



City of Waukesha
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City of Waukesha Cover Sheet

Committee: Redevelopment Authority	Meeting Date: 11/17/2025
ID Number: 25-02528	Ordinance/Resolution Number (if applicable): N/A
Name of Submitter: Jeff Fortin, Economic Development Project Manager	Target Next Board/Council Meeting Date: N/A
Agenda Item Title: Review and act on a request by Revitalize Milwaukee for a grant from the Affordable Housing Rehab Program to assist with the rehabilitation of homes in Waukesha as part of their 2026 Block Build event.	

Issue Before the Board/Council: Consider a request by Revitalize Milwaukee for a \$30,000 grant from the Affordable Housing Rehab Program to assist with the rehabilitation of homes in Waukesha as part of their 2026 Block Build event.
Options & Alternatives: The RDA may make any changes to the loan terms or amount they feel are necessary. The RDA may deny the request.
Additional Details: In 2025 Revitalize Milwaukee held their first Waukesha-based Block Build. The Block Build program focused on one of the city's older neighborhoods east of downtown. Bounded by Perkins Avenue, Main Street and The Strand, there were many homes in need of repair and maintenance. Revitalize Milwaukee along with a large contingent of volunteers and sponsors worked over the course of 2 days in June to do critical repairs and other improvements and maintenance on 9 homes in the area.

Due to the success of the program, they want to do a 2026 Block Build event in Waukesha. During preliminary discussions we indicated that Habitat had done something similar, but on a case-by-case basis, using our Affordable Housing Rehab Program. They are requesting \$30,000 from this fund as a contribution to next year's Block Build. This amount was what Community Development staff felt we could lend from the program and still fund additional homeowner loans.

Similar to the Habitat Critical Repair program, our \$30,000 will leverage additional funding making our Affordable Housing dollars go farther through additional donations and sponsorships. Revitalize Milwaukee estimates sponsor contributions of \$45,000, not including in-kind donations such as materials from Home Depot.

A neighborhood has not been selected for 2026, but will be another low-to-moderate income neighborhood in our central city.

What is the Strategic Plan Priority this item relates to:

People Centered Development

What impact will this item have on the Strategic Plan Priority?

This program will impact People Centered Development by providing funds to low-to-moderate income households with critical repairs at no cost to the homeowners.

Financial Remarks:

Funding for this loan will come from the Redevelopment Authority Affordable Rehab Fund, which has an uncommitted balance of \$169,699.49. This would leave \$139,699.49 remaining for additional homeowner loans.

Suggested Motion:

I move to approve the \$30,000 grant from the Affordable Housing Rehab Program to Revitalize Milwaukee with the following terms and conditions:

1. Revitalize Milwaukee shall provide a minimum match of \$30,000 through sponsorships, and in-kind donations.
2. Revitalize shall be responsible for doing household income verification for any home receiving City funds. Homeowners must be at or below 100% AMI.
3. Revitalize Milwaukee must submit list of homeowners, general project list, and income verification to city prior to any fund disbursement.
4. Funds may only be used for improvements to homes and properties.
5. After the event Revitalize shall submit a report to the city showing projects completed as well as other information related to non-city funds.