COMMUNITY DEVELOPMENT ALLIANCE

CDA Board

2025 Q3
October 7, 2025

AGENDA

I. Resident Council Update

II. Chief Alliance Executive Update

III. Approval of Adrian Spencer as Board Member

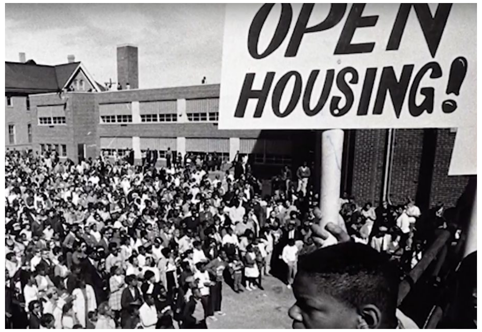
IV. Effective Communication and Governance

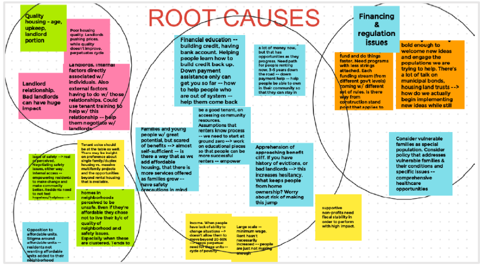
V. Consent Agenda

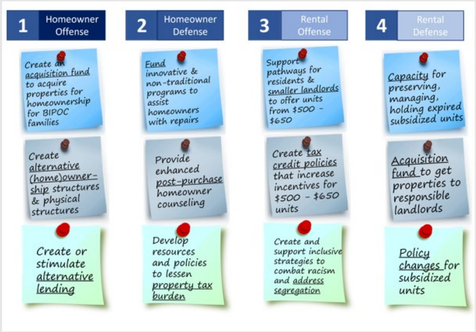
AGENDA

I. Resident Council Update
II. Chief Alliance Executive Update
III. Approval of Adrian Spencer as Board Member
IV. Effective Communication and Governance
V. Consent Agenda

Collective Objectives







- Grow homebuyer counseling & down payment assistance **(DPA)**
- **Acquisition Fund** to combat predatory acquisition
- Vacant Lots to **1st Generation Homes**
- **Alternative lending** based on rental history and 40 – 60% DTI
- **Policy** to protect families vulnerable to displacement.

Annual Objectives & Key Results

	2022	2023	2024	2025	2026
Grow Down Payment Assistance & Homebuyer Counseling by 10%/Year	Build System to track	Set Baseline: 600	660	725	800
Vacant Lots to Entry Level Homes: develop a sustainable system of 100 new homes per year	Baseline: 20/year	40/year	60/year	80/year	100/year
Acquisition Fund: develop a sustainable system to acquire 100 homes per year	Build and Fund new system	Set Baseline: 40/year	60/year	80/year	100/year
Alternative Lending: develop a sustainable system to lend to 200 families per year on the bench		Develop Business Plan	Launch & Measure Baseline	75	125
Policy to protect families vulnerable to displacement.			Collaborate on H.B.O.R	Develop Phase I H.B.O.R	Implement Phase I H.B.O.R.

COLLECTIVE AFFORDABLE HOUSING OKRS: 2025 Q3

	Grow DPA	Acquisition Fund	Entry Level Homes	Alternative Lending	Policy to protect vulnerable families
Long Term Goal	Grow Down Payment Assistance (DPA) & Homebuyer Counseling by 10% each year for 5 years	Acquire 100 single family homes and duplexes every year that would otherwise be investor owned and sell to homeowners	Construct 100 entry level homes on vacant lots every year	Create a local lending pool that lends to first time homebuyers based on rental history	Continued evaluation of displacement threats and the development and implementation of policy to protect families vulnerable to displacement.
Q3 OKR Update	✓ Distribution of Place Based, Worth, Bonus ✓ City Commitment ($250K)	✓ None	❑ Close TID Gap ❑ Amani Fundraising materials ❑ Design Plan B for ECE Homes	❑ None	✓ Prepare for 2026 DPA City Budget ✓ Present at statewide conference ✓ Support CDA conference ❑ Soft launch policy council
Proposed Q4 OKR	❑ City budget commitment of $1.55 M or more.	❑ Complete Metcalfe Gorman Sale to Acts and MPCB	❑ Close Harambee TID Gap & Transaction ❑ Amani Fundraising materials ❑ TBD – Ownership Decisions	❑ None	❑ TBD

ORGANIZATIONAL OKRS – 2025 Q3

	Communications	Resident Collaboration	Org. Structure & Financial	Legal partnership & Policy	Data
Long Term Goal	Excellent communication with residents, practitioners and funders	Continuous Resident Collaboration	An organizational structure and budget that positions CDA to maximize collective action in housing.	Excellent legal support to guide complicated policy analysis.	Excellent data to guide strategy
Q1 OKR UPDATE	✓ Annual Conference ✓ Website Audit	✓ City and County Budget Education/Advocacy ✓ Neighborhood Comms Plans ❑ Implement Technology Grant	✓ RON Board Appointment ✓ Annual Conference ✓ Bader Strategy ❑ Complete Audit	✓ Explore State Alliance	✓ Unifying Displacement Data ✓ Updating Property Map ✓ Data Related to Seniors
Proposed Q4 OKR	❑ Orientations	❑ TBD	❑ Complete Audit ❑ Operational Funding Campaign Design ❑ Committee Changes	❑ TBD	❑ TBD

COMMUNITY DEVELOPMENT ALLIANCE

I. City Budget
II. TID Legislation
III. Payment in Lieu of Units (PLUs)

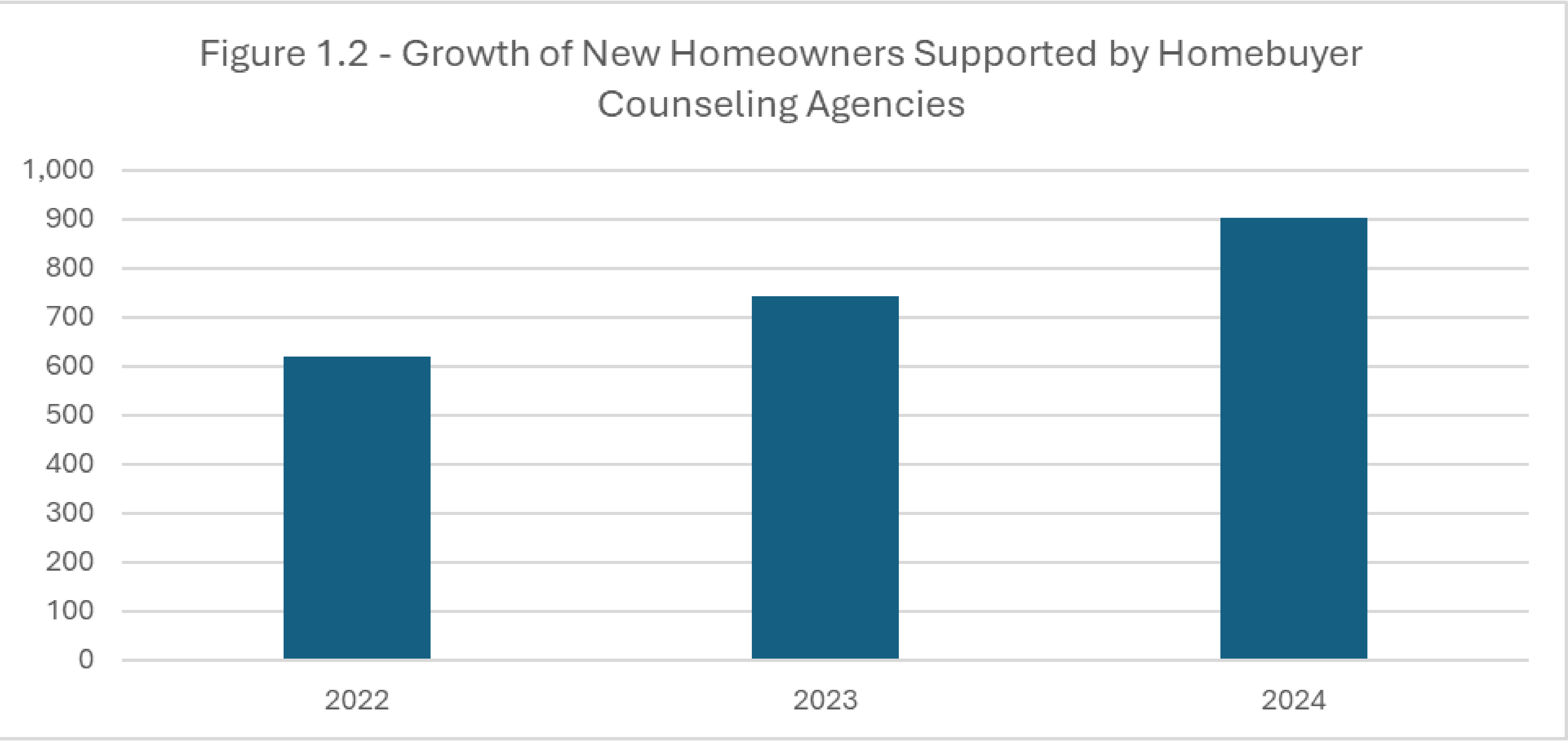


Figure 1.2 - Growth of New Homeowners Supported by Homebuyer Counseling Agencies
1,000
900
800
700
600
500
400
300
200
100
0
2022
2023
2024

