

AB-930

Local Government: RISE Districts and Housing Development



Prepared by the
ELDERLY CARE
EVERYWHERE POLICY
TEAM



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Largest youth lobbying group for senior citizens and senior care in California.

Executive Summary

Assembly Bill No. 930 (AB 930), introduced by Assembly Member Friedman in the 2023-2024 California Legislature session, amends the Government Code to support the creation of Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts. The bill enables local governments to establish RISE districts jointly, focusing on sustainable development, affordable housing, and equitable infrastructure near public transit.

AB 930 allows legislative bodies of two or more local governments to form a RISE district, which can plan, finance, and implement equitable development projects. The Office of Planning and Research (OPR) must develop guidelines for these districts by November 30, 2026.

The formation process includes setting up a governing board with representatives from each participating government and adopting a development plan that identifies funding sources and implementation tools. This plan requires that at least 50% of funds go to infill supportive infrastructure and 30% to housing for low or moderate-income individuals.

RISE districts can utilize property tax revenues, local sales and use taxes, and transient occupancy taxes. AB 930 also creates a RISE Revolving Loan Fund, managed by the Infrastructure and Economic Development Bank (IBank), to provide initial funding for projects, which may also be financed through tax increment bonds.

Projects financed by RISE districts must comply with specified wage and labor standards, ensuring construction workers are paid prevailing wages. The bill requires an annual independent financial audit and periodic review and amendment of the RISE development plan. Transparency and accountability are emphasized through regular reporting and public hearings.

AB 930 seeks to foster sustainable and equitable development by leveraging joint local government efforts to create vibrant, mixed-use communities. By prioritizing affordable housing and supportive infrastructure in location-efficient areas, the bill aims to reduce disparities, decrease vehicle miles traveled, and enhance community resilience. This legislative effort promotes economic stability and inclusivity, ensuring development benefits extend to historically underserved populations.

In summary, AB 930 addresses California's need for sustainable and equitable development. By facilitating the formation of RISE districts, the bill promotes proactive planning and funding of essential infrastructure and affordable housing. This approach supports the state's goals of reducing greenhouse gas emissions, enhancing community resilience, and promoting economic and social equity.



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Our Position

Elderly Care Everywhere is delighted to offer our unwavering endorsement for Assembly Bill 930, which heralds a significant advancement in urban development through the formation of Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts. This pioneering legislation aligns perfectly with our organization's core mission to safeguard and enhance the lives of our elderly population by fostering accessible, inclusive communities that prioritize their needs.

AB 930 mandates a considerable allocation of resources within RISE districts for the development of affordable housing. This is particularly beneficial for our senior citizens, ensuring they have access to affordable housing that meets their specific needs. By prioritizing developments near public transit and promoting environmentally sustainable practices, the bill directly supports our vision to create vibrant, livable communities that significantly improve the quality of life for older adults.

The bill's emphasis on public engagement and community input in the development process is crucial. It ensures that senior citizens have a significant voice in shaping their communities, respecting their wisdom and experience. Community-driven planning is vital for creating environments that cater to the needs of their residents, and AB 930 facilitates this through rigorous standards for public hearings and community involvement.

Furthermore, AB 930 addresses the critical aspect of labor and wage standards within these projects. By requiring that all construction workers in RISE district-funded projects receive prevailing wages, the bill promotes fair labor practices and contributes to the economic stability of the communities that our seniors live in. This adherence to high labor standards ensures the developments are of the highest quality, offering safe and sustainable living conditions for seniors.

RISE districts' innovative approach to urban development aims to transform underutilized areas into vibrant hubs that give seniors easy access to essential services and public transportation, reducing isolation and improving their social well-being.

Elderly Care Everywhere is dedicated to advocating for policies that uplift our elderly. Supporting AB 930 is essential to celebrate and include seniors in urban development, ensuring they lead vibrant, respected, and connected lives.

Our support for AB 930 underlines our commitment to values that respect and empower seniors, ensuring they have the necessary resources and opportunities to thrive. We urge all community and urban development stakeholders to support this important legislation. Together, we can build environments that honor our senior community members.



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Letter of Support for AB-930

June 4, 2024

The Honorable Maria Elena Durazo, Chair
Senate Local Government Committee
California State Senate
Sacramento, CA 95814

Re: Support for AB-930

Dear Senator Durazo and Members of the Local Government Committee,

On behalf of Elderly Care Everywhere, I am writing to express our unequivocal support for AB-930, introduced by Assembly Member Laura Friedman. This critical legislation is essential for establishing Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts, directly addressing the urgent need for affordable housing and infrastructure improvements that will significantly benefit our senior citizens.

AB-930 mandates that at least 30% of the funds received by RISE districts be allocated to creating affordable residential units for low- and moderate-income individuals. This provision is crucial for seniors who often struggle to find stable housing on fixed incomes. Furthermore, the bill ensures that projects funded by RISE districts are strategically located within half a mile of public transit or in areas with significant urban uses, enhancing accessibility to healthcare, social services, and community activities for seniors. The focus on sustainable and equitable development will create healthier, more inclusive communities, directly improving the quality of life for our aging population.

Another critical component is the establishment of the RISE Revolving Loan Fund, which will provide startup funding for essential projects within RISE districts. This economic support will expedite the development of vital housing and services for seniors, ensuring they receive the care and stability they deserve.

AB-930 must be passed to address the pressing needs of our senior citizens, ensuring they have access to affordable housing, essential services, and sustainable communities. We strongly urge the Senate Local Government Committee to support this bill and take decisive action to improve the lives of seniors throughout California.

Sincerely,
Aakrisht Mehra
Founder/CEO
Elderly Care Everywhere



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About Elderly Care Everywhere

Elderly Care Everywhere is a transformative nonprofit organization dedicated to improving the lives of senior citizens. Since its inception, the organization has positively impacted over 40,000 seniors through a variety of programs aimed at enhancing their quality of life.

Elderly Care Everywhere has been instrumental in alleviating hundreds of thousands of dollars in medical debt, ensuring that seniors have access to the healthcare they need without the burden of financial stress. With more than 20 chapters across the United States, the organization extends its reach and resources to numerous communities, providing support and advocacy on a national scale.

Beyond U.S. borders, Elderly Care Everywhere has established flood relief camps in India, showcasing its commitment to global humanitarian efforts. The organization's impactful work has been recognized by the government of New Delhi, further highlighting its significant contributions to senior care and welfare. Through these efforts, Elderly Care Everywhere continues to lead the way in senior advocacy, ensuring that the elderly are treated with dignity and respect worldwide.

Thank you for your support of AB-930 If you have any questions, feel free to email us at connect@elderlycareeverywhere.org