

**LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

DATE

July 28, 2025

RESPONSIBLE STAFF

Tess Wynn, Real Estate Sales Specialist
Department of City Development (414-286-5838)

BUYER

Since 1984, Milwaukee Habitat for Humanity (MHFH) has helped more than 1500 local families who have passed through their program. Participants either work with MHFH to build a new home, or make critical repairs to their owner-occupied homes, ensuring a safe place for their family to live.

PROPOSED USE

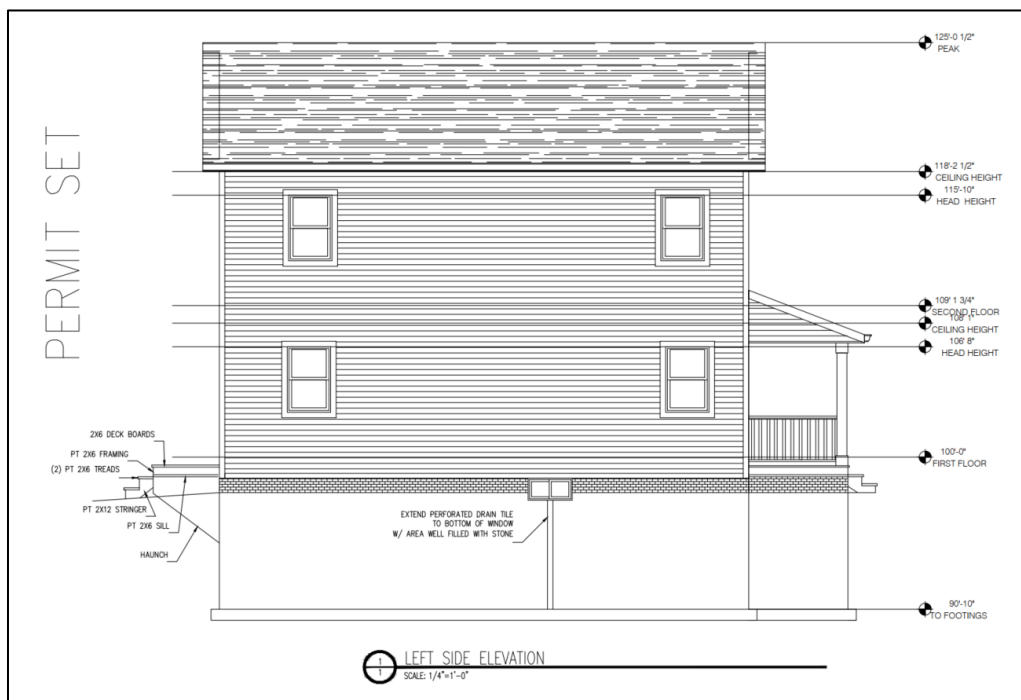
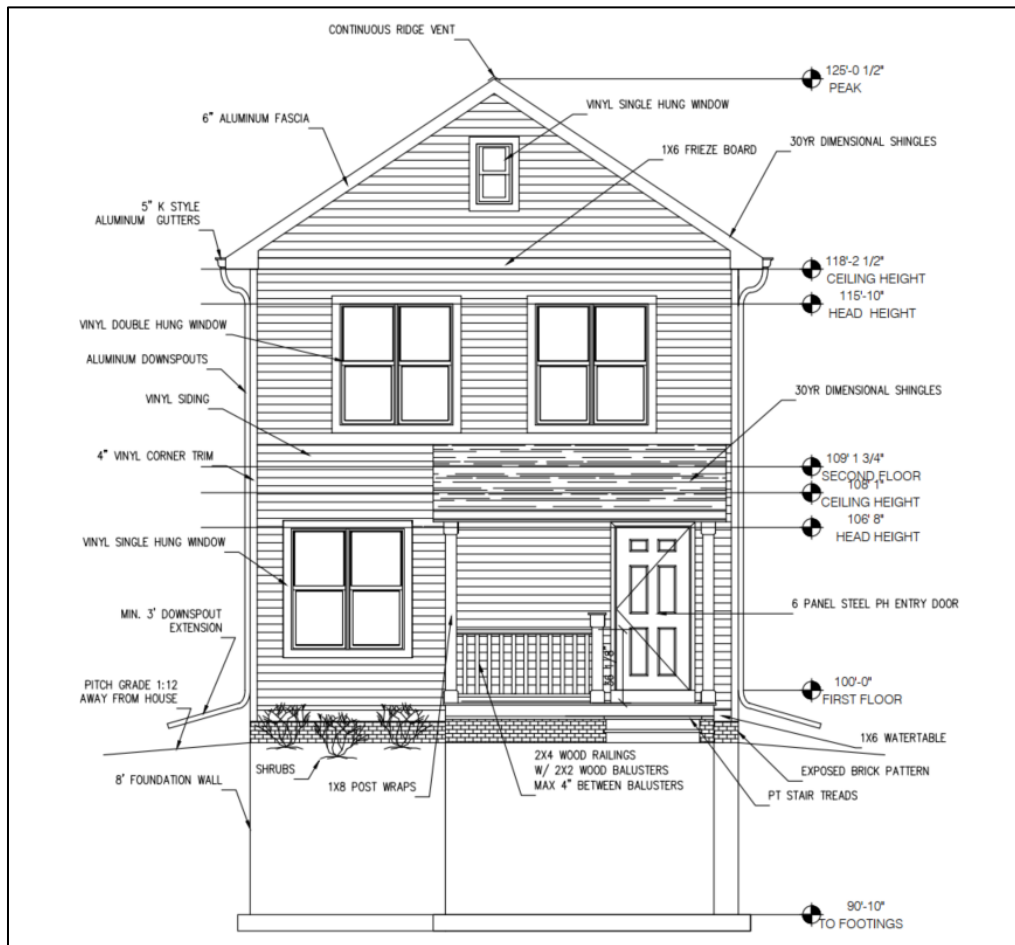
Land will be sold to support the amended plan for Tax Incremental District (TID) No. 59, Bronzeville. This portion of the amendment will support the construction of seven owner-occupied homes, with construction beginning in summer 2026. Each home will be a two-story structure plus full basement and will have 3 or 4 bedrooms and 1 bath. Once completed, the homes are reserved for sale to first time homebuyers, who will owner-occupy the homes, which will be priced affordably.

