



# Town of Apple Valley

(760) 240-7000—[www.GetASlice.org](http://www.GetASlice.org)  
14955 Dale Evans Parkway Apple Valley, CA 92307

## Redevelopment Agency FAQ's

Get a Slice of the Apple.

### What is an RDA?

An RDA allows a city to define a blighted area according to specific criteria. The property tax levels for that area are frozen at the year of formation. As property values rise, anything earned above the baseline tax level (known as tax increment) is given to the RDA. The increment funding can be used to further invest in the area – roads, infrastructure, blight reduction, economic development incentives, etc. 20% of the tax increment must be set-aside for investment in affordable housing, and a portion is also passed through to schools and other special districts. Cities may also bond against future tax increment for larger projects.

### Apple Valley's RDA gets the job done

The following is a list of projects that have come to fruition as a result of RDA investment in infrastructure:

- Apple Valley Commons
  - Jess Ranch Marketplace
  - Walmart Distribution Center
  - Mojave River Crossing
  - Spirit River Center
  - Apple Valley Animal Shelter
  - Fresenius Medical
  - Apple Valley Road Improvements
- \*These projects have created over 5600 jobs.

### We're seeing results

Since 2004 the Town of Apple Valley has **INVESTED** \$55 million in RDA funds, **RESULTING** in \$394 million in construction. The ultimate economic impact **INFUSED** \$739 million into the local and regional economy. Each \$1 million invested has resulted in a \$13.4 million economic impact.

### We're planning for future growth

Projects focus on backbone infrastructure and include roads, storm drains and traffic signals. We will reap dividends for years to come.

These public improvements help the community as a whole, providing improved traffic flow, as well as the commercial development that may not have happened otherwise.

### We're investing locally for the long term

The municipal animal shelter as well as a public works facility (currently under construction) were built using redevelopment funds. Studies have shown that such uses raise the visibility and property values of surrounding development.

### What we stand to lose

*"If the RDA goes away, so does Yucca Loma Bridge,"* explained Mayor Scott Nassif.

*"This is the Town Council's number one transportation priority in Vision 2020, and preliminary work in the riverbed is starting as we speak."*

Apple Valley's match of \$13 million towards the \$55 million cost of phase one is budgeted to come from RDA funds. The North Apple Valley Industrial Specific Plan (NAVISP), is a 5100-acre area projected to generate 38,000 jobs at build out. Construction of the required backbone infrastructure would already be underway if not for the state raid of almost \$4 million from the AVRDA last year.

### The next step

Call your legislator and let them know that dissolving RDA's is not acceptable!

- Governor Jerry Brown: (916) 445-2841 or [governor@governor.ca.gov](mailto:governor@governor.ca.gov)
- State Senator Sharon Runner, District 17: (916) 651-4017 or [sharon.runner@sen.ca.gov](mailto:sharon.runner@sen.ca.gov)
- Assemblyman Tim Donnelly, District 59: (916) 319-2059 or [assemblymember.donnelly@assembly.ca.gov](mailto:assemblymember.donnelly@assembly.ca.gov)