

Larry A. Kilmer, II, HDFP, Associate AIA

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EDUCATION

University of Wisconsin-Milwaukee

PhD in Urban Studies, Public Policy – Candidate	Anticipated Graduation 2025/2026
Master of Urban Planning	2009
Master of Architecture, Concentration in Ecological Design	2009
Bachelor of Science, Architectural Studies	2005

Marquette University

College of Professional Studies, Future Milwaukee Community Leadership Program	2016
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ACADEMIC INSTRUCTION

University of Wisconsin-Madison, School of Business

Lecturer, Department of Real Estate and Urban Land Economics	2025-Present
- Real Estate 365/765: Applied Affordable Housing Workshop	

University of Wisconsin-Milwaukee, School of Architecture and Urban Planning

Adjunct Assistant Professor, Department of Urban Planning	2012-Present
- Urban Planning 315: Great Cities of the World	
- Urban Planning 720: Urban Development Theory for Planning	
- Urban Planning 762: Housing Markets and Public Policy (previously taught)	

RELEVANT PROFESSIONAL EXPERIENCE

City of Milwaukee – Department of City Development

Redevelopment and Special Projects Director, Department of City Development & Assistant Executive Director, Neighborhood Improvement Development Corporation (NIDC)	2024-Present
- Formulate housing policy for development and redevelopment activities	
- Manage, negotiate, and monitor the delivery of TIF to housing developments	
- Develop innovative partnerships with governmental and community agencies as well as businesses to advance the goals of promoting homeownership and stabilizing neighborhoods	
- Provide oversight to the housing and neighborhood redevelopment 18-member staff	

City of Madison – Community Development Authority

CDA Deputy Director & Public Housing Authority Division Director	2021-2024
- Provided direction on housing programs including the Housing Choice Voucher Program, Multifamily Housing Program, and the Public Housing Program	
- Oversaw the implementation of the \$30,000,000+ annual PHA budget	
- Directed the operations and functions of CDA Housing Operations 50+ member staff	
- Oversaw asset and property management of 1,100 affordable housing units (including Public Housing + LIHTC units), as well as management of more than 2,300 Housing Choice Vouchers	
- Provided direction to team charged with repositioning/redeveloping Public Housing units	

- through RAD/Section 18 blends, Section 18, and Section 32 programs totaling \$125 million
- Assisted in decision-making for new affordable housing development efforts led by the Community Development Authority totaling approximately \$500 million

City of Milwaukee – Department of City Development

Housing Programs Manager, Department of City Development & 2015-2021

Program Director, Neighborhood Improvement Development Corporation (NIDC)

- Provided management oversight of housing and community development programs including the HOME Investment Partnerships Program, Neighborhood Stabilization Program, and the City of Milwaukee Strong Neighborhoods Program
- Managed the development and administration of grant programs
- Managed relationships with federal, state, and local officials
- Critically reviewed federally and locally funded rehabilitation loan proposals and projects
- Directed activities of the housing and neighborhood redevelopment 13-member staff
- Formulated housing policy and new program initiatives

Housing Rehabilitation Manager 2013-2015

- Provided daily management to eight professional and two administrative staff
- Provided final approval of rehabilitation scopes of work and payment requests
- Coordinated timely review and processing of client applications
- Focused efforts to exceed local, minority-owned contractor participation
- Promoted loan and grant products at community outreach events and partner meetings
- Coordinated activities to ensure efficiency, compliance, and high levels of customer service

Acts Housing (Formerly ACTS Community Development Corporation)

Housing Rehab Manager 2010-2013

- Developed housing rehab scopes of work, obtained contractor bids, expedited contracts
- Assisted community partners identify and analyze rehab projects for homeownership
- Developed financial feasibility analyses for potential home buyers
- Underwrote ACTS micro-loans and managed disbursements for rehab escrow accounts
- Prepared real estate listing, purchase, and closing documents
- Oversaw rehab volunteer efforts and managed temporary and short-term rehab staff

SELECTED PRESENTATIONS + PANELS

2024 Annual Conference, American Planning Association-Wisconsin Madison, WI

Speaker - Planning for and Implementing Housing Development in Madison 2024

2024 Emerging Professionals Design Competition, AIA-Milwaukee Chapter Milwaukee, WI

Jury Member 2024

Just Rhetoric – RSA 2024 Conference, Rhetoric Society of America Denver, CO

Speaker - The Rhetorics of Real Estate: Impacts of Real Estate Listing Language on Black Homeownership Rates 2024

Innovative Cities Lecture, University of Wisconsin-Milwaukee Virtual

Speaker - City of Madison: Successes in Affordable Housing Implementation 2024

“What’s Up Downtown” Speaker Series, Downtown Madison, Inc. Madison, WI

Speaker - Taking Shape, Our Triangle: Planning for the Future at the CDA Triangle Properties 2023

<u>Capitol Hill Policy Briefing Series, Congressional Hispanic Caucus Institute</u> Discussion Panelist - Rethinking Policy: The Effect of Zoning Laws and Land-Use Regulations on Hispanic Homeownership Rates	<u>Virtual</u> 2022
<u>Monthly Rental Housing Energy Efficiency Group, Urban Sustainability Directors Network</u> Speaker - Presentation on Rental Housing Loan Programs	<u>Virtual</u> 2021
<u>Monthly Webinar Series, Heritage Ohio</u> Speaker - Preserving the Built Context: How the City of Milwaukee Invested in its Housing Stock	<u>Virtual</u> 2021
<u>Reclaiming Vacant Properties Conference 2016, Center for Community Progress</u> Speaker - The Accidental Landlord: Managing Occupied Tax-Foreclosed Properties and Creating Homeownership Opportunities	<u>Baltimore, MD</u> 2016
<u>Quarterly Expert Discussion, AIA - Milwaukee Chapter</u> Discussion Panelist - Home is Where the Hearth Is...Milwaukee's Foreclosure Challenge	<u>Milwaukee, WI</u> 2016

SELECTED PROFESSIONAL BOARDS, COMMITTEES + TASK FORCES

<u>National Association of Housing and Redevelopment Officials (NAHRO)</u> Member, National Community Revitalization and Development Committee Member, National Housing Policy Framework Subcommittee Ex-Officio Board Member, North Central Regional Council (NCRC)	2023-Present
<u>Wisconsin Policy Forum</u> Member, Economic Development Committee Member, Madison Advisory Committee (2021-2024)	2018-Present
<u>Community Development Alliance (Milwaukee)</u> Member, Section 8: Voucher to Homeownership Project Team	2024
<u>City of Madison Housing Team</u> Member, Steering Committee	2021-2024
<u>Milwaukee City-County Task Force on Climate and Economic Equity</u> Member, Green Building Working Group	2021-2021
<u>Wisconsin State Treasurer Godlewski's Treasurer's Task Force for Homeowners</u> Member, Statewide Network Committee	2020-2021
<u>Housing Authority City of Milwaukee (HACM) - HUD Choice Neighborhood Initiative</u> Member, Housing Committee (Mayoral Appointment)	2017-2021

PROFESSIONAL CERTIFICATIONS AND ORGANIZATIONS

American Institute of Architects National & Wisconsin Chapters (Associate AIA Member)	Present
American Planning Association National & Wisconsin Chapters Housing and Community Development Division	Present
Certified Public Housing Manager, National Association of Housing and Redevelopment Officials (NAHRO)	Present
Housing Development Finance Professional, National Development Council (HDFP)	Present