

TID 124 – Harambee Home Ownership Initiative
Periodic Report
12/31/25

District Created: 2025

Authorized expenditure (excluding interest): \$3,037,500

Authorizing resolution(s): #250153

Projected TID cost recovery: 2047 (levy year)

Maximum legal life: 2052

Base property value: \$10,000,000

Completion Status:

Project description:

The Harambee Home Ownership Initiative is a targeted and coordinated effort to promote homeownership in the Harambee neighborhood. The project consists of the new construction of 59 single family homes which will be sold for affordable home ownership opportunities.

The homes will be developed on scattered site vacant city owned lots located in the area roughly bounded by West and East Burleigh Street, West Randolph Street, North 7th Street, and North Buffum Street.

The project is being developed by a collaboration of the Envision Growth, LLC, Milwaukee Habitat for Humanity, Inc., and the Community Development Alliance, Inc.

The City provided a developer financed TID in the amount of \$2,850,000 to assist in financing total project costs of \$17.5 million. The project began construction in 2025 and with staged completions of the 59 buildings comprising the Project through 2029.

Incremental Value:

Year	Incremental Value	Increase
2025	\$ -	

2025 will be the base year for this district as per State Statute the municipal resolution was adopted before September 30, 2025. Consequently, there is no incremental value.

Expenditures - Life to Date (as of 12/31/2025)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 187,500	\$ -	\$ -	\$ -	\$ -
Grant to Developer	\$ 2,850,000	\$ -	\$ -	\$ -	\$ -
Total	\$ 3,037,500	\$ -	\$ -	\$ -	\$ -

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Revenue/Value Performance (as of 12/31/2025)

	Projected	Actual
Property value	\$ 10,500,000	\$ -
Incremental value	\$ -	\$ -
Incremental taxes	\$ -	\$ -
State aid	*	\$ -

* Not projected.

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.