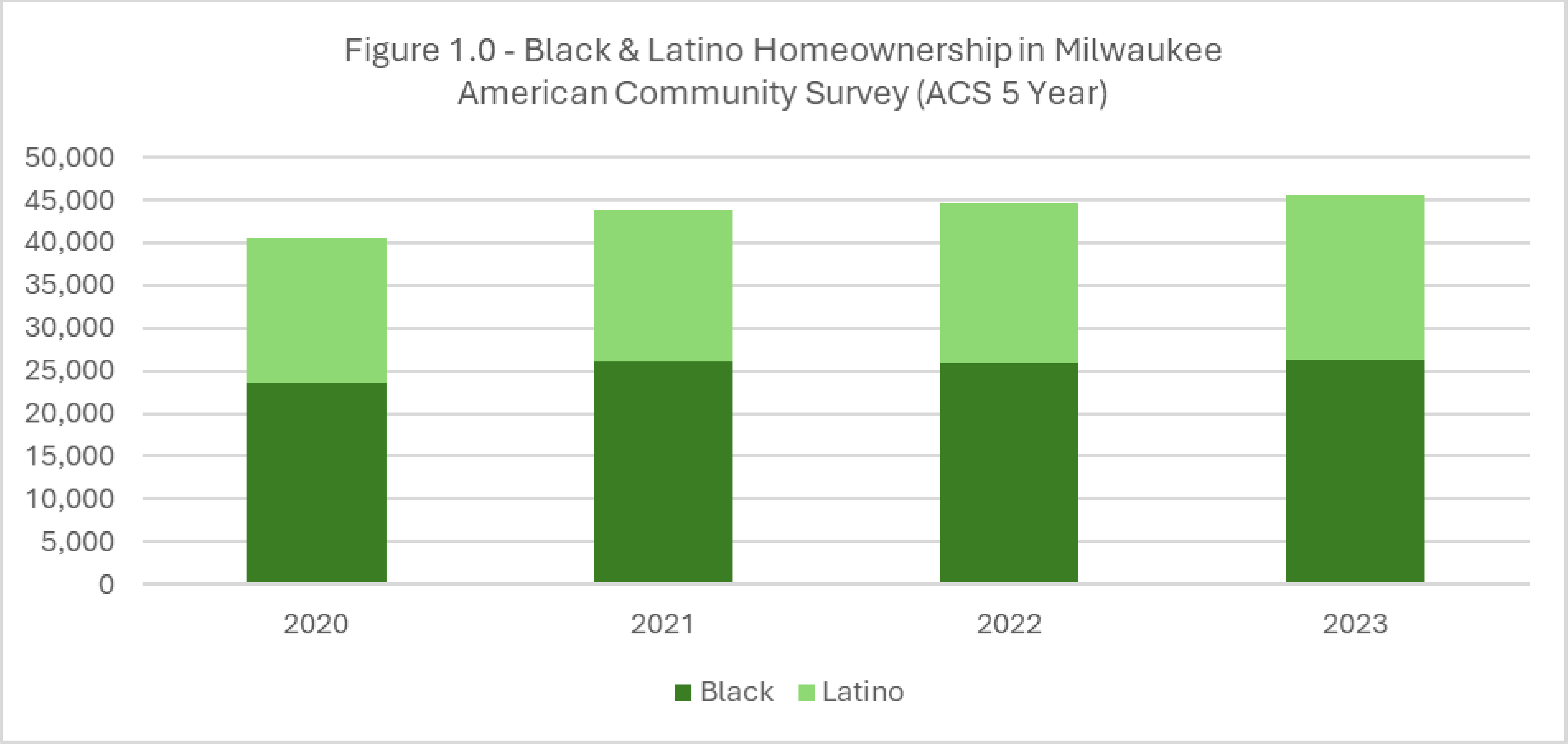


Figure 1.0 - Black & Latino Homeownership in Milwaukee
American Community Survey (ACS 5 Year)
50,000
45,000
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
0
2020
2021
2022
2023
Black
Latino

BMD-2

CITY OF MILWAUKEE BUDGET

	ACCOUNT NUMBER				2024 EXPENDITURE	2025 BUDGET			PAY	2026 REQUESTED BUDGET		2026 PROPOSED BUDGET	
	FUND	ORG	SBCL	ACCOUNT	DOLLARS	UNITS	DOLLARS	LINE DESCRIPTION	RANGE	UNITS	DOLLARS	UNITS	DOLLARS
1													
2								In Rem Property Maintenance Program					
3	0339	9990	R999	UR04918000A				New Borrowing					
4	0339	1910	R999	UR04924000A				Cash Levy					
5	0339	2110	R999	UR04925000A	1,677,272		400,000	Cash Revenues			400,000		400,000
6													
7								Strong Homes Loan Program					
8	0339	9990	R999	UR05718000A				New Borrowing					
9	0339	1910	R999	UR05724000A				Cash Levy					
10	0339	2110	R999	UR05725000A	265,021		1,000,000	Cash Revenues			1,000,000		1,000,000
11													
12								Partnerships in Affordable Ownership Housing and					
13								Alternatives to Home Ownership Initiatives					
14								New Borrowing					
15	0339	1910	R999	UR06724000A	1,474,394		350,000	Cash Levy					
16	0339	2110	R999	UR067250000			250,000	Cash Revenues			500,000		600,000
17								Grant & Aid					
18													
19								Homeownership Development Fund					
20								New Borrowing					1,600,000
21								Cash Levy					
22								Cash Revenues					
23													
24					43,390,500		53,200,000	TOTAL DEPARTMENT OF CITY DEVELOPMENT			53,600,000		55,300,000
25													

What has the City spent annually on DPA?

Note that the 2024 Expenditure was $1.47 Million. This number is different than the actual expenditures of DPA because of the timing of disbursements to Home Buyer Counseling Agencies (HBCAs). Fortunately, since 2022 the HBCAs keep detailed collective records of DPA expended and committed. Those records indicate actual spending of City DPA since 2022 has been:

2022: $1.27 M (221 homeowners)
2023: $1.50 M (234 homeowners)
2024: $1.78 M (280 homeowners)
2025: $1.63 (255 homeowners)*

* Projected.

BMD-2

CITY OF MILWAUKEE BUDGET

	ACCOUNT NUMBER				2024 EXPENDITURE	2025 BUDGET				2026 REQUESTED BUDGET		2026 PROPOSED BUDGET	
	FUND	ORG	SBCL	ACCOUNT	DOLLARS	UNITS	DOLLARS	LINE DESCRIPTION	PAY RANGE	UNITS	DOLLARS	UNITS	DOLLARS
1													
2								In Rem Property Maintenance Program					
3	0339	9990	R999	UR04918000A				New Borrowing					
4	0339	1910	R999	UR04924000A				Cash Levy					
5	0339	2110	R999	UR04925000A	1,677,272		400,000	Cash Revenues			400,000		400,000
6													
7								Strong Homes Loan Program					
8	0339	9990	R999	UR05718000A				New Borrowing					
9	0339	1910	R999	UR05724000A				Cash Levy					
10	0339	2110	R999	UR05725000A	265,021		1,000,000	Cash Revenues			1,000,000		1,000,000
11													
12								Partnerships in Affordable Ownership Housing and					
13								Alternatives to Home Ownership Initiatives					
14								New Borrowing					
15	0339	1910	R999	UR06724000A	1,474,394		350,000	Cash Levy					
16	0339	2110	R999	UR067250000			250,000	Cash Revenues			500,000		600,000
17								Grant & Aid					
18													
19								Homeownership Development Fund					
20								New Borrowing					1,600,000
21								Cash Levy					
22								Cash Revenues					
23													
24					43,390,500		53,200,000	TOTAL DEPARTMENT OF CITY DEVELOPMENT			53,600,000		55,300,000
25													

What did the city budget in 2025?

Note that the City allocated a total of $1.55 million for DPA in 2025. However, the City does not include actions taken outside of the budget file when it restates the 2025 Budget for review purposes. For example, this restatement only shows $600,000 which was allocated by the 2025 Budget vote, but the City does not update the budget summary when the council takes other actions to restore DPA.

BMD-2

CITY OF MILWAUKEE BUDGET

	ACCOUNT NUMBER				2024 EXPENDITURE	2025 BUDGET			PAY	2026 REQUESTED BUDGET		2026 PROPOSED BUDGET	
	FUND	ORG	SBCL	ACCOUNT	DOLLARS	UNITS	DOLLARS	LINE DESCRIPTION	RANGE	UNITS	DOLLARS	UNITS	DOLLARS
1													
2								In Rem Property Maintenance Program					
3	0339	9990	R999	UR04918000A				New Borrowing					
4	0339	1910	R999	UR04924000A				Cash Levy					
5	0339	2110	R999	UR04925000A	1,677,272		400,000	Cash Revenues			400,000		400,000
6													
7								Strong Homes Loan Program					
8	0339	9990	R999	UR05718000A				New Borrowing					
9	0339	1910	R999	UR05724000A				Cash Levy					
10	0339	2110	R999	UR05725000A	265,021		1,000,000	Cash Revenues			1,000,000		1,000,000
11													
12								Partnerships in Affordable Ownership Housing and					
13								Alternatives to Home Ownership Initiatives					
14								New Borrowing					
15	0339	1910	R999	UR06724000A	1,474,394		350,000	Cash Levy					
16	0339	2110	R999	UR067250000			250,000	Cash Revenues			500,000		600,000
17								Grant & Aid					
18													
19								Homeownership Development Fund					
20								New Borrowing					1,600,000
21								Cash Levy					
22								Cash Revenues					
23													
24					43,390,500		53,200,000	TOTAL DEPARTMENT OF CITY DEVELOPMENT			53,600,000		55,300,000
25													

What did the city budget in 2025?

For example it does not include:

- $450,000 carryover from 2024, when $2 million was budgeted, and $1.47 was spent.
- $250,000 allocated by Council in file 240971.
- $250,000 allocated by Council in file 250560.

When added together this amount is $1.55 million which is consistent with actual spending over the last 4 years.

CITY OF MILWAUKEE BUDGET

	ACCOUNT NUMBER				2024 EXPENDITURE	2025 BUDGET			PAY	2026 REQUESTED BUDGET		2026 PROPOSED BUDGET	
	FUND	ORG	SBCL	ACCOUNT	DOLLARS	UNITS	DOLLARS	LINE DESCRIPTION	RANGE	UNITS	DOLLARS	UNITS	DOLLARS
1													
2								In Rem Property Maintenance Program					
3	0339	9990	R999	UR04918000A				New Borrowing					
4	0339	1910	R999	UR04924000A				Cash Levy					
5	0339	2110	R999	UR04925000A	1,677,272		400,000	Cash Revenues			400,000		400,000
6													
7								Strong Homes Loan Program					
8	0339	9990	R999	UR05718000A				New Borrowing					
9	0339	1910	R999	UR05724000A				Cash Levy					
10	0339	2110	R999	UR05725000A	265,021		1,000,000	Cash Revenues			1,000,000		1,000,000
11													
12								Partnerships in Affordable Ownership Housing and					
13								Alternatives to Home Ownership Initiatives					
14								New Borrowing					
15	0339	1910	R999	UR06724000A	1,474,394		350,000	Cash Levy					
16	0339	2110	R999	UR067250000			250,000	Cash Revenues			500,000		600,000
17								Grant & Aid					
18													
19								Homeownership Development Fund					
20								New Borrowing					1,600,000
21								Cash Levy					
22								Cash Revenues					
23													
24					43,390,500		53,200,000	TOTAL DEPARTMENT OF CITY DEVELOPMENT			53,600,000		55,300,000
25													

Why are these constant cuts to DPA happening?

A primary reason that this continues to happen year over year is that the city has stopped using New Borrowing for the Strong Homes Loan Program and the Housing Trust Fund. See how here the Strong Homes Loan Program is being funded by Cash Revenues (e.g. TID revenue) with zero dollars of new borrowing.

