# How to create a Community Revitalization and Investment Authority (CRIA)

Government Code 62000 et. seq.





- 1. Municipality (city/county)
- 2. Legal Counsel
- 3. Economic Advisor



### **Evaluate CRIA Feasibility**

- 1. Define/refine boundaries that meet eligibility criteria
- Project property tax increment from participating taxing entities
- 3. Evaluate bonding/financing capacity
- 4. Identify Eligible Projects and Programs

#### Eligibility Criteria

- At least 70% of area meets 3 of 4
   blighting conditions and has annual
   median income less than 80% of
   state, county, or citywide annual
   median income;
- 2. Census tracts/block groups within disadvantaged community;
- Former military base principally characterized by deteriorated or inadequate infrastructure and structures; or
- Sustainable Communities Strategy sites deemed suitable for housing development or transit priority projects in housing element

#### Best Practices Tips

- 1. Focus on areas with significant growth potential
- 2. Establish boundaries that maximize acreage and revenues





- 1. Electeds
- 2. Other Taxing Entities
- 3. Affected Residents and Property Owners

#### Best Practices Tips

- Explore projects that entice taxing entity participation (i.e. large capital improvements)
- 2. Educate stakeholders not a new tax, not a lien on property
- 3. Identify property owners who will advocate for formation





- 1. Select Board Members
- 2. If multiple taxing entities, adopt resolution approving MOU to form JPA
- Adopt resolution(s) consenting to CRIA and property tax contribution rate
- Transmit consenting resolution to county auditor-controller



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# Prepare Community Revitalization and Investment Plan

- 1. Boundary map and legal description
- Determination of eligibility
- Goals and objectives
- 4. Projects and programs
- 5. Time limits to establish and repay debt

#### Best Practices Tips

- 1. Provide comprehensive list of projects and programs
- 2. Consider Housing Element and General Plan projects
- 3. TI limits should provide large buffer to minimize amendments



## Community Meeting

- 1. Notice of informational meeting to property owners and residents (via mail and authority website post at least 10 days prior to meeting
- 2. Draft Plan made available to public and each property owner
- 3. Hold informational meeting (at least 30 days prior to Notice of 1st public hearing)
- 4. Document and review comments





- 1. Notice and hold 1st Public Hearing Hear public comment
- 2. Notice and hold 2nd Public Hearing -Consider comments, modify or reject plan
- Notice and hold 3rd Public Hearing/ Protest Proceeding - Consider all protest and adopt or terminate plan
  - a. May adopt if less than 25% file protest
  - b. Hold election if 25-50% file protest (within 90 days)
  - c. Terminate if over 50% of property owners and residents file protest

#### Important Timelines

- Newspaper notice of 1st Public
   Hearing published once a week for
   four weeks
- Newspaper notices of 2nd and 3rd Public Hearings published at least 10 days prior to hearings
- Notice of all Hearings mailed to affected property owners and residents and posted on authority website at least 10 days prior to hearing
- 4. Public Hearings held at least 30 days apart



- 1. Authority Board adopts plan via resolution
- 2. Transmit Statement of CRIA Formation to state and county agencies

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THE OVERALL ADOPTION PROCESS TYPICALLY TAKES 12-18 MONTHS, HOWEVER EVERY COMMUNITY WILL BE DIFFERENT BASED ON LOCAL POLITICAL CONSIDERATIONS AND RESOURCES