



To: Omaha City Council

For the following reasons we request that you deny Tax Increment Financing for the Ainsworth and Beverly Apartments Tax Increment Financing (TIF) Redevelopment Project Plan:

Anecdotal evidence from multiple former renters indicates that the developer, Mr. Paladino, does a poor job of upkeep at many of his rental properties. He does, however, have good reports from properties that are regularly inspected – ones that are rented out for rapid rehousing of homeless people sponsored by local organizations who do their own inspections. Properties where there is no regular inspection seem to have little or no maintenance performed. Rewarding such behavior with City money (TIF agreements) is counterproductive.

The developer, Mr. David Paladino, states that the TIF monies would be used to lower rents on the units to \$625 to \$675 per month. If the City Council chooses to approve Mr. Paladino's request for a TIF contract, we recommend that the TIF proposal include a written guarantee that rents not be raised beyond the rate of inflation on these units for the life of the TIF contract. We would also recommend that regular inspections be written into the agreement. Mr. Paladino does seem to keep to his commitments when there is some effective accountability.

To end on a different but related note, Mr. Paladino's style of property management would seem to be one of the better arguments for a Rental Property Inspection Ordinance. Complaint-based rental inspections do not work.

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