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Sent: Friday, September 22, 2023 4:37 PM

To: SoutheastSidePlan <SoutheastSidePlan@milwaukee.gov>; planadmin <planadmin@milwaukee.gov>

Subject: Support for Housing Developments in 2040 Bay View Plan

To whom it may concern,

My name is Kurt Peng, and I am a resident of Milwaukee's Lower East Side. As somebody who visits Bay View, I would like to write to express my support for the 2040 Bay View Neighborhood Plan's vision for housing development.

I read in the final draft of the Plan that Bay View has some of the oldest housing stock in the city and that increasing housing prices and rents have made the neighborhood less affordable. I want to make the connection that it is precisely the lack of new construction and the low housing supply that is causing the increase in rent prices. Minneapolis has successfully kept its rent levels stable by abolishing single-family zoning and simply building more housing. It's time that we do the same.

For this reason, I support housing development in the focus areas identified in the Plan - BMO Harris, Army Reserve, and Chase Avenue. In fact, I would like for the housing type to be midrise multifamily apartments between 5-9 stories or even higher-rise apartments between 10-20 stories. This is needed to maximize the infusion of housing supply into the market to reduce home and rent prices in general. So-called "neighborhood character" should not be considered when rising prices threaten to displace poorer residents. It is time to build more housing.

Furthermore, I argue that the affordability requirements in the new housing should be kept to a low proportion, or at least only have a portion of the developments be dedicated to workforce and senior housing. Often times inclusionary zoning imposes additional cost on developers that deter development from occurring, contributing to the policy's low success rate in producing actual housing. It is preferable to have market-rate housing than to have no housing built at all, because increased housing supply has an effect on the entire housing market.

With all of the projects, I'm hoping that they incorporate mixed uses, encourage biking and walking, and are accessible to transit in the spirit of creating a walkable neighborhood and transit-oriented development.

Best regards,
Kurt Peng