

AMENDED IN SENATE AUGUST 2, 2010

AMENDED IN SENATE JUNE 23, 2010

AMENDED IN ASSEMBLY APRIL 29, 2010

AMENDED IN ASSEMBLY APRIL 20, 2010

CALIFORNIA LEGISLATURE—2009–10 REGULAR SESSION

ASSEMBLY BILL

No. 2531

**Introduced by Assembly Member Fuentes
(Principal coauthor: Assembly Member Bradford)**

February 19, 2010

~~An act to amend, repeal, and add Sections 33020, 33021, 33071, 33440, 33444.5, and 33444.6 of, to add and repeal Sections 33131.5 and 33333.9~~ *An act to add and repeal Section 33131.5 of, and to add and repeal Article 10.5 (commencing with Section 33427) of Chapter 4 of Part 1 of Division 24 of, the Health and Safety Code, relating to redevelopment.*

LEGISLATIVE COUNSEL'S DIGEST

AB 2531, as amended, Fuentes. Redevelopment: economic development.

(1) The Community Redevelopment Law authorizes the establishment of redevelopment agencies in communities in order to address the effects of blight, as defined, in those communities and requires those agencies to prepare, or cause to be prepared, and approve a redevelopment plan for each project area. Existing law defines the term "redevelopment" for these purposes and specifies the scope of activities that the term includes. Existing law also makes specified legislative findings and declarations regarding the fundamental purposes of redevelopment.

This bill would include in the definition of the term “redevelopment” those activities that result in the provision of employment opportunities and expand the scope of activities included in that term. This bill would also make additional legislative findings and declarations regarding the fundamental purposes of redevelopment. The bill would additionally authorize the Community Redevelopment Agency of the City of Los Angeles, at the request of its legislative body, to prepare applications for, and execute, economic development programs, to accept public or private assistance, and to expend those funds for any economic development activities inside or outside a project area within the territorial jurisdiction of the agency. ~~The bill would also authorize a redevelopment agency to provide assistance for establishment and maintenance of a small business incubator. This bill would also prohibit an agency from amending a redevelopment plan to increase or extend certain required limitations for the purpose of implementing these provisions.~~

(2) Existing law authorizes an agency to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, industrial, or other uses contemplated by the redevelopment plan. An agency is also authorized to establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures within the project area.

This bill would expand the agency’s programmatic authority by authorizing it to provide *direct assistance, including, but not limited to*, loans, financial guarantees, or other financial assistance ~~to owners or tenants in a redevelopment project area~~ *businesses within project areas in connection with new or existing facilities* for retaining or expanding employment in the project area, increasing energy efficiency of buildings in the project area, or for ~~any other specified~~ *specified* redevelopment purpose, ~~as specified purposes.~~

(3) This bill would repeal its provisions to the extent it modifies existing law on January 1, 2018, as specified.

This bill would make legislative findings and declarations as to the necessity of a special statute for the Community Redevelopment Agency of the City of Los Angeles.

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 33020 of the Health and Safety Code is~~
2 ~~amended to read:~~

3 ~~33020. (a) “Redevelopment” means the planning, development,~~
4 ~~replanning, redesign, clearance, reconstruction, or rehabilitation,~~
5 ~~or any combination of these, of all or part of a survey area, and~~
6 ~~the provision of those residential, commercial, industrial, public,~~
7 ~~or other structures or spaces as may be appropriate or necessary~~
8 ~~in the interest of the general welfare, including recreational and~~
9 ~~other facilities incidental or appurtenant to them, activities that~~
10 ~~result in the provision of employment opportunities, and payments~~
11 ~~to school and community college districts in the fiscal years~~
12 ~~specified in Sections 33681, 33681.5, 33681.7, 33681.9, and~~
13 ~~33681.12.~~

14 ~~(b) This section shall remain in effect only until January 1, 2018,~~
15 ~~and as of that date is repealed, unless a later enacted statute, that~~
16 ~~is enacted before January 1, 2018, deletes or extends that date.~~

17 ~~SEC. 1.5. Section 33020 is added to the Health and Safety~~
18 ~~Code, to read:~~

