



Relocation Plan For: North 7th Street – West Garfield Avenue
(Bronzeville Cultural and Entertainment District)
Phase I

Displacing Agency: Redevelopment Authority of the City of Milwaukee

Prepared By: Rhonda Szallai

Date (s) Prepared: February - March 2006

*Please submit for review & approval to Relocation Unit, Division of Community Development, WI
Dept. of Commerce, P.O. Box 7970, Madison, WI 53707. Questions? Call 608/264-7822.*

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PROJECT DESCRIPTION		PART A
1. Project Name: Bronzeville	2. County(ies): Milwaukee	
3. Project Purpose: Elimination of Blight	4. Condemnor or Displacing Agency: Redevelopment Authority of the City of Milwaukee	
5. Acquisition procedure that agency will follow: <input checked="" type="checkbox"/> s. 32.05 <input type="checkbox"/> s. 32.06 <input type="checkbox"/> Other (specify) _____		
6. Relationship of this plan to total placement: a. <input type="checkbox"/> This plan covers all displacement expected for this project. b. <input type="checkbox"/> This is a continuation or amendment to the above project for which a plan had been previously approved by Dept. of Commerce on _____. c. <input checked="" type="checkbox"/> This is a 1 st phase plan for the above project which will have subsequent displacement covered in later plans. d. <input type="checkbox"/> Other (specify):		
7. If 6c. above is checked, explain the level of additional displacement expected and why it is not included in this plan: We anticipate five occupied acquisitions in Phase II that will be initiated after completion of Phase I. Phases are necessary to ensure the best possible relocation assistance with our limited staff.		
8. Project Location (geographic boundaries): <input checked="" type="checkbox"/> Project boundaries are shown on attached map.		
9. What source(s) and amount of funds will be used in carrying out this project: <input checked="" type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/> Private	10a. If federal funding is expected to support any part of this project, identify the federal agency and program involved: 10b. If state or local funds are expected to be used in any part of the project, identify the agency and program involved: City of Milwaukee TID #59	

PROJECT ADMINISTRATION

PART B

1. Identify the public official employee or person who is primarily responsible for implementing this plan and is designated as the agency's principal contact on relocation matters:

Name: Rhonda Szallai Title: Real Estate Specialist
Address: P. O. Box 324 Agency: Redevelopment Authority
Zip Code: 53201 Telephone: (414) 286-5674

2. If the agency is contracting with another agency or person to prepare or implement this plan, identify the contracting person or agency:

Name: None Title: _____
Address: _____ Agency/Firm Name: _____
Zip Code: _____ Telephone: _____

3. Identify relocation staff or persons who will be directly involved in providing relocation assistance to project displacees:

Name: Rhonda Szallai (414)286-5674 Title: Real Estate Specialist
Name: _____ Title: _____
Name: _____ Title: _____

4. Identify the name(s) of persons who will be negotiating the acquisition of properties for this project:

Name: Dwayne Edwards Title: Real Estate Specialist
Name: _____ Title: _____
Name: _____ Agency Redevelopment Authority
Telephone: (414) 286- 5735

5. Will the agency establish a relocation field office?

No (explain) _____
 Established
 Will Establish Office Address: _____
 Office within project boundaries Days & Hours Open: _____
 Office approximately _____ blocks from center of project area
Will staff be available evenings by appointment? Yes No

DISPLACEMENT INVENTORY

PART C

1. Number of parcels to be acquired under this plan:

$$\frac{2}{\text{occupied}} + \frac{1}{\text{vacant}} = \frac{3}{\text{total}}$$

2. The displacement data for this plan was obtained during the period:

2/2006 to 3/2006

3. Displacement Characteristics (by parcel)

2229-33 North 6th Street (Parcel #3305-6-16)

This parcel contains two buildings with a total of four units. The buildings are over 100 years old and in fair condition. Only one unit is currently occupied. The other three units are vacant.

- 2229 North 6th Street is the rear building lower unit. Currently **vacant**.
- 2229-A North 6th Street is the rear building upper unit. Currently **vacant**.
- 2231 North 6th Street (Parcel #3305-6-16-001) – is the front building lower unit. Tenant occupied with two adults (male and female) and five children. This three bedroom unit rents for \$450/month with budget billing utilities at \$78/month. The mother is not currently working and receives child support. The adult male tenant works at various home improvement jobs. The children consist of three girls ages 11, 9 and 6 and two boys ages 5 and 2. Family may qualify as low-income tenant.
- 2233 North 6th Street is the front building upper unit. Currently **vacant**.

