



# Amani Homeownership Initiative



## Amani Homeownership Initiative *Update*

**Overview:** This initiative will build over 90 homes in the Amani neighborhood. These homes will be sold at affordable prices to create local homeownership.

**Background:** After community led planning, the City adopted the Fond du Lac & North plan in 2021. Residents said they want more homeownership and to promote stable and affordable rental housing.





# Resident Collaboration



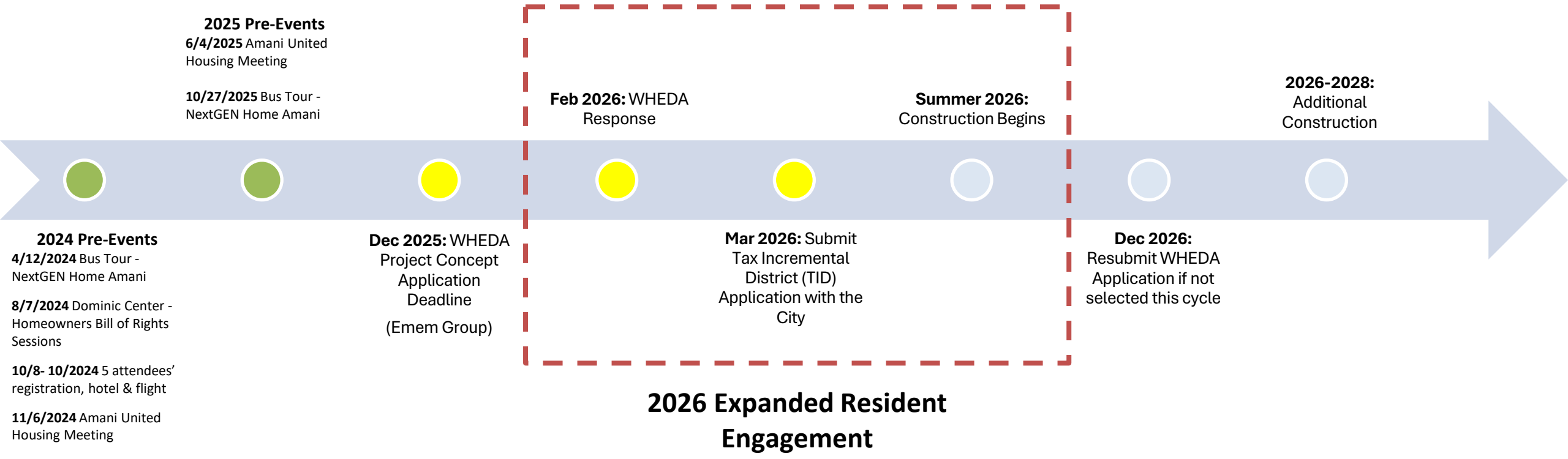
- Housing Tour of exclusively Amani residents to comment on design and different ownership structures (4/12/2024)
- Presentation to Housing Committee (8/7/2024);
- Amani residents attended national Reclaiming Vacant Lots Conference (10/8/2024);
- Update and input from Amani United Housing Meeting (approx. 10 residents (11/6/2024);
- Amani residents attend Next Gen Bus Tour (4/2025)
- Updates and direction from Amani United Housing Meeting (6/4/2025)
- Presentation table at Amani Harvest Fest (10/2025);
- Tour exclusively Amani residents including Emem Homes tax credit model (10/27/2025);
- Continued meetings with Amani United Housing Committee (11/2025)
- Meet the Developers Meeting (2/16/2026)
- Meet the Developers Meeting #2 (weather postponed)
- Bi-weekly project team meetings including Amani United and DC leaders, virtually available to all
- Monthly Newsletter and Website



