

2/4/08

**TIF OBJECTIVES (In Priority Order)**

1. Encourage and support economic development.
  - a. Improve the public infrastructure. *or commercial*
  - b. Support development of industrial sites to attract new industries and provide suitable locations for expansion and relocation of existing industries and businesses.
  - c. Provide financial assistance to new and existing businesses that will create or retain high paying jobs. *living wage"*
2. Support and encourage neighborhood revitalization.
3. Encourage the development of workforce housing. *and support*
4. Support the downtown.

## TIF OBJECTIVES (Not In Priority Order)

### **1. Support the Downtown Neighborhood Revitalization**

The proposed development should support continued revitalization of the downtown and older neighborhoods and business districts and implement adopted neighborhood plans, policies and reports by one or more of the following:

- (a) Improve the public infrastructure.
- (b) Provide a variety of housing choices, through renovation and rehabilitation of existing buildings and higher-density new construction in selected areas to increase the number and diversity of downtown residents.
- ~~(c) Attract, retain or expand businesses. (Moved)~~
- (d) Encourage the development of higher concentrations and mixes of commercial, retail, business and professional office uses, with parking and Transportation Demand Management (TDM), within mixed-use projects.
- (e) Encourage development projects that enhance the streetscape and pedestrian experience and improve the vitality of commercial districts by adding interest and activity on the first floor of mixed-use buildings and parking facilities.
- (f) Provide the full range of basic neighborhood goods and services and employment opportunities.
- (g) Provide transportation linkages and other urban amenities.
- (h) Increase (or decrease, when appropriate), residential densities at selected locations as identified in the adopted neighborhood plans or the downtown master plan.

### **2. Support Neighborhood Revitalization**

The proposed development should support the recommendations of adopted neighborhood plans and other revitalization efforts by:

- ~~(a) Improve the public infrastructure. (Duplicate)~~
- ~~(b) Stimulate the rehabilitation or removal of deteriorated or dilapidated buildings and the creation of mixed-use in-fill redevelopment. (Duplicate?)~~
- ~~(c) Provide the full range of basic neighborhood goods and services and employment opportunities. (Moved)~~
- ~~(d) Provide transportation linkages and other urban amenities. (Moved)~~
- ~~(e) Increase the supply and variety of high-quality, home ownership opportunities. (Deleted, covered with range of housing opportunities)~~
- ~~(f) Increase (or decrease, when appropriate), residential densities at selected locations as identified in the adopted neighborhood plans or the downtown master plan. (Moved)~~

### **3. Support Economic Development**

- (a) Improve the public infrastructure.
- (b) Support development of industrial sites to attract new industries and provide suitable locations for expansion and relocation of existing industries.
- (c) Provide financial assistance to new and existing businesses.
- (d) Attract, retain or expand businesses, with a preference for businesses that are located near existing housing or planned housing developments.

#### **1.1 Eligible TIF Development (Not In Priority Order—See Figure 1a.)**

~~(a) Owner-occupied housing development.~~ The City wishes to encourage the creation of high-quality, owner-occupied housing in the following areas:

- 1) Downtown
- 2) Neighborhoods with a high concentration of rental housing.

(b) **Affordable housing (rental or owner-occupied).** It is a goal of the City of Madison to increase the amount of affordable housing throughout the City.

(1) 10% TIF Set-Aside. Accordingly, in each TIF district involving residential use created after October 1, 1999, at least 10% of the anticipated district-wide increment shall be reserved to assist in the

development of affordable housing within the TIF District under program parameters and guidelines adopted by the Common Council.

(2) Projects funded with this affordable housing set-aside must be budgeted on a TIF district basis in the City's Capital Budget and may be borrowed or otherwise financed.

(3) The expenditure of the monies must be in accordance with the uses and timeline prescribed by TIF law.

~~(4) For purposes of expenditure from the set-aside, the term "affordable housing" shall be established for each district.~~

(5) Dane County Median Income. The assisted affordable housing units shall be made available to income certified households at or below 80% of the Dane County Area Median Income for owner-occupied housing and 50% Dane County Area Median Income for rental units, adjusted for family size. By adopting this income standard, it is the intent of the Common Council to encourage the development of mixed-income affordable housing, which should include housing units at low and very low-income levels.

**(c) Historic Revitalization.** Assisting revitalization of historic or architecturally significant or deteriorated buildings.

**(d) Neighborhood Plan Consistency.** Supporting projects that are consistent with adopted neighborhood plans.

**(e) Business Development.** Attraction, Retention or Expansion

**(f) Higher Standards of Building Design, Materials.** The City encourages projects that include additional housing performance standards that incorporate materials, fixtures, designs and appliances which provide health-related benefits and energy conservation and enhance quality of life including accessibility; such standards may include: energy conservation equipment and appliances, designs and fixtures that provide for fully accessible dwelling units, and equipment that provides a high level of air quality.

**(g) Private Development Projects Used by Government Units.** The City may provide TIF assistance to a private development project wherein a unit of County, State or U.S. Government leases space when the project addresses all of the following situations:

1) Satisfies all other underwriting policies for TIF assistance to private development projects.

2) Maintains or expands existing employment or reuses a blighted or vacant property.

3) Provides an anchor for an overall development plan that will include other commercial, office, housing or mixed uses.

4) Advances a development plan in an already established tax incremental district. (I'm not sure I know what this means)

5) Private development projects assisted under this policy will be required to provide a full reimbursement of the City's financial assistance and expenses for the project in the event the project is removed from the tax roll.

6) Projects will be funded under this policy with sources other than general obligation debt to the maximum possible extent, in accordance with the general policy of the City's use of TIF.

## **1.2. Ineligible TIF Development (See Figure 1b)**

**(a) Speculative office development** defined as projects that have not secured anchor tenants.

**(b) Tenant-Shifting Office Development.** Office development that consists of moving a downtown office or business to another downtown location for purposes other than to retain or substantially expand the business.

~~**(c) Student Housing.** Student housing, defined as multi-unit residential structures, whether publicly or privately owned, that are leased whole or in part to students attending post-secondary educational institutions, shall not be funded with TIF.~~