



Community Development Authority

Meeting Date: November 20, 2025

Agenda Item: Home Renewal Program updates

Staff Contact (name, email, phone): Mason Becker, mbecker@whitewater-wi.gov, 262.443.4458

BACKGROUND

(Enter the who, what when, where, why)

CDA board members will recall that a draft version of a new Home Renewal Program was presented to the CDA, along with a possible Developer Assistance Loan Program, at the October 16, 2025 CDA board meeting. The board gave feedback on the program drafts and voiced support for both proposed programs.

On October 21, 2025, the same programs were presented to the Common Council. The Common Council preferred to allocate all \$1.2 million of the remaining Affordable Housing Extension funds to the Home Renewal Program, along with some suggested changes. The changes mainly focus on age-eligibility of the homes in this program (the council felt that 20 years was too “recent” a threshold).

The program draft has been revised and is here for your review. It incorporates revised guidelines on home ages and eligibility (with a new suggested minimum of 30 years for age eligibility), along with a scoring metric.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

The previous draft of the program was presented to the CDA and Common Council on October 16th and 21st, respectively. The Common Council unanimously passed a motion directing city staff to move forward with “Option A”, and bring back information or proposal on how to manage the age consideration.

FINANCIAL IMPACT

(If none, state N/A)

The \$1.2 million will be allocated from Affordable Housing Extension funds already on hand and designated for housing programs. The CDA will administrate this program, primarily through the Economic Development Coordinator, and with assistance from Thrive ED.

STAFF RECOMMENDATION

Staff recommends approval of the revised document, which will return to the Common Council for a final approval, likely on December 16, 2025.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Home Renewal Program draft and application form