

**LAND DISPOSITION REPORT  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**

October 5, 2010

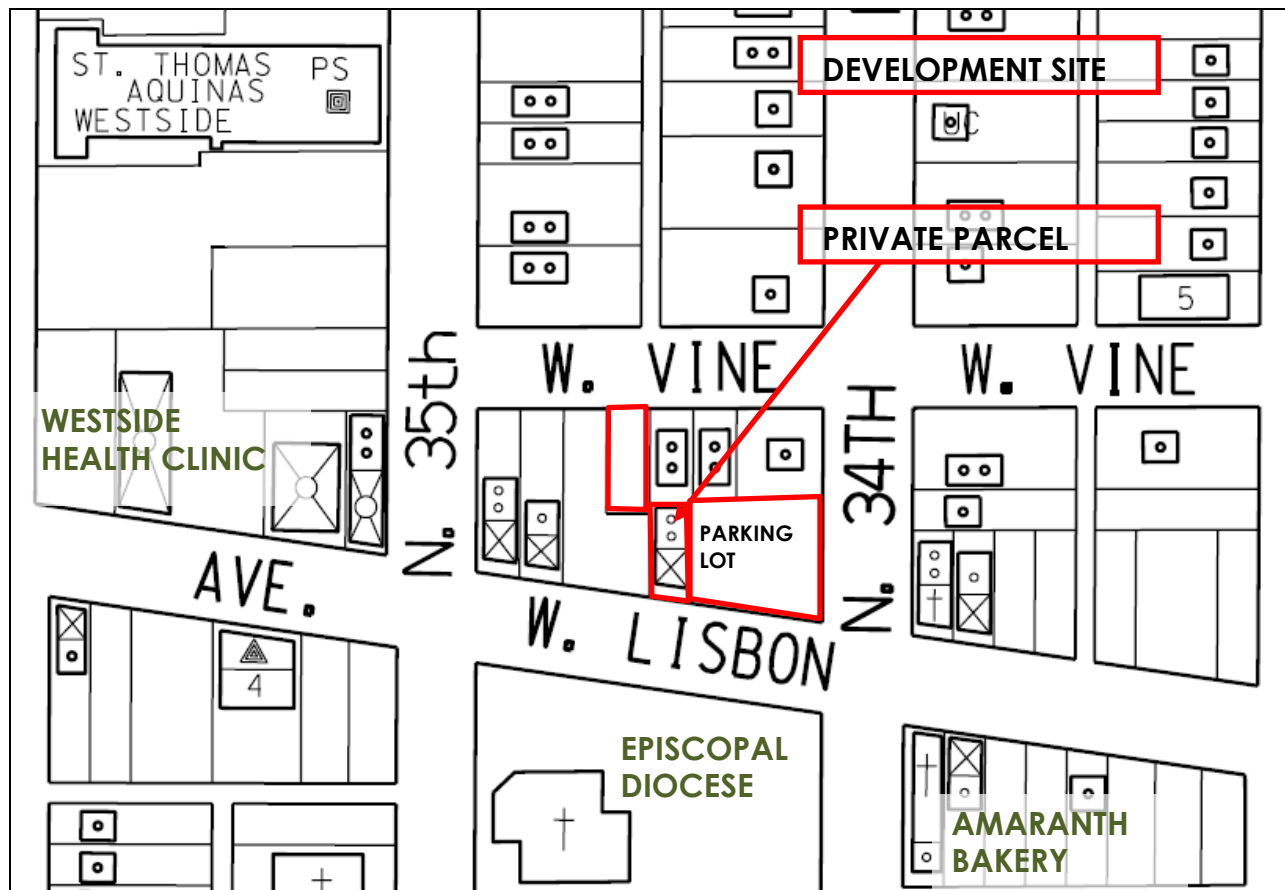
**RESPONSIBLE STAFF**

Clifton Crump, DCD Project Manager

**PARCEL ADDRESS & DESCRIPTION**

1805 North 34<sup>th</sup> Street and 3417 West Vine Street:

A City parking lot containing approximately 7,271 SF. The parking lot is slightly irregular with approximately 96 feet along West Lisbon and 85 feet along North 34th. The lot has 18 parking spaces and is underutilized. The two lots will be combined with the private parcel at 3414 West Lisbon Ave to create the development site.



**BUYER**

Community Advocates, a Milwaukee-based non-profit. Since 1976, Community Advocates has provided basic needs advocacy and services to low-income, at-risk individuals and families in the Milwaukee area. Services include health care advocacy, case management and protective payee services, homelessness prevention, energy assistance, disability advocacy services and housing/case management services for individuals who are homeless and also have chronic mental illness. Community Advocates will relocate the Autumn West program (Transitional Living Facility), from its current temporary quarters in the former Hillview nursing home at 1615 S. 22nd Street, to this site. In January, 2009, Community Advocates took over the operation of the Autumn West Safe Haven program from the Red Cross. The new location in the 3400 block of W. Lisbon Avenue is intended to be the permanent home of the program.

## PROJECT DESCRIPTION

Construction of 21, one-bedroom units of transitional housing. The building will contain apartments, offices, kitchens and community rooms. Trash pick-up and parking for three vehicles will be provided on the City lot off of Vine Street. Expanded on-site parking and green space will be added to the project should adjoining lots be acquired. A shared parking agreement also has been reached with the property owner directly to the south. Estimated construction costs are approximately \$2.6 million with EBE participation projected to be 25%. The project will be funded in large part by a Department of Commerce allocation relating to affordable rental housing.



View to the northeast, corner of 34<sup>th</sup> and Lisbon



Preliminary Site Plan

## OPTION TERMS AND CONDITIONS

The purchase price will be \$1 for each parcel and conveyance will be on an "as is, where is" basis. Sale proceeds, less sale expenses, will be deposited in the Reserve For Tax Deficit Fund.

City closing contingencies include DCD approval of final construction plans, evidence of firm financing and execution of a Purchase and Sale Agreement that may contain reversion of title provisions for non-performance and submission of a performance deposit to be held until satisfactory completion of the project. The final building plans must be consistent with preliminary plans the Buyer submitted to obtain the Option to Purchase.