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Title:	Land Use Law Center Diagnostic Checklist of Redevelopment Readiness Techniques
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Abstract

The Land Use Law Center created this checklist to assess a municipality's readiness for redevelopment. The checklist contains questions intended to determine what redevelopment strategies a municipality has in place or will be able to implement. The diagnostic checklist assesses readiness in nine areas, including financial incentives and community support. The information obtained using this diagnostic checklist can be used to tailor redevelopment strategies to a municipality's needs.

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Resource

LAND USE LAW CENTER

PACE UNIVERSITY SCHOOL OF LAW

WHITE PLAINS  NEW YORK

DIAGNOSTIC CHECKLIST OF REDEVELOPMENT READINESS TECHNIQUES

Municipality: _____

Date: _____

Staff Interviewed: _____

Land Use Plan

- Is your municipality currently undergoing a comprehensive plan update? If not, when was your current comprehensive plan adopted?
- Does the plan have a strong economic development component?
- Does your comprehensive plan include an implementation plan for the economic development elements?

Target Area Plans

- Has your community identified target areas with economic potential where it will prioritize the use of its resources?
- If your community has a waterfront, does it have an approved Local Waterfront Revitalization Plan (LWRP)?
- Has your municipality adopted a detailed target area master plan?
- Have you completed a Generic Environmental Impact Statement on that plan?

Land Use Regulations

- Has your municipality updated its zoning to conform to the current comprehensive plan?
- Has your municipality updated its zoning to conform to the current LWRP or other adopted target area plans (see above)?

Trained Land Use Boards

- Does your community have a formal policy for board member training in compliance with New York State law?
- Does it have special training needs? If so, what are they?
- Have the members of local land use boards been trained?
- Do they know the rules for approvals, public participation, and ethics?
- Has your municipality created a tracking system that logs training needed for individual board members and training that has been completed?

Streamlined Review and Approval Process

- Has your municipality created a clear road map for project approvals?
- Does your municipality have a central permit information desk / one-stop permitting?
- Has your municipality made procedural changes to streamline its project review and approval process? If so, what are those procedural changes? (For example: Holding pre-application workshops with applicants, allowing more objective decisions to be handled administratively, providing training programs for public and appointed officials, training local boards, allowing for concurrent reviews whenever possible, etc.)

Quasi-public Corporations

(a) Does your municipality have any of the following agencies? (b) If no, which do you want to know more about? (c) If yes, are they in compliance with state law performance standards?

	(a) <u>Have?</u>	(b) <u>Want info?</u>	(c) <u>Compliance?</u>
<input type="checkbox"/> An urban renewal agency	_____	_____	_____
<input type="checkbox"/> Industrial development agency	_____	_____	_____
<input type="checkbox"/> Local development corporation	_____	_____	_____
<input type="checkbox"/> Private housing finance law company	_____	_____	_____
<input type="checkbox"/> Non-profit housing corporations	_____	_____	_____
<input type="checkbox"/> Local economic development corporation	_____	_____	_____
<input type="checkbox"/> Land bank	_____	_____	_____
<input type="checkbox"/> Business improvement district(s)	_____	_____	_____
<input type="checkbox"/> Special taxing districts	_____	_____	_____
<input type="checkbox"/> Other: _____	_____	_____	_____

Financial Incentives

Can your municipality, directly or through its quasi-public corporations, provide the following incentives for projects?

- Property tax abatement
- Sales tax exemption
- Mortgage tax exemption
- Tax-exempt financing
- Help in securing tax credits
 - Low income housing
 - Historic preservation
- Explore option of fee – small developers pay fee to come to community
- Other: _____

Market Strategy

- Does your municipality have a marketing program to sell itself to the private sector?
- Does it have a method of marketing individual neighborhoods and projects?

Community Support

Does your municipality use any of the following processes to obtain community support?

- Identification of key stakeholders
- Intense involvement of stakeholders in plan and regulation development
- Target community meetings for residents
- Visioning charrettes
- Establishment of interactive web-site
- Does the community use these mechanisms to gain support for individual projects?
- Feature stories in local newspapers, local TV stations, local radio stations, etc. about redevelopment plans and progress and inform public of hearings/meetings
- Send email updates to local officials on progress
- Other: _____