

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

**DATE**

May 28, 2025

**RESPONSIBLE STAFF**

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

**BUYER**

The Community Development Alliance (CDA) in collaboration with two developers: Milwaukee Habitat for Humanity (MHFH) and Growth-KPH. In 2021, CDA worked with over 100 stakeholders to produce Milwaukee's first Collective Affordable Housing Plan, which has been endorsed by the City, Milwaukee County, and many other crucial stakeholders. CDA has raised \$26,000,000 for the Collective Affordable Housing Plan, one element of which is to produce entry-level single-family homes that are available for immediate homeownership.

**PROPOSED USE**

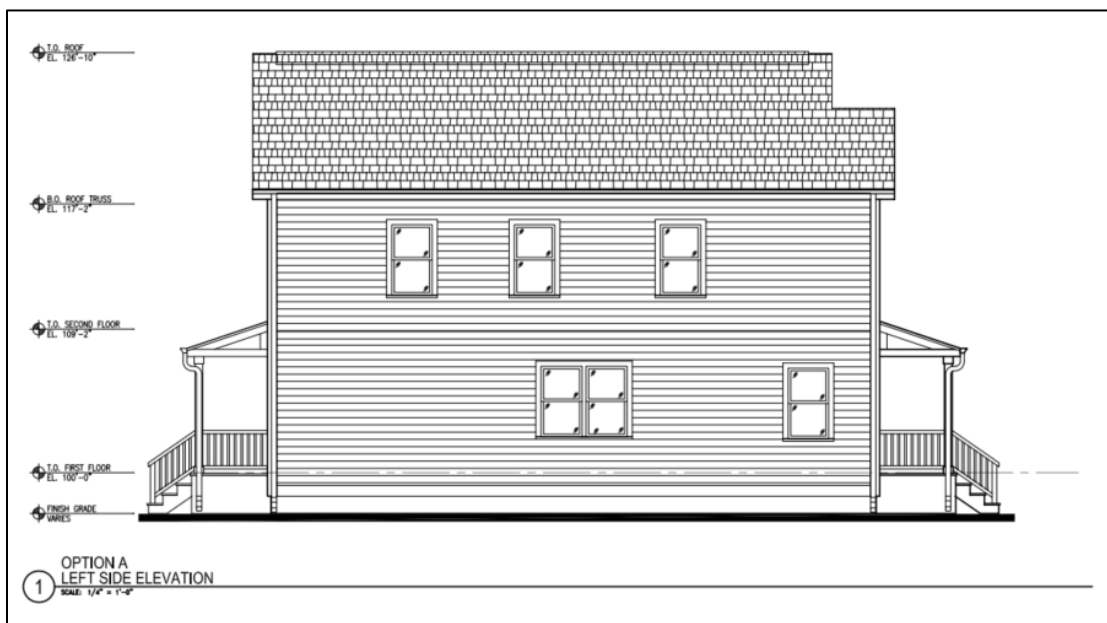
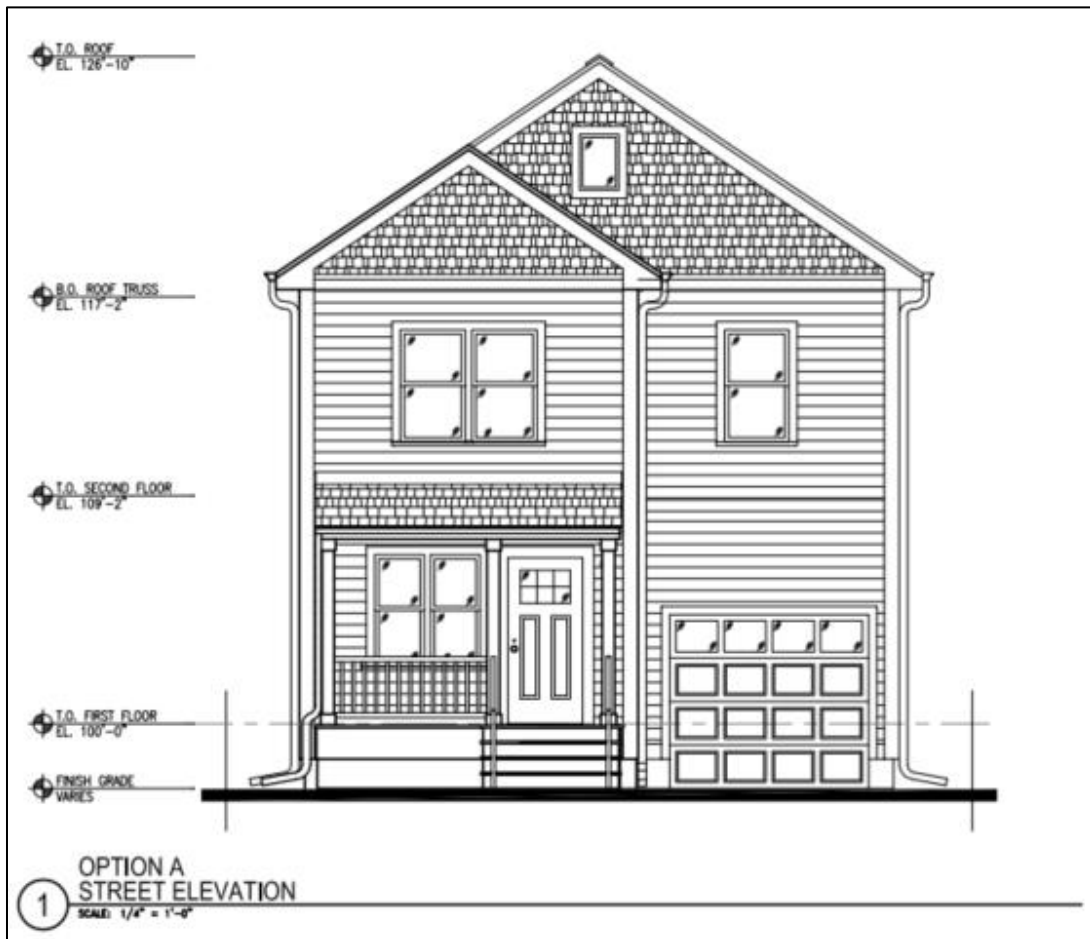
Land will be sold to support the plan for Tax Incremental District (TID) No. 124, the Harambee Homeownership Initiative. This initiative consists of construction of 59 single-family, owner-occupied homes, with construction beginning in summer 2025. Each home will be a one- or two-story structure plus 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, priced around \$105,000 each.