# Amani Homeownership Initiative

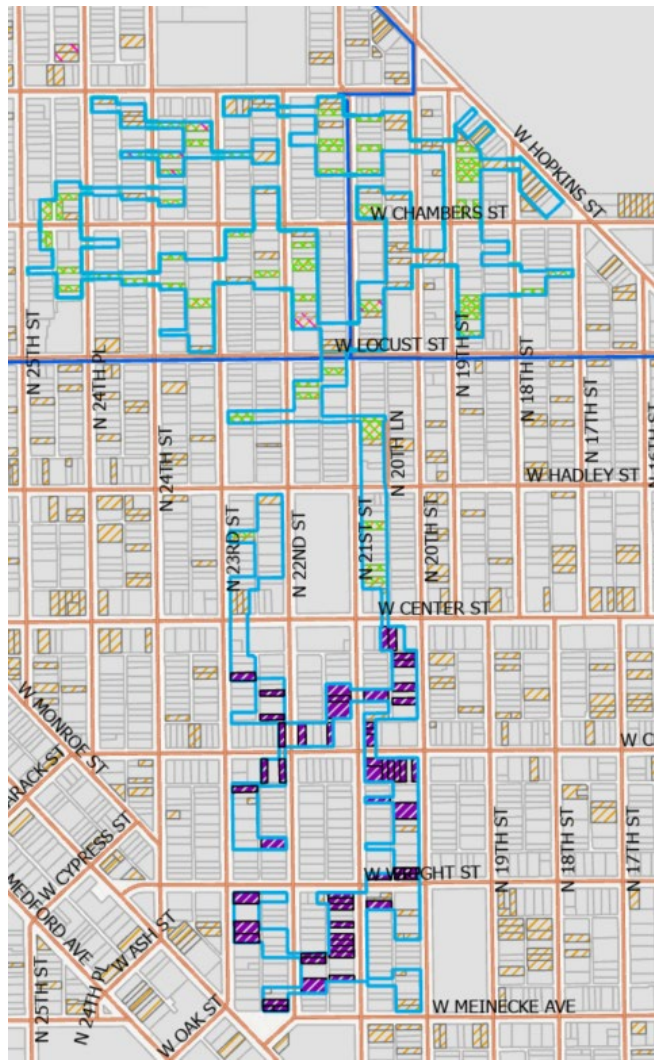


## Amani Homeownership Initiative *Timeline*





# Amani Homeownership Initiative



## Amani Homeownership Initiative Proposed TID Map

-  HABITAT HOME
-  EMEM HOME
-  CITY VACANT
-  ECE HOME
-  TID BOUNDARY
-  ALDERMANIC DISTRICT





# Amani Homeownership Initiative



***Habitat for Humanity and Emem Group will build most of the homes***

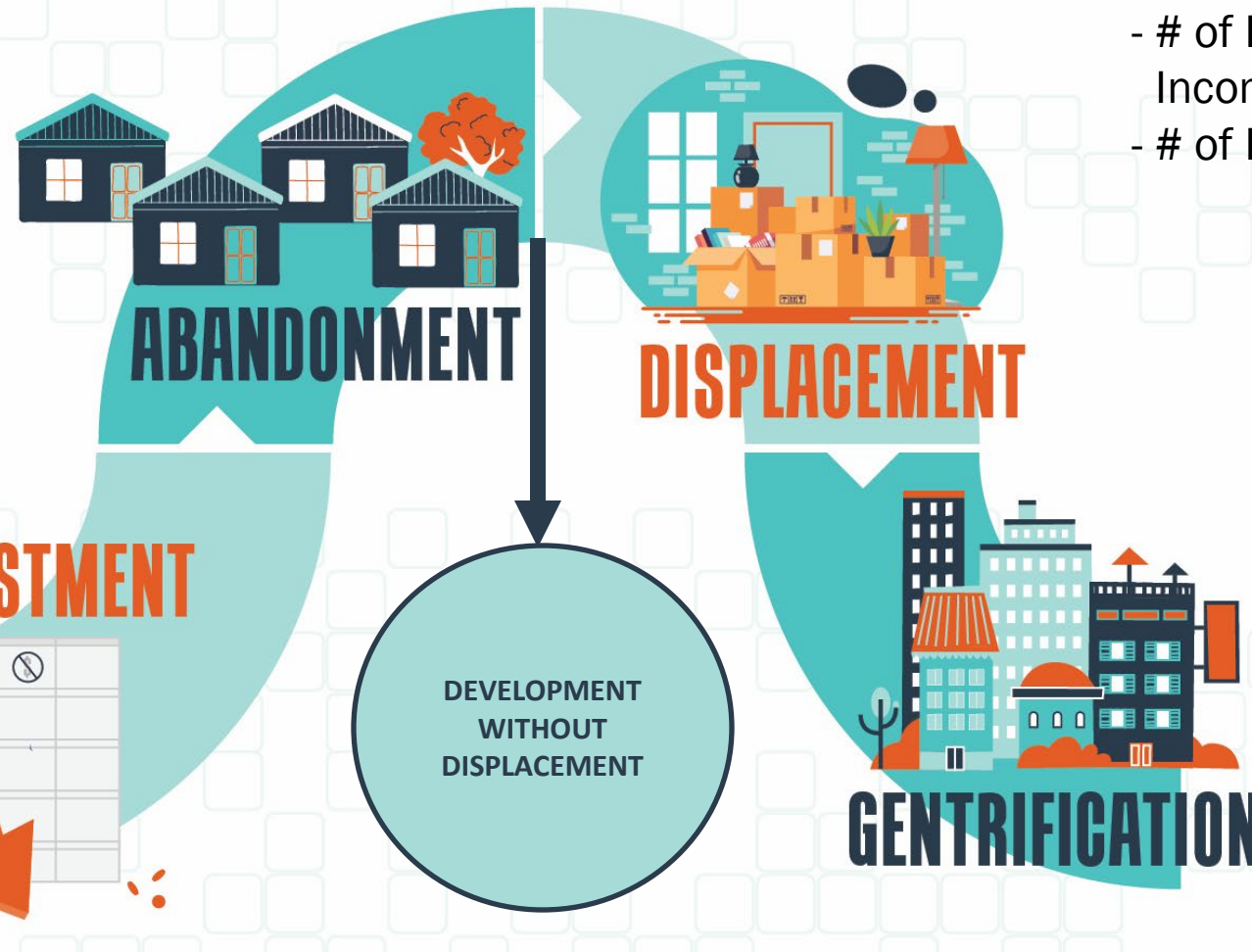




# Measuring Displacement



- # of Vacant Lots
- # of Vacant Homes
- # of Housing Units



- # of Families by Income
- # of Families by Race

- # of Mortgages Issued
- # of Homeowners

- # of High Value Mortgages
- Change in Assessed Value
- Change in Rent



*Displacement by Abandonment = The transfer of a property over time to absentee landlords that deplete a property of rent without making investments, eventually leading to abandonment of property and displacement of the last family that lived in the home.*



Homeowner Builds  
Home  
(Circa 1950)



Homeowner sells to 1<sup>st</sup>  
landlord that depletes  
property of rent without  
making improvements  
(Circa 1970)



Subsequent  
landlords continue  
the process until  
property is  
