

“Redevelopment & Blight”
Results of the Joint Interim Hearing

The results of the October 26, 2005 hearing in San Diego on “Redevelopment and Blight” appear in a newly-published summary report.

The new report contains five legislative staff findings:

☛ There is strong interest in amending the statutory “blight” definition. Redevelopment practitioners and critics alike called for tightening the language that describes “blight.”

☛ A better “blight” definition may reduce redevelopment controversies by focusing redevelopment officials’ attention on where to use their extraordinary powers.

☛ Property owners resent the use of eminent domain when they think redevelopment officials act unfairly. Nevertheless, some owners were satisfied with how redevelopment officials used their condemnation powers.

☛ Redevelopment officials see eminent domain as a powerful tool that accelerates property acquisition, even though formal condemnations are rare.

☛ Successful redevelopment projects involve property owners and residents early and frequently because strong grassroots support builds trust within communities.

The summary report includes a 13-page summary of the speakers’ remarks, the 24-page briefing paper, and copies of the speakers’ extensive written materials.

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