



Council Agenda Item

Meeting Date: December 16, 2025

Agenda Item: Home Renewal Program revisions

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

BACKGROUND

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

Common Council members will recall that a draft version of a new Home Renewal Program was presented to the CDA, along with a draft 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).

At the November 20, 2025 CDA board meeting, the CDA again reviewed the program, and approved the current draft, along with some minor suggested changes. These changes suggested a slight revision to the scoring metrics, and an additional “tie breaker” scoring provision relating to using local contractors. These have been incorporated into the current draft.

The program draft has been revised and is here for your review. If approved, the Community Development Department will follow through on final steps to ready the program for a full release, targeted for end of first quarter 2026.

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 revisions on how to manage the home age consideration.
- The revised program was presented to the CDA on November 20, 2025, which included a revised age provision and scoring metric. The CDA recommended the Common Council give final approval to the program with some slight adjustments, which have been incorporated.

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 the Common Council give final approval to the Home Renewal Program.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Home Renewal Program draft and application form
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