

Memo

To: Zoning, Neighborhoods & Development Committee

From: Larry Kilmer, II

Date: October 27, 2025

Re: Homes MKE Status Report

This memo provides program highlights, answers to outstanding questions asked at the Joint Committee on Redevelopment of Abandoned and Foreclosed Homes on 10/20/2025, and a status report for each property.

Program Highlights:

- Homes MKE was created in 2022 using ARPA funds
- Homes MKE is currently working with 14 developers
- To date, 39 homes have been sold to owner occupants with an average sales price of \$155,500
- There are eight homes on the market, eight homes in a lease-to-own program, 33 homes under construction, and 16 homes pending transfer to a developer
- Approximately \$5,500,000 remains to complete the final homes

Outstanding Questions:

1. *Did the Common Council approve the reallocation of \$500,000 of the original \$15,000,000 from the Homes MKE program?*

Through Council action (CCFN: 230752), \$497,867 of Homes MKE funds were reallocated as part of the larger \$17,516,599 reallocation of ARPA funds.

2. *What are the total administrative costs for Homes MKE and how is it broken down?*

When the program was created, approximately \$900,000 of the \$15,000,000 allocation was budgeted for salaries and benefits for three new, temporary program staff. Through Council action (CCFN: 211820), the Position Ordinance was amended to include three ARPA grant funded positions:

- Community Outreach Liaison
- Housing Rehabilitation Specialist
- Real Estate Specialist

As the program was created and administered, two factors changed. First, guidance was received that the program could run through the end of 2026, rather than the initial understanding of 2024. Second, city-wide pay increases were implemented. These two factors have increased the program administrative costs to approximately \$1,500,000.

- Salaries: Approximately \$1,050,000
- Benefits: Approximately \$450,000

3. *Aside from the reallocation of \$500,000 and increased administrative costs, what other factors have impacted the number of homes rehabilitated in the Homes MKE program?*

In recent years the City's property inventory has declined and the number of homes available to Homes MKE developers has been limited. The limited inventory caused the Homes MKE team to consider some properties that were slated for demolition. These homes need significantly more work, driving up the need for additional subsidy. Also, materials and labor costs have gone up since the program inception. Originally, the average home was expected to receive approximately \$75,000 in Homes MKE subsidy. As of today, the average subsidy per home is approximately \$123,000. It is worth noting that the average home size in the Homes MKE program is 1,795 sq. ft. and the average rehabilitation costs are \$131 per sq. ft.

4. *How does the MMSD grant factor into the program?*

The MMSD sewer line replacement grant is on top of the original \$15,000,000 program. The MMSD grant award was \$2,500,000 of which \$1,650,000 has been completed. The remaining grant dollars will fund the sewer line replacement of approximately 30 more Homes MKE properties.

5. *Is there a mechanism in place to take back properties in the lease-to-own model if not sold to a homeowner within a period of time?*

Although the Homes MKE program is working with 13 developers focused on homeownership and 1 developer running a lease-to-own program, the original program RFQ allowed for developers to engage in the Homes MKE program with the end goal of affordable rental, lease-to-own, or homeownership. The Homes MKE program does not have a claw back provision for the lease-to-own model since lease-to-own and affordable rental are acceptable outcomes of the program.

6. *Please provide a breakdown of the Homes MKE projects including address, developer, status, and occupancy model (homeownership, lease-to-own)?*

The attached list includes 104 properties. As properties are completed, a few additional homes may be considered for the program. Please find the attached table (3 pages) beginning on the next page:

