

**BLIGHT DESIGNATION SUMMARY & LAND DISPOSITION REPORT  
26<sup>TH</sup> & HADLEY/UNITED TOWNHOMES PROJECT**

**DATE**

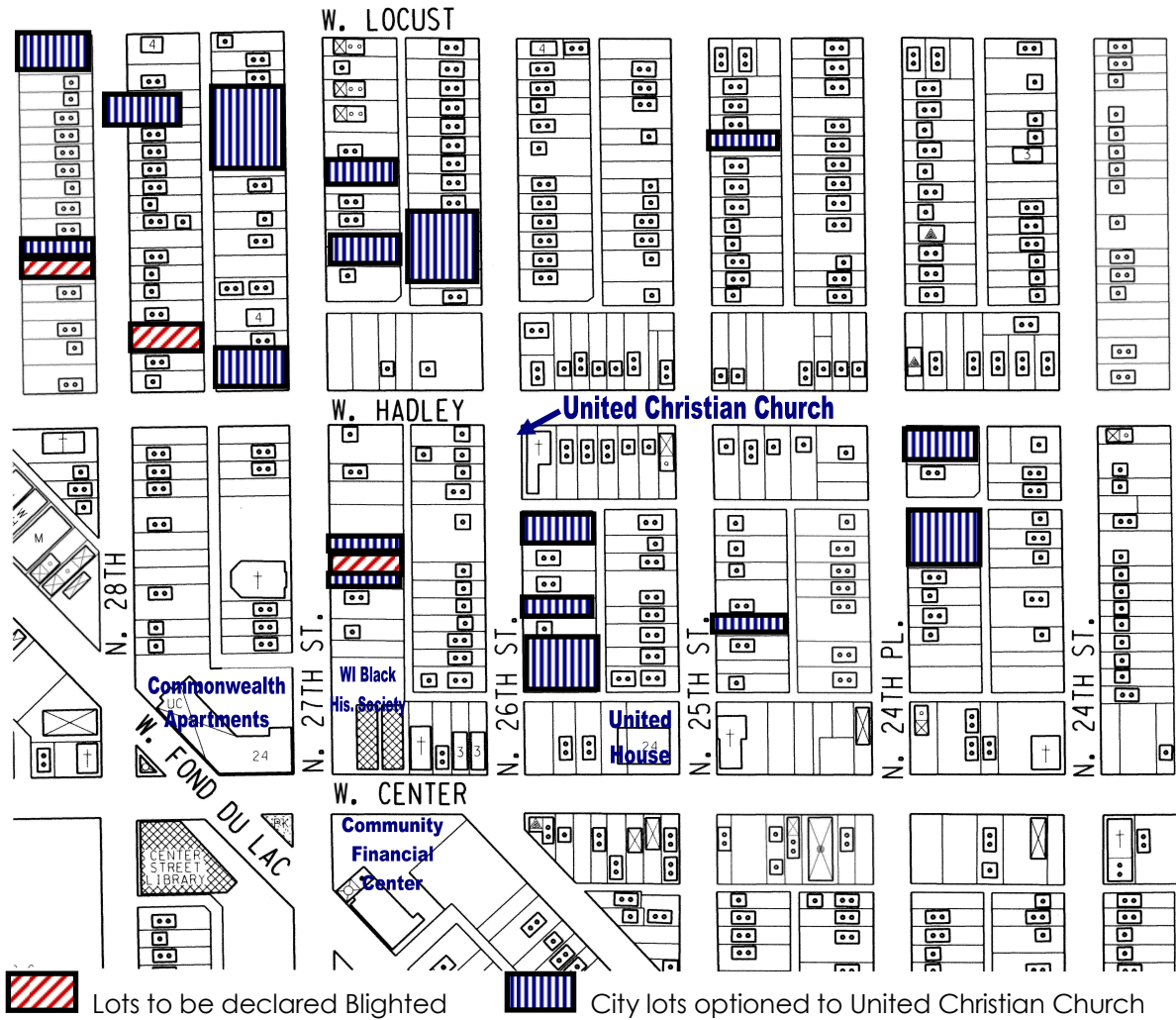
May 21, 2009

**RESPONSIBLE STAFF**

Elaine Miller, Real Estate Section (286-5732)

**PROPOSED ACTIVITIES**

Declare three privately owned vacant lots in the vicinity of 26<sup>th</sup> & Hadley blighted for acquisition. The action also authorizes the subsequent conveyance to the City of Milwaukee for inclusion in the Option to Purchase with United Christian Church for the United Townhomes Project. The lots adjoin City-owned lots or are buildable and suitable for infill construction.



