

2026



Legislative Reference Bureau

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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

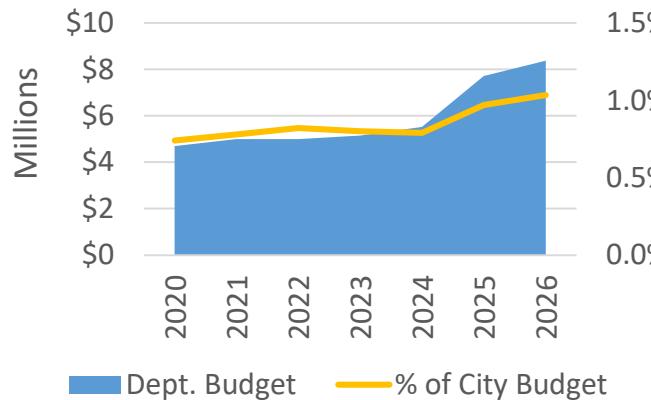
-\$535,038

Diff. from 2026 Requested

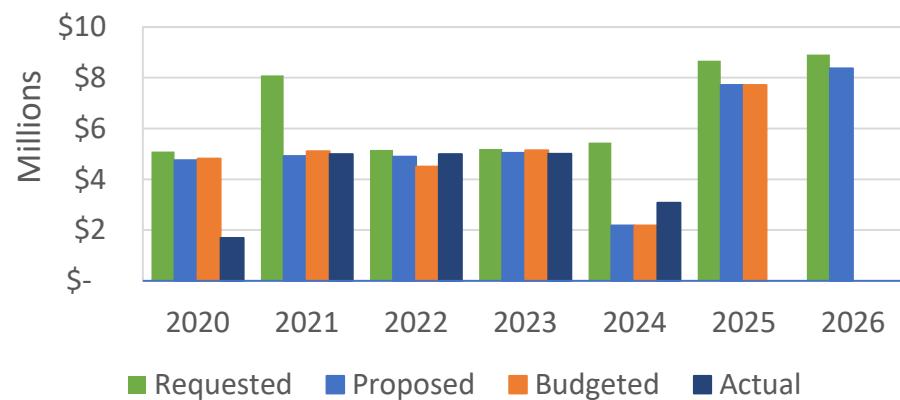
\$8,907,677

Requested 2026 Budget

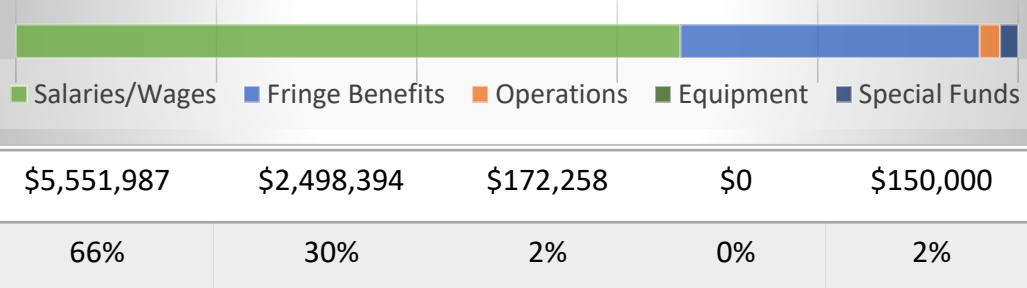
Total Departmental Budget



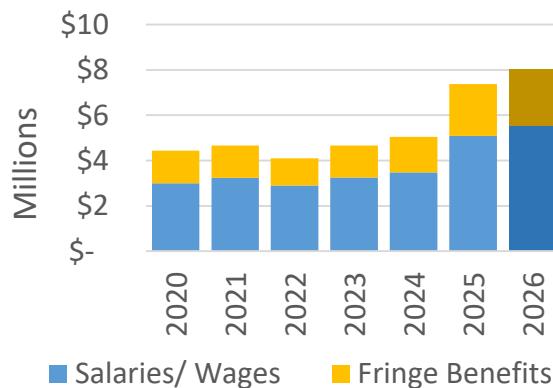
Comparative Funding

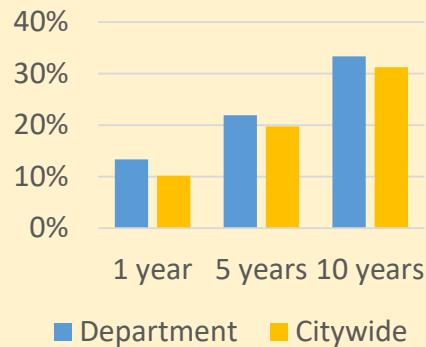


Levy Departmental Budget Appropriation by Category



Personnel Budget



+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

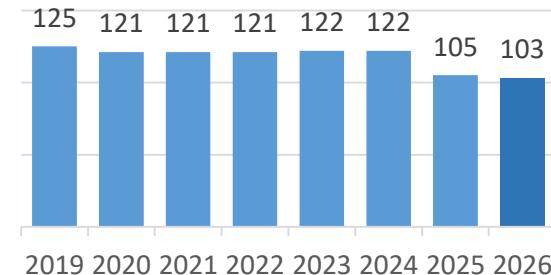
4Voluntary Separations
YTD in 2025**Staffing Vacancies**

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.

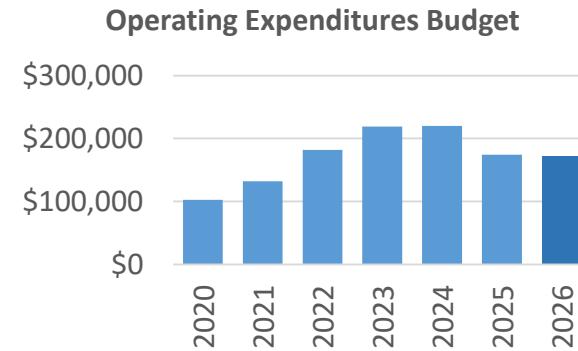
94

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).



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
Total	\$1,080,000

Special Purpose Accounts

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

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

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.

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
Total	\$150,000

"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).

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.

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

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