



LLSC
MILWAUKEE



Homeownership for ECE Educators



Steps for Purchasing an ECE Home



1. Make sure you qualify.

Before starting the process, you should make sure that you qualify. The primary qualifications are that: (1) you are an Early Childhood Education educator (e.g. works in class room, or supervises someone teaching in a classroom), and (2) that your family make less than 80% of the Area Median Income, which is about \$88,550 for a family of 4. For this program, ECE Educators means anyone who teaches, cares for, or works with children in third grade or younger. For a full list of qualifications, visit [CDA | Early Childhood Educators Homeownership](#). If you have questions about your eligibility, please contact info@housingplan.org.

2. Complete Homebuyer Counseling Certificate (e.g. 6-8 hour training).

This step is critical so that you understand the benefits and obligations of owning a home. There are three HUD certified Home Buyer Counseling Agencies (HBCA) in Milwaukee. Information on their counseling is as follows: [Acts Housing - Early Childhood Educator Housing Initiative: Buy a Home, Build a Community, Home Buyer Classes – Housing Resources Inc, Homebuyer Counseling | United Community Center](#). The first two allow you to take the classes online. The online courses have a fee of approximately \$100. If this is a barrier for you, please contact us and we can assist. To get started, contact a Homebuyer Counseling representative below:

United Community Center
Fernando Campos
fcampos@unitedcc.org
414-389-4738
Homebuyer Counseling | United Community Center

Housing Resources, Inc.
Lisa Stephens
Lisa_Stephens@hri-wi.org
414-461-6330
Home Buyer Classes – Housing Resources Inc

ACTS Housing
Jordan Villagas
jordan@actshousing.org
414-635-1551
www.actshousing.org/start-now/

3. Pre-Approval Letter.

In order to reserve a home for you we need to make sure that you are able to receive a loan for the purchase price. The HBCA that you are working with can assist you with this process. One of the HBCA's, Acts Housing, also offers financing directly to qualified applicants.

4. Employer Letter.

In order to reserve a home for you we need your employer to certify that you are an ECE educator. Here is a template to forward to your employer for completion: [Template Employer Letter](#).

5. Complete Application.

Once you have your homebuyer counseling certificate, pre-approval letter, and employer letter, please complete the application at [CDA | Early Childhood Educators Homeownership](#).

Steps for Purchasing an ECE Home



6. Assignment of Home.

Please include in your application your preference of home from the list available at [CDA | Early Childhood Educators Homeownership](#). If the home is available, it will be assigned directly to you if you qualify for the home. When homes are first available, there may be a lottery if more than two applicants apply for the same home.

7. Complete an Offer.

Once you have been assigned a home, the seller will contact you and work with you and the broker assigned by your HBCA to complete the home closing process.

8. Move in!

Once you close on the home, it's yours and ready to move in!

The time it takes to get to step 3 of the process (e.g. a Pre-Approval letter from a lender) will vary depending on your situation. For some the process can happen within a month or two. For others it can take much longer depending on the need to repair credit, and respond to requests from both the HBCA and lenders. Once you have completed step 6 (e.g. completed application and been assigned a home). The process can take 1-2 months to close on your home.

We look forward to working with you to complete the process.