abandoned or  
demolished



Last family renting  
is displaced  
through landlord  
neglect,  
abandonment or  
foreclosure.



# Displacement by Abandonment

Neighborhood	Variable	2013 Estimate	2023 Estimate	2013 - 2023 Significant?
Amani	Total	2,543	2,159	TRUE
Amani	Less than \$50,000	2,052	1,505	TRUE
Amani	\$75,000 to \$99,999	113	164	FALSE
Amani	\$50,000 to \$74,999	316	350	FALSE
Amani	\$150,000 or more	44	62	FALSE
Amani	\$100,000 to \$149,999	18	78	TRUE

Neighborhood	Variable	2013 Estimate	2023 Estimate	2013 - 2023 Significant?
Amani	Total Housing Units	3,522	3,037	TRUE
Amani	Vacant Housing Units	979	878	FALSE
Amani	Occupied Housing Units	2,543	2,159	TRUE
Amani	Owner-Occupied Housing Units	825	690	FALSE
Amani	Renter-Occupied Housing Units	1,718	1,469	FALSE





# Development without Displacement



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# Development without Displacement



White Paper on Anti-Displacement Strategy Effectiveness

Karen Chapple (UC Berkeley) and Anastasia Loukaitou-Sideris (UCLA)

February 28, 2021

Prepared for the California Air Resources Board

Agreement 19RD018



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TABLE 1: LITERATURE REVIEW SUMMARY TABLE