	ADDRESSES	ASSIGNED DEVELOPER	# of Units	Property Status	Owner Occupancy/Lease to Own
1	1102-04 West Chambers Street	ACTS	2	Sold	Owner Occupant
2	516 North 30th Street	Advance	1	Sold	Owner Occupant
3	2471 West Auer Avenue	Advance	2	Sold	Owner Occupant
4	3609 North 24th Place	Advance	1	Sold	Owner Occupant
5	3735 North Dr. William Finlayson	Advance	1	Sold	Owner Occupant
6	6179 North 35th Street	Advance	1	Sold	Owner Occupant
7	3354 North 3rd Street	Advance	1	Sold	Owner Occupant
8	3806-08 North 24th Place	Advance	2	Sold	Owner Occupant
9	4928 North 27th Street	Advance	1	Sold	Owner Occupant
10	324 West Lincoln	Advance	1	Sold	Owner Occupant
11	2522 North Dr. William Finlayson	Advance	1	Sold	Owner Occupant
12	3051 North 22nd Street	Advance	1	Sold	Owner Occupant
13	903 North 37th Street	Ezekiel	1	Sold	Owner Occupant
14	2744 North 47th Street	Financial Freedom	2	Sold	Owner Occupant
15	3225-27 W St Paul Ave	Financial Freedom	2	Sold	Owner Occupant
16	3427 North Vel R. Phillips Avenue	Maures	1	Sold	Owner Occupant
17	3431 N Vel R. Phillips Avenue	Maures	2	Sold	Owner Occupant
18	1317 South 23rd Street	One 5 Olive	1	Sold	Owner Occupant
19	1833 South 11th Street	One 5 Olive	1	Sold	Owner Occupant
20	2508 North 24th Street	One 5 Olive	1	Sold	Owner Occupant
21	2872 North 21st Street	One 5 Olive	1	Sold	Owner Occupant
22	3220 North 28th Street	One 5 Olive	2	Sold	Owner Occupant
23	2026 North 30th Street	Rico Love Foundation	1	Sold	Owner Occupant
24	2917 North 29th Street	Rico Love Foundation	2	Sold	Owner Occupant
25	3017-19 North 26th Street	Servant Manor	2	Sold	Owner Occupant
26	3041 North 10th Street	Servant Manor	1	Sold	Owner Occupant
27	3263 North 22nd Street	Servant Manor	1	Sold	Owner Occupant
28	3436 North 13th Street	Servant Manor	1	Sold	Owner Occupant
29	2633 North Hubbard Street	Strong Blocks	1	Sold	Owner Occupant
30	8121 West Mill Road	Strong Blocks	1	Sold	Owner Occupant
31	2430 West Keefe Avenue	TAS Solutions	1	Sold	Owner Occupant
32	2532 North 27th Street	TAS Solutions	1	Sold	Owner Occupant
33	2845 North 16th Street	TAS Solutions	1	Sold	Owner Occupant
34	2874 North 29th Street	TAS Solutions	2	Sold	Owner Occupant
35	3041 North 52nd Street	TAS Solutions	1	Sold	Owner Occupant
36	3703 North 24th Place	TAS Solutions	1	Sold	Owner Occupant
37	3751 North 10th Street	TAS Solutions	2	Sold	Owner Occupant
38	4302 North 65th Street	TAS Solutions	1	Sold	Owner Occupant
39	5313-A North 37th Street	TAS Solutions	2	Sold	Owner Occupant
1	3342 North 24th Street	ACTS	1	Complete	Owner Occupant
2	4668 North 28th Street	Advance	2	Complete	Owner Occupant

