendment of
40 redevelopment plans, including, but not limited to, the requirement

1 to make the payment to affected taxing entities required by Section
2 33607.7.

3 (D) When an agency is required pursuant to Section 33681.12
4 to make a payment to the county auditor for deposit in the county's
5 Educational Revenue Augmentation Fund created pursuant to
6 Article 3 (commencing with Section 97) of Chapter 6 of Part 0.5
7 of Division 1 of the Revenue and Taxation Code, the legislative
8 body may amend the redevelopment plan to extend the time limits
9 required pursuant to subdivisions (a) and (b) by the following:

10 (i) One year for each year in which a payment is made; if the
11 time limit for the effectiveness of the redevelopment plan
12 established pursuant to subdivision (a) is 10 years or less from the
13 last day of the fiscal year in which a payment is made.

14 (ii) One year for each year in which a payment is made; if both
15 of the following apply:

16 (I) The time limit for the effectiveness of the redevelopment
17 plan established pursuant to subdivision (a) is more than 10, years
18 but less than 20 years from the last day of the fiscal year in which
19 a payment is made.

20 (II) The legislative body determines in the ordinance adopting
21 the amendment that, with respect to the project, the agency is in
22 compliance with Section 33334.2 or 33334.6, as applicable, has
23 adopted an implementation plan in accordance with the
24 requirements of Section 33490, is in compliance with subdivisions
25 (a) and (b) of Section 33413, to the extent applicable, and is not
26 subject to sanctions pursuant to subdivision (e) of Section 33334.12
27 for failure to expend, encumber, or disburse an excess surplus.

28 (iii) This subparagraph shall not apply to any redevelopment
29 plan if the time limit for the effectiveness of the redevelopment
30 plan established pursuant to subdivision (a) is more than 20 years
31 after the last day of the fiscal year in which a payment is made.

32 (3) (A) The legislative body, by ordinance, may adopt the
33 amendments provided for under this paragraph following a public
34 hearing. Notice of the public hearing shall be mailed to the
35 governing body of each affected taxing entity at least 30 days prior
36 to the public hearing and published in a newspaper of general
37 circulation in the community at least once, not less than 10 days
38 prior to the date of the public hearing. The ordinance shall contain
39 a finding of the legislative body that funds used to make a payment
40 to the county's Educational Revenue Augmentation Fund pursuant

1 to Section 33681.12 would otherwise have been used to pay the
2 costs of projects and activities necessary to carry out the goals and
3 objectives of the redevelopment plan. In adopting an ordinance
4 pursuant to this paragraph, neither the legislative body nor the
5 agency is required to comply with Section 33354.6, Article 12
6 (commencing with Section 33450), or any other provision of this
7 part relating to the amendment of redevelopment plans.

8 (B) The time limit on the establishment of loans, advances, and
9 indebtedness shall be deemed suspended and of no force or effect,
10 but only for the purpose of issuing bonds or other indebtedness
11 the proceeds of which are used to make the payments required by
12 Section 33681.12 if the following apply:

13 (i) The time limit on the establishment of loans, advances, and
14 indebtedness required by this section prior to January 1, 2002, has
15 expired and has not been eliminated pursuant to subparagraph (B).

16 (ii) The agency is required to make a payment pursuant to
17 Section 33681.12.

18 (iii) The agency determines that in order to make the payment
19 required by Section 33681.12, it is necessary to issue bonds or
20 incur other indebtedness.

21 (iv) The proceeds of the bonds issued or indebtedness incurred
22 are used solely for the purpose of making the payments required
23 by Section 33681.12 and related costs.

24 The suspension of the time limit on the establishment of loans,
25 advances, and indebtedness pursuant to this subparagraph shall
26 not require the agency to make the payment to affected taxing
27 entities required by Section 33607.7.

28 (4) (A) A time limit on the establishing of loans, advances, and
29 indebtedness to be paid with the proceeds of property taxes
30 received pursuant to Section 33670 to finance in whole or in part
31 the redevelopment project shall not prevent an agency from
32 incurring debt to be paid from the agency's Low and Moderate
33 Income Housing Fund or establishing more debt in order to fulfill
34 the agency's affordable housing obligations, as defined in
35 paragraph (1) of subdivision (a) of Section 33333.8.

36 (B) A redevelopment plan may be amended by a legislative
37 body to provide that there shall be no time limit on the
38 establishment of loans, advances, and indebtedness paid from the
39 agency's Low and Moderate Income Housing Fund or establishing
40 more debt in order to fulfill the agency's affordable housing

1 obligations, as defined in paragraph (1) of subdivision (a) of
2 Section 33333.8. In adopting an ordinance pursuant to this
3 subparagraph, neither the legislative body nor the agency is
4 required to comply with Section 33345.6, Article 12 (commencing
5 with Section 33450), or any other provision of this part relating to
6 the amendment of redevelopment plans, and the agency shall not
7 make the payment to affected taxing entities required by Section
8 33607.7.

9 (f) The limitations established in the ordinance adopted pursuant
10 to this section shall not be applied to limit the allocation of taxes
11 to an agency to the extent required to comply with Section 33333.8.
12 In the event of a conflict between these limitations and the
13 obligations under Section 33333.8, the limitations established in
14 the ordinance shall be suspended pursuant to Section 33333.8.

15 (g) (1) This section does not effect the validity of any bond,
16 indebtedness, or other obligation, including any mitigation
17 agreement entered into pursuant to Section 33401, authorized by
18 the legislative body, or the agency pursuant to this part, prior to
19 January 1, 1994.

20 (2) This section does not affect the right of an agency to receive
21 property taxes, pursuant to Section 33670, to pay the bond,
22 indebtedness, or other obligation.

23 (3) This section does not affect the right of an agency to receive
24 property taxes pursuant to Section 33670 to pay refunding bonds
25 issued to refinance, refund, or restructure indebtedness authorized
26 prior to January 1, 1994, if the last maturity date of these refunding
27 bonds is not later than the last maturity date of the refunded
28 indebtedness and the sum of the total net interest cost to maturity
29 on the refunding bonds plus the principal amount of the refunding
30 bonds is less than the sum of the total net interest cost to maturity
31 on the refunded indebtedness plus the principal amount of the
32 refunded indebtedness.

33 (h) A redevelopment agency shall not pay indebtedness or
34 receive property taxes pursuant to Section 33670, with respect to
35 a redevelopment plan adopted prior to January 1, 1994, after the
36 date identified in subdivision (b) or the date identified in the
37 redevelopment plan, whichever is earlier, except as provided in
38 paragraph (2) of subdivision (e), in subdivision (g), or in Section
39 33333.8.

1 (i) The Legislature finds and declares that the amendments made
2 to this section by Chapter 942 of the Statutes of 1993 are intended
3 to add limitations to the law on and after January 1, 1994, and are
4 not intended to change or express legislative intent with respect
5 to the law prior to that date. It is not the intent of the Legislature
6 to affect the merits of any litigation regarding the ability of a
7 redevelopment agency to sell bonds for a term that exceeds the
8 limit of a redevelopment plan pursuant to law that existed prior to
9 January 1, 1994.

10 (j) If a redevelopment plan is amended to add territory, the
11 amendment shall contain the time limits required by Section
12 33333.2.

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