517-519 West North Avenue (Parcel #3305-7-02)

This parcel contains one building with a total of two units. The building is over 100 years old and in fair condition.

- 517 West North Avenue (Parcel #3305-7-02-002) – is the lower unit. Tenant occupied with female head of household, 16 year old female daughter and an 18 year old son. Unit has three bedrooms and rents for \$450/month with estimated utilities of \$100/month. Female head of household has been uncooperative in providing detailed information and would not allow a walk through the property. Tenant information was confirmed with the owner who is the occupant's father. Family may qualify as low-income tenant.
- 519 West North Avenue (Parcel #3305-7-02-001) – is the upper unit. This unit is tenant occupied with a male head of household and one other adult male. Unit has three bedrooms and rents for \$450/month with estimated utilities of \$100/month. Attempts to personally interview the occupant have failed so far. The tenant information was confirmed with the owner (occupant's Grandfather). Family may qualify as low-income tenant.

2232 North 6th Street (Parcel #3305-7-05) Currently **vacant**.

PROJECT TIMETABLE & COMPETING DISPLACEMENT

PART D

1. Provide a timetable estimate for implementing this project:

	From (month/year)	To (month/year)	Total Months
Property Appraisals	April 2006	July 2006	3
Land Acquisitions	July 2006	October 2006	3
Relocation	July 2006	October 2006	3
Land Clearance	October 2006	January 2007	3
Other Activity			

2. Will the relocation timetable be extended if necessary to ensure compliance with this relocation plan?

Yes No

3. Is the agency presently carrying out any other project having displaced persons that may compete for replacement resources identified in this plan?

Yes No

If yes, describe the number and types of displaced persons remaining to be relocated from existing projects:

4. Are there any other public or private sector displacements in the locality that may compete for replacement resources identified in this plan?

Yes No

If yes, describe the number and types of displaced persons competing for existing resources:

PROJECT DESCRIPTION

PART E

1. Describe the Physical Standards applicable for determining decent, safe and sanitary housing:

- The decent, safe and sanitary standards in Chap. Comm 202.04 will be applicable for this project.
- The following, higher standards will be applicable for this project:

2. If the replacement payment will not be based on the asking price of the selected comparable, explain the basis and method of adjustment to be used.

- Not applicable. Payments will be based on the asking price.

3. The Written Notice requirements under Chap. Comm 202.06(2), including a relocation rights pamphlet, were provided to all affected parties on the date(s) shown below:

Date: March 6, 2006

4. What date do you plan to issue the notice of entitlement to the displaced person(s)?

Date: Within 90 days of expected vacation

5. Describe any other Relocation Program Standards which may be applicable for this project and may result in assistance which exceeds the minimum requirements of Chap. Comm 202:

- None
- The federal Uniform Relocation Act is applicable.
- Other (specify):

RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL					PART F1
DATA ON ACQUIRED UNIT	1. Parcel or Unit Number	3305-6-16-001	3305-7-02-002	3305-7-02-001	
	2. Occupants Status (O) Owner or (T) Tenant	T	T	T	
	3. Family Composition Adults/Children	2/5	1/2	2/0	/
	4. Type of Building Construction	Duplex Frame	Duplex Frame	Duplex Frame	
	5. Habitable Area	954	921	921	
	6. Age/State of Repair	111/Fair	115/Fair	115/Fair	
	7. Total Rooms/Bedrooms	5/3	5/3	6/3	/
	8. Type of Neighborhood	Resid/Comm	Resid/Comm	Resid/Comm	
	9. Distance To: (S) Shopping (T) Transportation (Sch) School	S: in area T: in area Sch: in area	S: in area T: in area Sch: in area	S: in area T: in area Sch: in area	S: in area T: in area Sch: in area
FINANCIAL INFORMATION	10. Gross Income	\$To be verified	\$To be verified	\$To be verified	\$
	11. Current Rent (including utilities)	\$528.00	\$550.00	\$550.00	\$
	12. Value of Acquired Dwelling	\$105,000.00	\$75,000.00	\$75,000.00	\$
	13. Ability To Pay Rent or Purchase	\$To be verified	\$To be verified	\$To be verified	\$
RELOCATION NEEDS	14. Rooms/Bedrooms Needed	6/4	5/3	6/3	/
	15. Habitable Area Required	750	350	250	
	16. Probable Status (O) Owner or (T) Tenant	(T)	(T)	(T)	
COMPARABLE ANALYSIS	17. Number of Comparables Available	9	12	12	
	18. Number of Comparables Expected at Displacement	9	12	12	
	19. Range of sale Price or Rent of Comparables	\$700 - \$1,025	\$700 - \$1,050	\$700 - \$1,050	\$
	20. Comparables From Group Number	1	2	2	
	21. Most Comparable Unit Number and Price	5 \$700.00	10 \$750.00	10 \$750.00	\$
PAYMENTS AND ESTIMATES	22. Move Cost (A) Actual or (F) Fixed	\$850.00	\$850.00	\$950.00	\$
	23. Estimated Owner Replacement Payment	\$	\$	\$	\$
	24. Closing and Incidental Cost Payment	\$	\$	\$	\$
	25. Mortgage Refinancing Payment	\$	\$	\$	\$
	26. Tenant Replacement Payment: R = Rent Differential D = Down Payment	R <input checked="" type="checkbox"/> D <input type="checkbox"/> \$8,000.00	R <input checked="" type="checkbox"/> D <input type="checkbox"/> \$8,000.00	R <input checked="" type="checkbox"/> D <input type="checkbox"/> \$8,000.00	R <input type="checkbox"/> D <input type="checkbox"/> \$

RELOCATION FEASIBILITY ANALYSIS - BUSINESS OR FARM

None

PART F2

DATA ON ACQUIRED UNIT	1. Parcel or Unit Number				
	2. Occupants Status (O) Owner or (T) Tenant				
	3. Type of Business or Farm				
	4. Length of Occupancy				
	5. Size of Occupied Area (square feet)				
	6. Estimate of Parking Spaces Required				
	7. Trade Fixtures Included	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
	8. Equipment Requiring Special Move				
	9. Farm Size or Tillable Acreage				
FINANCIAL INFORMATION	10. Estimated Annual Gross Income	\$	\$	\$	\$
	11. Current Rent	\$	\$	\$	\$
	12. Estimated Value of Acquired Property	\$	\$	\$	\$
RELOCATION NEEDS	13. Special Features Needed				
	14. Area Required				
	15. Probable Status O) Owner or (T) Tenant				
COMPARABLE ANALYSIS	16. Number of Comparables Available				
	17. Number of Comparables Expected at Displacement				
	18. Range of Sale Price or Rent of Comparables				
	19. Comparables From Group Number				
	20. Most Comparable Unit Number and Price				
PAYMENT ESTIMATES	21. Move Cost (A) Actual (PIL) (PIL) Payment in Lieu				
	22. Tenant Replacement Payment: R = Rent Differential D = Down Payment	R <input type="checkbox"/> D <input type="checkbox"/> \$	R <input type="checkbox"/> D <input type="checkbox"/> \$	R <input type="checkbox"/> D <input type="checkbox"/> \$	R <input type="checkbox"/> D <input type="checkbox"/> \$
	23. Owner Replacement Payment				
	24. Closing and Incidental Cost Payment				
	25. Mortgage Refinancing Cost Payment				
	26. Reestablishment Cost Payment				

**COMPARABLE HOUSING AVAILABLE
ON THE PRIVATE MARKET**

Group Number 1

For Sale For Rent

PART H

Unit No.	Unit Address	H-House F-Flat A-Apt	Are pets/children allowed?	Rooms/Bedrs Living Area	Distance to: (s) shopping (t) transportation (sch) schools	Listed Price or Rent ✓if includes utilities	Source of Listing
1	2652 N 16 th St	F	Y	4Bed/1598sf	All in area	\$1,025.00 ✓	RAP Listing*
2	2749 N 16 th St	H	Y	4Bed/1300sf	All in area	\$700.00 ✓	RAP Listing
3	2473 N 37 th St	H	Y	4Bed/1264sf	All in area	\$800.00 ✓	RAP Listing
4	4576 N 28 th St	H	Y	4Bed/1194sf	All in area	\$900.00 ✓	RAP Listing
5	928 W Clarke	F	Y	4Bed/1329sf	All in area	\$700.00 ✓	RAP Listing
6	4753 N 19 th Pl	H	Y	4Bed/1219sf	All in area	\$812.00 ✓	RAP Listing
7	2829 N 16 th St	H	Y	4Bed/1233sf	All in area	\$950.00 ✓	RAP Listing
8	1636 N 14 th St	H	Y	4Bed/1438sf	All in area	\$1,000.00 ✓	Local Paper
9	1002 W Nash	H	Y	4Bed/1344sf	All in area	\$725.00 ✓	Local Paper

*RAP Listing – Rent Assistance office posted vacancy listings.

