



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

## 2026 Proposed Program – “Revive” Homeownership Development Fund

### Background:

The “**Raze and Revive**” initiative is focused on the removal of vacant homes that are causing neighborhood health and safety hazards and the repurposing of vacant lots to create neighborhood amenities including new homes and re-purposed vacant lots.

Core components of this strategy include 1.) demolishing vacant homes that have deteriorated to the point that rehabilitation is not feasible; and 2.) supporting the new construction of homes for homeownership on vacant lots within neighborhoods where demolition has occurred.

As 2026 approaches and the inventory of City-owned properties referred for demolition has been reduced, there is an opportunity to allocate additional funds to the **Revive** component of this strategy to support the construction of new homes for affordable homeownership on vacant lots.

### Proposal:

A **Revive** new home construction program would supplement ongoing DCD initiatives to achieve the goal established by the Community Development Alliance (CDA) to convert 100 vacant lots to entry level homes annually.

The proposed **\$1.6m** in funding from the 2026 City of Milwaukee Proposed Budget would provide gap financing to support the construction of an anticipated **13-14 additional affordable homes** in 2026. This would supplement the housing development activities that DCD will carry out through the PRO Housing grant program (\$1.3m / 11 homes), and potential future “Backbone” TIDs created in partnership with the CDA and participating developers to construct new affordable homes.

For homes constructed in the initial year of the Revive Homeownership Development Fund, DCD would target housing styles that are not currently being developed for homeownership in Milwaukee in an attempt to scale impact and determine how these styles of homeownership can supplement existing efforts to construct single family detached homes. Targeted styles of housing would include townhomes, duplexes, and potentially cottage courts.

Participating developers would be selected through an RFQ process DCD will initiate in late-2025, which would allow for the program to move quickly into construction if funded for 2026. Through the RFQ process, DCD anticipates identifying a list of local developers who have capacity to carry out these types of projects. Funds from ECO could be layered to allow for development of a net zero/passive home design.



**Benefits / Alignment with City Priorities:**

- All homes would be affordable for low/moderate homeowners (CDA Collective Affordable Housing Strategic Plan goal)
- New home construction will add to the tax base and reduce # of vacant lots
- Homes constructed under this initiative will pilot additional styles of housing
- Program scale would allow for smaller and local developers to have opportunities for new home construction, which is a gap in current city housing construction programs.

