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Independent Analysis Confirms Willowgrove Will Deliver ~$15 Million Fiscal Surplus for the City of Davis

Development Agreement locks in long-term city maintenance funding, $11 million in currently unfunded traffic improvements, and a $3.5 million public safety contribution — all without new taxes on Davis residents

DAVIS, Calif. — As Davis voters prepare to decide the fate of the Willowgrove development this November, campaign leaders for Measure W are highlighting a critical and often overlooked fact: Willowgrove is not just good for housing, it's good for the City of Davis's bottom line.

Under the terms of the project's Development Agreement, which includes additional long-term city funding for ongoing maintenance, Willowgrove is projected to ***generate*** an annual approximately $1 million fiscal surplus for the City of Davis with approximately a $15 million surplus over 15 years! The analysis was prepared by the City consultant that prepared the Willowgrove Fiscal Impact Analysis and updated to reflect the Development Agreement commitments and City Council project approvals.

The project will add an estimated $1.24 billion to Davis's property tax base, along with additional property tax and retail sales tax revenue generated by Willowgrove's planned neighborhood retail component.

"For years, Davis has debated growth in the abstract, worried that new development would become a drain on city services," said Alan Fernandes, co-campaign manager. "Willowgrove flips that script. This is a project that more than pays for itself while asking nothing new of Davis taxpayers."

Beyond the fiscal surplus itself, Willowgrove's Development Agreement locks in a series of binding financial commitments to the city, including:

- $11 million in currently unfunded traffic improvements along East Covell Boulevard, the Mace Corridor, and I-80 interchanges — infrastructure upgrades Davis already needs but has no funding source to build without this project.
- A $3.5 million public safety contribution, accelerated to a lump-sum payment rather than spread out over time.
- $21 million or more in developer-funded park and recreation improvements — exceeding the city's baseline requirement by more than $15 million, at no cost to Davis taxpayers.
- New walkable neighborhood retail, generating ongoing sales tax revenue and supporting local small businesses.

Unlike many housing proposals that ask voters to trust future promises, Willowgrove arrives on the ballot with a city-approved Subdivision Map and a Development Agreement that legally binds these fiscal commitments in place. What voters see today is what the city gets, no renegotiation, no do-overs, a strong commitment.

The project was unanimously approved by both the Davis City Council (5-0) and the Davis Planning Commission (7-0) before qualifying for the November ballot under the city's Measure J/R/D process.

"We have heard from Davis voters that they are worried that growth means red ink to the City," added Austin Heyworth, co-campaign manager. "Willowgrove proves that isn't true when a project is negotiated this carefully. This is what fiscally responsible growth looks like. Measure W sets a standard that Davis should be proud of"

Measure W: Willowgrove will appear on the November 3, 2026 ballot for Davis voters.

See independent fiscal analysis memo here.

For more information, visit yesonw-willowgrove.com.

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Paid for by Davis for Willowgrove, Yes on Measure W. FPPC #1492338.