



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

Summary of comments received on the 5/1/25 Housing Element Draft Plan

As of 5/23/25; Prepared by DCD – Planning Division

The updated version of the Housing Element Draft Plan was released for public review on May 1, 2025. A summary of prior public engagement and how that engagement informed adjustments to proposed Draft Plan is available on the Housing Element website. Since the 5/1 release of the Housing Element Draft Plan, DCD staff have received comments on the Draft Plan via website/email/phone comment, feedback from the Community Advisory Committee and Technical Advisory Committee, two online webinars, a community meeting hosted by two Common Council members, and two MPL Office Hours opportunities. A summary of comments received during this engagement is below:

What People Like

- The updates to the plan demonstrated that resident and community feedback had been heard and was utilized in adjusting the proposed Plan.
- The commitments section aligned with the areas that public engagement asked to be elevated and expanded on within the Plan.
- Increased focus on policies and recommendations that help people become homeowners and stay homeowners.

What People Don't Like

- Some commenters expressed disappointment that the recommendation to permit duplexes citywide was removed from the near-term strategies.
- A smaller number expressed disappointment that the recommendations to allow triplexes and fourplexes in more areas was removed from the near-term recommendations.

Other Comments / Concerns

- There is continued concern about displacement and increasing housing costs. Residents have expressed concern that Housing Element recommendations don't provide enough protections against future rising housing costs, including rising property taxes linked to increased property values.



- There was also concern expressed that the Plan does not go far enough to allow more housing development, and that continued barriers to housing growth will contribute to rents and home prices continuing to increase.
- There is a need to look at housing demand, zoning, and affordable housing opportunities at a county and regional level, but with the acknowledgement that is out of scope for a citywide plan.
- Out of state and speculative investors continue to acquire property in the City of Milwaukee, and the Housing Element Plan does directly stop that behavior.
- There was a request to extend the public comment and review period to allow for more time and opportunities to provide community input.
- There were a few clarifying questions and comments regarding how the plan addresses climate resilience factors such as flooding issues, green space, and transit issues.
- Staff also received clarifying questions about the plan implementation and housing construction. This included questions about factory-built homes, collaboration with the Milwaukee Land Trust, and the role of philanthropic organizations.