FUND	ORG	SBCL	ACCOUNT	2014 EXPENDITURE DOLLARS	2015 BUDGET UNITS	2015 BUDGET DOLLARS	LINE DESCRIPTION	PAY RANGE	2016 BUDGET UNITS	2016 BUDGET DOLLARS
							DEPARTMENT OF CITY DEVELOPMENT			
							Advanced Planning Fund			
0339	1910	R999	UR01216000A	139,267		100,000	Cash Levy			150,000
							Neighborhood Commercial District Street Improvement Fund			
0333	9990	R999	ST04015000A			200,000	New Borrowing			
							Tax Increment Financed Urban Renewal Projects (Purpose Account) Including Grant Funded Projects New Borrowing and Developer Revenues			
0336	9990	R999	TD000080000				New Borrowing for existing TIDs			
0336	9990	R999	TD000160000	15,271,109		15,000,000	New Borrowing for potential new TIDs			49,000,000
0336	1910	R999	TD000160003	1,511,265		3,500,000	Developer Revenues			3,000,000
0336	9990	R999	TD000160000			1,500,000	Capitalized Interest - Borrow			4,900,000
							Development Fund			
0339	9990	R999	UR03311000A	1,137,814			New Borrowing			
							Business Improvement Districts			
0339	9990	R999	UR04115000A			250,000	New Borrowing			
							Healthy Neighborhoods Initiative			
0339	1910	R999	UR046130000	105,960		100,000	Cash Levy			
0339	9990	R999	UR046130000				New Borrowing			
							ADA Riverwalk Construction			
0339	9990	R999	UR047110000	594,112			New Borrowing			
							Commercial Investment Program			
0339	9990	R999	UR05016000A	404,819			New Borrowing			500,000
							Brownfield Program			
0339	9990	R999	UR05116000A	1,176,419		500,000	New Borrowing			500,000
							Housing Infrastructure Preservation Fund			
0339	9990	R999	UR04816000A	671,580		450,000	New Borrowing			450,000
							In Rem Property Program			
0339	9990	R999	UR04916000A	495,226		2,500,000	New Borrowing			1,000,000
0339	1910	R999	UR04916000A			750,000	Cash Revenues			330,000
							Strong Homes Loan Program			
0339	9990	R999	UR05716000A				New Borrowing			1,000,000
0339	1910	R999	UR05716000A				Cash Revenues			500,000
							Rental Housing Rehabilitation Program (A)			
0339	1910	R999	UR049150200			1,000,000	New Borrowing			
							Commercial In Rem Property Program			
0339	9990	R999	UR05616000A			500,000	New Borrowing			250,000
							Vacant Lot Beautification			
0339	1910	R999	UR052140000	9,180			Cash Levy			

Why are these constant cuts to DPA happening?

This is very different from the initial program design where Strong Homes Loan was funded by $1 million of New Borrowing. If the City moved back to borrowing for Strong Homes Loan and HTF, there would be adequate funds in 2026 to fully fund DPA.

Strong Homes Loan Program	
New Borrowing	1,000,000
Cash Revenues	500,000

Table 2.1 - Housing Trust Fund Budget History

Year	New Borrowing (i.e. Debt Levy)	Cash Revenues (i.e. TID Extension Funds)	Cash Levy (i.e. Operating Levy)	Citation	Page
2025	$ -	$ 350,000	$ -	2025 Budget	192
2024	$ 400,000		$ -	2024 Budget	176
2023	$ -	$ -	$ -	2023 Budget	163
2022	$ -	$ -	$ -	2022 Budget	161
2021	$ -	$ 1,000,000	$ -	2021 Budget	157
2020	$ -	$ 600,000	$ -	2020 Budget	171
2019	$ 400,000	$ -	$ -	2019 Budget	156
2018	$ 400,000	$ -	$ -	2018 Budget	153
2017	$ 400,000	$ 200,000	$ -	2017 Budget	155
2016	$ 400,000	$ -	$ -	2016 Budget	162
2015	$ 600,000	$ -	$ -	2015 Budget	173
2014	$ 600,000	$ -	$ -	2014 Budget	166
2013	$ 400,000	$ -	$ -	2013 Budget	156
2012	$ 400,000	$ -	$ -	2012 Budget	155
2011	$ 400,000	$ -	$ -	2011 Budget	164
2010	$ 400,000	$ -	$ -	2010 Budget	162
2009	$ 400,000	$ -	$ -	2009 Budget	159
2008	$ -	$ -	$ -	2008 Budget	165
2007	$ 2,500,000	$ -	$ -	2007 Budget	157

Table 2.3 - Strong Homes Loans Budget History

Year	New Borrowing (aka Debt Levy)	Cash Revenues (aka Expiring TID)	Cash Levy (aka Operating Levy)	Citation	Page
2025		$ 1,000,000		2025 Budget	196
2024			$ 1,000,000	2024 Budget	181
2023		$ 1,000,000		2023 Budget	166
2022	$ -	$ -	$ -	2022 Budget	164
2021		$ 1,200,000		2021 Budget	162
2020		$ 1,000,000		2020 Budget	176
2019		$ 1,400,000		2019 Budget	161
2018	$ 750,000	$ 750,000		2018 Budget	157
2017	$ 1,000,000	$ 167,000		2017 Budget	159
2016	$ 1,000,000	$ 500,000		2016 Budget	166

Why are these constant cuts to DPA happening?

This change from using new borrowing to cash revenues happened from 2018-2020, likely because there was higher than anticipated TID Extension Funds. However, in years like 2022 when there were not sufficient TID Extension Funds, instead of going back to New Borrowing, they were instead cut back each year.

How was DPA initially funded?

DPA was initially funded in the 2021 budget using Cash Revenues (e.g. TID Extension Funds). The 2021 budget was passed in November of 2020. ARPA was not passed until March of 2021; and first appears in the 2022 budget, which did not include any amount for DPA.

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FUND	ORG	SBCL	ACCOUNT	2019 EXPENDITURE DOLLARS	UNITS	2020 BUDGET DOLLARS	LINE DESCRIPTION	PAY RANGE	UNITS	2021 BUDGET DOLLARS
							DEPARTMENT OF CITY DEVELOPMENT			
							Advanced Planning Fund			
0339	1910	R999	UR01221000A	160,327		150,000	Cash Levy			150,000
							New Borrowing			
							Tax Increment Financed Urban Renewal Projects (Purpose Account) Including Grant Funded Projects			
							New Borrowing and Developer Revenues			
0336	9990	R999	TD000090000				New Borrowing for existing TIDs			
0336	9990	R999	TD000210000	20,407,776		40,000,000	New Borrowing for potential new TIDs (A)			25,000,000
0336	1910	R999	TD000210003	1,394,848		8,000,000	Developer Revenues			9,000,000
0336	1910	R999	TD000190004				Housing Revenues			
0336	9990	R999	TD000200000			4,000,000	Capitalized Interest - Borrow			
							(A) DCD shall establish a $500,000 Grow MKE Fund as part of a new TID to be created to support redevelopment of the former Sears building at N. 21st Street and W. North Ave.			
							Commercial Investment Program			
0339	9990	R999	UR05021000A	877,032		1,000,000	New Borrowing			1,000,000
							Brownfield Program			
0339	9990	R999	UR05120000A	444,768		250,000	New Borrowing			500,000
							Community Resource Hub Program			
0339	9990	R999	UR06520000A			200,000	New Borrowing			
							Housing Infrastructure Preservation Fund			
0339	9990	R999	UR04820000A	299,684		100,000	New Borrowing			
							In Rem Property Maintenance Program (A)			
0339	9990	R999	UR04918000A	515,478			New Borrowing			175,000
0339	1910	R999	UR04921000A			300,000	Cash Revenues			800,000
							10,000 Homes Initiative (B)			
0339	9990	R999	UR06121000A			400,000	Cash Revenues			
							Strong Homes Loan Program			
0339	9990	R999	UR05718000A	1,007,561			New Borrowing			
0339	1910	R999	UR05721000A			1,000,000	Cash Revenues			1,200,000
							Bronzeville In Rem Rehab			
0339	9990	R999	UR06319000A	10,000			New Borrowing			
							Partnerships in Affordable Ownership Housing and Alternatives to Home Ownership Initiatives (D)(E)(F)			
0339	1910	R999	UR067210000				Cash Revenues			3,000,000
							Century City Site Improvements			
0339	1910	R999	UR046170000				Cash Levy			
0339	9990	R999	UR046170000	24,351			New Borrowing			
							Commercial In Rem Property Program			
0339	9990	R999	UR05619000A	284,284			New Borrowing			
							(A) Vacant lots shall be added to the ARCH program. If			

Partnerships in Affordable Ownership Housing and
Alternatives to Home Ownership Initiatives (D)(E)(F)
Cash Revenues 3,000,000

