

# 2026



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# DEPT. OF CITY DEVELOPMENT



## 2026 Proposed Plan and Executive Budget Review

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Budget Hearing: 1:00 pm on Monday, October 13, 2025

## Dept. of City Development

**\$8,372,639**

Proposed 2026 Budget

**+\$664,407**

Overall Change from 2025

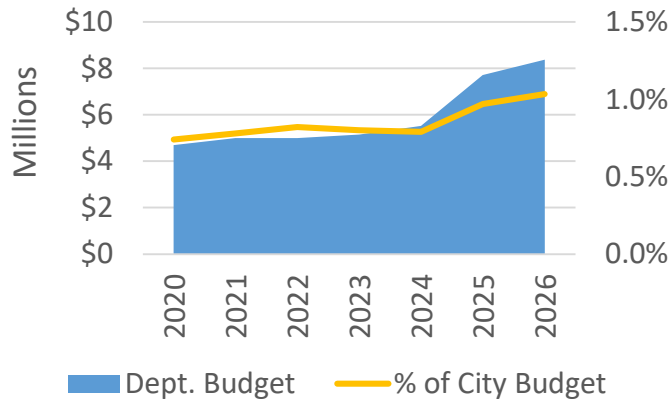
**-\$535,038**

Diff. from 2026 Requested

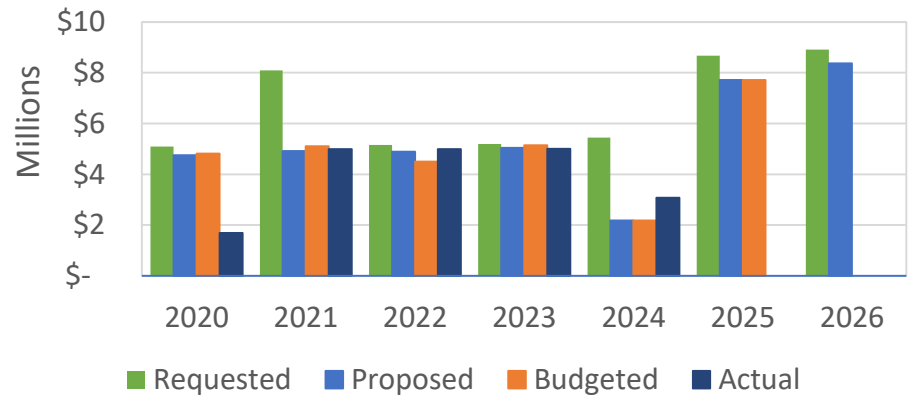
**\$8,907,677**

Requested 2026 Budget

### Total Departmental Budget



### Comparative Funding



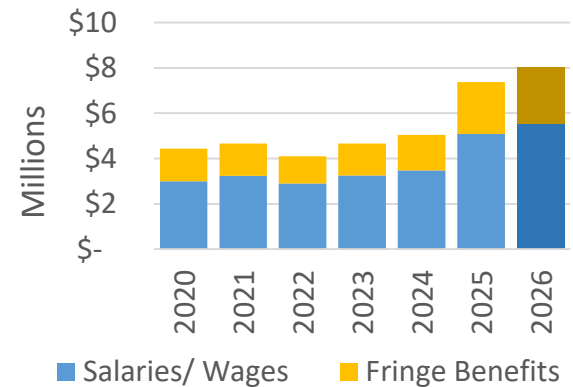
### Levy Departmental Budget Appropriation by Category



\$5,551,987      \$2,498,394      \$172,258      \$0      \$150,000

66%      30%      2%      0%      2%

### Personnel Budget



Salaries/ Wages      Fringe Benefits

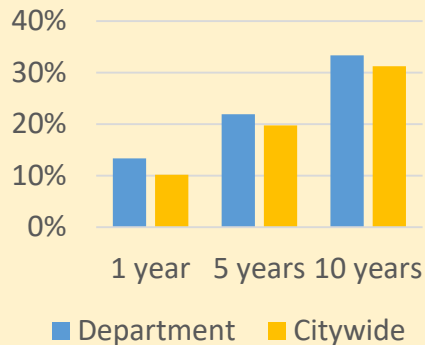
**+9.0%**

Change in Salaries and Wages  
from 2025 Budget.