Category	Policy Name	Literature Coverage Level	Potential to Prevent Displacement*	Market Type**	Implementation Scale	Timeframe to Prevent Displacement
Production	Housing Production	HIGH	HIGH+	Strong	Local, State	Long-term
Production	Inclusionary Zoning + Developer Incentives	MEDIUM	MEDIUM	Strong	Local, State	Long-term
Production	Accessory Dwelling Units	LOW	MEDIUM	Neutral	Local, State	Long-term
Production	Impact + Linkage Fees	MEDIUM	LOW	Strong	Local	Long-term
Production	Housing Overlay Zones	LOW	MEDIUM	Strong	Neighborhood, Local	Long-term
Production	Land Value Recapture	LOW	LOW	Strong	Local, State	Long-term
Preservation	Unsubsidized Affordable Housing	LOW	HIGH	Neutral	Local, State	Short-term
Preservation	Federally-Funded Housing Developments	MEDIUM	MEDIUM	N/A	Local, Federal	Short-term
Preservation	Housing Rehabilitation	MEDIUM	LOW	N/A	Local, State, Federal	Short-term



# Development without Displacement



## BERKELEY IGS Research Brief

### Housing Production, Filtering and Displacement: Untangling the Relationships

Miriam Zuk  
Karen Chapple



#### EXECUTIVE SUMMARY:

#### Research Implies the Importance of Increasing Production of Subsidized and Market-Rate Housing

Debate over the relative importance of subsidized and market-rate housing production in alleviating the current housing crisis continues to preoccupy policymakers, developers, and advocates. This research brief adds to the discussion by providing a nuanced analysis of the relationship between housing production, affordability, and displacement in the San Francisco Bay Area, finding that:

- At the regional level, both market-rate and subsidized housing reduce displacement pressures, but subsidized housing has over double the impact of market-rate units.
- Market-rate production is associated with higher housing cost burden for low-income households, but lower median rents in subsequent decades.
- At the local, block group level in San Francisco, neither market-rate nor subsidized housing production has the protective power they do at the regional scale, likely due to the extreme mismatch between demand and supply.

Although more detailed analysis is needed to clarify the complex relationship between development, affordability,

and displacement at the local scale, this research implies the importance of not only increasing production of subsidized and market-rate housing in California's coastal communities, but also investing in the preservation of housing affordability and stabilizing vulnerable communities.

#### About IGS

The Institute of Governmental Studies is California's oldest public policy research center. As an Organized Research Unit of the University of California, Berkeley, IGS expands the understanding of governmental institutions and the political process through a vigorous program of research, education, public service, and publishing.

“... we found that both market-rate and subsidized housing development can reduce displacement pressures, but **subsidized housing is twice as effective as market-rate development at the regional level.**”



# What's next on displacement



- National data suggests that the best way to mitigate displacement is by building more subsidized housing, in our case more subsidized homeownership opportunities. Research also suggests, however, that subsidized housing by itself may not be enough to mitigate displacement caused by other market conditions.
- Local data shows that subsidized homeownership opportunities (e.g. Habitat) have increased in value by 3.9% per year, whereas the city's residential average is 6.22% growth, so it is unlikely that subsidized homeownership is causing increased assessments, but we don't have the tools to measure at the neighborhood level yet.
- CDA is working with Data You Can Use to build a neighborhood based tool to identify whether residents are being displaced by Divestment, Abandonment, or Gentrification.
- Habitat Homes are protected by a Right of First Refusal, MCLT has protections, and other CDA sponsored homes are protected by an Affordable Deed Restriction that restricts the appraised and resale value.
- A broader conversation about offering Affordable Deed Restrictions to other homeowners should be discussed.



## Affordable Deed Restriction Summary



Each ECE home comes with a special restriction that ensures the home is affordable for you and for future generations. The restriction requires that you occupy your home and when you are ready, that you sell the home at an affordable price to a qualifying family. The restriction also has the benefit that your home will be assessed for property taxes based on the amount you paid, rather than the market rate which could be two to three times higher. The full document is available for your review at:

[www.housingplan.org/ece](http://www.housingplan.org/ece)

### 1. Homeownership & Occupancy

- The home must be owner-occupied.
- Renting is only allowed if the owner also resides in the home.
- Transfers to children or certain family members are permitted under specific conditions.

