Victory Apartments II TIF Redevelopment Project Plan

Cost-Benefit Analysis – from the TIF application

1. Tax shifts resulting from the approval of the use of funds pursuant to section 18-2147 (of the Community Development Law):

Currently, the City of Omaha receives no tax benefit whatsoever from the proposed development (as it is owned by a Non-Profit Entity and exempt from taxes). This Project will add taxable property to the city of Omaha but, as has been evidenced, the project would not proceed without TIF.

2. Public infrastructure and community public service needs impacts and local tax impacts arising from projects receiving incentives:

Victory II will essentially add a revenue base to the City of Omaha that is currently unavailable. It will also add quality affordable housing that is subject to scrupulous upkeep by state and federal regulators to provide homes to families below area median income levels. There will be no negative tax implications as the project will be able to cover all costs. There are no additional public infrastructure needs caused by the project.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

Business in the area will see increased traffic from the new residents providing them with a larger customer base from the additional housing options the project will provide.

4. Impacts on employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project:

Omaha lacks safe and affordable housing. Victory II provides below market rents for homeless or near homeless Veterans, thereby providing benefit to the greater Omaha Metro; which must continue to fill the need to establish rental rates consistent with income levels.

5. Impacts on student populations for school districts within the boundaries of the area of the redevelopment project:

The addition of school age children as a result of the Project (with respect to the condominiums) will have an impact on the Omaha Public School District. Assuming each dwelling unit will result in 2.5 persons and there is a traditional family in each unit, a student population increase of .5 children per household is possible for a total of 30 new students. The school district will not receive taxes from the residences built during the time the increased taxes are utilized to pay the TIF indebtedness. The school district has received state aid to education in the past. Part of the school aid formula involves assessed valuation in the school district. The valuation that generates the TIF payments is not included in the formula and does not count against the state aid that the school district would receive. Taxes on any increase in the base value of the land will benefit the school
district. After the TIF indebtedness is paid, or at the end of the respective 15 years of division of taxes, whichever is sooner, the increased valuation from the residential construction will be available to the school district.

6. **Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.**

With an annual increase in the taxes, this will be an effective use of funds that will provide much needed housing for low-income Veterans experiencing homelessness or under the threat of homelessness. This project will be a wonderful asset for the community.