DOWN PAYMENT ASSISTANCE UPDATE

I. City Budget

II. TID Legislation

III. Payment in Lieu of Units (PLUs)

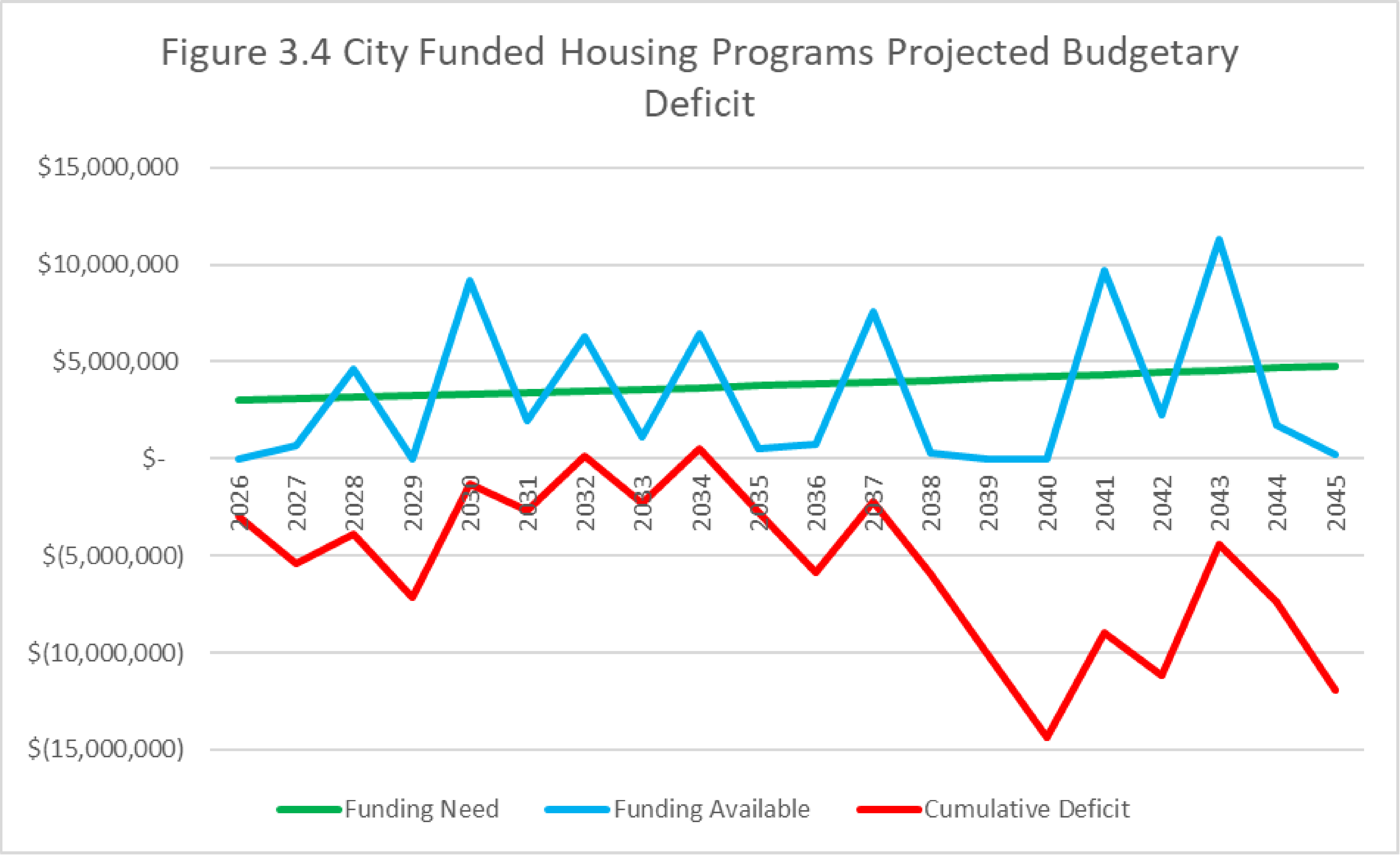
Figure 3.4 City Funded Housing Programs Projected Budgetary Deficit
$15,000,000
$10,000,000
$5,000,000
$-
$(5,000,000)
$(10,000,000)
$(15,000,000)
2026
2027
2028
2029
2030
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2045
Funding Need
Funding Available
Cumulative Deficit

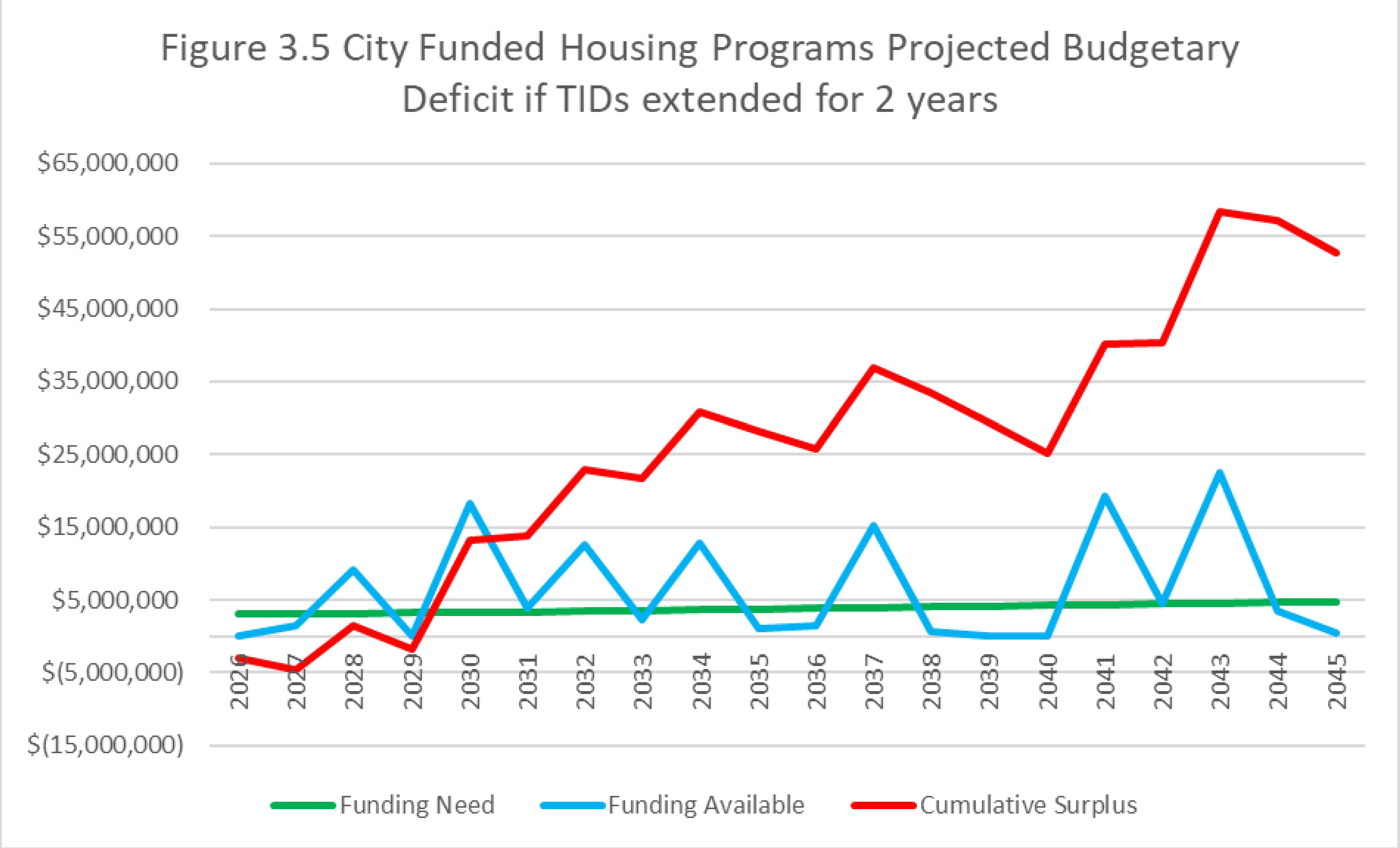
Figure 3.5 City Funded Housing Programs Projected Budgetary Deficit if TIDs extended for 2 years
$65,000,000
$55,000,000
$45,000,000
$35,000,000
$25,000,000
$15,000,000
$5,000,000
$(5,000,000)
$(15,000,000)
2026
2027
2028
2029
2030
2031
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2038
2039
2040
2041
2042
2043
2044
2045
Funding Need
Funding Available
Cumulative Surplus

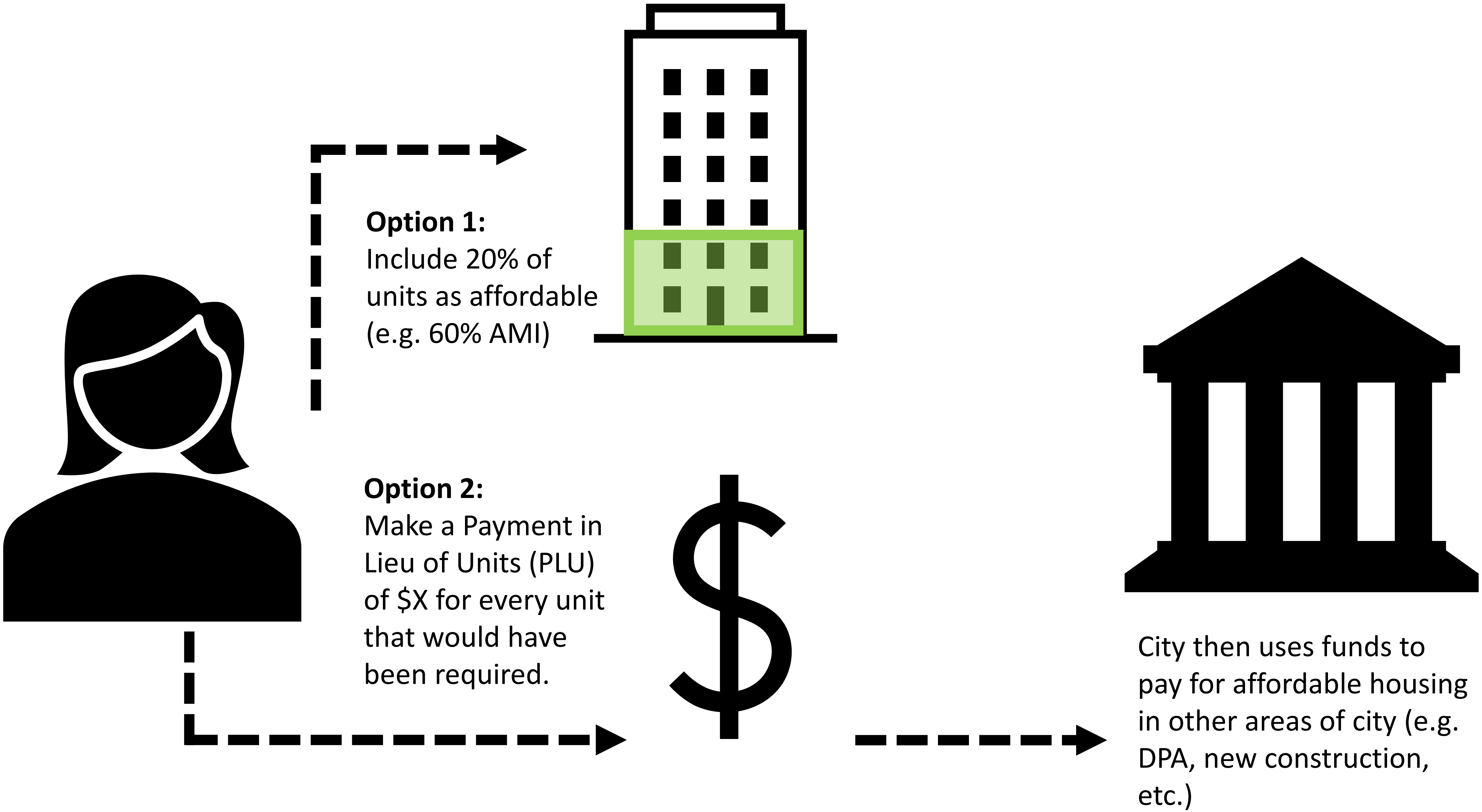
DOWN PAYMENT ASSISTANCE UPDATE

COMMUNITY DEVELOPMENT ALLIANCE

I. City Budget

II. TID Legislation

III. Payment in Lieu of Units (PLUs)


Option 1:
Include 20% of units as affordable (e.g. 60% AMI)
Option 2:
Make a Payment in Lieu of Units (PLU) of $X for every unit that would have been required.
City then uses funds to pay for affordable housing in other areas of city (e.g. DPA, new construction, etc.)