### 2. Resale Conditions

- Must be sold at an affordable price which is the price you purchased for (e.g. \$105,000), plus 2% for each year that you are in the home. For example, if you stayed in the home for 10 years, you could sell the home for 20% more than what you paid (e.g. \$126,000, "Resale Value")
- Price may increase if you make specific additional improvements to your home (e.g., finished basement, solar panels).
- If you do sell, you must sell to a qualifying family (e.g., <\$81,700 for a family of 4 in 2025).

### 3. Equity & Wealth Building

- Owners can build equity by (a) the increased sales price (e.g. \$26,000 after 10 years), plus (b) the payment of principal on your loan payment (e.g. \$20,000 over 10 years), plus (c) downpayment received (e.g. average of \$12,000)

### 4. Tax Benefits

- Property taxes assessed on Resale Value, not market value.
- The potential for thousands of dollars of savings every year: Without this deed restriction, an owner could have to pay close to \$7,000 in property every year. With this deed restriction, an owner would only have to pay about \$2,500 each year.

### 5. Inheritance

- Home may be transferred to spouse, children, grandchildren, or qualifying household members.

### 6. CDA Involvement

- CDA should be notified when you make qualified improvements so that your Resale Value increases.
- If you choose to sell your home, notify CDA. CDA will make sure the home goes to an eligible buyer and, if you cannot find a buyer, CDA may consider buying the home to make sure it stays as an affordable home here in Milwaukee.
- If there is a severe violation, like selling the home to a landlord, CDA has the right to repurchase the home at the Resale Value.

### 7. Forever Affordable

- These restrictions apply to all future purchasers of the home.

## Resumen de la restricción de escritura asequible



Cada vivienda destinada a los docentes de educación inicial (ECE) posee una restricción especial que garantiza que la vivienda sea asequible para usted y las generaciones futuras. La restricción exige que usted ocupe su vivienda y, cuando esté listo, la venda a un precio asequible a una familia que califique. La restricción también tiene el beneficio de que el impuesto a la propiedad de su vivienda se calculará en función del monto que usted haya pagado, en lugar del precio de mercado, que podría ser entre dos y tres veces mayor. Puede consultar el documento completo en [www.housingplan.org/ece](http://www.housingplan.org/ece)

### 1. Propiedad y ocupación

- La vivienda debe estar ocupada por el propietario.
- Solo está permitido cobrar alquiler si el propietario también reside en la vivienda.
- Las transferencias a hijos u otros familiares específicos están permitidas en ciertas condiciones.

### 2. Condiciones de reventa

- La vivienda debe venderse a un precio asequible, que corresponde al precio de compra (por ejemplo, \$105,000), más un 2 % por cada año que haya vivido allí. Por ejemplo, si permaneció en la vivienda durante diez años, podría venderla por un 20 % más de lo que pagó (por ejemplo, \$126,000, "valor de reventa").
- El precio puede aumentar si realiza ciertas mejoras adicionales en su vivienda (por ejemplo, sótano terminado, paneles solares).
- Si decide vender la propiedad, debe hacerlo a una familia que califique (por ejemplo, una familia de cuatro miembros con ingresos menores a \$81,700 en 2025).

### 3. Generación de capitales y riqueza

- Los propietarios pueden generar capital mediante (a) el aumento en el precio de venta (por ejemplo, \$26,000 después de diez años); (b) el pago del capital de su préstamo hipotecario (por ejemplo, \$20,000 en diez años); y (c) el pago inicial recibido (por ejemplo, un promedio de \$12,000).

### 4. Beneficios fiscales

- Los impuestos a la propiedad se calculan sobre el valor de reventa, no sobre el valor de mercado.
- Posibilidad de ahorrar miles de dólares cada año: sin esta restricción de escritura, los propietarios podrían tener que pagar cerca de \$7,000 al año en impuestos a la propiedad. Con esta restricción de escritura, los propietarios solo tendrán que pagar alrededor de \$2,500 cada año.

### 5. Herencia

- La vivienda puede transferirse al cónyuge, hijos, nietos o miembros del núcleo familiar que califiquen.

### 6. Beneficios fiscales

- Debe informar a la Alianza para el Desarrollo de la Comunidad (CDA) cuando realice mejoras calificadas para que aumente su valor de reventa.
- Si decide vender su vivienda, debe informarlo a la CDA. La CDA se asegurará de que la vivienda se venda a un comprador elegible y, si usted no logra encontrar uno, la CDA podría considerar comprar la vivienda para garantizar que siga siendo una vivienda asequible aquí en Milwaukee.
- Si se produce una infracción grave, como vender la vivienda a un arrendador, la CDA tiene el derecho de recomprar la vivienda al valor de reventa.

