

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

**DATE**

October 24, 2023

**RESPONSIBLE STAFF**

Amy E. Turim, Real Estate Development Services Manager  
Department of City Development (414-286-5732)

**BUYER**

Milwaukee Habitat for Humanity, Inc. ("Habitat") is a local arm of Habitat for Humanity, which is a global non-profit housing organization. Habitat for Humanity works in all 50 states in the United States, and globally in approximately 70 countries. Habitat builds homes for low to moderate income buyers, who are required to put in time and sweat equity building their own homes. Habitat homebuyers acquire a newly-built home with an affordable mortgage. Habitat's Executive Director is Brian Sonderman, who has been the Executive Director for nearly 13 years. Habitat has been instrumental in working with the City of Milwaukee to create quality, affordable homeownership opportunities throughout the City.

Since 1984, Habitat has built over 500 homes for Milwaukee families. After several years of concentrating in the Washington Park, Walnut Hill and Midtown neighborhoods, Habitat is committing to a multi-year effort to build new homes and renovate existing homes in the Harambee neighborhood. Habitat plans to continue its building program in the Harambee neighborhood into 2026 and to construct 41 new homes on City- owned lots.

**PROPOSED USE**

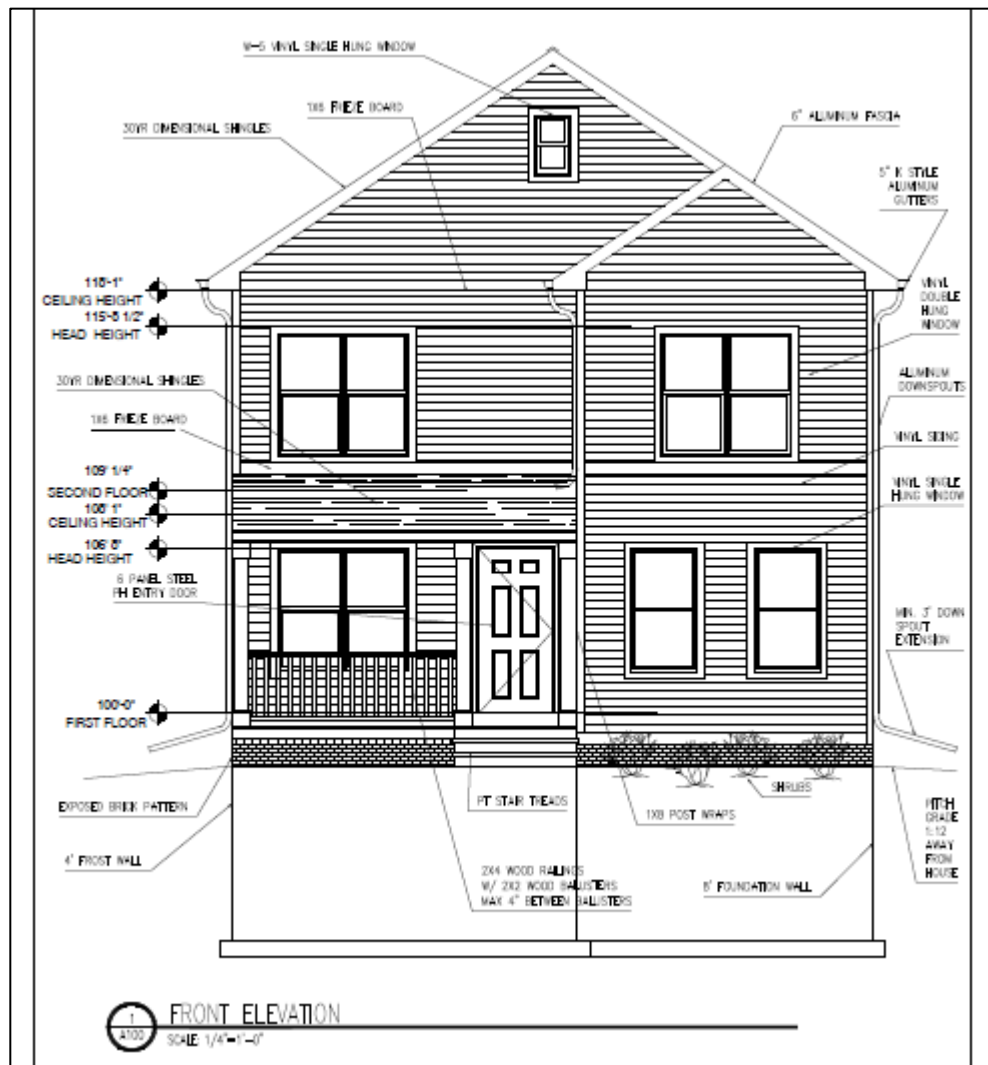
Construction of single-family, owner-occupied homes beginning in 2024. Each home will be approximately 1,100-1,400 square feet and will have 3-4 bedrooms and 2 baths. Once completed, the homes will be sold to owner-occupants for approximately \$85,000 to \$90,000. Each owner is required to contribute "sweat equity" to the new home.