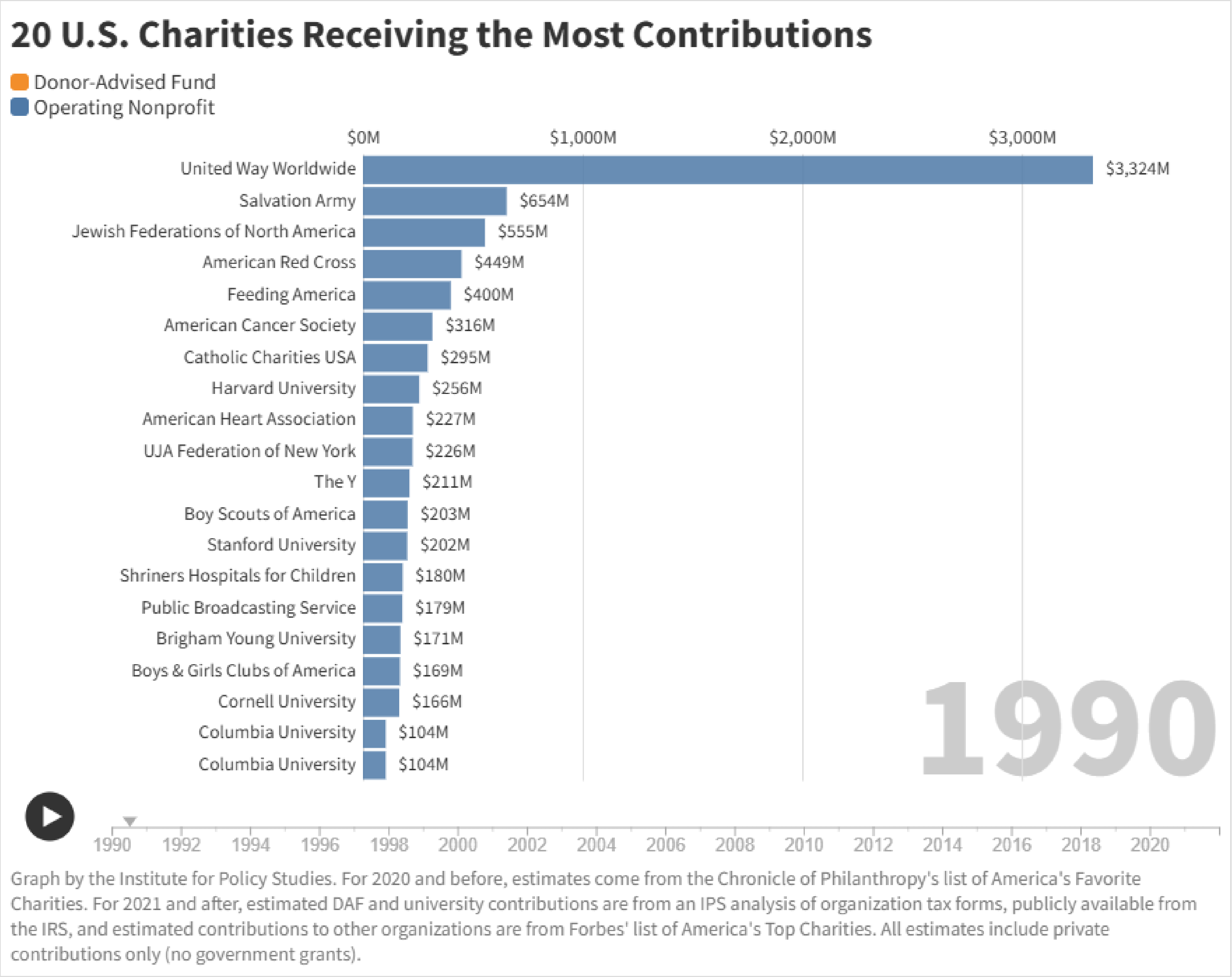
NEW CONSTRUCTION UPDATE

ECE Homes
All homes built have offers or have closed. All southside homes have advance offers.

Midtown TID
All homes on schedule. Intend to expand TID in 2026

Harambee TID
Approvals complete, negotiating final loan commitments. $500K gap.

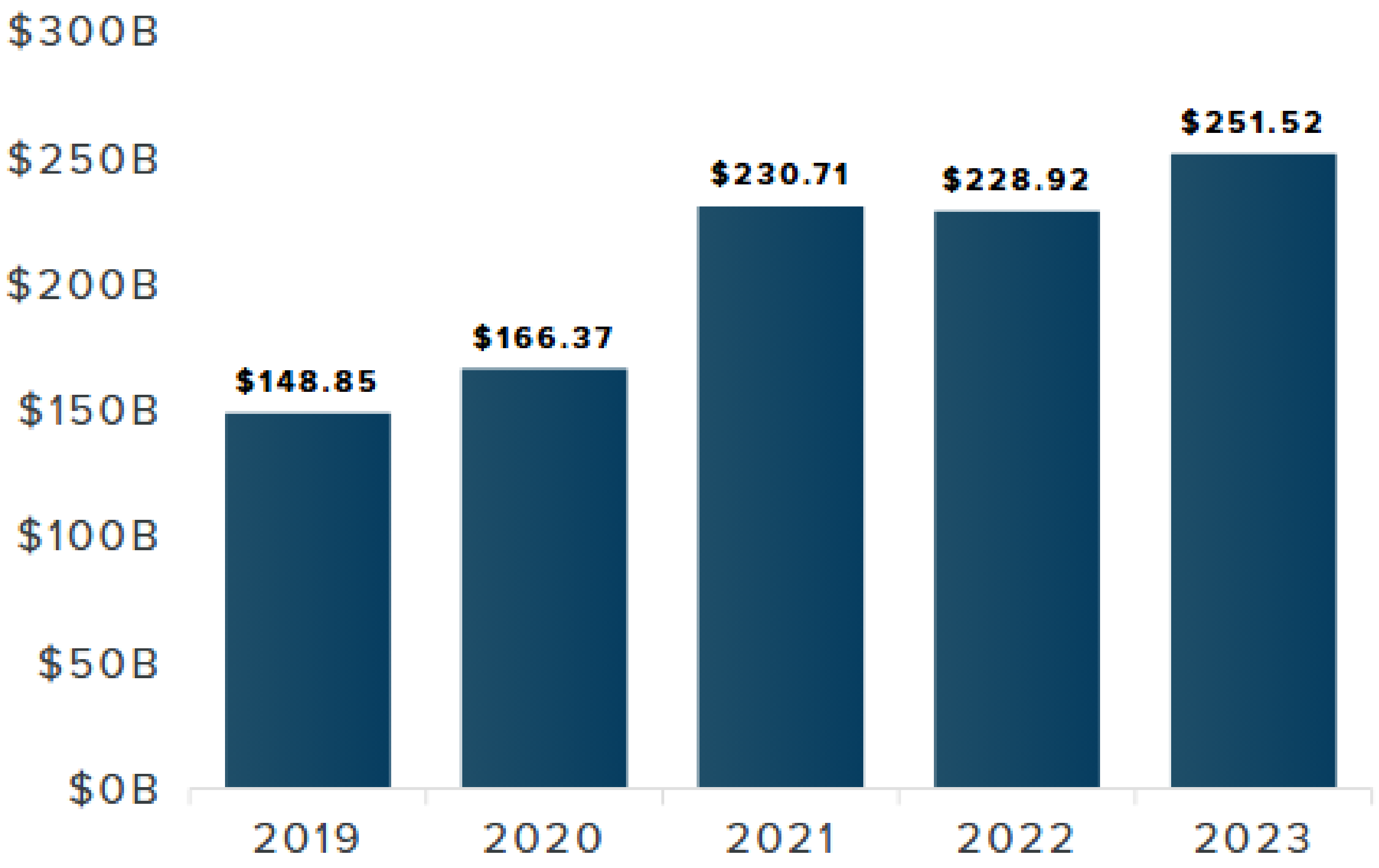
Amani TID
Sites selected by primary developers. LIHTC application in Q4.



[Tracking the Growth of Donor-Advised Funds | Flourish]

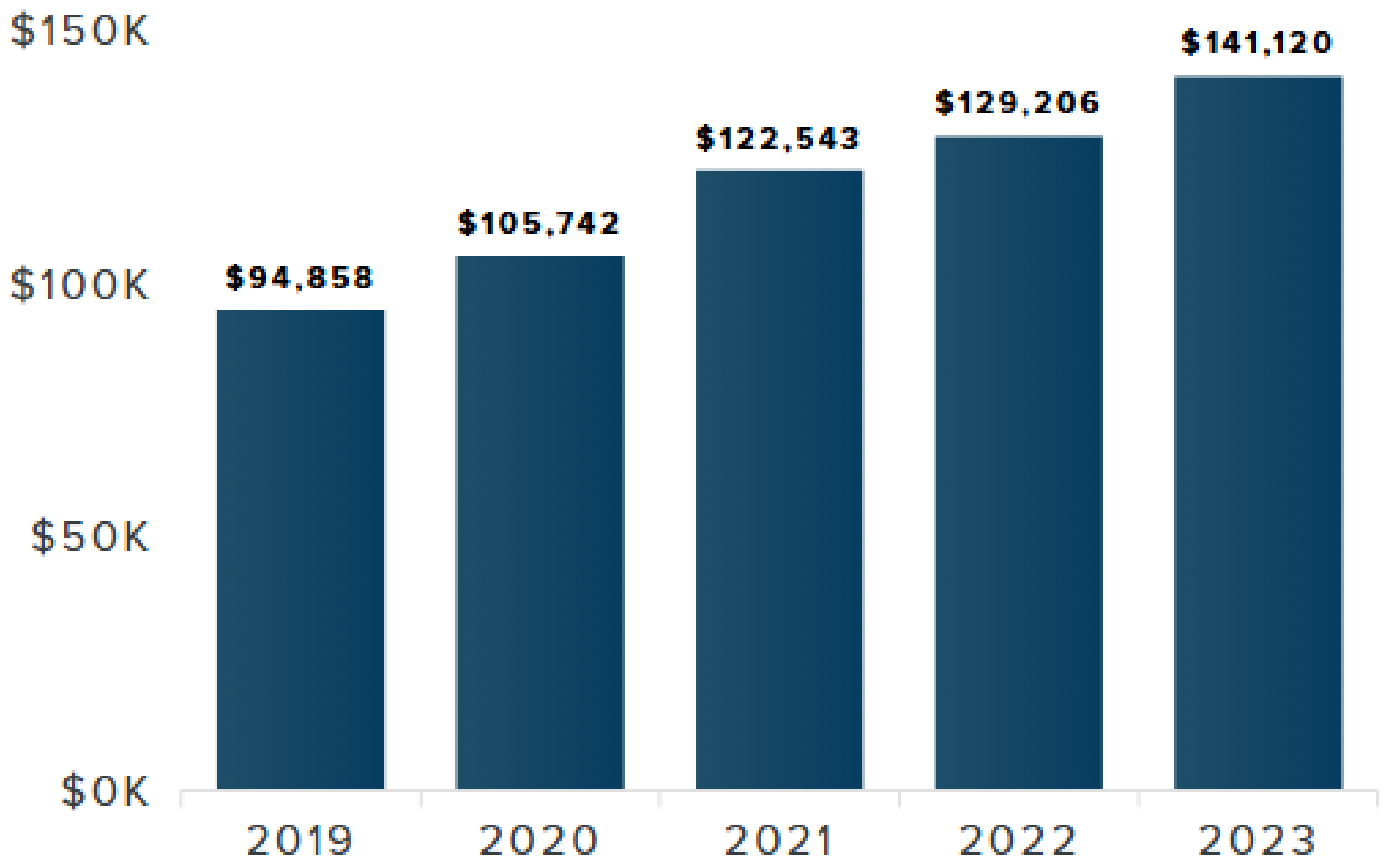
FIGURE 3: TOTAL ASSETS IN DONOR-ADVISED FUNDS