### 7. Asequibilidad permanente

- Estas restricciones rigen para todos los futuros compradores de la vivienda.



### AFFORDABLE DEED RESTRICTION

This Affordable Deed Restriction (or “Deed Restriction”) is a legally enforceable document that places restrictions on how you can sell your home in the future. It is drafted in a way to make the requirements easier to understand. It is important to understand, however, that despite the use of simpler language, this is an actual legal document that describes your rights. Nothing in this document is intended to provide legal advice and you may want an attorney to review it on your behalf.

Essentially, by signing this document, you agree that when you are done living in your home, you will only sell your home at an affordable price to a qualifying family. In exchange for signing this document, you are receiving two benefits. The first benefit is that you are able to buy this home for a price substantially less than it cost to build, and substantially less than the home would be sold to someone with a higher income. The second benefit you receive is that under current laws and policies of the State of Wisconsin and the City of Milwaukee, your property tax assessment will be based on the resale value of your home, not the market value of the home. For example, if your home was sold to you for \$105,000, your first-year property tax assessment will be \$105,000, instead of the market value which could be \$200,000 or higher. For future years, your assessment will go up, but only to the Resale Amount listed in Exhibit B. The details of this agreement are listed below.

1. **What is a deed restriction?** When you buy your home, you get a document called a deed that proves that you own your home. In order for everyone else to know that you own your home, the deed is filed at a Milwaukee County office called the Register of Deeds. There are other documents related to your home that are also recorded at the Register of Deeds that put a restriction on what you can do with your home. These documents are called deed restrictions. For example, you may have taken out a mortgage on your home and the bank records a mortgage, which is a form of a deed restriction. A mortgage, as an example, restricts you from selling the home until you pay off your mortgage. This Affordable Deed Restriction you are signing restricts how you can sell your home in the future.
2. **Why am I being asked to record an Affordable Deed Restriction for my home?** You are being asked to record this Affordable Deed Restriction on your home because there was grant money put into the home. For example, a home could cost almost \$300,000 to build, but you may buy it for \$105,000. The people that put grant money into the home want to make sure that you enjoy your home, and can even transfer the home to your children, but if you, your children, or a future homeowner sells the

### EXHIBIT B - RESALE LIMIT

The original Resale Limit is the purchase price of the home. The Resale Limit will increase by the amounts listed below if the improvements below are made by the homeowner (“Allowable Improvements”). The Resale Limit will increase each year by an amount equal to 2.0% of the original Resale Limit and the value of any Allowable Improvements (“Resale Formula”). This table has been prepared to show the Resale Limit for the first thirty years of the home. Resale Limits beyond 30 years will be calculated using the Resale Formula listed above.