**OFFER TERMS AND CONDITIONS**

The properties will be sold "as is" for \$1 per lot. Closing will occur within twelve months of Common Council of the City of Milwaukee ("Common Council") and Redevelopment Authority of the City of Milwaukee ("RACM") Board approval as needed, but in advance of construction to allow Habitat to obtain needed certified survey maps to create building sites. Subsequent closings will occur as needed to appropriately phase the development of homes. Closing is subject to Department of City Development ("DCD") approval of final house designs and site plans. The Purchase and Sale Agreement will include reversion of title provisions for non-performance. No earnest money or performance deposit will be required based on Habitat's past performance.

**PROPERTIES**

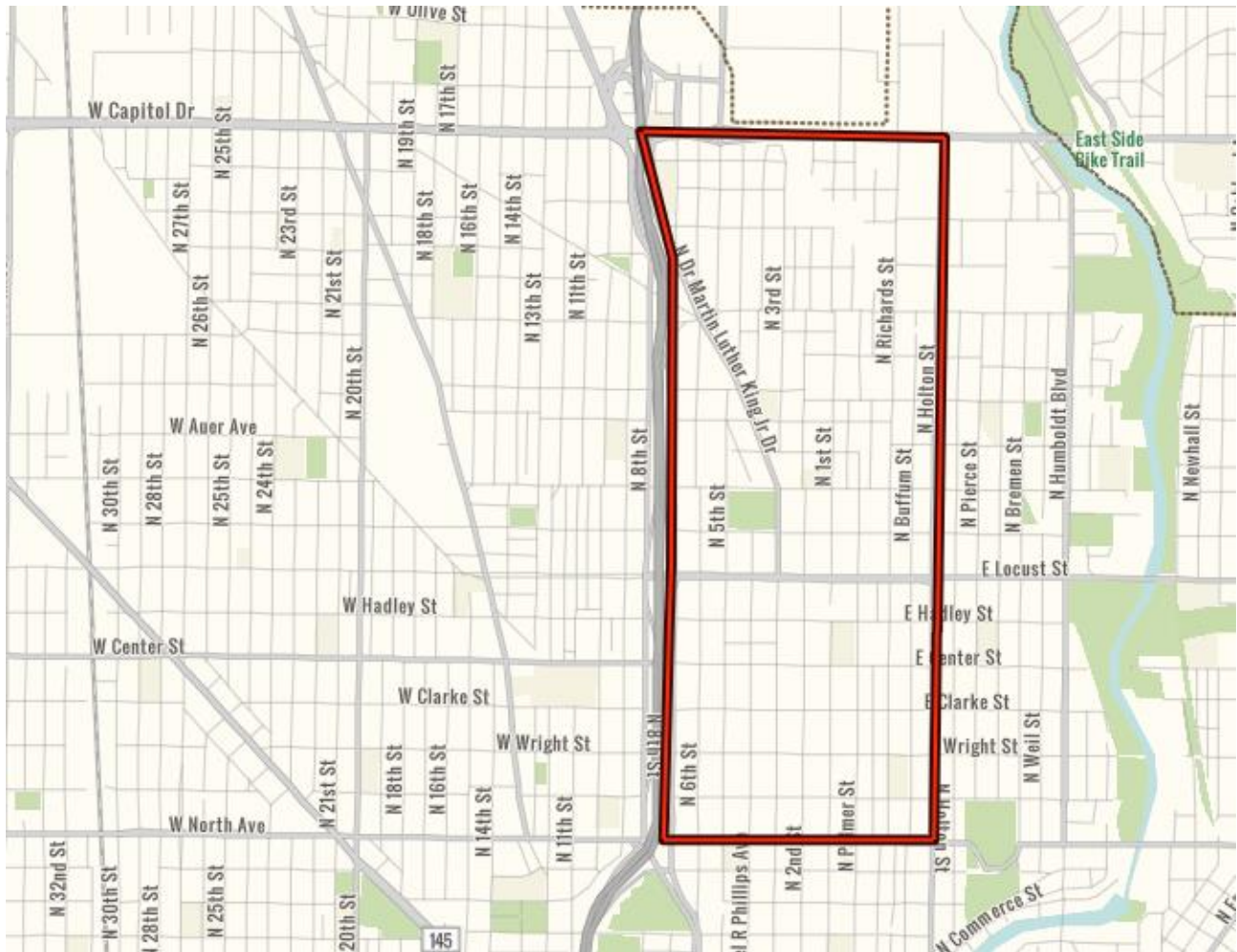
Development to include approximately forty-three lots for building sites in the Harambee neighborhood. If any lots are determined to be infeasible for construction, as Habitat prepares building plans or certified survey maps or additional lots become City or RACM-owned, the Commissioner of DCD may substitute a similar lot in the target area upon approval from the local Common Council Member and/or the RACM Board as needed.