**OFFER TERMS AND CONDITIONS**

This is a companion file to Tax Incremental District No. 124. City of Milwaukee owned parcels will be sold to CDA. CDA (and/or assigns) has already purchased some of the land that will be used for the TID project, and will be purchasing 38 additional parcels. City of Milwaukee owned properties will be sold "as is" for \$1 per lot. Closing will occur within 36 months of Common Council of the City of Milwaukee ("Common Council") approval, but in advance of construction to allow developers 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. The CDA Harambee Homeownership Initiative includes but is not limited to the following owning entities and their assigns; Growth-KPH and MHFH. Owning entities and assigns may be added as needed as the initiative evolves.

**PROPERTIES**

The 38 properties to be sold are located within the 6<sup>th</sup> Aldermanic District inside the TID No. 124 boundary. If any lots are determined to be infeasible for construction, as CDA and assigns prepare 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. 124 – Harambee Homeownership Initiative

<b>Tax Key</b>	<b>Property Address</b>
2810508100	3313 N BUFFUM ST
2810509100	3317 N BUFFUM ST
2820726000	3256 N ACHILLES ST
2820737000	3224 N ACHILLES ST
2821815100	3230 N 1ST ST
2820418000	3353 N 2ND ST
2821611000	3235 N 3RD ST
2811412000	3224 N BUFFUM ST
2819971000	3254 N BUFFUM ST
2819997000	3267 N BUFFUM ST
2820357000	3318 N 2ND ST
2820400100	3212 N 2ND ST
2820503100	138 E AUER AV
2821680000	3235 N DR WILLIAM FINLAYSON ST
2821718000	3116 N DR WILLIAM FINLAYSON ST
2821722000	3130 N DR WILLIAM FINLAYSON ST
2821723000	3136 N DR WILLIAM FINLAYSON ST
2822322000	221 W RANDOLPH ST
2822323000	3432 N 3RD ST
2830882000	3345 N 6TH ST
2830890000	3314 N 7TH ST
2830893000	3326 N 7TH ST
2830894000	3330 N 7TH ST
2830895000	3338 N 7TH ST
2830896000	3344 N 7TH ST
2830929000	3336 N 6TH ST
2830930000	3330 N 6TH ST
2830962000	3255 N 6TH ST
2830967000	3264 N 7TH ST
2830970000	3276 N 7TH ST
2830971000	3280 N 7TH ST
2831064100	3235 N 6TH ST
2831074110	3159 N 6TH ST
2831074120	3157 N 6TH ST
2831085000	3109 N 6TH ST
2831097000	3128 N 7TH ST
2831099100	3136 N 7TH ST
2831108100	3172 N 7TH ST
2831116100	3228 N 7TH ST
2831123000	527 W RING ST

**DUE DILIGENCE CHECKLIST – EARLY CHILDHOOD EDUCATORS INITIATIVE NEW HOME SITES**

Market value of the property.	38 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 59 single-family, owner-occupied homes beginning in 2025 and concluding in 2028. 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 for approximately \$105,000.
Complete site, operations and scope of work for development.	Please see the Land Disposition Report for details.
Developer’s project history.	CDA has successfully developed the Midtown Homeownership Initiative, TID No. 121, which closed in September 2024 and the Early Childhood Homes (ECE) project, which began in 2024 as well.
Capital structure of the project, including sources, terms and rights for all project funding.	CDA has raised funding for the construction, and the project is also being financed through TID No. 124 creation.
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 the developers, based on the CDA’s track record 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.