

From: [Elizabeth Davis](#)
To: [Shields, Katheryn](#); [Hall, Heather](#); [Robinson, Melissa](#); [Parks-Shaw, Ryana](#); [McManus, Kevin](#); [Barnes, Lee](#)
Cc: midtowntenantskc@gmail.com; [Public Testimony](#)
Subject: Ordinance 211077 is harmful to Kansas City's future as written
Date: Monday, December 6, 2021 11:18:48 AM

To the Finance Committee & Councilmembers,

Regarding the recent ordinance introduced by Councilwoman Katheryn Shields and cosponsored by Eric Bunch and Andrea Bough, **Ordinance 211077 will do harm to the Kansas City Community without significant changes.** Mac Properties is an outside corporation from Illinois, and has already received millions in funding and tax abatements.

Mac does not need any additional public funding when they are not developing projects that are designed to meet the needs and challenges of the Kansas City community. **90% of the units in Mac Properties' proposal for Main & Armour are unaffordable.** Rising rents impact all renters, and [reporting done recently by KCUR](#) notes that rent in Kansas City has gone up by 6% in a year - double what we would typically expect. I want TIF funding to be used towards combating rising rent costs - a real and growing concern here in Kansas City - going towards the creation of permanently affordable housing. Mac reports multimillion dollar annual revenues and does not need assistance from public funds to maintain solvency as a corporation.

These are changes that must happen to move towards solving those problems:

1. Strike Section 4, in its entirety, from ordinance 211077.

This section stands in opposition to transparency and prevents the public from understanding Mac's full proposal or give opportunities for taxpayers to voice their opinion. At the bare minimum, funding should be discussed at the same time as when Mac seeks the required set-aside waiver.

2. Amend Section 2 to include affordability.

The amended section should read "That the City Manager is directed to establish a program utilizing 33.33% of the Redirected Funds to support the creation of new TRULY AFFORDABLE (30-50% AMI) residential units in the vicinity of the Midtown Redevelopment Tax Increment Financing Plan.

3. Clarify Section 3.

A lack of specificity, definition of purpose, and overall structure is an invitation for disaster. How exactly will this funding reach renters? Who will administer this program? It was apparent with the [Land Bank program](#) that a lack of transparency resulted in a failure to live up to its intended vision.

If the goal is to improve the lives of renters and make affordable housing more accessible, getting stakeholders from your target demographic is crucial. A tenant representative or a group of representatives from the Midtown Tenants Union should have a say in how funds will be administered to renters. A tenant representative must have a seat at the table for the problem to specifically address tenant needs.

Unless the above amendments are made, vote NO on ordinance 211077. Demonstrate that you stand with the tenants and working-class of Kansas City, instead of working for an out-of-state corporation.

Signed,
Elizabeth Davis