3	2774 North 7th Street	CME Development	1	Complete	Owner Occupant
4	3634 North 9th Street	CME Development	1	Complete	Owner Occupant
5	3415 North 2nd Street	Maures	1	Complete	Owner Occupant
6	3515 W Sarnow Street	Strong Blocks	1	Complete	Lease to Own
7	3274-76 North 24th Place	TAS Solutions	2	Complete	Owner Occupant
8	2654 North 15th Street	Walnut Way	2	Complete	Owner Occupant
1	1123-25 North 24th Street	Strong Blocks	2	Leased	Lease to Own
2	1124 North 24th Place	Strong Blocks	1	Leased	Lease to Own
3	2131 North 24th Street	Strong Blocks	1	Leased	Lease to Own
4	2138 North 33rd Street	Strong Blocks	1	Leased	Lease to Own
5	2311-13 West Cherry Street	Strong Blocks	2	Leased	Lease to Own
6	2623-25 West Vine Street	Strong Blocks	2	Leased	Lease to Own
7	3351 North Richards Street	Strong Blocks	1	Leased	Lease to Own
8	3840 North 19th Street	Strong Blocks	1	Leased	Lease to Own
1	1022 N 35th Street	ACTS		Under Construction	Owner Occupant
2	3512 N 15th Street	Advance	1	Under Construction	Owner Occupant
3	3713 North 15th Street	Advance	1	Under Construction	Owner Occupant
4	4868 North 52nd Street	Advance	1	Under Construction	Owner Occupant
5	2971-73 North 14th Street	Advance	2	Under Construction	Owner Occupant
6	1315 West McKinley Avenue	CME Development	1	Under Construction	Owner Occupant
7	2606 North Holton Street	Ezekiel	1	Under Construction	Owner Occupant
8	2973 North 26th Street	Ezekiel	2	Under Construction	Owner Occupant
9	2553 N 34th St	Financial Freedom	2	Under Construction	Owner Occupant
10	2958 North 23rd Street	Financial Freedom	2	Under Construction	Owner Occupant
11	2974 North 24th Place	Financial Freedom	2	Under Construction	Owner Occupant
12	3019 N. 25th Street	Financial Freedom	2	Under Construction	Owner Occupant
13	3343 North 8th Street	Financial Freedom	1	Under Construction	Owner Occupant
14	4370 North 25th Street	Financial Freedom	1	Under Construction	Owner Occupant
15	4444 North 26th Street	Financial Freedom	1	Under Construction	Owner Occupant
16	4462 North 27th Street	Financial Freedom	2	Under Construction	Owner Occupant
17	2344 N Dr. William Finlayson	Maures	1	Under Construction	Owner Occupant
18	2360-62 N Dr. William Finlayson	Maures	2	Under Construction	Owner Occupant
19	3641 North Port Washington Ave	MLK EDC	1	Under Construction	Owner Occupant
20	3711 North 2nd Street	MLK EDC	1	Under Construction	Owner Occupant
21	1901-03 North 32nd Street	Rico Love Foundation	2	Under Construction	Owner Occupant
22	3513 West Lloyd Street	Servant Manor	2	Under Construction	Owner Occupant
23	1221-23 North 24th Street	Strong Blocks	2	Under Construction	Lease to Own
24	3860 North 19th Place	Strong Blocks	2	Under Construction	Lease to Own
25	1431 North 22nd Street	TAS Solutions	1	Under Construction	Owner Occupant
26	2822A North 34th Street	TAS Solutions	1	Under Construction	Owner Occupant
27	3139 N 26th Street	TAS Solutions	2	Under Construction	Owner Occupant
28	3236 North 40th Street	TAS Solutions	1	Under Construction	Owner Occupant
29	3401 N Vel R. Phillips Ave	TAS Solutions	2	Under Construction	Owner Occupant

30	1346 West Albany Place	Walnut Way	1	Under Construction	Owner Occupant
31	2429 North 8th Street	Walnut Way	2	Under Construction	Owner Occupant
32	2618 North 24th Place	Walters Renovations	1	Under Construction	Owner Occupant
33	2955 North 20th Street	Walters Renovations	2	Under Construction	Owner Occupant
1	3xxx North 3rd Street	Advance	2	Pending Transfer	Owner Occupant
2	2xxx North 17th Street	Advance	2	Pending Transfer	Owner Occupant
3	2xxx West Finn Place	Financial Freedom	2	Pending Transfer	Owner Occupant
4	3xxx North Dr. Lester Carter Drive	Financial Freedom	1	Pending Transfer	Owner Occupant
5	3xxx North 14th Street	Financial Freedom	2	Pending Transfer	Owner Occupant
6	3xxx North 33rd Street	Financial Freedom	2	Pending Transfer	Owner Occupant
7	3xxx North 29th Street	Financial Freedom	2	Pending Transfer	Owner Occupant
8	2xxx N 27th Street	Servant Manor	1	Pending Transfer	Owner Occupant
9	2xxx North 28th Street	Servant Manor	2	Pending Transfer	Owner Occupant
10	6xxx North Raintree Court	Servant Manor	1	Pending Transfer	Owner Occupant
11	3xxx North 42nd Street	Strong Blocks	1	Pending Transfer	Owner Occupant
12	2xxx North 28th Street	Strong Blocks	2	Pending Transfer	Lease to Own
13	2xxx North 34th Street	TAS Solutions	1	Pending Transfer	Owner Occupant
14	3xxx North 14th Street	TAS Solutions	2	Pending Transfer	Owner Occupant
15	3xxx North 21st Street	TAS Solutions	1	Pending Transfer	Owner Occupant
16	3xxx North 3rd Street	TAS Solutions	2	Pending Transfer	Owner Occupant