$ IN BILLIONS



The 2024 DAF Report | NPTrust

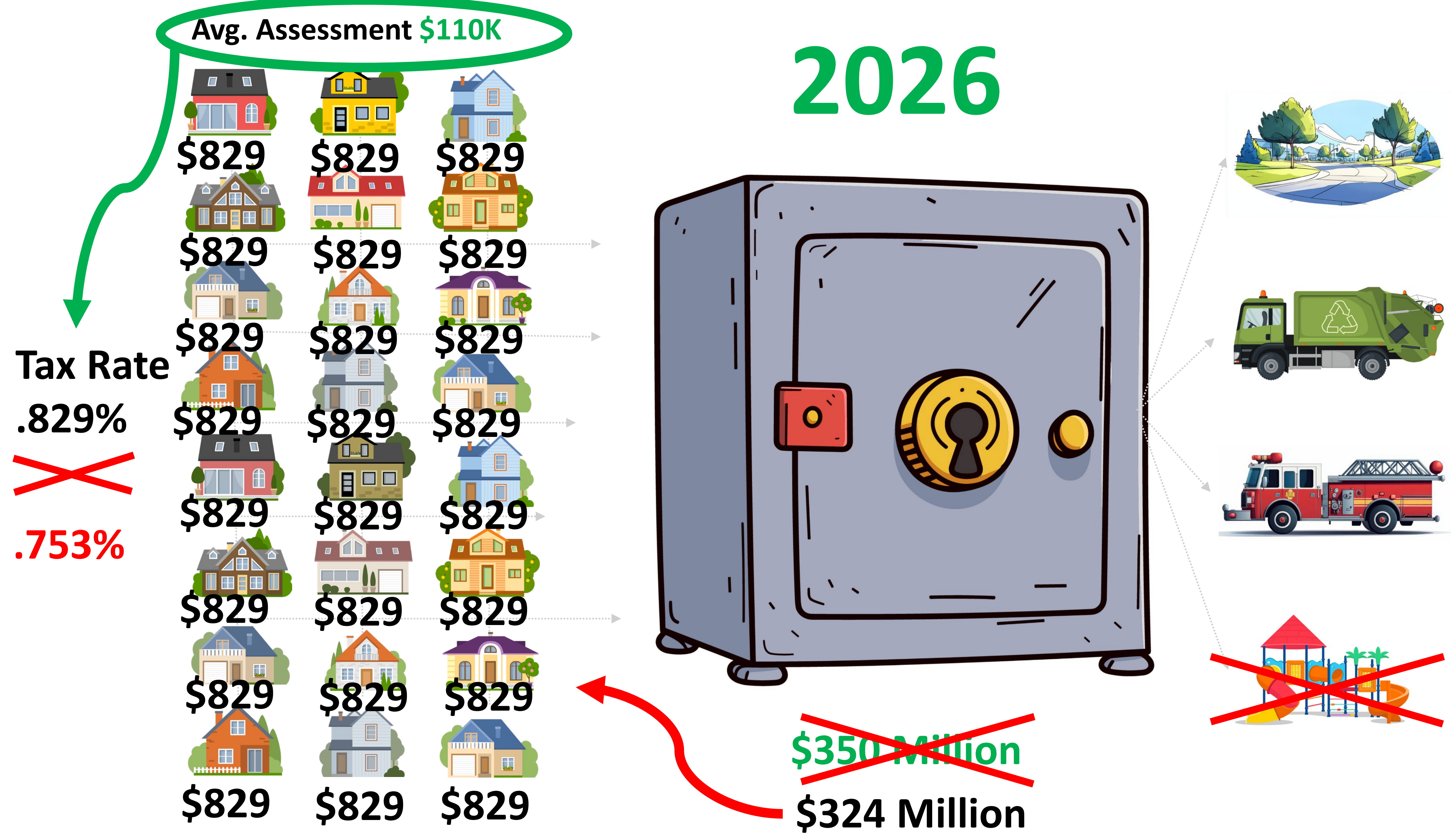
FIGURE 6: AVERAGE DONOR-ADVISED FUND ACCOUNT SIZE



The 2024 DAF Report | NPTrust

HBOR UPDATE


Protecting Aging Neighbors from Displacement
Tuesday, September 16, 2025
8:30 am - 2:00 pm
GATHER at Deer District



Avg. Assessment $110K
2026
$829 $829 $829
$829 $829 $829
$829 $829 $829
$829 $829 $829
$829 $829 $829
$829 $829 $829
$829 $829 $829
$829 $829 $829
Tax Rate
.829%
.753%
~~$350 Million~~
$324 Million

Year	Assessment	Tax Rate	Tax
2016	$183,000.00	2.94%	$5,371
2017	$183,300.00	2.87%	$5,261
2018	$226,900.00	2.73%	$6,194
2019	$246,500.00	2.59%	$6,379
2020	$188,300.00	2.61%	$4,909
2021	$188,300.00	2.62%	$4,926
2022	$338,500.00	2.63%	$8,892
2023	$338,500.00	2.38%	$8,060
2024	$384,300.00	2.36%	$9,081
2025	$411,000.00	2.29%	$9,424
% Growth	125%	-28%	75%

However, if your assessment grows faster than the decrease in tax rate, your taxes will go up.

(Actual Halyard Park Example)

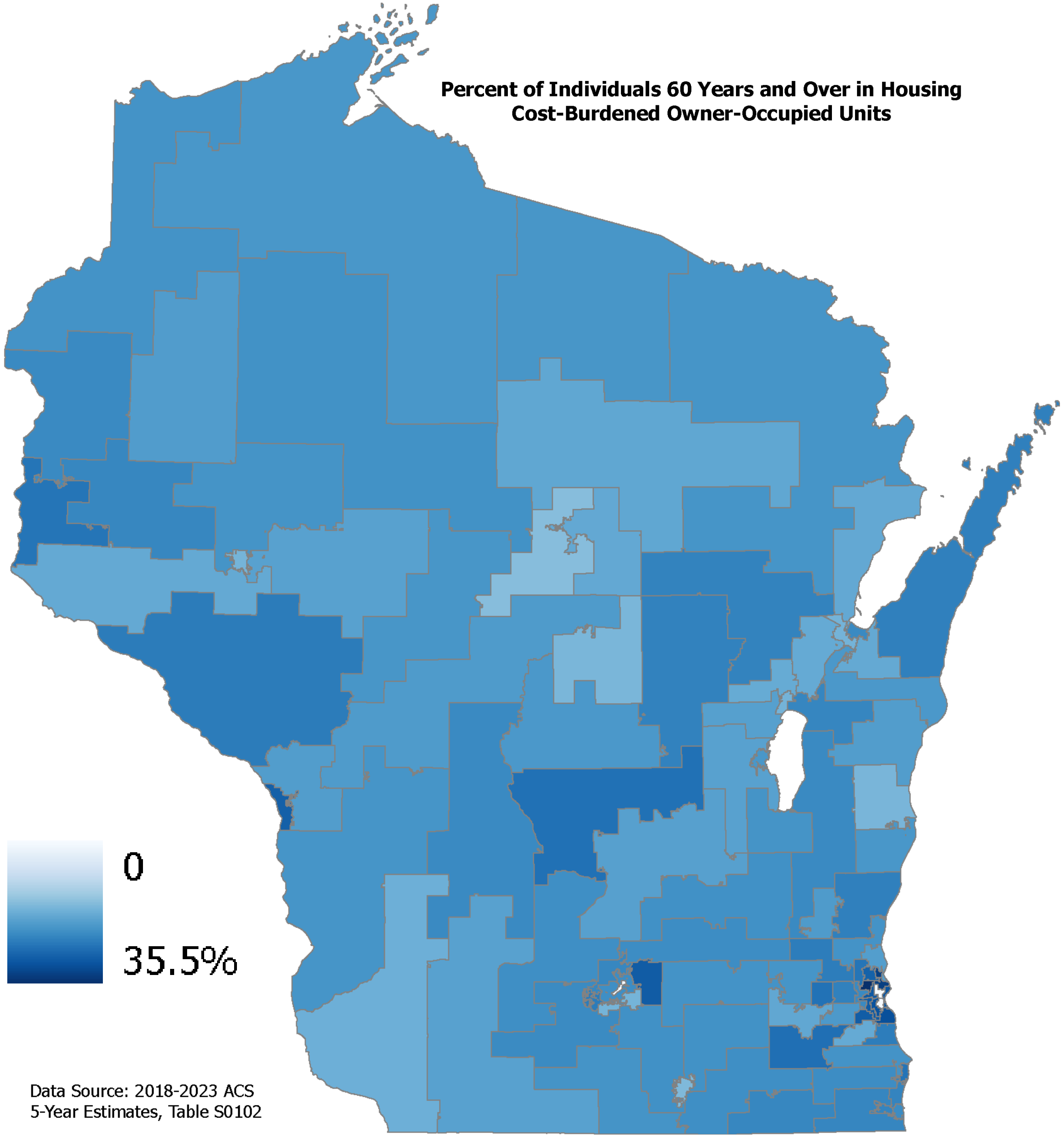
City of Milwaukee Tax Rates - 1997 to Present

Average Social Security
Benefit for married couple: $32,868

Taxes	
($10,000)	
Water & Utilities	**($ 3,000)**
Maintenance	**($ 0)**
Total	**($13,000)**

Percent of Income
Spent on Housing: 40%*

Anything above 30% is considered housing cost burdened and at risk of displacement.



