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**From:** Zachary Kessler  
**Sent:** Friday, September 8, 2023 8:32 AM  
**To:** Zachary Kessler  
**Subject:** FW: [External] Letter to Financial Affairs committee members for 9/12

TO: Financial Affairs Committee  
FROM: Joint Housing Coalition  
September 7, 2023

Financial Affairs Committee members,

At your September 13, 2023 meeting you will be asked to give your approval for the formation of TID#15 which includes property at Mayfair Mall that has been acquired by the city.

Establishing this TID means an expenditure of \$57.9 million; \$6.5 in infrastructure and the rest in developer incentives and structured parking.

The members of the Joint Housing Coalition wish to express their disappointment and dismay that the housing proposed for this project does not include any affordable or workforce housing or any smaller scale (Missing Middle) housing options. We understood that the city was committed to requiring affordable units in developments receiving city funding. With access to shopping and transit, this site would be an excellent location for Wauwatosa residents, or those who want to live in Wauwatosa, and do not own cars.

The need for affordable housing and housing options has been consistently and firmly identified in the past few years by respondents to the Senior Housing survey and the recently updated Housing Survey, by participants in the Comprehensive Plan process, and in particular, by members of the Joint Housing coalition, which is comprised of members of the Senior Commission, the Equity and Inclusion, the Commission for Persons with Disabilities and Tosa Together.

While we understand and support the need to expand Wauwatosa's tax base and the difficulties of building in today's financial climate, this is another lost opportunity to try to meet the needs of our residents and those who wish to become residents of Wauwatosa.

It is our position that Wauwatosa's housing needs must be prioritized. We ask this Committee to request that the TID be modified to include 10-15% of all units to be affordable housing, to provide a vision and masterplan for the entire Mayfair Mall site that includes additional housing options and creates livable neighborhoods. Other suburban communities like Oak Creek and Saukville have supported and advanced such developments, we urge Wauwatosa to follow suit.

Joint Housing Coalition

Ursula Twombly, Tosa Together  
Ann Heidekamp, Tosa Together  
Mary Walz-Chojnacki, Wauwatosa Commission for Persons with Disabilities  
Julie Alexander, Wauwatosa Commission for Persons with Disabilities  
Dain Maddox, Wauwatosa Senior Commission  
Kathy Causier, Wauwatosa Senior Commission  
Rosemary Fox, Wauwatosa Equity and Inclusion Commission  
Jordan Roman, Wauwatosa Equity and Inclusion Commission

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**From:** russdrover <russdrover@yahoo.com>  
**Sent:** Tuesday, September 19, 2023 2:54 PM  
**To:** public comment  
**Subject:** [External] Not approving TIF 15 at Mayfair

The purchase of mayfair parcels was made under a closed session.

The proposed TIF 15 amount of 58million  
for development has been rushed without adequate awareness.

This city stands mostly alone to purchase a former Boston store and related parcels falsely claiming it is blighted without mentioning any internal audit of asbestos cost or sealing as an alternative or whether the air quality was tested for asbestos  
Totally lacking proof.

Much more could be said.

A vote to pass at the council tonight to approve should be denied.

Sincerely

R Drover. resident

Sent from my Galaxy