**+\$459,413**

Change in Salaries and Wages,  
compared to 2025.

### Retirement Eligible



**-2**

Change in Positions

**-1.9%**

% Change in Positions

**5**

Current Vacancies

**4**

Voluntary Separations  
YTD in 2025

### Staffing Vacancies

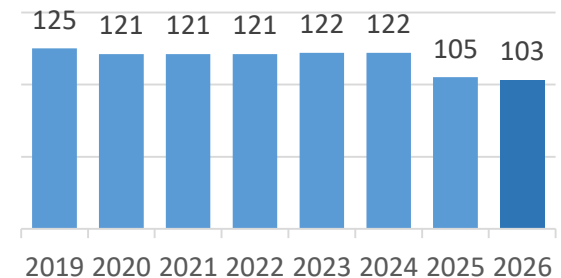
5 positions currently vacant:

- Accounting Coordinator I – vacant 1/1/25; request to fill submitted; position will be posted internally after request is granted.
- Administrative Services Assistant – vacant 7/20/25; position proposed to be eliminated in 2026 Budget.
- Community Outreach Liaison – vacant 8/3/25; position proposed to be eliminated in the 2026 Budget (this was a time-limited, ARPA funded position tied to the Homes MKE program).
- Long Range Planning Manager – vacant 7/20/25; posted to interested applicants 9/16 – 10/17; interviews will be conducted after posting closes.
- Real Estate Development Specialist – vacant 4/2/25; position will be posted externally in November/December.

### Staffing Update

- 2026 Proposed Budget eliminates 3 positions:
  - Administrative Services Assistant (Office of Commissioner)
  - Accounting Assistant II (Fin. & Admin.)
  - Community Outreach Liaison (Housing)
- All 3 of the positions being eliminated are currently vacant or will be by year's end.
- One new DCD position, Business Advocacy and Job Growth Liaison, is created, with a proposed pay range of 2QX and salary of \$130,000.
- The new position will be tasked with working with existing local employers, as well as businesses that may potentially locate in Milwaukee, to build employment opportunities in the city.
- 2 Graduate Intern positions in the Planning section are currently filled.

### Department Positions



101

Number of vacant lots sold by DCD in 2024, including 33 sold to Habitat for Humanity for new construction. In 2023, 66 vacant lots were sold.

\$2.6 million

Net proceeds from the sale of 266 *in rem* properties by DCD in 2024.

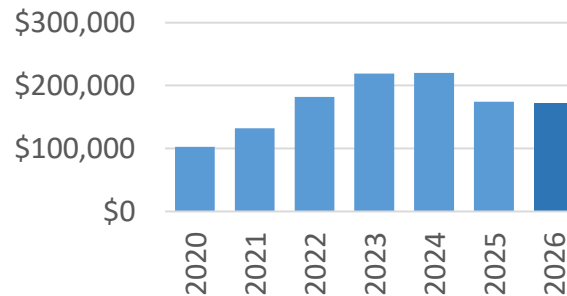
94

Number of grants DCD awarded to local businesses and commercial property owners in 2024.  
Total funds granted: \$1.7 million.

76

Active tax incremental districts, including 8 new TIDs created in 2025 (Mitchell Bldg, Field House Flats, Compass Lofts, 100 E Wis, Hist Patterson Pl, Northwoods, Harambee, Cudahy Farms).

### Operating Expenditures Budget



### Equipment Budget



### Revenue

The Proposed Budget projects that DCD will receive \$1,080,000 in revenues in 2026, a decline of just 0.3% from the 2025 Budget:

PILOT – Housing Authority	\$1,000,000
Zoning change fees	\$40,000
Space lease agreement	\$32,000
Miscellaneous	\$8,000
<b>Total</b>	<b>\$1,080,000</b>

### Grants

- Grants will fund \$1,030,396 in DCD salary costs in 2026, up 18.9% from 2025.
- Both CDBG and HOME program funding will be received.
- 24 positions wholly or partially funded by CDBG or HOME grants.

### Special Purpose Accounts

Land Management	\$1,000,000
Arts Board Projects	\$250,000
Fourth of July Commission	\$125,000
<b>Total</b>	<b>\$1,375,000</b>

Land Management up \$100,000 from 2025, Fourth of July up \$25,000. No change in Arts Board SPA funding.

