



# Bronzeville Advisory Committee

## March 17, 2025

Helping families in need of safe,  
affordable housing.

**2X**

**Families  
by 2028**

# **Ambitious Goals**



**40  
New Homes**



**80-100  
Home  
Repairs**

# Habitat's Services

## Affordable Home Repair

- For existing homeowners
- Up to 80% project costs covered
- Free lead remediation



# Habitat Projects in Harambee that Preserve Homeownership

	<b>No. of Critical Home Repairs (sliding scale repayment)</b>	<b>No. of Whole House Lead Abatement Projects (no charge to homeowner)</b>
<b>2025 (to date)</b>	1	4
<b>2024</b>	2	2
<b>2023</b>	7	4
<b>2022</b>	2	3
<b>2021</b>	3	
<b>Total</b>	<b>15</b>	<b>13</b>

# Habitat's Services

## Affordable Homeownership

- For first-time homebuyers
- Little to no down payment
- < \$950 average mortgage payment



# 2025 Build Plans

**Goal: 34 houses**

- King Park/Midtown – 19 houses
- Harambee – 15 houses

# 2025 Harambee Lots

House Number	Address	Taxkey	Width	Depth	House Model	# BR's
769	3348 N Vel R. Phillips Ave	2821316000	30'	139.5'	Allen	3
770	3371 N 2nd St	2821303000	32'	122.5'	Allen	3
771	3345 N 2nd St	2820419000	30'	122.5'	Allen	3
772	3342 N 1st St	2820313100	60'	154'	Tamarack	3
773	3338 N 1st	Split lot from 3342			Tamarack	3
774	3321 N Palmer St	2820714100	45'	128'	Allen	3
775	3326 N Richards St	2811621000	33'	120'	Kaiser	4
776	3278 N 2nd St	2820378000	45'	150'	Willow w/ parking pad off of Concordia	4
777	3260 N Achilles St	2820725000	30'	167.3'	Allen	3
778	3260 N Palmer St	2822511000	35'	120'	Kaiser	4
779	3260 N Richards St	2819985000	37'	121'	Willow	4
780	3224 N Palmer St	2822542000	45'	120'	Allen	3
781	3160 N Palmer St	2822732000	30'	120'	Allen	3
782	3134 N Richards St	2812412000	30'	120'	Allen	3
783	3135 N Buffum St	2811510000	35'	120.5'	Willow	4

**(10) 3BR, (5) 4BR**

# 2025 Harambee



## 2026 Harambee Blocks of Interest

2900 Block of N. 6th Street

2900 Block of N. 7th Street

2900 Block of N. Dr. William Finlayson Street

3200 & 3300 Block of N. Buffum

3200 Block of N. Achilles

3200 Block of N. 1st Street

3300 Block of N. 2nd Street

3200 Block of N. 3rd Street

# **Harambee Target Home Starts 2026 - 2028**

2026: 15 homes

2027: 15 homes

2028: 8 homes

## Building Locations 2026 - 2028

- Harambee
- King Park/Midtown - completion of ARPA grant
- Milwaukee North and West side neighborhoods
- New locations to Milwaukee Habitat

# 2024 Sales

<b>11 homes sold in Harambee, 8 homes sold other neighborhoods</b>	
Average for Harambee	\$174,536.36
Average for other neighborhoods	\$156,750.00
Difference in average	\$17,786.36
Percentage difference	11.34%
Median for Harambee	\$175,000.00
Median for other neighborhoods	\$156,500.00
Range for Harambee	\$148K to \$193K
Range for other neighborhoods	\$139K to \$183K
<b>56 families actively in the program</b>	

# Property Tax & Gentrification

- Habitat - celebrating 40 years of homeownership and neighborhood stabilization
- Applying for a Property Tax Fellow to do more research
- [NALCAP Guide to Equitable Neighborhood Development](#)

# Thank you!

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