

City of Menlo Park Redevelopment Agency

Frequently Asked Questions

What's an RDA?

Redevelopment areas (RDAs) were created to assist communities with eliminating blight from a designated area and to promote private investment and development. RDAs also focus attention and financial investment in an area to create jobs, revitalize businesses, rehab and add to housing stock and reverse deteriorating trends.

How do RDAs get their funds?

RDAs work through state law allowing a City or County with a qualified area to create a method of funding called "tax increment financing" which works when a City Council approves a Redevelopment Plan. At that point in time, the tax values of property within the boundaries of the RDA are calculated and any increases in value (the increment) become available to reinvest into that area. When this happens, other taxing agencies (like the State) lose part of the new property taxes generated by redevelopment but continue to receive base revenues and non property-tax revenues.

When did Menlo Park create our RDA?

The City of Menlo Park adopted the initial RDA, called the Las Pulgas Community Development Plan (RDA), for the Belle Haven area and nearby commercial district in 1981. Since 2001, over \$31 million worth of capital projects have been completed in the area, plus roughly \$1,000,000 annually of support to ongoing programs. Projects completed through the RDA funding include: the Gateway Apartments, the Belle Haven Child Development Center, Ivy Drive plaza, Willow Corners development, Belle Haven Branch library, Onetta Harris Community Center and Senior Center, various road and streetscape improvements, Hamilton Park housing and other area housing, and more.

What is a Redevelopment Plan and why do we need one?

Redevelopment Implementation Plans are created every five years to make sure activities and projects in the RDA are addressing current issues and needs. Menlo Park's current plan expires in December, 2009, so staff are working to design a community process ensuring that the plan update incorporates new ideas and priorities important to the neighborhood and area business and property owners.