COMPARABLE HOUSING AVAILABLE ON THE PRIVATE MARKET				Group Number <u>2</u> <input type="checkbox"/> For Sale <input checked="" type="checkbox"/> For Rent		PART H	
Unit No.	Unit Address	H-House F-Flat A-Apt	Are pets/children allowed?	Rooms/Bedrs Living Area	Distance to: (s) shopping (u) transportation (sch) schools	Listed Price or Rent ✓ if includes utilities	Source of Listing
1	820 E Clark St	H	Y	3Bed/1355sf	All in area	\$1,050.00 ✓	Local Paper
2	2879 N 37 th St	F	Y	3Bed/1258sf	All in area	\$800.00 ✓	RAP Listing*
3	1459 N 37 th St	F	Y	3Bed/1382sf	All in area	\$850.00 ✓	RAP Listing
4	1320 N 28 th St	F	Y	3Bed/1497sf	All in area	\$850.00 ✓	RAP Listing
5	1750 N 34 th St	F	Y	3Bed/1377sf	All in area	\$800.00 ✓	RAP Listing
6	1959 N 22 nd St	F	Y	3Bed/1233sf	All in area	\$750.00 ✓	RAP Listing
7	2910 N 11 th St	F	Y	3Bed/1316sf	All in area	\$800.00 ✓	RAP Listing
8	2918 N 1 st St	F	Y	3Bed/1431sf	All in area	\$700.00 ✓	RAP Listing
9	3124 N 5 th St	F	Y	3Bed/1233sf	All in area	\$725.00 ✓	Local Paper
10	2761 N 6 th St	F	Y	3Bed/1560sf	All in area	\$750.00 ✓	Local Paper
11	2471 N 10 th St	F	Y	3Bed/1479sf	All in area	\$750.00 ✓	Local Paper
12	2750 N 16 th St	F	Y	3Bed/1282sf	All in area	\$780.00 ✓	Local Paper

*RAP Listing – Rent Assistance office posted vacancy listings.

ALTERNATIVE REHOUSING PLANS

PART J

1. Based upon displacee needs and existing available resources identified within the plan, alternative rehousing plans appear unnecessary.

2. If existing housing resources are marginally available or inadequate or where the workload includes any displacee which may be difficult to relocate (e.g., large family, low-income, elderly, minority group members, handicapped, etc), describe the agency's alternative rehousing plans:

For the low/moderate income dwellers, Section 8 voucher certificates will be made available to qualified displacees as necessary. Financial means will be applied and income verified at point of determination.

Maximum tenant payment to be \$8,000 and maximum owner payment to be \$25,000.

Priority status will be given for Housing Authority units as necessary.

ALTERNATIVE BUSINESS OR FARM RELOCATION PLANS

PART L

1. Based upon displacee needs and existing available resources identified within the plan, alternative plans for relocating businesses and farms appear necessary.

Not applicable.

2. If existing business or farm resources are marginally available or require substantial modification to be comparable or suitable, describe the agency's plans for accomplishing relocation of business and farm operations:

Not Applicable.

RELOCATION SERVICES FOR RESIDENTIAL OCCUPANTS**PART M**

Describe the relocation assistance services which may be required by residential occupants and will be provided by the agency:

The Agency shall provide all applicable services specified in Wisconsin's Administrative Code, Chapter Comm 202, Relocation Assistance. Some of the services that may be required are summarized as follows:

- (1) Advice on eligibility requirements and the availability of relocation payments and services.
- (2) Advice on re-housing and relocation options based on a personal interview.
- (3) Current and continuing information and referral to replacement sales and rental housing.
- (4) Information on the agency's relocation program and grievance procedure.
- (5) Advice to homebuyers on offers to purchase and obtaining a mortgage. Advice to renters on leases, security deposits and rent costs.
- (6) Assess replacement property to determine its condition and adequacy.
- (7) Advise displaced persons that they will not have to move unless offered a comparable replacement.
- (8) Assistance in making moving arrangements and transferring utility services.
- (9) Provide relocation services which result in equal treatment for persons regardless of sex, race, color, handicap, religion, national origin, sex or marital status of a person maintaining a household, lawful source of income, sexual orientation, age, ancestry or a person's status as an owner or tenant.
- (10) Ensure that during the time between acquisition and displacement a property occupied by a displaced person is free of any immediate life threatening conditions.
- (11) Assistance in preparing and filing a relocation claim.

**RELOCATION SERVICES FOR BUSINESSES, FARMS
AND NON-PROFIT ORGANIZATIONS**

PART N

Not Applicable.

RELOCATION PAYMENTS PROCEDURES**PART O**

1. Summarize the agency's internal procedures for processing and paying relocation claims for displaced persons:

Relocation Claim Filing

Relocation claims will be submitted to the Redevelopment Authority of the City of Milwaukee for approval.

Following approval, payment will be mailed, hand delivered or picked up at 809 North Broadway, Milwaukee, WI.

2. It is expected that relocation claims will typically be processed and paid within 30 days of claim filing.

GRIEVANCE PROCEDURES**PART P**

Describe the agency's procedures for receiving and resolving relocation complaints at the local agency level:

Grievance Procedures

A hearing is held by the Assistant Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, Joel T. Brennan. A Determination is then made within thirty (30) days.

He/She may appeal to the Department of Commerce, P. O. Box 7970 Madison, Wisconsin. Phone (608) 266-6680.

He/She may proceed with legal action pursuant to Chapter 32.20 of the Wisconsin Statutes. The displacee will be fully informed of his or her rights under the appeal procedures and will be advised on how to contact the Department of Commerce.

PROPERTY MANAGEMENT POLICIES

PART Q

Describe the agency's policies for property management including the terms of continued occupancy after acquisition but prior to displacement:

All persons in occupancy at the time of acquisition will receive written notice, of at least 90 days, of the date they must vacate. In addition, all displaced persons, residential, business and non-profit organizations will receive thirty (30) days free rent in accordance with Chapter 32 of the Wisconsin Statutes.

The acquired properties will be managed by the Property Management Section of the Department of City Development, which will be responsible for essential maintenance, utilities arrangements, and legal notice serving.

EVICTON POLICIES

PART R

Describe under what circumstances a person may be evicted from the acquired property:

- (1) Non-payment of rent.
- (2) The property acquired is not safe for human occupancy.
- (3) Non-cooperation after 90-day notice.

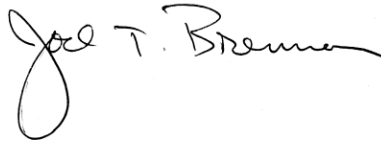
RELOCATION PLAN ASSURANCES

PART S

I Certify that this relocation plan contains accurate information and has been prepared in accordance with, and adequately provides for, the delivery of relocation services and payments prescribed under Wisconsin's Relocation Assistance Act, ss. 32.185 - 32.27, Wisconsin statutes and ch Comm 202, Wisconsin Administrative Code. I further assure that:

1. Relocation staff who will implement this plan are familiar with its contents and the requirements of Wisconsin relocation law and Comm 202;
2. Sufficient funds have been appropriated, reserved, set aside or otherwise committed to cover the anticipated relocation costs described in this plan;
3. Families and individuals will have full opportunity to occupy comparable, decent, safe and sanitary housing;
4. Businesses and farms will be provided maximum assistance in reestablishing with a minimum of delay and loss of earnings;
5. Relocation payments will be made promptly by the agency and to the full extent for which displaced persons are eligible;
6. Project and program activities are planned and will be carried out in a manner that minimizes hardships to displaced persons;
7. Relocation will be carried out in a manner that will provide the greatest possible choices within the community's total housing supply; lessen racial, ethnic and economic concentrations; and facilitate desegregation and racially inclusive patterns of occupancy and use of public and private facilities;
8. The relocation process and delivery of payments and services will not result in separate treatment of displaced persons;
9. All displaced persons will be given a reasonable period of time to move and no one will be required to move unless a comparable replacement property is available or provided for;
10. Relocation assistance and advisory services will be provided in accordance with the needs of those persons to be displaced, including but not limited to, social services referrals, job counseling referrals, housing referrals and counseling and transportation to available housing, if necessary.