19 ~~33020. (a) “Redevelopment” means the planning, development,~~
20 ~~replanning, redesign, clearance, reconstruction, or rehabilitation,~~
21 ~~or any combination of these, of all or part of a survey area, and~~
22 ~~the provision of those residential, commercial, industrial, public,~~
23 ~~or other structures or spaces as may be appropriate or necessary~~
24 ~~in the interest of the general welfare, including recreational and~~
25 ~~other facilities incidental or appurtenant to them and payments to~~
26 ~~school and community college districts in the fiscal years specified~~
27 ~~in Sections 33681, 33681.5, 33681.7, 33681.9, and 33681.12.~~

28 ~~(b) This section shall become operative on January 1, 2018.~~

29 ~~SEC. 2. Section 33021 of the Health and Safety Code is~~
30 ~~amended to read:~~

31 ~~33021. (a) Redevelopment includes the following:~~

32 ~~(1) The alteration, improvement, modernization, reconstruction,~~
33 ~~or rehabilitation, or any combination of these, of existing structures~~
34 ~~in a project area.~~

35 ~~(2) Provision for open-space types of use, such as streets and~~
36 ~~other public grounds and space around buildings, and public or~~
37 ~~private buildings, structures and improvements, and improvements~~
38 ~~of public or private recreation areas and other public grounds.~~

1 ~~(3) The replanning or redesign or original development of~~
2 ~~undeveloped areas as to which either of the following conditions~~
3 ~~exist:~~

4 ~~(A) The areas are stagnant or improperly utilized because of~~
5 ~~defective or inadequate street layout, faulty lot layout in relation~~
6 ~~to size, shape, accessibility, or usefulness, or for other causes.~~

7 ~~(B) The areas require replanning and land assembly for~~
8 ~~reclamation or development in the interest of the general welfare~~
9 ~~because of widely scattered ownership, tax delinquency, or other~~
10 ~~reasons.~~

11 ~~(4) The provision of direct assistance to businesses in connection~~
12 ~~with new or existing facilities within redevelopment project areas~~
13 ~~for industrial or manufacturing uses. Direct assistance may include,~~
14 ~~but is not limited to, loans, loan guarantees, and other financial~~
15 ~~assistance, and the provision or replacement of machinery and~~
16 ~~equipment in those facilities, where the assistance is reasonably~~
17 ~~expected to either result in the retention or expansion of the number~~
18 ~~of persons employed in industrial or manufacturing jobs, or achieve~~
19 ~~any of the following:~~

20 ~~(A) Reduce emissions of greenhouse gases.~~

21 ~~(B) Increase the use of clean, renewable, or alternative energy.~~

22 ~~(C) Increase energy efficiency.~~

23 ~~(D) Increase the use of recycled and locally sourced materials.~~

24 ~~(E) Increase efficiency in water, wastewater, and stormwater~~
25 ~~systems.~~

26 ~~(F) Increase the efficiency of construction methods.~~

27 ~~(G) Reduce demolition- and construction-induced pollution and~~
28 ~~waste material generation.~~

29 ~~(H) Improve indoor air quality.~~

30 ~~(I) Reduce building operation costs through increased operation~~
31 ~~and maintenance efficiency.~~

32 ~~(J) Reduce public infrastructure costs related to development.~~

33 ~~(5) Job training, job placement, apprenticeship and~~
34 ~~preapprenticeship programs relating to construction or to operations~~
35 ~~of businesses in project areas.~~

36 ~~(b) This section shall remain in effect only until January 1, 2018,~~
37 ~~and as of that date is repealed, unless a later enacted statute, that~~
38 ~~is enacted before January 1, 2018, deletes or extends that date.~~

39 ~~SEC. 2.5. Section 33021 is added to the Health and Safety~~
40 ~~Code, to read:~~

1 33021. (a) Redevelopment includes the following:

2 (1) The alteration, improvement, modernization, reconstruction,
3 or rehabilitation, or any combination of these, of existing structures
4 in a project area.

5 (2) Provision for open-space types of use, such as streets and
6 other public grounds and space around buildings, and public or
7 private buildings, structures and improvements, and improvements
8 of public or private recreation areas and other public grounds.

9 (3) The replanning or redesign or original development of
10 undeveloped areas as to which either of the following conditions
11 exist:

12 (A) The areas are stagnant or improperly utilized because of
13 defective or inadequate street layout, faulty lot layout in relation
14 to size, shape, accessibility, or usefulness, or for other causes.

