

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: June 24, 2026

To: Marcelia Nicholson-Bovell, Chairwoman, Milwaukee County Board of Supervisors

From: Shakita LaGrant McClain, Executive Director, DHHS

Subject: A report from the Executive Director, Department of Health and Human Services, requesting authorization to allocate \$1,059,200 in HOME Community Housing Development Organization (CHDO) funds to Greater Milwaukee Community Housing Development Corporation (Milwaukee Habitat for Humanity) for the construction of single-family homes in Oak Creek

File Type: Action Report

REQUEST

The Executive Director, Department of Health and Human Services, is requesting authorization to allocate \$1,059,200 in HOME Community Housing Development Organization (CHDO) funds to Greater Milwaukee Community Housing Development Corporation (Milwaukee Habitat for Humanity) for the construction of single-family homes in Oak Creek.

POLICY

In 2022, Habitat for Humanity became one of Milwaukee County's registered CHDO organizations through a County Board action.

Milwaukee County Board Resolution	File 23-801
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BACKGROUND

Founded in 1984, Milwaukee Habitat has built or repaired more than 1,500 homes through the "sweat equity" of homeowners working alongside volunteers. By clustering houses, Habitat helps revitalize the surrounding neighborhoods. As part of its global mission to eliminate poverty housing, Milwaukee Habitat has partnered with DHHS on new home construction in the King Park neighborhood. In 2023, Milwaukee County selected Milwaukee Habitat via a Request for Proposals to build up to 80 homes in King Park using American Rescue Plan Act (ARPA) funds from the State of Wisconsin.

In order to undertake affordable housing developments using the HOME funds' mandatory 15 percent set-aside, HOME participating jurisdictions must designate one or more Community Housing Development Organizations (CHDOs). A CHDO is an incorporated, IRS-certified 501(c) non-profit

organization with the established purpose of providing affordable housing. Its board of directors must meet HOME criteria regarding its inclusion of low-income residents. The organization must achieve standards of financial accountability set by federal regulation, and it must have at least one year of history in serving the community within which it will develop housing.

A CHDO designation validates that the jurisdiction has confirmed that an organization meets the requirements to participate in the HOME Program and receive HOME funds. Once designated, this organization is eligible to receive and commit these earmarked funds. The set-aside funds cannot be spent by any other entity. The CHDO and the set-aside are the principal mechanisms through which affordable rental housing and housing for homeownership development take place.

Oak Creek Affordable Housing Subdivision

Milwaukee County Housing Services (MCHS) is in the process of developing an affordable housing subdivision in Oak Creek on E. American Avenue. Once completed, the subdivision will have up to 52 brand new single-family homes for immediate homeownership. Housing Services has all the approvals necessary from the City of Oak Creek to proceed with the development. In addition to the funds being sought through CDHO funds, \$9 million has been identified to assist with the infrastructure for the project and related housing construction. These funds come from previously approved federal Community Project Funds in the amount of \$7 million and Milwaukee County capital funds in the amount of \$2 million.

Housing Services has partnered with Department of Administrative Services (DAS) Architecture, Engineering and Environmental Services to identify private firms for the planning and eventual construction of the subdivision's infrastructure needs. Under a previous award, RA Smith had been chosen to complete the design work that was submitted to the City of Oak Creek that led to the site approval in April 2026. Housing Services and DAS will be releasing an RFP for the infrastructure contract and will look to choose a firm in August of 2026. Housing Services anticipates infrastructure work to commence in the fall once the development agreement is signed and be completed by summer of 2027. Construction of the homes will begin in 2027.

ALIGNMENT TO STRATEGIC PLAN

The use of CHDO funds aligns to Milwaukee County's Strategic Plan, specifically around 3A (Invest upstream to address root causes of health disparities) recognizing that housing is a main social determinate of health.

RECOMMENDATION

It is recommended that the Milwaukee County Board of Supervisors authorize the Executive Director, Department of Health and Human Services, or her designee, to allocate \$1,059,200 in HOME Community Housing Development Organization (CHDO) funds to Greater Milwaukee Community Housing Development Corporation (Milwaukee Habitat for Humanity) for the construction of single-family homes in Oak Creek.

FISCAL EFFECT

There is no fiscal effect to this action item. A fiscal note is attached.

TERMS

N/A

VIRTUAL MEETING INVITES

James Mathy, Administrator, DHHS Housing Services

Diane Tsounis, HOME and CDBG Manager, DHHS Housing Services

PREPARED BY:

James Mathy, Administrator, DHHS Housing Division

APPROVED BY:

Shakita LaGrant-McClain

Shakita LaGrant McClain, Executive Director, DHHS

ATTACHMENTS:

Resolution and Fiscal Note

cc: County Executive David Crowley
Sup. Steve F. Taylor, Chair, Finance Committee
Mary Jo Meyers, Chief of Staff, County Executive's Office
Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors
Janelle M. Jensen, Director Legislative Services, Office of the County Clerk
Steve Cady, Director of Research and Policy, Office of the Comptroller
Maddy Fruehe, Research & Policy Analyst, Comptroller's Office