Homebuyer Program Requirements



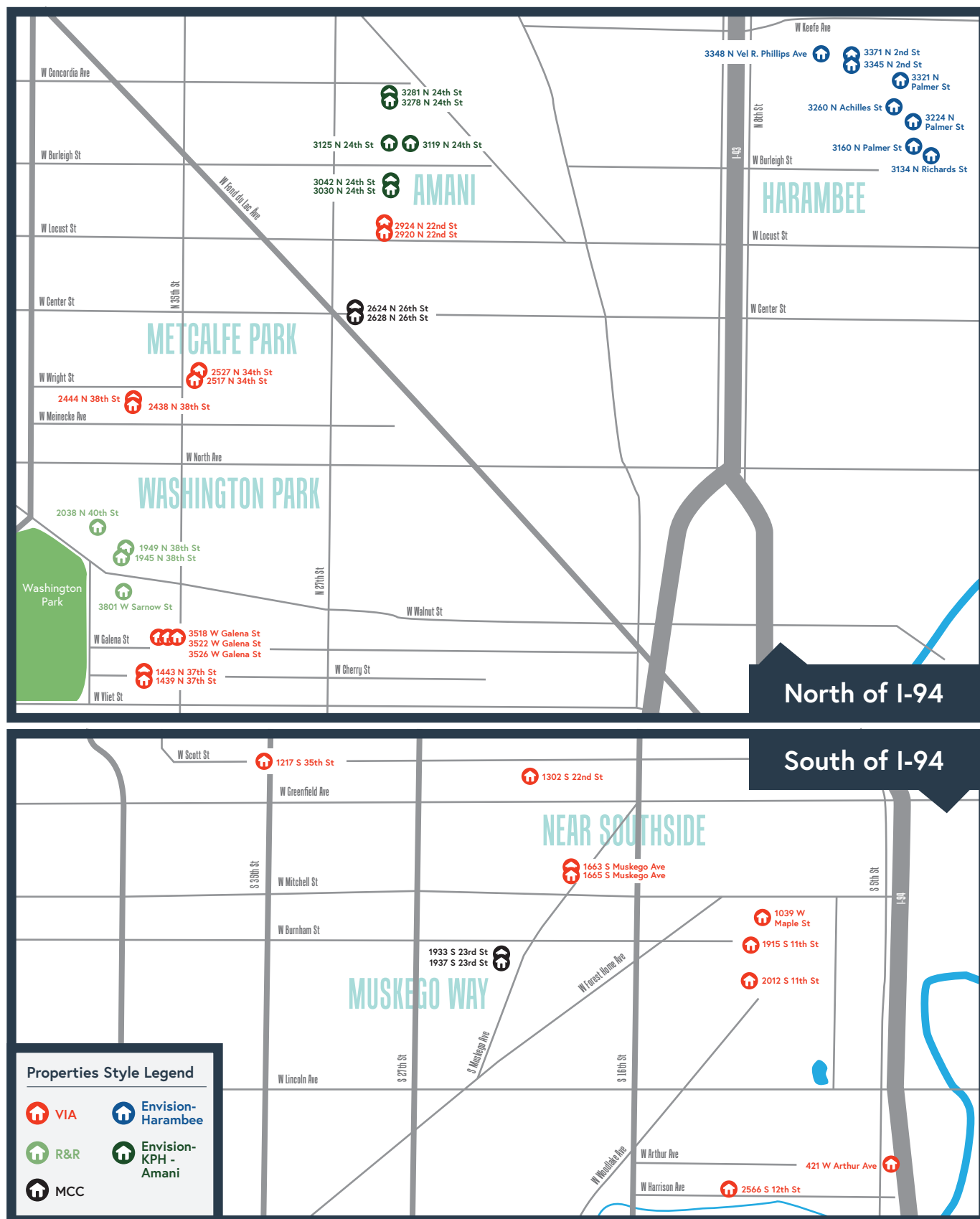
- ✓ Owner-occupant only
- ✓ Household Income below 80% AMI
- ✓ Affordable resale restriction
- ✓ 8 hours of HUD approved homebuyer counseling Early Childhood Educator
(e.g. a class room worker or supervisor working at a licensed child care facility)
- ✓ Preapproval letter \$90,000 or more
- ✓ Head of household must not have owned a home in the last three years
- ✓ Down payment assistance available through Homebuyer Counseling Agencies

APPLY TODAY!

To submit your application please visit www.housingplan.org/ece
or scan the QR code with your phone.