15 (B) The areas require replanning and land assembly for
16 reclamation or development in the interest of the general welfare
17 because of widely scattered ownership, tax delinquency, or other
18 reasons.

19 (b) This section shall become operative on January 1, 2018.

20 SEC. 3. Section 33071 of the Health and Safety Code is
21 amended to read:

22 33071. (a) The Legislature further finds and declares that a
23 fundamental purpose of redevelopment is to expand the supply of
24 low- and moderate-income housing, to expand employment
25 opportunities for jobless, underemployed, and low-income persons,
26 to attract and retain businesses in order to enhance employment
27 opportunities, and to provide an environment for the social,
28 economic, and psychological growth and well-being of all citizens.

29 (b) This section shall remain in effect only until January 1, 2018,
30 and as of that date is repealed, unless a later enacted statute, that
31 is enacted before January 1, 2018, deletes or extends that date.

32 SEC. 3.5. Section 33071 is added to the Health and Safety Code,
33 to read:

34 33071. (a) The Legislature further finds and declares that a
35 fundamental purpose of redevelopment is to expand the supply of
36 low- and moderate-income housing, to expand employment
37 opportunities for jobless, underemployed, and low-income persons,
38 and to provide an environment for the social, economic, and
39 psychological growth and well-being of all citizens.

40 (b) This section shall become operative on January 1, 2018.

1 ~~SEC. 4.~~

2 *SECTION 1.* Section 33131.5 is added to the Health and Safety
3 Code, to read:

4 33131.5. (a) In addition to authority otherwise provided in
5 this part, the Community Redevelopment Agency of the City of
6 Los Angeles, at the request of its legislative body, may do both of
7 the following:

8 (1) Prepare applications for various state and federal grant
9 programs relating to economic development, plan and carry out
10 those programs and expend grant funds inside or outside any
11 redevelopment project area within the territorial jurisdiction of the
12 agency, and comply with any conditions of the program.

13 (2) Accept any other assistance from the state or federal
14 government or any public or private source, spend those funds for
15 any economic development activities inside or outside any
16 redevelopment project area within the territorial jurisdiction of the
17 agency, and comply with any conditions of that assistance.

18 (b) This section shall remain in effect only until January 1, 2018,
19 and as of that date is repealed, unless a later enacted statute, that
20 is enacted before January 1, 2018, deletes or extends that date.

21 ~~SEC. 5.~~ Section 33333.9 is added to the Health and Safety
22 Code, to read:

23 ~~33333.9.~~ (a) ~~An agency shall not amend a redevelopment plan~~
24 ~~to increase or extend the limits imposed pursuant to Section~~
25 ~~33333.2, 33333.4, or 33333.6 for the purpose of implementing the~~
26 ~~authority granted by the act adding this section.~~

27 (b) ~~This section shall remain in effect only until January 1, 2018,~~
28 ~~and as of that date is repealed, unless a later enacted statute, that~~
29 ~~is enacted before January 1, 2018, deletes or extends that date.~~

30 ~~SEC. 6.~~ Article 10.5 (commencing with Section 33427) is
31 added to Chapter 4 of Part 1 of Division 24 of the Health and Safety
32 Code, to read:

33

34 ~~Article 10.5. Small Business Development~~

35

36 ~~33427.~~ (a) ~~In addition to any other authority granted under~~
37 ~~this part, an agency may, within a project area, for the purposes~~
38 ~~of redevelopment, assist public agencies or private nonprofit~~
39 ~~corporations to establish, construct, and maintain a small business~~
40 ~~incubator.~~

1 (b) ~~In addition to any other authority granted under this part, an~~
2 ~~agency may, for the purposes of redevelopment, provide loan~~
3 ~~guarantees for small businesses located within a project area.~~

4 (c) ~~For the purposes of this section, “small business” shall have~~
5 ~~the same meaning as defined in Section 11342.610 of the~~
6 ~~Government Code.~~

7 ~~33428. This article shall remain in effect only until January 1,~~
8 ~~2018, and as of that date is repealed, unless a later enacted statute,~~
9 ~~that is enacted before January 1, 2018, deletes or extends that date.~~

10 ~~SEC. 7. Section 33440 of the Health and Safety Code is~~
11 ~~amended to read:~~

