

January 7, 2025

Dear Common Council President Singer and City Council Members,

I am submitting this open letter to resign immediately from the Community Development Authority. I do this with reservations, however, with the current heavy emphasis on providing TIF supported funds to subsidize multifamily developments, I cannot continue my service in good conscience.

It was hard to understand providing \$5.1 million to the huge apartment complex on the east side, but now we are selling the only M1 zoned industrial property with rail access for another apartment development. Additionally, we are going to use TIF and low-income housing money to support sixty apartments on the southwest side of the city. It is hard to understand why these developments need any TIF support at all. I am convinced that the market is so good for apartments that no help from the city is needed. All this does is tie up the TIF districts for 17 to 20 years with significant subsidies and this is a mistake.

The public needs to be further engaged in this concept of expanding multifamily growth the way the city is currently proposing. We have somewhere between 65 and 70 percent of our total properties as rental. As a result, we are out of balance with the ratio of rental to privately owned homes. The Southeastern Wisconsin Planning Commission even presented to the city that our apartment vacancy rate is between 4-6% which met HUD guidelines.

I think this effort to promote more rentals is out of sync with the residents' views based on the last strategic planning process that was completed by UW Extension. I would encourage everyone to watch the last meeting of the strategic planning process, and you will see huge support for single family developments not multifamily,

Lastly, I have a tough time with the way the current formula is being set for determining the amount of TIF incentive for single family homes. I support the use of TIF, but no one can explain to me how our percentage of subsidies compares to other communities and if we are excessive in our subsidy or not. Kristine Fish did an excellent job of answering how the but for process is being

used, however, she was not able to explain how aggressive we are compared to other communities.

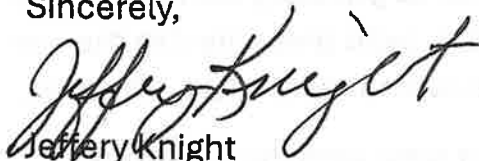
I have tallied the number of new apartments being proposed for Whitewater TIF subsidy and it comes to 256 units. Estimating 1.5 children per unit that equals about 384 additional students in our school district. As these apartments use Pay Go TIF subsidies, all taxes go back to the developer and no money comes back to the city and school districts general funds for 17-20 years. The apartment market is hot and in my opinion all these projects would still be built and provide tax revenues immediately without TIF funding.

I love Whitewater, but if we flood our schools with students and do not provide tax revenue someone has to pick up the bill. If we increase our population that needs emergency services and do not provide revenue, someone must pick up the bill. At some point you price yourself out of the competitive market.

Thank you for allowing me to serve and please understand why I am stepping down. Please work together to address this rush to encourage multifamily growth and stay with the goal of creating more single-family homes in the city.

I am available by phone to answer any questions as this public comment section on your agenda does not allow for questions.

Sincerely,



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