Aging Homeowners at risk of Displacement

162,000

Wisconsin

22,000

Milwaukee County

Philly’s Senior Freeze

- Freezes tax bill at current amount, even if assessment increases in the future
- Important to enroll in years when new assessments take effect
- **Eligibility**
  - Own the property and occupy it as primary residence
  - Applicant or spouse is 65+
  - Income requirements based on state prescription drug program (PACENET): $33,500 (single) or $41,500 (married)
- **Retroactive application:** Even if seniors miss the application deadline, may still apply to have tax bill frozen at the amount when they first became eligible - back to 2018
- *72 P.S. §§ 4751-21; Phila. Code §§ 19-2901*

Bipartisan support for Philly's Senior Freeze

House Bill 2223

1995-1996 REGULAR SESSION

HB2222 | HB2224

Share

An Act implementing the provisions of section 2(b)(ii) of Article VIII of the Constitution of Pennsylvania by authorizing cities of the first class to provide for special tax provisions relating to real property taxes for certain persons who meet the established standards and qualifications for age and poverty.

Current Text
Print History
How to read a bill

House: 181-18
Senate: 49-0

Prime Sponsor

Representative George Kenney
R House District 170

Co-Sponsors

Rep. Frank Oliver
D House District 195

Rep. Kathy Manderino
D House District 194

Rep. Dennis O'Brien
R House District 169

Rep. Christopher Wogan
R House District 176

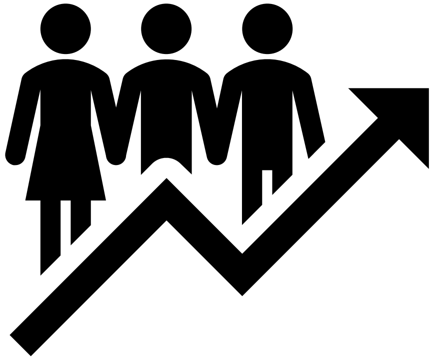
Rep. Michael Horsey
D House District 190

Rep. Robert Donatucci
D House District 185

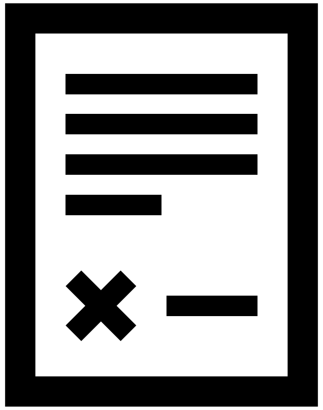
Rep. John Taylor
R House District 177

Rep. Michael McGeehan
D House District 173

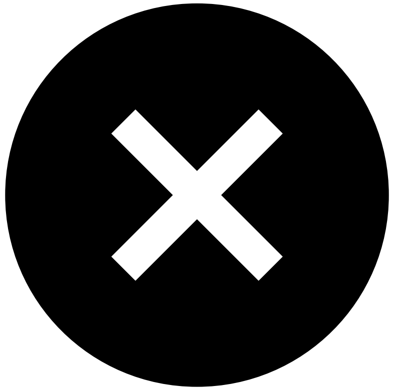
Options



Expand Homestead Credit

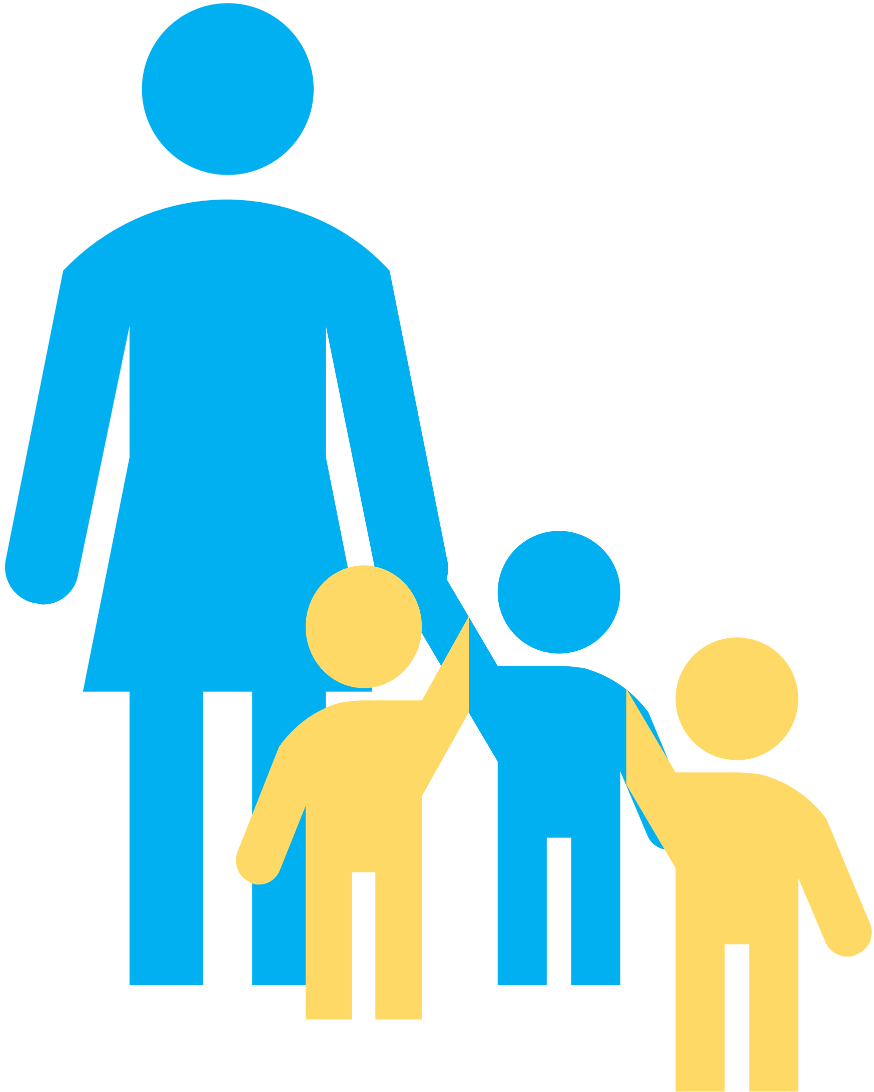


Constitution Change



Property Tax Exemption

ACQUISITION FUND UPDATE



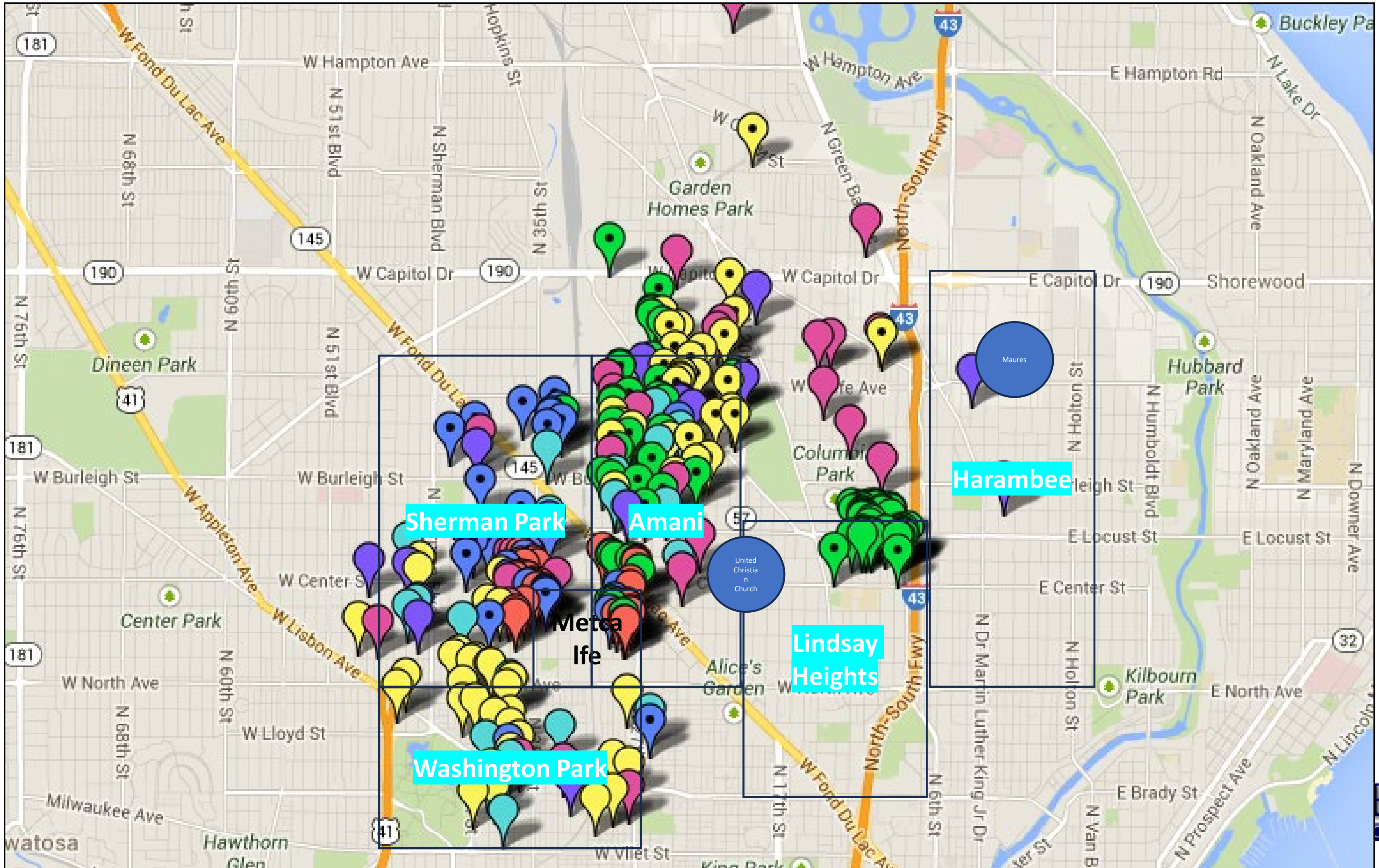
Brittney

- 3 Kids
- Makes $40K per year (35% AMI)
- Affordable means $76,000 Home

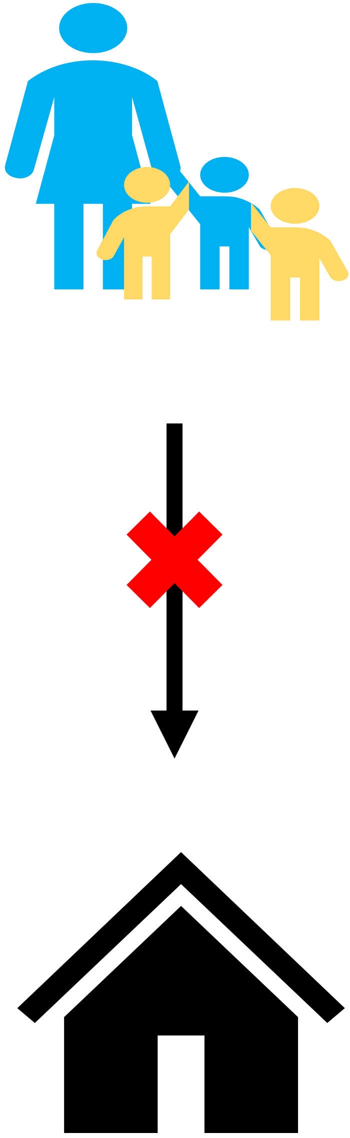
Other Residents

- Family of 3
- Makes $30K per year (30% AMI)
- Affordable means $48,000 Home

Northwest Side Homeowners Initiative
Coverage Map



RMAN
OMPANY, INC.