12 ~~33440. (a) Except as provided in Article 9 (commencing with~~
13 ~~Section 33410), Article 10.5 (commencing with Section 33427),~~
14 ~~or Section 33444.6, this part does not authorize an agency to~~
15 ~~construct any of the buildings for residential, commercial,~~
16 ~~industrial, or other use contemplated by the redevelopment plan,~~
17 ~~except that, in addition to its powers under Section 33445, an~~
18 ~~agency may construct foundations, platforms, and other like~~
19 ~~structural forms necessary for the provision or utilization of air~~
20 ~~rights sites for buildings to be used for residential, commercial,~~
21 ~~industrial, or other uses contemplated by the redevelopment plan.~~

22 (b) ~~This section shall remain in effect only until January 1, 2018,~~
23 ~~and as of that date is repealed, unless a later enacted statute, that~~
24 ~~is enacted before January 1, 2018, deletes or extends that date.~~

25 ~~SEC. 7.5. Section 33440 is added to the Health and Safety Code,~~
26 ~~to read:~~

27 ~~33440. (a) Except as provided in Article 9 (commencing with~~
28 ~~Section 33410), this part does not authorize an agency to construct~~
29 ~~any of the buildings for residential, commercial, industrial, or other~~
30 ~~use contemplated by the redevelopment plan, except that, in~~
31 ~~addition to its powers under Section 33445, an agency may~~
32 ~~construct foundations, platforms, and other like structural forms~~
33 ~~necessary for the provision or utilization of air rights sites for~~
34 ~~buildings to be used for residential, commercial, industrial, or other~~
35 ~~uses contemplated by the redevelopment plan.~~

36 (b) ~~This section shall become operative on January 1, 2018.~~

37 ~~SEC. 8. Section 33444.5 of the Health and Safety Code is~~
38 ~~amended to read:~~

39 ~~33444.5. (a) An agency may establish a program under which~~
40 ~~it provides loans, financial guarantees, or other financial assistance~~

1 to owners or tenants in a redevelopment project area, for any of
2 the following purposes:

- 3 (1) ~~Rehabilitating commercial buildings or structures within the~~
4 ~~project area.~~
- 5 (2) ~~Retaining or expanding employment in the project area.~~
- 6 (3) ~~Increasing energy efficiency of buildings in the project area.~~
- 7 (4) ~~Any other redevelopment purpose specified in Section~~
8 ~~33021.~~

9 (b) ~~This section shall remain in effect only until January 1, 2018,~~
10 ~~and as of that date is repealed, unless a later enacted statute, that~~
11 ~~is enacted before January 1, 2018, deletes or extends that date.~~

12 ~~SEC. 8.5. Section 33444.5 is added to the Health and Safety~~
13 ~~Code, to read:~~

14 ~~33444.5. (a) An agency may establish a program under which~~
15 ~~it loans funds to owners or tenants for the purpose of rehabilitating~~
16 ~~commercial buildings or structures within the project area.~~

17 ~~(b) This section shall become operative on January 1, 2018.~~

18 ~~SEC. 9. Section 33444.6 of the Health and Safety Code is~~
19 ~~amended to read:~~

20 ~~33444.6. (a) Within a project area and as part of an agreement~~
21 ~~that provides for the development, rehabilitation, or use of property~~
22 ~~that will be used for industrial or manufacturing purposes, an~~
23 ~~agency may assist with the financing of facilities or capital~~
24 ~~equipment, including, but not necessarily limited to, pollution~~
25 ~~control devices.~~

26 ~~(b) In addition to any other authority granted pursuant to this~~
27 ~~part, an agency may, for the purposes of redevelopment, construct~~
28 ~~buildings for industrial or manufacturing purposes that meet the~~
29 ~~criteria in paragraph (4) of subdivision (a) of Section 33021.~~

30 ~~(c) Prior to entering into an agreement for a development that~~
31 ~~will be assisted pursuant to this section, the agency shall find, after~~
32 ~~a public hearing, that the assistance is necessary for the economic~~
33 ~~feasibility of the development and that the assistance cannot be~~
34 ~~obtained on economically feasible terms in the private market.~~

35 ~~(d) This section shall remain in effect only until January 1, 2018,~~
36 ~~and as of that date is repealed, unless a later enacted statute, that~~
37 ~~is enacted before January 1, 2018, deletes or extends that date.~~

