



20
24

annual
**IMPACT
REPORT**



Dear Housing Accomplice,

2024 was a remarkable year for CDA as we advanced racial equity through homeownership.

Our resident-led efforts were pivotal when the Resident Advisory Council on Housing (RACH) **successfully advocated for restoring \$1.2 million to the City's 2025 budget for down payment assistance**, building on the \$2.3 million Tax Incremental District (TID) approval for 20 duplexes and 34 single-family homes in the Midtown Homeownership Initiative.

We also **launched a nationally recognized initiative to build 40 homes for Early Childhood Education (ECE) Educators displaced by rising housing costs**. The first home was sold in October to a deserving educator.

Additionally, our **annual conference empowered the 150 attendees to draft a "Homeowner and Future Homeowner Bill of Rights,"** ensuring future accountability and anti-displacement efforts.

CDA's impact in 2024 demonstrated strong returns on investment and positioned us for even greater progress in 2025.



RESIDENT ADVISORY COUNCIL

- Sharon Chaney
- Virginia DuPriest
- Ashley Harrell
- Valerie Langston
- Chelsie Mason
- Pat Mueller
- Alice Pugh
- Gladys Reyes
- Helen Reynolds, *Chair*
- Drea Rodriguez
- Timothy Scott, Sr.
- Barbara Smith
- Emily Streff
- Tiwanda Ward

BOARD OF DIRECTORS

- Trena Bond
- Audra Brennan
- Lafayette Crump
- Karen Higgins
- Janel Hines
- Amelia Mitcham, *Vice Chair*
- Tammy Rivera
- Drea Rodriguez, *Secretary*
- Timothy Scott, Sr., *Chair*
- Demetria Smith

OUR TEAM

- Teig Whaley-Smith**
Chief Alliance Executive
- Cordella Jones**
Resident Collaboration Director
- Johanna Jimenez**
Policy and Advocacy Director
- Trenice Ferguson**
Operations Director



Teig Whaley-Smith
Chief Alliance Executive

2024 Highlights



Organizational Growth

Became an independent 501(c)(3), added Operations and Policy Directors, and moved into the Homeownership Lab.



Governance Expansion

New 12-member Board adopted a structure with six councils to focus on equitable homeownership.



Resident Leadership

Established the 15-member RACH, with two members elected to CDA's Board.



Model Transactions

Developed processes to transition hundreds of single-family Low-Income Housing Tax Credit (LIHTC) homes to ownership and improved the Section 8 to Homeownership pipeline.



Bill of Rights Development

Mobilized 150 community members to protect vulnerable neighborhoods.



ECE Home Sales

Partnered with LISC Milwaukee to sell the first of 40 homes to ECE educators, addressing displacement.



Down Payment Assistance Advocacy

RACH advocacy restored \$1.25 million in City budget for this critical program.



TID Approval

Secured \$2.3 million in city financing for the Midtown Homeownership Initiative.



Award Recognition

Received the Associated Bank Trailblazer Award at the MANDIs.



Public Engagement

Hosted a tour of newly built affordable, quality homes and released interactive maps from Data You Can Use to inform neighborhood development.

2024 Achievements



67

new homes built

2024 goal: 60

76

rental homes
acquired for sale
to residents

2024 goal: 60

52

collaborations with
resident groups

2024 goal: 36

665

homeowners
completed
counseling

2024 goal: 660

IMPACT

BY THE



NUMBERS

3

internal process
improvements

2024 goal: 2

2

national conference
presentations

2024 goal: 1

2

new funders
secured

2024 goal: 2

Cumulative Impact Since 2022

\$30M

invested in
affordable
housing



1,521

homeowners
supported
through Down
Payment Assistance
& Counseling

81%

of homeowners
served are
families of color



LOOKING AHEAD:

2025 Priorities

CDA remains committed to creating new homeownership opportunities while combating displacement and gentrification.

In 2025, we will focus on protecting vulnerable neighborhoods while expanding affordable homeownership through our growing network of partners, accomplices, and allies.



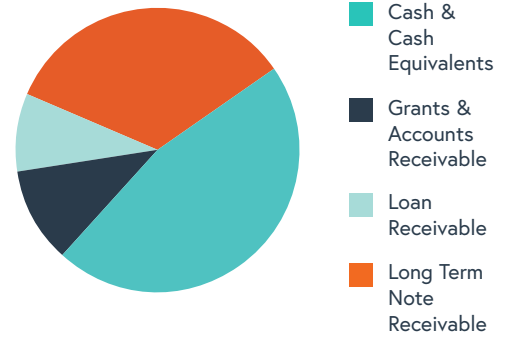
SUMMARY:

2024 Statement of Financial Position*

CDA continues to prioritize transparency and accountability, ensuring strong stewardship of resources while driving sustainable impact for Milwaukee's communities.

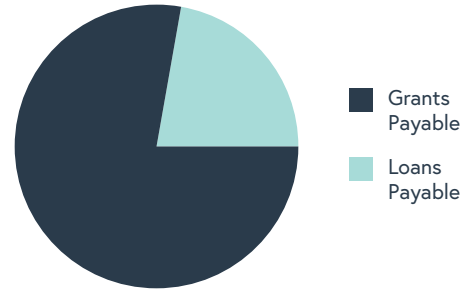
ASSETS

Cash & Cash Equivalents	\$ 3,215,970.15
Grants & Accounts Receivable	\$ 753,332.00
Loan Receivable	\$ 600,000.00
Long Term Note Receivable	\$ 2,340,000.00
Total Assets	\$ 6,909,302.15



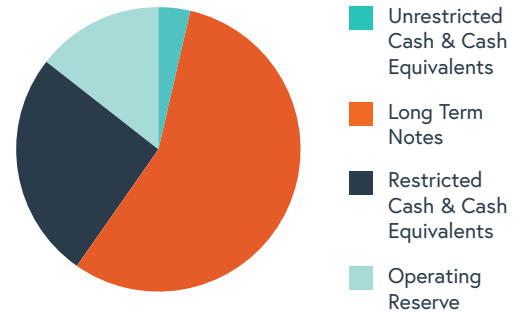
LIABILITIES

Grants Payable	\$ 2,120,406.00
Loans Payable	\$ 600,000.00
Total Liabilities	\$ 2,720,406.00

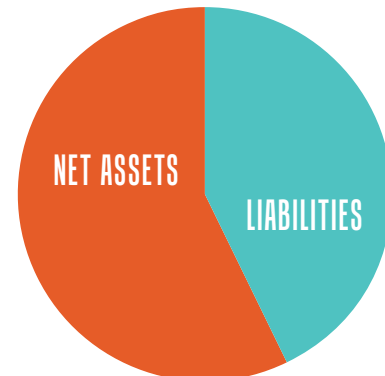


NET ASSETS

Unrestricted Cash & Cash Equivalents	\$ 162,230.15
Long-Term Notes	\$ 2,340,000.00
Restricted Cash & Cash Equivalents	\$ 1,086,666.00
Operating Reserve	\$ 600,000.00
Total Net Assets	\$ 3,588,896.15



Total Liabilities & Net Assets	\$ 6,309,302.15
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*Audit Pending

HOME BUYER COUNSELING PARTNERS



VACANT LOTS TO ENTRY LEVEL HOMES PARTNERS



COLLABORATION PARTNERS



OUR PARTNERS



Advancing racial equity by providing quality housing for every Milwaukeean.



housingplan.org