**PROPERTIES TO BE ACQUIRED**

**2810-12 North 28<sup>th</sup> Street**

Owner: Tesfaldet Abraham, Evanston, IL  
 Description: 5,625 SF vacant lot, 45 feet by 125 feet. The City razed a duplex in 2001 and a single-family home in 2002 after raze orders were issued. The lot is buildable, but has limited economic viability because of the area market conditions and prevalence of other vacant lots that require public participation for development.

Assessment: \$2,400  
 Tax Status: Current

**2825-27 North 28<sup>th</sup> Street**

Owner: Franklin Jenkins, Milwaukee, WI  
Description: 3,750 SF vacant lot, 30 feet by 125 feet. A duplex was raised in 2000 by the City after a raze order was issued. The lot is buildable under the zoning code, but has limited economic viability because of the narrow width. The buildable status of the lot is significantly improved if combined with the adjoining City lot.  
Assessment: \$2,400  
Tax Status: Current

**2748 North 27<sup>th</sup> Street**

Owner: Earl and Patricia Buford, Milwaukee, WI  
Description: 3,750 SF vacant lot, 30 feet by 125 feet. Although legally buildable under the zoning code, the lot's small size and location between two City-owned vacant lots limits its economic buildable status. A duplex was raised in 1999 by the owners after a raze order was issued by the City.  
Assessment: \$2,200  
Tax Status: Current

**BLIGHT FINDING**

The properties can be considered blighted pursuant to Wisconsin Statutes for the following reasons:

- The lots are undersized in today's market and have irregular and obsolete platting in relation to the surrounding neighborhood.
- The vacant status negatively impacts the surrounding neighborhood.

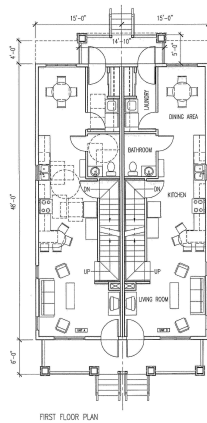
**DISPOSITION AND PROPOSED REDEVELOPMENT**

The City authorized an Option to Purchase with United Christian Church in February 2009 for the City-owned vacant lots between 24<sup>th</sup> and 28<sup>th</sup> Streets and Center to Locust Streets for an affordable housing development. United Christian Church applied to WHEDA for affordable housing tax credits and received an allocation on April 27, 2009.

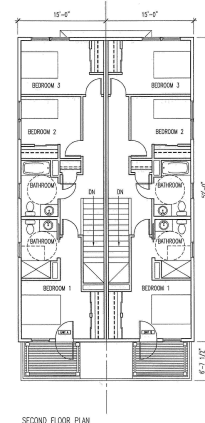
Acquisition of the additional lots will improve the lot configuration and allow for a better concentration of units near United Christian Church at 26<sup>th</sup> & Hadley. The project involves 24 units of scattered site housing on a rent-to-own basis. Construction will be primarily side-by-side duplexes. After the 15-year tax-credit rental period, the developer will work with tenants to purchase their units.



Conceptual Elevation



First Floor Plan



Second Floor Plan

Total project costs are estimated to be approximately \$6.06 million. The developer has committed to a strong EBE participation.

**FUTURE ACTIONS**

Upon approval by the Redevelopment Authority and the Common Council, the properties will be conveyed to the Authority for remediation. The Commissioner of DCD or designee is authorized to execute the appropriate quit claim deed to transfer the properties to the Authority.