38 ~~SEC. 9.5. Section 33444.6 is added to the Health and Safety~~
39 ~~Code, to read:~~

1 ~~33444.6. (a) Within a project area and as part of an agreement~~
 2 ~~that provides for the development or rehabilitation of property that~~
 3 ~~will be used for industrial or manufacturing purposes, an agency~~
 4 ~~may assist with the financing of facilities or capital equipment,~~
 5 ~~including, but not necessarily limited to, pollution control devices.~~

6 ~~(b) Prior to entering into an agreement for a development that~~
 7 ~~will be assisted pursuant to this section, the agency shall find, after~~
 8 ~~a public hearing, that the assistance is necessary for the economic~~
 9 ~~feasibility of the development and that the assistance cannot be~~
 10 ~~obtained on economically feasible terms in the private market.~~

11 ~~(c) This section shall become operative on January 1, 2018.~~

12 ~~SEC. 10. The Legislature finds and declares that the purpose~~
 13 ~~of this act is to clarify existing law and to provide agencies with~~
 14 ~~additional authority to assist businesses in order to encourage the~~
 15 ~~retention of existing employment opportunities and the attraction~~
 16 ~~of new employment opportunities. Nothing in this act shall be~~
 17 ~~construed as limiting or restricting the authority that an agency~~
 18 ~~possessed prior to the effective date of this act.~~

19 *SEC. 2. Article 10.5 (commencing with Section 33427) is added*
 20 *to Chapter 4 of Part 1 of Division 24 of the Health and Safety*
 21 *Code, to read:*

22
 23 *Article 10.5. Direct Assistance for Business and Job*
 24 *Development Programs*
 25

26 *33427. (a) In addition to any other authority granted under*
 27 *this part, an agency may, within a project area, for the purposes*
 28 *of redevelopment, carry out activities and programs pursuant to*
 29 *this article.*

30 *(b) The Legislature finds and declares that the purpose of this*
 31 *article is to clarify existing law and to provide agencies with*
 32 *additional temporary authority to assist businesses in order to*
 33 *encourage the retention of existing employment opportunities and*
 34 *the attraction of new employment opportunities.*

35 *(c) Nothing in this article shall be construed as limiting or*
 36 *restricting the authority that an agency possessed prior to January*
 37 *1, 2011.*

38 *33427.1. (a) On or before July 1 of each fiscal year during*
 39 *which an agency proposes to carry out activities and programs*
 40 *pursuant to this article, the legislative body shall adopt a resolution*

1 *authorizing the agency to carry out those activities and programs*
2 *during that fiscal year.*

3 *(b) The legislative body's resolution shall find, based on*
4 *substantial evidence in the record, all of the following:*

5 *(1) The community has adopted a housing element that the*
6 *department has determined pursuant to Section 65585 of the*
7 *Government Code to be in substantial compliance with the*
8 *requirements of Article 10.6 (commencing with Section 65580) of*
9 *Chapter 3 of Division 1 of Title 7 of the Government Code.*

10 *(2) During the three fiscal years prior to the year in which the*
11 *agency proposes to carry out activities and programs pursuant to*
12 *this article, the agency has not been included in the list of agencies*
13 *that have not corrected a major audit violation compiled pursuant*
14 *to subdivision (b) Section 33080.8.*

15 *(3) The agency has not accumulated an excess surplus in its*
16 *Low and Moderate Income Housing Fund. As used in this*
17 *paragraph, "excess surplus" has the same meaning as in Section*
18 *33334.12.*

19 *33427.2. (a) An agency may provide direct assistance to*
20 *businesses within project areas in connection with new or existing*
21 *facilities for industrial or manufacturing uses.*

22 *(b) Direct assistance may include, but is not limited to, loans,*
23 *loan guarantees, and other financial assistance.*

24 *(c) Direct assistance may also include the provision or*
25 *replacement of machinery and equipment in new or existing*
26 *facilities for industrial or manufacturing uses where the assistance*
27 *is reasonably expected to result in either of the following:*

28 *(1) The retention or expansion of the number of persons*
29 *employed in industrial or manufacturing jobs within that project*
30 *area.*