### Capital Programs and Projects

- 8 projects totaling \$55.3 million.
- Up \$2.1 million (3.9%) from 2025.
- Funding for Commercial Invest. Program increases from \$500,000 to \$1 million.
- New “Homeownership Development Fund” funded at \$1.6 million; will fund construction of new affordable homes on vacant lots.

**\$1.5 million**

Total value of Strong Homes Loan Program assistance in 2024 to help 78 families make essential home repairs and remain in their homes.

**312**

Number of Down Payment Assistance Program grants awarded in 2024, totaling over \$1.9 million in assistance.

**-96.5%**

Change in DCD's Reimbursable Services Deduction, resulting from elimination of salary reimbursement by RACM.

**495**

Approximate number of improved *in rem* properties maintained by DCD with funding from the Land Management SPA (\$1 million budgeted for 2026) and rental income.

### Special Funds

Total 2026 funding of \$150,000, the same amount as in the 2025 Adopted Budget:

Economic Develop Marketing	\$35,000
Milwaukee 7 Contribution	\$15,000
Healthy Neighborhoods	\$100,000
<b>Total</b>	<b>\$150,000</b>

### Homeownership Development Fund

- Proposed Budget provides \$1.6 million in capital funding for this new DCD initiative.
- Funds will be used to provide “gap financing” to local developers to construct new homes, affordable, owner-occupied homes on vacant lots in neighborhoods that have been impacted most by demolitions.
- Funding will be directed towards the following housing styles: townhomes, duplexes and cottage courts.
- The Homeownership Development Fund, along with federal grant money, is anticipated to fund the construction of 25 new homes in Milwaukee.

### “BIDs,” “NIDs” and “TIDs”

DCD is responsible for administrative oversight of the City's 31 active business improvement districts (“BIDs”; last district created in 2024), 10 active neighborhood improvement districts (“NIDs”; last district created in 2022) and 74 active tax incremental districts (“TIDs”; 6 new TIDs created so far in 2025).

### Advanced Planning Fund

In 2026, this capital account, which receives an appropriation of \$200,000, will support ongoing neighborhood comprehensive planning projects and the 2025 Housing Element Plan by:

- Updating the West Side Area Plan.
- Redevelopment planning for the former Northridge Mall property.
- Annual updates to the City's Anti-Displacement Indicators.
- Updating the Zoning Code to reflect the 2025 Housing Element Plan.
- Developing the King Drive and Lisbon Avenue Corridor Plans.

### Key Performance Measures

Measure	2024 Actual	2025 Projected	2026 Planned
Sales, transfers and dispositions of tax-foreclosed property	266	250	150
Percentage increase in value of property for closing tax increment districts	326%	386%	490%
Number of Strong Neighborhoods loans closed	78	60	52
Percentage of Strong Neighborhoods loans in CDBG area	59%	65%	65%
Percentage of community engagement events occurring within CDBG area during Housing Element planning	83%	87%	70%
Percentage of Commercial Corridor grants made to minority-owned local businesses	72%	78%	68%

### Homes MKE Initiative

Program Goals	Homes MKE by the Numbers
<ul style="list-style-type: none"> <li>Sell, renovate and reoccupy vacant, City-owned houses.</li> <li>Provide home ownership opportunities to city residents.</li> <li>Coordinate redevelopment efforts to positively impact surrounding neighborhood.</li> <li>Create job opportunities in the local construction industry.</li> </ul>	<ul style="list-style-type: none"> <li>\$15 million in ARPA funding appropriated in 2021.</li> <li>Goal of renovating up to 120 homes.</li> <li>Status as of September, 2025:                             <ul style="list-style-type: none"> <li>52 properties containing 64 dwelling units fully renovated..</li> <li>28 more homes currently undergoing renovation.</li> <li>Most homes sold to owner-occupants; small number are Rent-to-Own.</li> </ul> </li> </ul>

### In Rem Property Management

One of the primary functions of DCD is to manage the City's substantial inventory of properties acquired through the *in rem* foreclosure process. The following table shows trends in the number of *in rem* properties acquired by the City over the past 12 years:

Year	# Properties Added
2014	587
2015	764
2016	661
2017	523
2018	134
2019	694
2020	111
2021	345
2022	253
2023	160
2024	245
2025 YTD	182