OFFER TERMS AND CONDITIONS

City of Milwaukee owned properties will be sold “as is” for \$1 per lot. Closing will occur within 24 months of Common Council of the City of Milwaukee (“Common Council”) approval, but in advance of construction to allow MHFH to obtain needed certified survey maps to create building sites. Subsequent closings will occur as needed to appropriately phase the development of homes. Closing is subject to Department of City Development (“DCD”) approval of final house designs and site plans. The sale documents will include reversion of title provisions for non-performance and a tax exemption prohibition.

PROPERTIES

The seven properties to be sold are located within the 6th Aldermanic District and within a half-mile of TID No. 59 boundary. If any lots are determined to be infeasible for construction, as MHFH prepares building plans or certified survey maps or additional lots become City or RACM owned, the Commissioner of DCD may substitute a similar lot in the target area upon approval from the local Common Council Member and/or the RACM Board as needed.



Above: Front and Side Elevations for one of the proposed models to be built.

Lot List for TID No. 59 Amendment – Bronzeville

Address	Tax key
2948 N 7th St	3121692000
2950 N 6th St	3121707000
2946 N 6th St	3121708000
2940 N 6th St	3121709000
2939 N 6th St	3121669000
2921 N 6th St	3121673000
2916 N Dr William Finlayson St	3130107000

DUE DILIGENCE CHECKLIST – TID No. 59 NEW HOME SITES

Market value of the property.	Seven vacant lots to be sold for \$1 per lot to create building sites for new home construction and owner-occupancy.
Full description of the development project.	Construction of seven single-family, owner-occupied homes beginning in 2026 and concluding in 2027. Each home will be approximately 1,100 square feet and will have 3 or 4 bedrooms and 1 bath. Once completed, the homes will be sold to owner-occupants.
Complete site, operations and scope of work for development.	Please see the Land Disposition Report for details.
Developer's project history.	MHFH has been successfully building new homes for families since 1984, and has completed hundreds of new builds in Milwaukee.
Capital structure of the project, including sources, terms and rights for all project funding.	Habitat has raised funds for the construction, and the project is also being financed through the proposed TID #59 first amendment, at a subsidy of \$75,000 per home.

Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	Department of City Development staff determined that there is low risk in selling the property to MHFH, based on their track record successfully developing previous projects in Milwaukee.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Developer, its assignee or its successors from applying to the City for tax-exempt property status. Development of City and/or RACM-land with new homes will restore the properties to taxable status and will increase taxable value of the properties through building homes on vacant lots.