

Historic Infrastructure Preservation Fund (HIPF)

Department of City Development Status Report: October 16, 2025

Measure	Impact
Total Properties Improved	60
Total Properties Sold	58 YTD 4/1/2025
Total Funds Spent (Program Dates 2010-Current)	\$4,437,000
Properties Currently on the Market	0
Properties Improved with HIPF Selected for Homes MKE	2

HIPF Loans	Impact
Loans closed under the revised HIPF Loan Program	2
Total dollar amount of HIPF Loans Funded	\$50,000

Available Funds	
Remaining in Fund	\$413,798.19

2025-2026 Historic Homes Marketing

In 2025, DCD filled its Marketing and Communications Coordinator position, providing a valuable resource in marketing City-owned properties more creatively and intentionally. Real Estate worked with the coordinator to update the listings for historic properties on its website and to create a promotional video that encourages potential buyers to envision their life after buying an historic Milwaukee home.

Our vision for HIP Funds in the balance of 2025 and in 2026 is to identify properties that would either be more marketable with City investment in pre-listing exterior improvements or that would be more attractive with the potential for a HIP Fund grant to the buyer for exterior improvements. Real Estate and the Neighborhood Improvement Development Corporation (NIDC) are working together to creatively administer the HIP Funds program in 2026, determining what about our current model works and where we can innovate to find and support owner occupants for City-owned historic properties.

For the balance of 2025, DCD is focusing on three properties that have previously been identified as appropriate for HIP Funds. Following are summaries of the status of each of these homes:

- 3031-3033 W. McKinley Blvd.
 - This property is in the best condition of the three, with a new roof. DCD Real Estate will pursue bidding out siding and porch repairs and list the property.
- 2825 W. State Street
 - This property is in poor shape, but has significant historic character and a new roof. DCD Real Estate will pursue bidding out windows, dormer, soffit, gable, siding, and trim work and list the property.
- 2712-2714 W. McKinley Blvd.
 - This property is in very bad condition. It requires \$150,000 in foundation work and approximately \$30,000 in roof/soffit replacement/repair. Repair costs for either the City pre-listing or a buyer post-purchase may be prohibitive.