Map of Properties



1217 S 35TH ST

Is the first of 20 new construction homes to be completed and sold by VIA CDC for \$100,000-\$105,000



HOME DETAILS

- ▶ 1,116 sq ft
- ▶ 3 Bedroom, 1 Bath
- ▶ Front porch
- ▶ Vaulted Ceiling
- ▶ 2 Car parking pad
- ▶ New roof
- ▶ New furnace
- ▶ Basement includes 3 Egress windows and rough-in plumbing for future living space

New Appliances included:

- ▶ Stove, Refrigerator, Dishwasher, Microwave, Washer/Dryer

20 NEW CONSTRUCTION HOMES

- ▶ Nine throughout Southside Milwaukee, five in Washington Park, four in Metcalfe Park, and two in Amani
- ▶ All homes will be the same but siding color may be different
Homebuyer requirements are the same for all homes



Scan the QR code with your phone to take a virtual tour of a Model Home.

LOCATIONS

Address	Availability	Neighborhood
1217 S. 35th Street	SOLD	Near Southside
1302 S. 22nd Street	Offer Accepted	Near Southside
1039 W. Maple Street	SOLD	Near Southside
2012 S. 11th Street	SOLD	Near Southside
2566 S. 12th Street	SOLD	Near Southside
421 W. Arthur Avenue	SOLD	Near Southside
1439 N. 37th Street	Available Now	Washington Park
1443 N. 37th Street	Available Now	Washington Park
3518 W. Galena Street	Available Now	Washington Park
3522 W. Galena Street	Available Now	Washington Park
3526 W. Galena Street	Available Now	Washington Park
1663 S. Muskego Avenue	Available Now	Near Southside
1665 S. Muskego Avenue	Available Now	Near Southside
1915 S. 11th Street	Available Now	Near Southside
2444 N. 38th Street	Spring 2026	Metcalfe Park
2438 N. 38th Street	Spring 2026	Metcalfe Park
2519 N. 34th Street	Spring 2026	Metcalfe Park
2527 N. 34th Street	Spring 2026	Metcalfe Park
2924 N. 22nd Street	Spring 2026	Amani
2920 N. 22nd Street	Spring 2026	Amani



Rooted & Rising



HOME DETAILS

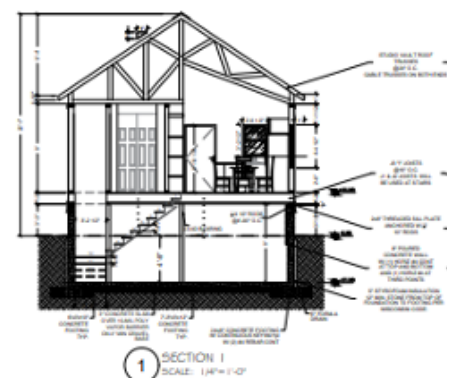
- ▶ 1,116 sq ft
- ▶ 3 Bedroom, 1 Bath
- ▶ Front porch
- ▶ Vaulted Ceiling
- ▶ 2 Car parking pad
- ▶ New roof
- ▶ New furnace
- ▶ Basement includes 3 Egress windows and rough-in plumbing for future living space

New Appliances included:

- ▶ Stove, Refrigerator, Dishwasher, Microwave, Washer/Dryer

LOCATIONS

Address	Availability	Neighborhood
1945 N. 38th Street	Summer 2025	Washington Park
1949 N. 38th Street	Summer 2025	Washington Park
2038 N. 40th Street	Spring 2026	Washington Park
3801 W. Sarnow Street	Spring 2026	Washington Park