Year Sold	Resale Limit w/ no improvements	Add this amount if the following are added to your home:				Add this amount if the following have been replaced within the 10 years prior to sale (not including original installation):			Total if all improvements are made
		Basement w/ min. 2 bedrooms, 1 bathroom	Garage	Solar Panel (5KW system or higher)	Heating & Cooling Systems	Windows (Energy-Star certified)	Roof		
2025	\$ 105,000	\$ 25,000	\$ 15,000	\$ 10,000	\$ 7,500	\$ 7,500	\$ 10,000	\$ 180,000	
2026	\$ 107,100	\$ 25,500	\$ 15,300	\$ 10,200	\$ 7,650	\$ 7,650	\$ 10,200	\$ 183,600	
2027	\$ 109,200	\$ 26,000	\$ 15,600	\$ 10,400	\$ 7,800	\$ 7,800	\$ 10,400	\$ 187,200	
2028	\$ 111,300	\$ 26,500	\$ 15,900	\$ 10,600	\$ 7,950	\$ 7,950	\$ 10,600	\$ 190,800	
2029	\$ 113,400	\$ 27,000	\$ 16,200	\$ 10,800	\$ 8,100	\$ 8,100	\$ 10,800	\$ 194,400	
2030	\$ 115,500	\$ 27,500	\$ 16,500	\$ 11,000	\$ 8,250	\$ 8,250	\$ 11,000	\$ 198,000	
2031	\$ 117,600	\$ 28,000	\$ 16,800	\$ 11,200	\$ 8,400	\$ 8,400	\$ 11,200	\$ 201,600	
2032	\$ 119,700	\$ 28,500	\$ 17,100	\$ 11,400	\$ 8,550	\$ 8,550	\$ 11,400	\$ 205,200	
2033	\$ 121,800	\$ 29,000	\$ 17,400	\$ 11,600	\$ 8,700	\$ 8,700	\$ 11,600	\$ 208,800	
2034	\$ 123,900	\$ 29,500	\$ 17,700	\$ 11,800	\$ 8,850	\$ 8,850	\$ 11,800	\$ 212,400	
2035	\$ 126,000	\$ 30,000	\$ 18,000	\$ 12,000	\$ 9,000	\$ 9,000	\$ 12,000	\$ 216,000	
2036	\$ 128,100	\$ 30,500	\$ 18,300	\$ 12,200	\$ 9,150	\$ 9,150	\$ 12,200	\$ 219,600	
2037	\$ 130,200	\$ 31,000	\$ 18,600	\$ 12,400	\$ 9,300	\$ 9,300	\$ 12,400	\$ 223,200	
2038	\$ 132,300	\$ 31,500	\$ 18,900	\$ 12,600	\$ 9,450	\$ 9,450	\$ 12,600	\$ 226,800	
2039	\$ 134,400	\$ 32,000	\$ 19,200	\$ 12,800	\$ 9,600	\$ 9,600	\$ 12,800	\$ 230,400	
2040	\$ 136,500	\$ 32,500	\$ 19,500	\$ 13,000	\$ 9,750	\$ 9,750	\$ 13,000	\$ 234,000	
2041	\$ 138,600	\$ 33,000	\$ 19,800	\$ 13,200	\$ 9,900	\$ 9,900	\$ 13,200	\$ 237,600	
2042	\$ 140,700	\$ 33,500	\$ 20,100	\$ 13,400	\$ 10,050	\$ 10,050	\$ 13,400	\$ 241,200	
2043	\$ 142,800	\$ 34,000	\$ 20,400	\$ 13,600	\$ 10,200	\$ 10,200	\$ 13,600	\$ 244,800	
2044	\$ 144,900	\$ 34,500	\$ 20,700	\$ 13,800	\$ 10,350	\$ 10,350	\$ 13,800	\$ 248,400	
2045	\$ 147,000	\$ 35,000	\$ 21,000	\$ 14,000	\$ 10,500	\$ 10,500	\$ 14,000	\$ 252,000	
2046	\$ 149,100	\$ 35,500	\$ 21,300	\$ 14,200	\$ 10,650	\$ 10,650	\$ 14,200	\$ 255,600	
2047	\$ 151,200	\$ 36,000	\$ 21,600	\$ 14,400	\$ 10,800	\$ 10,800	\$ 14,400	\$ 259,200	
2048	\$ 153,300	\$ 36,500	\$ 21,900	\$ 14,600	\$ 10,950	\$ 10,950	\$ 14,600	\$ 262,800	
2049	\$ 155,400	\$ 37,000	\$ 22,200	\$ 14,800	\$ 11,100	\$ 11,100	\$ 14,800	\$ 266,400	
2050	\$ 157,500	\$ 37,500	\$ 22,500	\$ 15,000	\$ 11,250	\$ 11,250	\$ 15,000	\$ 270,000	
2051	\$ 159,600	\$ 38,000	\$ 22,800	\$ 15,200	\$ 11,400	\$ 11,400	\$ 15,200	\$ 273,600	
2052	\$ 161,700	\$ 38,500	\$ 23,100	\$ 15,400	\$ 11,550	\$ 11,550	\$ 15,400	\$ 277,200	
2053	\$ 163,800	\$ 39,000	\$ 23,400	\$ 15,600	\$ 11,700	\$ 11,700	\$ 15,600	\$ 280,800	
2054	\$ 165,900	\$ 39,500	\$ 23,700	\$ 15,800	\$ 11,850	\$ 11,850	\$ 15,800	\$ 284,400	