

Redevelopment. *For a Better Lodi*



California has nearly 400 active redevelopment agencies in communities throughout the state, including five cities in San Joaquin County. While they are probably the least understood local government entities, redevelopment agencies represent the most important tool a community has to help breathe new life into areas in need of revitalization, economic development and new opportunity. Redevelopment activities create jobs and expand opportunities for business, provide affordable housing and homeownership opportunities for families most in need, reduce crime, improve infrastructure and lead cleanup of run-down areas. Below are some key facts about redevelopment agencies and their contributions to California communities.

Redevelopment. Without it, important community projects don't get done.

An abandoned gas station doesn't turn into retail space overnight and affordable housing doesn't build itself. Revitalization of deteriorated areas doesn't just happen — someone has to make it happen. **The core function of redevelopment agencies is to serve as the catalyst for community revitalization projects in which the private sector otherwise would not be involved.**

Reflecting the community's needs:

Redevelopment agencies are local government entities usually controlled by the City Council, County Board of Supervisors or a separate appointed board (all accountable to the public). Because they are locally governed, redevelopment agencies are in the best position to identify what a community needs and to work with private investors on local projects to meet those needs.

How it works:

When redevelopment agencies make improvements to targeted areas, property values within those areas rise, resulting in an increase in property tax revenues. State law allows redevelopment agencies to use a portion of this increase to repay financial obligations they must incur in order to rehabilitate an area. Redevelopment agencies use these funds to build public improvements and infrastructure, clean up contaminated soil and do other things necessary to improve the conditions of the property. Redevelopment's commitment of funds attracts private investment and creates a chain reaction, such as job creation, where the ultimate economic output is larger than the original public investment.

In Lodi, redevelopment could mean:

- ▶ Affordable housing and homeownership
- ▶ Job growth
- ▶ Revived business districts
- ▶ Revitalization of run-down neighborhoods
- ▶ Crime reduction
- ▶ Upgraded streets, lighting, sewers and water lines
- ▶ Clean up of contaminated property
- ▶ Parks
- ▶ Libraries
- ▶ Fire and police stations and other public facilities

Redevelopment By The Numbers

8. Number of the 163 California cities with populations greater than 50,000 that do not have redevelopment agencies, of which Lodi is one.

\$8.7 billion. Redevelopment agencies' revenue in fiscal year 2005-2006, up from \$7.2 billion the previous year.

\$14. Every \$1 of redevelopment agency spending generates nearly \$14 in total economic activity.

\$381 billion. Increase in property values above base-year levels.

\$693 million. Amount spent by state redevelopment agencies in 2005-2006 in low- and moderate-income housing.

20 percent. Amount of property tax revenues generated from redevelopment activities that must be spent to increase the supply of affordable housing.

"... (C)ommunities should revisit the affordable housing possibilities in the urban core. Revitalizing already-used land reduces the need to sprawl onto farms or wetlands and uses compact growth to stop sprawl. Redevelopment in cities uses existing resources rather than forcing taxpayers to subsidize the building of new roads or sewer lines."

— Sierra Club