Envision - Amani

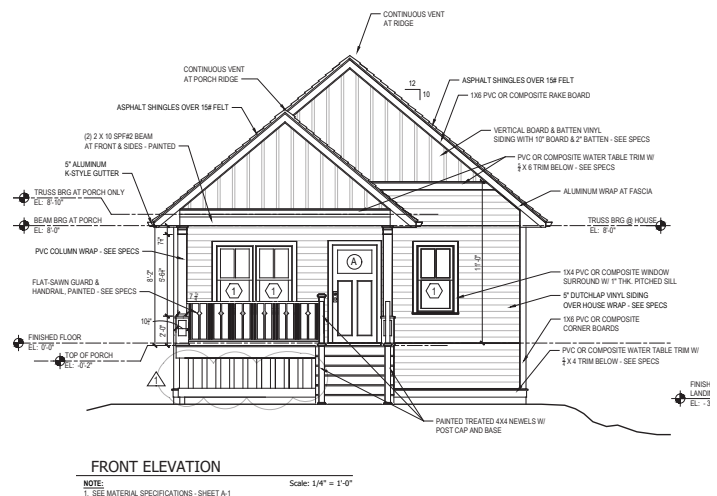


HOME DETAILS

- ▶ Sale Price: \$105,000
- ▶ 1,104 Sq. Ft. New construction
- ▶ Basement: 1,104 sq ft, unfinished
- ▶ 3 Bedroom, 1 Bath
- ▶ Front Porch
- ▶ 5-Star Rated Forced Air, Gas Heating & Cooling system
- ▶ 5-Star Rated Gas Water Heater
- ▶ New energy-efficient windows with a SHGC rating of .32 CR
- ▶ New energy-efficient insulated home
- ▶ New roof with a limited lifetime warranty with Algae protection
- ▶ 2 Car parking pad
- ▶ No basement Egress. Includes hookups for a future 2nd bathroom and laundry

New Appliances included:

- ▶ Stainless steel 5-star rated: Dishwasher, Microwave, Gas stove, and refrigerator



Envision - Amani



LOCATIONS

Address	Availability	Neighborhood
3119 N. 24th Place	Winter 2025	Amani
3125 N. 24th Place	Spring 2026	Amani
3042 N. 24th Street	Spring 2026	Amani
3030 N. 24th Street	Spring 2026	Amani
3278 N. 24th Street	Spring 2026	Amani
3281 N. 24th Street	Spring 2026	Amani

Envision - Harambee



Milwaukee
Habitat
for Humanity®



EnvisionGrowth®



HOME DETAILS

- 1,008 sq ft (24' x 42' exterior footprint)
- Basement: 1,008 sq ft
- 3 Bedroom, 1 Bath
- Front porch
- 2 Car parking pad
- New roof
- New furnace
- Water heater
- Central air conditioning
- Basement Egress: NO

New Appliances included:

- Refrigerator, Stove, Dishwasher

Envision - Harambee



Milwaukee
Habitat
for Humanity®



EnvisionGrowth®

LOCATIONS

Address	Availability	Neighborhood
3348 N. Vel R Phillips Avenue	Spring 2026	Harambee
3371 N. 2nd Street	Spring 2026	Harambee
3345 N. 2nd Street	Spring 2026	Harambee
3321 N. Palmer Street	Spring 2026	Harambee
3260 N. Achilles Street	Spring 2026	Harambee
3224 N. Palmer Street	Spring 2026	Harambee
3160 N. Palmer Street	Spring 2026	Harambee
3134 N. Richards Street	Spring 2026	Harambee





HOME DETAILS

Sale Price \$105,000

- ▶ 1,013 sq ft
- ▶ Basement: 999 sq ft
- ▶ 3 Bedroom, 1 Bath (1 pre-plumbed in basement)
- ▶ No parking pad
- ▶ Basement Egress: YES

New Appliances included:

- ▶ Refrigerator, Stove, Dishwasher, Microwave, Washer/Dryer

LOCATIONS

Address	Availability	Neighborhood
1933 S. 23rd Street	Offer Accepted	Muskego Way
1937 S. 23rd Street	Available Now	Muskego Way
2624 N. 26th Street	Spring 2026	Metcalfe Park
2628 N. 26th Street	Spring 2026	Metcalfe Park

Thank You to Our Outstanding Project Partners!

FUNDERS



D.E.E.R. ACCELERATOR

DRIVING EQUITY EMPOWERMENT AND RESOURCES

DEVELOPERS



HOMEBUYER COUNSELING AGENCIES



ECE PARTNERS