Historic Scenario		
	Per Unit	Project
Sale to Homeowner	$ 99,026	$ 2,970,780
(Less) Seller's Closing Costs	$ (10,026)	$ (300,780)
(Less) Presumed WHEDA 1st Mortgage	$ (33,687)	$ (1,010,610)
Non-Profit Admin	$ (12,333)	$ (369,990)
(Less) HOME Loan @1%	$ (15,480)	$ (464,400)
(Less) TIF Baloon @year 15	$ (14,167)	$ (425,010)
(Less) WHEDA Zero's Repayment	$ (23,333)	$ (699,990)
Total	$ (10,000)	$ (300,000)

	Option 1				
	Repaid	*Foregiven*	*Held as 2nd Mortgage*	*Owed*	*Balance*
Proceeds from MPCB Homes	$ 382,945				
Proceeds from non-MPCB Homes	$ 826,850				
Total Proceeds Available	$ 1,209,795				
WHEDA 1st Mortgage	$ (684,725)			$ 684,725	$ -
WHEDA Zeros	$ (525,070)	$ (174,930)		$ 700,000	$ -
RACM	$ -	$ (425,010)	$ -	$ 425,010	$ -
HOME Funds	$ -	$ (336,000)	$ -	$ 336,000	$ -
Total	$ (1,209,795)	$ (935,940)	$ -	$ 2,145,735	$ -
Difference of Proceeds & Repayment	$ -				
Note:	Homes sold at affordable price for residents in neighborhood (e.g. 30% of income, adjusted for family size)				
	MPCB Homes become manageable as rent to own, with $280K of philanthropy & $200K of debt				

ADRIAN SPENCER

- Deputy Director Rooted & Rising
- Active in RON Coalition
- Over 10 years experience in Community Organizing and Community Development

AGENDA

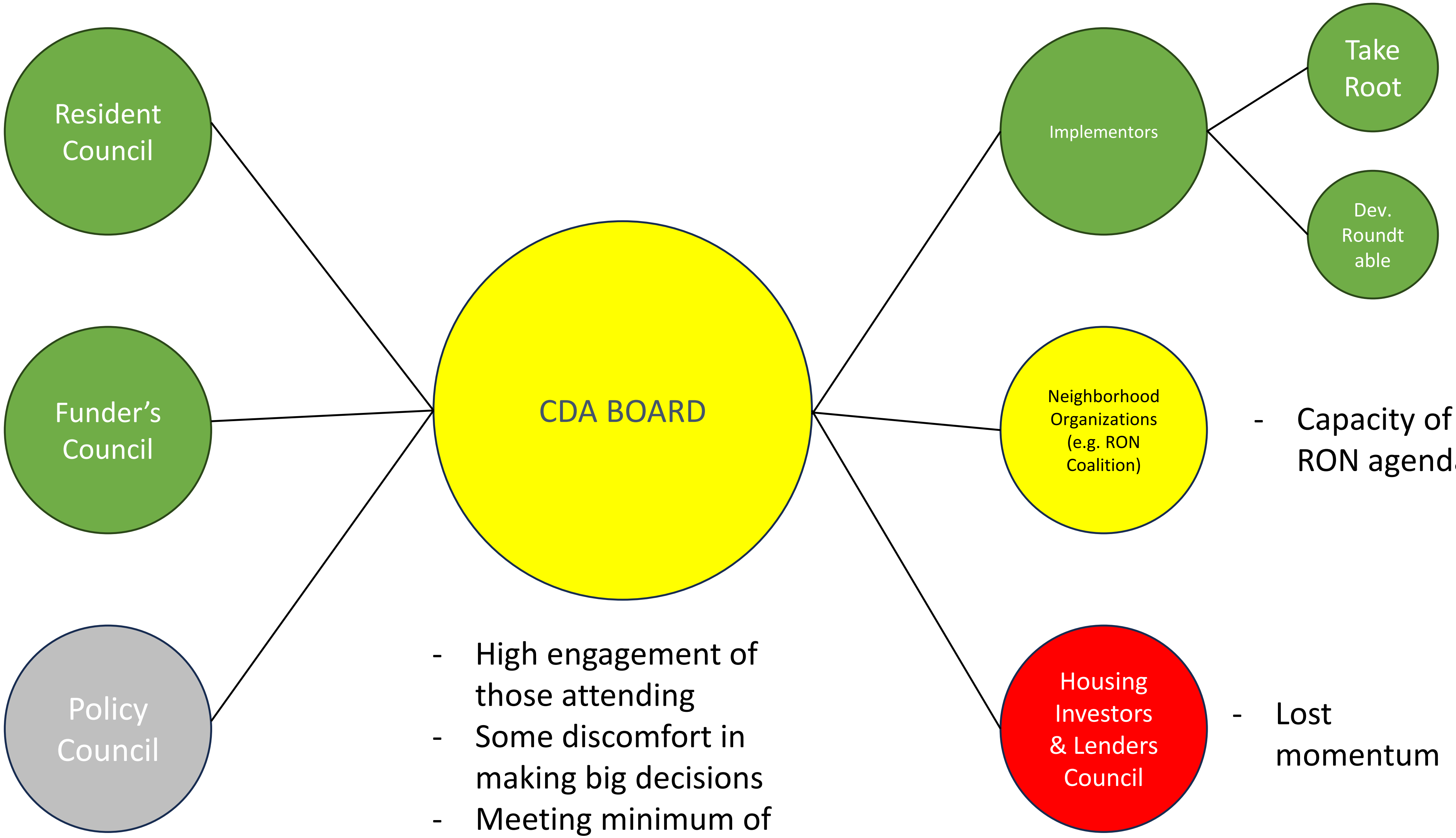
I. Resident Council Update

II. Chief Alliance Executive Update

III. Approval of Adrian Spencer as Board Member

IV. Effective Communication and Governance

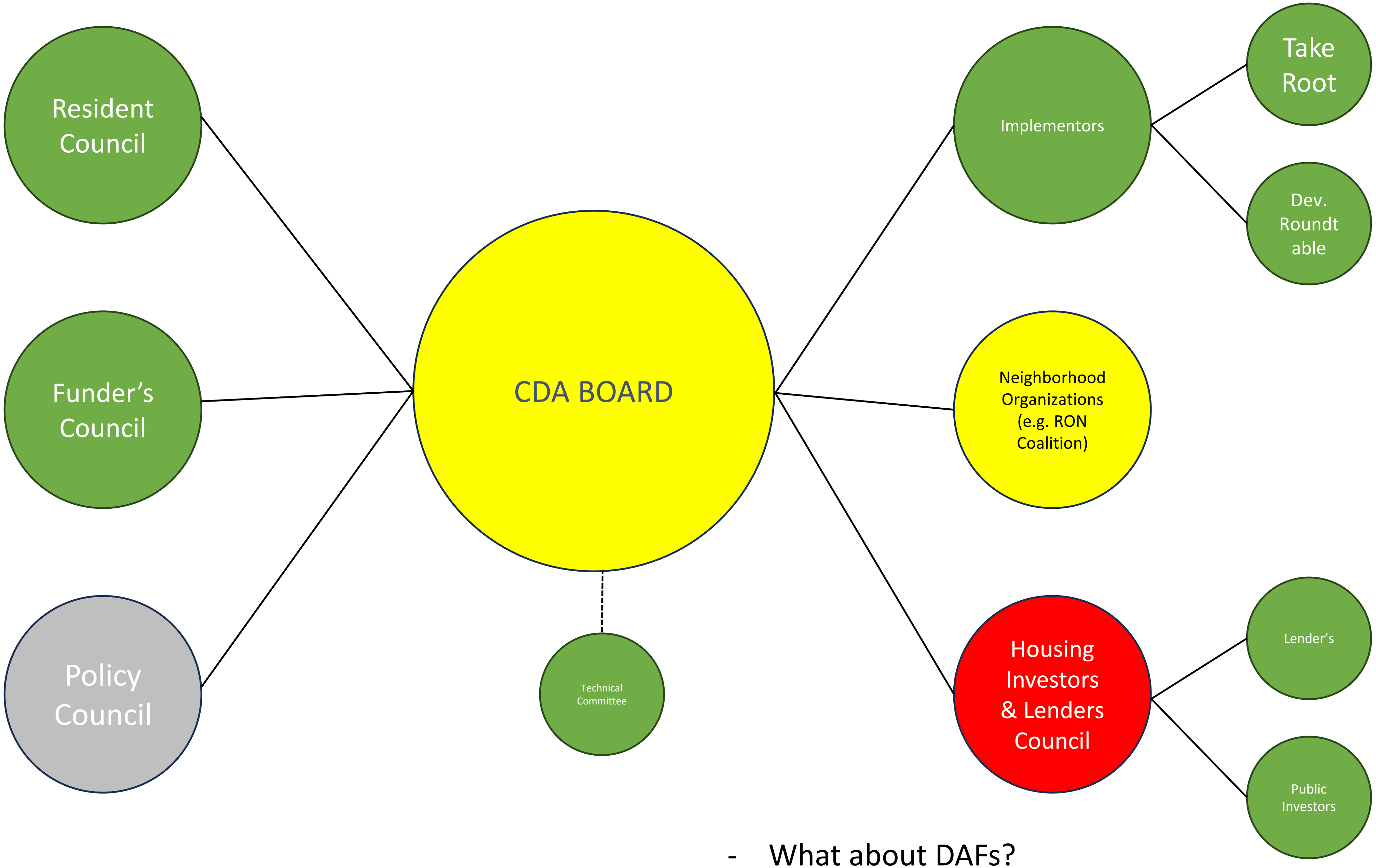
V. Consent Agenda



- Capacity of RON agenda

- Lost momentum

- High engagement of those attending
- Some discomfort in making big decisions
- Meeting minimum of quorum
- Capacity for orientation



- What about DAFs?

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