

# Memo

**To:** Joint Committee on Redevelopment of  
Abandoned and Foreclosed Homes

**From:** Benjamin Sanchez and Mark Pelzek

**Date:** October 9, 2025 (for October 20, 2025 meeting)

**Re:** NIDC Progress Report

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- **Strong Home Loans** preserve homeowner occupancy by assisting owners with essential home repair needs. The program provides low interest, deferred payment loans and technical assistance for emergency and critical home repairs to homeowners who are not able to access conventional financing. The typical Strong Homes loan borrower owns a house built before 1939 and has owned the house for more than 15 years.
  - 52 loans approved
  - \$1,090,557 of city dollars obligated
  - 79 applications in process
- **Milwaukee Home Down Payment Assistance Program** offers forgivable grants of up to \$7,000 to help Milwaukee residents purchase their first home.
  - 175 new homeowners
  - \$1,098,100 in grants awarded through the end of the 3<sup>rd</sup> quarter of 2025
  - 64% of families have purchased within the CDBG area
- **Homebuyer Assistance Program** provides financial and technical help to prospective homeowners buying city-owned foreclosed houses for owner-occupancy.
  - 3 loans approved/closed
  - \$95,295 of city investment
  - \$400,050 of leveraged funds
- **Home Rehabilitation Targeted Investment Neighborhoods (TIN)** initiative is designed to sustain and increase owner-occupancy, provide high quality affordable rental housing, strengthen property values, and improve the physical appearance and quality of life of neighborhoods. TINs focus resources for three years on a small area, generally six to twelve city blocks.
  - 2025 **NEW** TIN neighborhoods include: Bridge Builders, Century City Triangle/Franklin Heights/Garden Homes, Harambee Proud, Historic Mitchell Street, Roosevelt Grove, and Washington Park North
  - \$625,000 HOME funds available
  - 19 applications in process
- **Community Outreach Events:** The Department of City Development (DCD) mission of improving quality of life in Milwaukee was furthered in 2025 through its community outreach efforts. DCD staff have shared resources at more than **71** community outreach events, collaboratively offered expertise with partners at **44** community building sessions, and performed door-to-door outreach in **15** neighborhoods where vacant houses are being renovated with the Homes MKE initiative, these efforts all reinforcing solidarity and cooperation with our neighbors.