

February 27, 2023
Community Affairs Committee
Meeting February 28th, 2023
Discussion and Acceptance of 2023 Housing Study

Dear Community Affairs Committee Members

We fully support the thorough analysis presented in the proposed 2023 Housing Study> It provides a great comparison to the 2016 Housing Study and a new baseline for updating our housing Policies.

The new study breaks the city into different sub areas indicating that Wauwatosa is not as a homogenous as we may think. The variations in incomes alone may point towards geographic areas that may benefit from more investment in housing over other areas. Also quite striking is the density discrepancy between East and West Tosa and the potential for densification in sub area 1 and 2. Zoning changes to sub area 1 and 2 may provide opportunities to add 90 to 130 units/per year to meet the projected 2040 population increase.

Chapter 8, the Housing Toolkit outlines important strategies, both regulatory, programmatic, and funding incentives that, if developed and implemented could provide not only more housing, but also more affordable housing options to our residents.

The Housing Coalition fully supports this report as the underlying framework to reevaluate, revise and improve the Wauwatosa Housing Policies. Of particular interest to us, **is that the policies create measurable outcomes and clearly identify expectations to developers.**

Finally, as the report is working itself towards approval, we would like to understand specific, next steps and timelines for revising our City-wide Housing Policies.

Sincerely,

The Wauwatosa Joint Housing Coalition - The Wauwatosa Equity and Inclusion Commission, Senior Commission, Committee for Persons with Disabilities and the Tosa Together citizen group all have an interest in seeing housing equity across all economic levels in Wauwatosa for the groups they represent. With the city continuing to work on both privately and publicly funded housing developments, and a city Equity Plan highlighting housing equity issues, these groups feel it is important to share our various perspectives about what housing equity means for the people each represents, so we can work cooperatively to provide the City Council with advice and solutions that work for everyone.

Rosemary Fox - Wauwatosa Equity and Inclusion Commission - 2020 N. Wauwatosa Ave
Roman Jordan – Wauwatosa Equity and Inclusion Commission -
Dain Maddox - Chair of the Senior Commission – 105 N 88th Street
Kathy Causier - Senior Commission - 8213 Aberdeen Court
Julie Alexander - Committee for Persons with Disabilities
Mary Walz-Chojnacki - Committee for Persons with Disabilities
Ann Heidkamp – Tosa Together – 7329 W Lloyd Street
Ursula Twombly – Tosa Together – 11716 W. Meinecke Ave