

Smart Growth *Planning for California's Future*

BACKGROUND

The steady growth of people in California is creating demand for more housing and services to support the increased population. This expansion in the populace is also fueling the no-growth movement, which has become a loose coalition of groups and individuals under many guises that fight development at every opportunity.

From combating new development plans citing "environmental concerns" to opposing formula retail in established urban areas citing "traffic concerns," such activity is aimed at limiting the development needed to accommodate the state's population growth.

The effort needed to rebut the arguments of no-growth advocates with facts and reality -- both locally and at the statewide level -- have become increasingly expensive and difficult, due to the sheer number of advocacy groups dedicated to stymie development, because their allies in the Capitol have grown, and because their techniques have become more sophisticated.

The first major statewide legislative victory of the no-growth advocates occurred in 2002 when Governor Davis signed into law a requirement that state planning priorities promote infill development and equity; to protect environmental and agricultural resources; and, to encourage efficient development patterns.

More recently we have seen efforts that attempt to stunt growth by shifting flood liability to local governments, requiring global warming be taken into account when planning projects, and requiring onerous transit plans on projects that are deemed "growth inducing."

CBPA POSITION

CBPA believes continued growth and prosperity is a good thing for the State of California and that the real estate industry plays a critical role in assuring that progress. We believe that California can accommodate both economic opportunity and environmental enhancement.

While opposing no-growth efforts, CBPA is committed to "smart growth," which encourages the preservation of resources, while allowing for responsible growth and the creation of jobs.

CBPA recognizes that issues such as urban sprawl, traffic congestion, poor air quality, wetlands disputes, are symptoms of failure to properly plan for and accommodate growth, and we support policies that facilitate and/or enhance planning processes to help mitigate such issues.

CBPA encourages active participation by the development community in working with local government and groups to address community concerns early in the development process.

CBPA supports the efforts of allied groups in implementing recommendations that remove barriers to the production of affordable housing.

CBPA supports issues that help meet the needs of infrastructure construction - new schools, increased water supply, new transportation systems, waste facilities, etc. to accommodate smart growth.

CBPA will pursue policies protecting local control of land-use decisions and will work with local government associations to establish cooperation on regional issues.

CBPA will monitor local, regional and statewide efforts to control or limit growth, and will continue to support the balancing of these concerns with the rights of the property owner and developer.

CBPA maintain working relationships with other statewide business, professional and labor associations in order to develop a consistent strategy to address the expected anti-growth ballot box proposals, as well as to develop constructive solutions to the problems that feed the no-growth movement.