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE



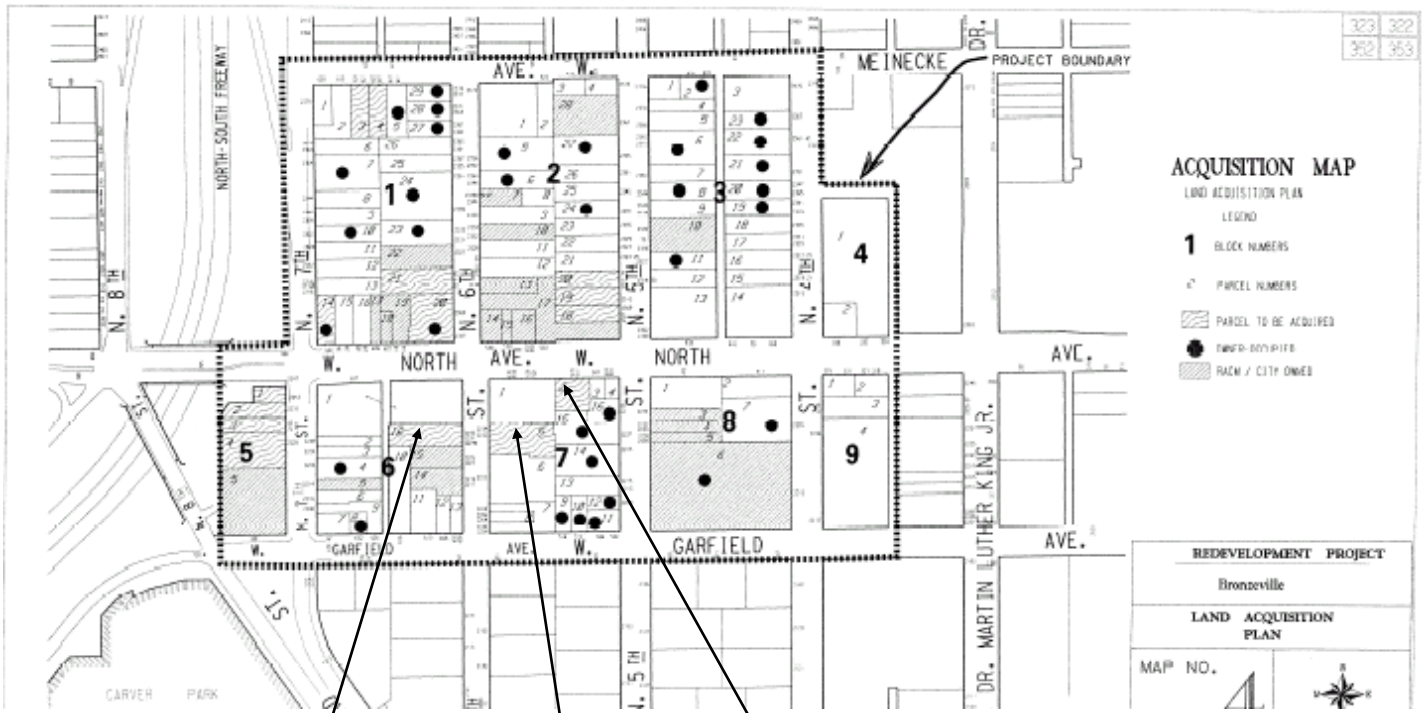
Joel T. Brennan
Assistant Executive Director – Secretary

March 10, 2006
Date Signed

MAP OF PROJECT AREA

PART T

1. Affix a map or sketch of the project area boundaries as they relate to municipal boundaries or, if more appropriate, to a geographic area:



2229-33 North 6th Street

2232 North 6th Street

517-19 West North Avenue

PHOTOGRAPHS OF PROPERTY TO BE ACQUIRED

PART U

1. Attach photos of the properties from which displacement will occur. Each photo should be identified with a parcel and unit number, which corresponds with the parcel and unit designations in Part F1 or F2.



Parcel # (2229-33 North 6th Street)



Parcel # (517-19 West North Avenue)



2232-34 North 6th Street (Vacant)