

Urban Renewal:

What's It All About?

(Earl Newkirk, executive director of the city redevelopment agency, discusses urban renewal in these columns on Sunday, Wednesday and Friday. Suggestions and comments may be offered in person, by mail or telephone. The redevelopment agency is in the city hall annex, 322 Church street, telephone GA 6-0460.)

By Earl Newkirk

Under California law, redevelopment requires a redevelopment agency, and this, of course, is where we come into the city-wide program of urban renewal.

"What is a redevelopment agency?"

"Just what does the agency do?"

Well, among other things, your redevelopment agency, as set up under California law, is authorized to employ staff and technical consultants to prepare:

1—Redevelopment plans (which may include rehabilitation and conservation as well as clearance and redevelopment) required by state and federal law.

2—Supporting plans detailing methods by which the land will be acquired.

3—Plans for disposition of the land.

4—Methods and procedures for relocating those living in the area.

5—Cost estimates and financing plans.

In addition, of course, your redevelopment agency co-ordinates work in each of these activities and in winning local and federal approval.

ed the deputies to give him a "second investiture" on the ballot. But he warned that "if you fail to overthrow the government, you are permitting it to continue work on all phases of the work it has undertaken."

As most of you know, your redevelopment agency has contracted with Harold F. Wise associates of Palo Alto for the preparation of our redevelopment plans for the San Lorenzo park project. But did you know there are three plans to be prepared?

The three plans are identified as the preliminary, the tentative and the final plan . . . each of them steps required by state and federal law.

Likewise, the ultimate plan must be formally adopted by the redevelopment agency and the city council. Both the agency and council must hold public hearings prior to adoption of the plan.

Public notice must precede the redevelopment agency hearing for a period of four weeks and the council hearing by three weeks.

Your redevelopment agency hopes to hold its public hearing this fall—in October or November—if all goes well.

And if all goes well at the hearing, the redevelopment plan will be adopted by the redevelopment agency and sent to the city council with a copy to the planning commission. The commission will then prepare its report and recommendations on the plan and send them to the council also.

Thus, the council will have the reports and recommendations of both the redevelopment agency and the planning commission before it when it sets the date for its public hearing and gives the mandatory three weeks' notice.

Again, if all goes well, the council is required to approve the plan by ordinance after the hearing. This makes it necessary for the council to read the plan for publication, wait two weeks before final adoption and then, 30 days later, the ordinance takes effect.

All of this takes a considerable amount of time, as you can see—hence our most optimistic estimate is that it will be approximately 10 to 12 months from now before actual acquisition of any project property can begin.

Woman Uses Baby