31 *(2) Any of the following:*

32 *(A) Reduced emissions of greenhouse gases.*

33 *(B) Increased use of clean, renewable, or alternative energy.*

34 *(C) Increased energy efficiency.*

35 *(D) Increased use of recycled and locally sourced materials.*

36 *(E) Increased efficiency in water, wastewater, and stormwater*
37 *systems.*

38 *(F) Increased efficiency of construction methods.*

39 *(G) Reduced demolition- and construction-induced pollution*
40 *and waste material generation.*

1 (H) *Improved indoor air quality.*

2 (I) *Reduced building operation costs through increased*
3 *operation and maintenance efficiency.*

4 (J) *Reduced public infrastructure costs related to development.*

5 (d) *When providing direct assistance to businesses pursuant to*
6 *this section, an agency shall impose covenants and other*
7 *restrictions that require the machinery, equipment, and other*
8 *property to remain within the project areas for the duration of the*
9 *direct assistance, including, but not limited to, the duration of the*
10 *loans, loan guarantees, and other financial assistance.*

11 33427.3. *An agency may provide job training, job placement,*
12 *apprenticeship, and preapprenticeship programs relating to*
13 *construction or to operations of businesses within project areas.*

14 33427.4. (a) *An agency may assist public agencies or private*
15 *nonprofit corporations to establish, construct, and maintain one*
16 *or more small business incubators within project areas.*

17 (b) *An agency may provide loan guarantees for small businesses*
18 *within project areas.*

19 (c) *As used in this section, “small business” has the same*
20 *meaning as defined in Section 11342.610 of the Government Code.*

21 33427.5. *An agency may establish a program to provide loans,*
22 *financial guarantees, or other financial assistance to owners or*
23 *tenants within project areas for any of the following:*

24 (a) *Rehabilitating commercial buildings or structures in project*
25 *areas.*

26 (b) *Retaining or expanding employment within project areas.*

27 (c) *Increasing the energy efficiency of buildings within project*
28 *areas.*

29 (d) *Any of the purposes specified in paragraph (2) of subdivision*
30 *(c) of Section 33427.2.*

31 33427.6. *An agency may construct buildings for industrial or*
32 *manufacturing purposes within project areas if the construction*
33 *meets any of the purposes specified in paragraph (2) of subdivision*
34 *(c) of Section 33427.2.*

35 33428. *An agency shall not amend a redevelopment plan to*
36 *increase or extend the limits imposed pursuant to Section 33333.2,*
37 *33333.4, or 33333.6 for the purpose of implementing this article.*

38 33428.1. *An agency that carries out activities and programs*
39 *pursuant to this article shall report the amount of money,*
40 *regardless of source, that it spent in each project area for those*

1 activities and programs. This information shall be contained in
2 the annual fiscal statement required by Section 33080.5.

3 33428.2. On or before January 1, 2012, the Legislative Analyst
4 shall design a study to measure and evaluate the effectiveness of
5 this article. The study shall do all of the following:

6 (a) Describe the specific categories and formats of the
7 information that the Legislative Analyst needs to measure.

8 (b) Evaluate the effectiveness of this article.

9 (c) Include a reporting form that agencies shall use to comply
10 with Section 33428.3.

11 33428.3. On or before December 1, 2016, an agency that
12 carries out activities and programs pursuant to this article shall
13 submit to the Legislative Analyst’s Office a report that describes
14 those efforts within each project area for each fiscal year after
15 January 1, 2011 and before July 1, 2016. The report shall include
16 any information which the Legislative Analyst determines he or
17 she needs to measure and evaluate the effectiveness of this article.
18 The report shall be in the form determined by the Legislative
19 Analyst pursuant to Section 33428.2.

20 33428.4. On or before January 1, 2017, and consistent with
21 Section 9795 of the Government Code, the Legislative Analyst
22 shall report to the Legislature on how agencies used the authority
23 provided by this article. The report shall include recommendations
24 for modifying or extending this article.

25 33428.5. This article shall remain in effect only until January
26 1, 2018, and as of that date is repealed, unless a later enacted
27 statute, that is enacted before January 1, 2018, deletes or extends
28 that date.

29 ~~SEC. 11.~~

30 SEC. 3. The Legislature finds and declares, with respect to
31 Section 4 1 of this act, that a special law is necessary and that a
32 general law cannot be made applicable within the meaning of
33 Section 16 of Article IV of the California Constitution because of
34 the unique circumstances, needs, and challenges of the Community
35 Redevelopment Agency of the City of Los Angeles.

O