

WHO WE ARE

The Community Development Alliance (CDA) believes that homeownership is a catalyst for dismantling systemic racism and building strong communities. That's why our work as accomplices with community is centered on people and policy.

By working collaboratively with **residents, community organizations, elected officials, business leaders, philanthropic leaders, home developers, counseling agencies, and housing allies**, we invest in neighborhoods, providing access to quality homes for Milwaukee families and nurturing capacity for Black and Brown families to build generational wealth.

What resulted from this work is **Milwaukee's Collective Affordable Housing Strategic Plan**, the first of its kind anywhere.

The plan brings together a range of collaborators to increase Black and Latino homeownership and create affordable housing for families making \$7.25 - \$15 / hour.

VALUE OF QUALITY HOUSING

Housing is a primary social determinant of health that has been shown to have a:



CDA IMPACT

- ▶ CDA is a backbone organization to **facilitate collective impact** with a robust governing structure including residents, funders, and implementors
- ▶ Supported **1521 new homeowners** with counseling and down payment assistance in partnership with Milwaukee based agencies.
- ▶ Supporting the **construction of 160 entry-level homes** with Milwaukee based non-profits and developers of color.
- ▶ **40 properties** have been acquired through this fund and eight have been rehabbed and sold.

Advancing racial equity by providing quality housing for every Milwaukesean.

OUR PARTNERS



housingplan.org



KING PARK / MIDTOWN NEIGHBORHOODS



NEW HOMES CURRENTLY UNDER CONSTRUCTION

CDA and our accomplices are working to build **80 single-family homes** by Milwaukee Habitat for Humanity. If you are interested in purchasing these homes the first step is to register with Habitat for Humanity at milwaukeehabitat.org. These homes will be sold for about \$120,000, resulting in a monthly mortgage payment of around \$1,000.

In addition, the Emem Group is building **20 duplex buildings** – creating a total of **40 new homes!** The duplex units will initially be rental-only for the first 15 years, with monthly rental fees of less than \$1,000. After 15 years, these units will be sold to homeowners. Applications are not yet open, so please subscribe to the CDA email list on our website to be notified when applications have opened.

There are multiple designs for the new homes to be built in King Park and Midtown:

- ▶ Milwaukee Habitat for Humanity model;
- ▶ Emem Group duplex model; and
- ▶ 25-foot wide lot model.



Milwaukee Habitat for Humanity



Emem Group

TAX INCREMENTAL DISTRICT

CDA and our accomplices already have 166 quality, affordable homes in the construction pipeline. Entry-home production has doubled from 20 to 40 with the ultimate goal of building 100 new homes each year in Milwaukee.

Each home costs about \$250,000 to build.

Many of these new homes are being built with the support of State and County American Rescue Plan Act (ARPA) funds, which are scheduled to be exhausted in 2024.

To raise resources to continue to build entry-level homes, CDA is working with the City of Milwaukee to use a coordinated backbone Tax Incremental District (TID).

WHAT IS A COORDINATED BACKBONE TID?

- ▶ **Coordinated:** Home builders like Habitat for Humanity and Emem Group will coordinate with CDA to build in a specific geographic area to maximize the amount of tax increment generated.
- ▶ **Backbone:** A TID boundary is drawn as narrowly as possible by defining a "backbone" of vacant parcels that run through the area with "arms" extending out to capture additional vacant lots. It is also referred to as a "backbone" because of the coordinated effort provide the backbone for new construction and homeownership.
- ▶ **Tax Incremental District (TID):** A TID allows for a municipality to provide financial support within the designated area, using the future taxes that will be collected on the property and home to repay the cost of investment.
- ▶ **A TID is not a new tax.** It is important to note that a home constructed with TID funding receives the same tax bill as a home outside of the TID.

The TID boundary in King Park and Midtown includes 73 vacant lots. Currently, these vacant lots pay zero property taxes. A lot with a \$100,000 home would pay about \$2,500 in taxes each year. Under the state TID law, we can capture this \$2,500 every year for the next 25 years, resulting in a contribution of about \$50,000 from the city to build each house. The remaining construction costs we will generate from foundations or public grants funding.

Scan QR-Code
for additional
information.

