

Rolfs, Daniel

From: Susan Pastor [skpastor@sbcglobal.net]
Sent: Thursday, October 03, 2013 8:54 AM
To: Gromacki, Joseph; Rolfs, Daniel
Cc: Bidar-Sielaff, Shiva; Clear, Mark; Schmidt, Chris; Verveer, Mike; Ellingson, Susan
Subject: Comments for TIF Policy Review Ad Hoc Committee

Dear Mr. Gromacki, Mr. Rolfs, and Members of the Committee:

In advance of tonight's TIF Policy Review Ad Hoc Committee, I am writing in strong support of the staff proposal regarding affordable housing and WHEDA tax credits, which establishes an affordable housing standard as accessible to individuals at 40 percent of the area median income.

I am most grateful for this thinking, which could enable the city to set a data-driven goal to reduce the number of households in the city -- currently more than 21,200, according to census data, who pay more than 35% of income in rent.

With median rent at \$878 and individuals at 40% of AMI having \$567 housing dollars to spend monthly based on 30% of their income, there is clearly a need. (A minimum wage worker has only \$403 to spend monthly.) "Affordable" housing we might subsidize with TIF directed toward individuals at 60% of AMI clearly leaves out many people in the greatest need.

In fact, I would ask the committee to amend the definition of "Civic and Strategic Purpose" put forward by the Economic Development Committee to include addressing the crisis in our lack of affordable housing and growing homelessness.

And the standard for job creation should be also be linked to data regarding the cost of living in the city. There should not be TIF directed toward creating jobs that pay less than what would allow a single person to pay at least the median rent, for example.

Thank you all most kindly for your time and work.
Sue Pastor

2502 Green Ridge Drive
Madison, WI 53704