

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

DATE

January 18, 2017

RESPONSIBLE STAFF

Yves LaPierre, Real Estate Section (286-5762)

BUYER

Milwaukee Habitat for Humanity, Inc. is a local organization that is part of a nationwide effort to build new homes for first-time, low to moderate-income buyers. Volunteer labor, including required sweat equity by future buyers, and homebuyer counseling are key to Habitat's success. Its Executive Director is Brian Sonderman. Since 1984, Habitat has built over 500 homes for Milwaukee families. Habitat has committed to a multi-year effort to build new homes and renovate existing homes in the Washington Park Neighborhood. In 2017, Habitat will construct seven new homes on eight City-owned lots.

PROPOSED USE

Construction of seven single-family, owner-occupied homes beginning in Spring 2017. Three different models will be constructed. Each home will be approximately 1,100-1,400 SF 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 six months of Common Council approval, but in advance of construction to allow Habitat to obtain needed certified survey maps to create building sites. Closing is subject to 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.

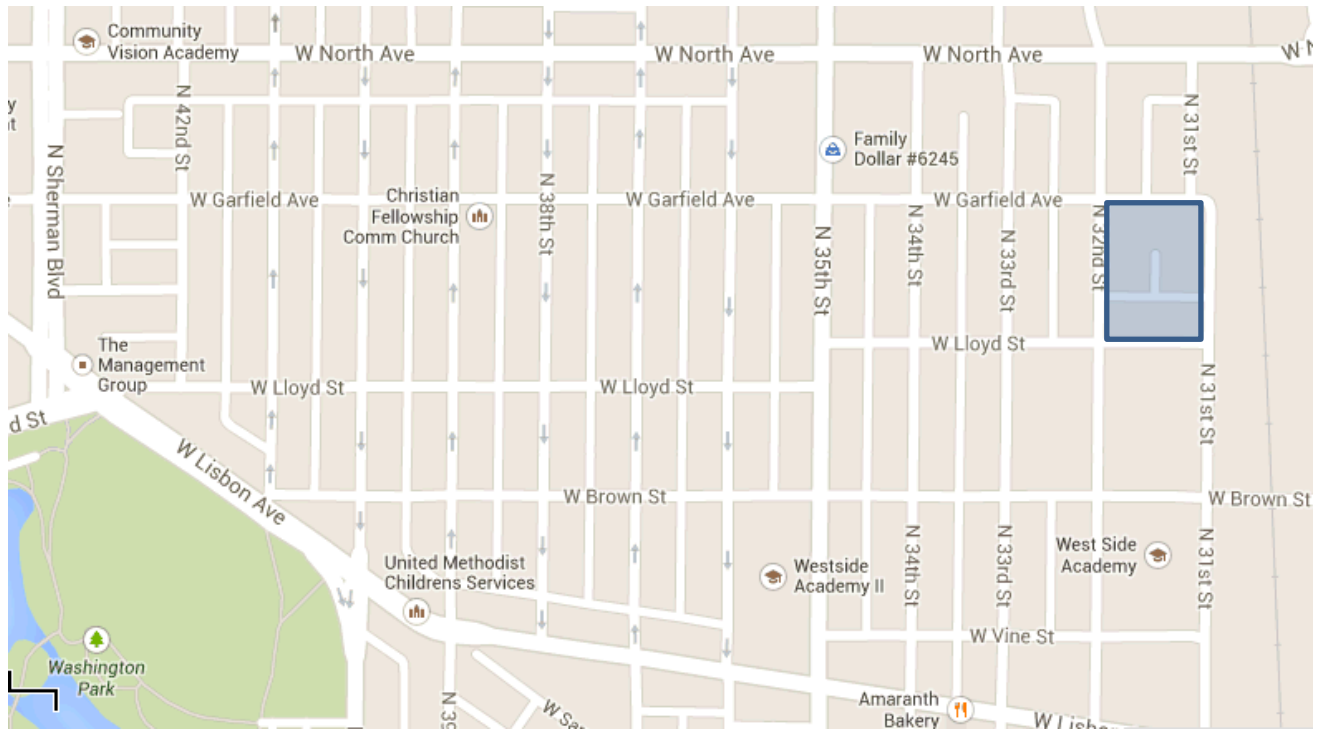


Sample House Design

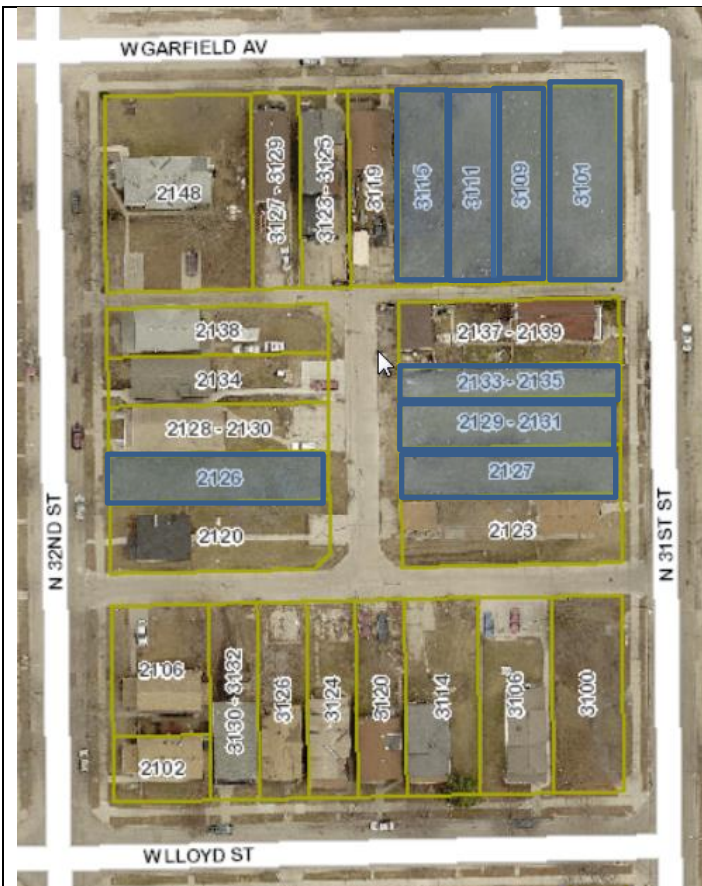
PROPERTIES

Eight vacant lots for seven building sites in the Washington Park 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-owned, the Commissioner of the Department of City Development may substitute a similar lot in the target area upon approval from the local Common Council Member.

Address	Tax Key No.	Address	Tax Key No.
3101 West Garfield Avenue	349-2004-000	2126 North 32nd Street	349-0548-000
3109 West Garfield Avenue	349-0536-000	2127 North 31st Street	349-0563-000
3111 West Garfield Avenue	349-0537-000	2129-2131 North 31st Street	349-0564-000
3115 West Garfield Avenue	349-0538-000	2133-2135 North 31st Street	349-0565-100



**Boundary of Habitat building sites in the Washington Park Neighborhood
2017 Build** 



LOCATION OF 2017 HABITAT NEW HOME CONSTRUCTION IN THE WASHINGTON PARK NEIGHBORHOOD.

BLOCK BOUNDED BY GARFIELD, LLOYD, 31ST AND 32ND.

CITY-OWNED LOTS