**Above: "Willow" Home front elevation. Below: Images of Milwaukee Habitat-built homes**



**Below: Approximate Project Boundaries, Harambee Neighborhood**



**Above: Photo of Happy Habitat Participant, Courtesy of Habitat**

## Lot List for 2024-2026 Habitat Harambee Build

Lot Address	Parcel No.
3267 N BUFFUM ST	2819997000
3353 N 2ND ST	2820418000
3371 N 2ND ST	2821303000
221 W RANDOLPH ST	2822322000
3432 N 3RD ST	2822323000
3345 N 6TH ST	2830882000
3336 N 6TH ST	2830929000
3330 N 6TH ST	2830930000
3235 N 6TH ST	2831064100
3159 N 6TH ST	2831074110
3157 N 6TH ST	2831074120
2847 N 6TH ST	3121742000
2843 N 6TH ST	3121743000
130 E CHAMBERS ST	3130724000
126 E CHAMBERS ST	3130725000
2753 N 1ST ST	3131231000
2753 N 1ST ST	3131232000
2743 N 1st St	3131234000
2739 N 1st St	3131235000
2833 N HUBBARD ST	3132258000
2837 N HUBBARD ST	3132259000
2748 N BUFFUM ST	3140755000
2724 N BUFFUM ST	3211808000
2724 N BUFFUM ST	3211809000
2730 N BUFFUM ST	3211810000
2612 N VEL R PHILLIPS AVE	3220917000
2616 N VEL R PHILLIPS AVE	3220918100
2620 N VEL R PHILLIPS AVE	3220919100
2655 N VEL R PHILLIPS AVE	3220943000
2649 N VEL R PHILLIPS AVE	3220944000
2643 N VEL R PHILLIPS AVE	3220945000
2644 N DR WILLIAM FINLAYSON ST	3220966000
2616 N DR WILLIAM FINLAYSON ST	3221311000
2624 N DR WILLIAM FINLAYSON ST	3221312000
2629 N DR WILLIAM FINLAYSON ST	3232012000
2513 N 6TH ST	3230503000
2548 N 6TH ST	3230539000
2538 N 6TH ST	3230541000

## DUE DILIGENCE CHECKLIST – MILWAUKEE HABITAT FOR HUMANITY 2024-2026

Market value of the property.	Vacant lots to be sold for \$1 per lot to create building sites for new home construction and owner-occupancy.
Full description of the development project.	Construction of single-family, owner-occupied homes beginning in 2024. Each home will be approximately 1,100-1,400 square feet and will have 3-4 bedrooms and 2 baths. Once completed, the homes will be sold to owner-occupants for approximately \$85,000 to \$90,000. Each owner is required to contribute to the construction of the home through their own "sweat equity" as part of the Habitat development model.
Complete site, operations and scope of work for development.	Please see the Land Disposition Report for details.
Developer's project history.	Milwaukee Habitat for Humanity has built over 500 homes since 1984 and successfully supported new homeowners and strengthened neighborhoods.
Capital structure of the project, including sources, terms and rights for all project funding.	Habitat will fund the project with its own equity, fundraising and private financing.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	Department of City Development staff determined that there is very low risk in selling the property to Habitat, based on the Developer's track record developing previous projects in Milwaukee.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Developer, its assignee or its successors from applying to the City for tax-exempt property status. Development of City and/or RACM-land with new homes will restore the properties to taxable status and will increase taxable value of the properties through building homes on vacant lots.