



Investors & Non-Profits

Looking for resources to help you purchase or renovate?

From discounted property sales to funds to renovate your rental property, here is a list of City housing programs that provide resources to responsible owners and renovators of properties.

RESOURCES FOR INVESTORS / NON-PROFIT ORGANIZATIONS

City Houses For Sale to Investors
 The City of Milwaukee sells properties to responsible investor-owners. Most properties are in need of repair. Properties are listed on milwaukee.gov/cityrealestate, as well as with local real estate brokers. **(414) 286-5730**

Bulk Buyer Guidelines for Purchasing City Houses
 Under the City's "Bulk Buyer" program, investors can purchase five properties, at a reduced price of \$5,000 each, if the property is listed for sale at \$25,000 or less. To qualify for a bulk purchase, the buyer must have housing rehab experience. **(414) 286-5730**

Non-Profit Guidelines for Purchasing City Houses
 The City of Milwaukee sells properties to nonprofit organizations at reduced prices. If the asking price of the property is \$25,000 or less, is available for investor purchase, and has been on the market for more than 60 days, the price will be reduced to \$1,000. **(414) 286-5730**

OWNS Program. The Owns, Wealth, Neighborhood Stabilization program is an initiative meant to boost local ownership of rental properties and build generational wealth in Milwaukee communities. It encourages existing homeowners to buy city-owned properties for rental purposes, in their neighborhood. Learn more: milwaukee.gov/OWNS

Landlord Training Program
 The Landlord Training Program provides

free training to teach landlords ways to keep illegal activity out of their property, and how to manage nuisance activity if/when it appears. Classes are free and held on a regular basis throughout the year at various locations. **(414) 286-2954**

Rent for Success - Tenant Training Program
 Rent for Success is a free tenant-training program designed to educate and empower renters to make safe, healthy choices in their housing, and to provide helpful resources if anything does go wrong with an arrangement. Call **(414) 286-8122** or email hrober@milwaukee.gov for an appointment (groups preferred, gather your friends!).

Rental Rehab TIN Program
 The Rental Rehab program offers forgivable loans of up to half the cost of needed rehabilitation, but not exceeding \$14,999 per unit, to responsible investors who agree to rent to income-eligible tenants. The property must be located in a Targeted Investment Neighborhood (TIN) and meet program standards when the rehabilitation is complete. Generally, units must have at least two bedrooms to qualify. **(414) 286-5608**

Rental Rehab - Purchase of City Property
 Purchasers of 1-4 unit City-owned tax foreclosed properties throughout the City of Milwaukee are eligible to apply for forgivable loans of up to half the cost of needed rehabilitation, but not exceeding \$14,999 per unit, under the program.

Investors must agree to rent to income-eligible tenants and meet program standards when the rehabilitation is complete. Generally, units must have at least two bedrooms to qualify. **(414) 286-5608**

Lead Service Line Replacement
 If your lead water service line needs to be replaced due to leaking, damage during planned construction, or because the City owned section is being replaced, the City will notify you and work with you on the replacement. The City offers special assessment financing as well as cost-share for the owner's part of the line replacement for properties with 1 to 4 dwelling units. **(414) 286-2830**



For details and a list of additional housing resources in the community, visit: milwaukee.gov/housinghelp