

SMALL PROJECTS RELOCATION PLAN

City/Village: Milwaukee

County: Milwaukee

PROJECT DESCRIPTION

1. **Name & Purpose of Project:** 326 East Center Street

Spot Acquisition
Elimination of blight.

2. **Principal Public Funding Source: (see ch. COMM 202.01(13))**

Redevelopment Authority of the City of Milwaukee

Contact Person from this Source:

Elaine M. Miller (414) 286-5732

3. **Displacing Agency:**

Redevelopment Authority of the City of Milwaukee

Contact Person from this Source:

Elaine M. Miller (414) 286-5732

4. **If federal funds are supporting any part of this project, identify the federal agency and program involved:**

CDBG Funds

5. **Indicate who will be providing relocation services in this project:**

Rhonda Szallai (414) 286-5674

6. **Date this plan prepared:**

November, 2007

By: Rhonda Szallai, Relocation Specialist

DISPLACEE CHARACTERISTICS/PROPERTY STATUS

1. Number of properties/parcels to be acquired or affected under this plan:

One

2. Displacement Characteristics/Impacts by Unit:

326 East Center Street:

This small two-bedroom cottage built in 1885 is occupied by one family consisting of two adults and three boys ages 12, 8 and 3. Both adults are currently unemployed with the male adult doing occasional odd handyman jobs. The Authority will offer the family priority status in the Rent Assistance Program if they qualify. Otherwise, they will receive eligible rent differential based on a 60 month payout.

Date Offer to Purchase is Expected to be Made:	<u>January 2008</u>
Date public funding was committed or is expected:	<u>December 2007</u>
Date Property Acquisition is Expected to Occur:	<u>February 2008</u>
Date Relocation is Expected to Occur:	<u>December 2007</u>

RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL

PART F1

DATA ON ACQUIRED UNIT	1. PARCEL OR UNIT ADDRESS	326 E Center			
	1. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T			
	3. FAMILY COMPOSITION ADULTS/CHILDREN	2/3			
	4. TYPE OF BUILDING CONSTRUCTION	Cottage Frame			
	5. HABITABLE AREA	653 sf			
	6. AGE/STATE OF REPAIR	122 yrs			
	7. TOTAL ROOMS/BEDROOMS	4/2			
	8. TYPE OF NEIGHBORHOOD	Resid/Mixed			
	9. DISTANCE TO: (S)HOPPING (T)TRANSPORTATION (SCH)SCHOOLS	In area In area In area	(S) (T) (SCH)	(S) (T) (SCH)	(S) (T) (SCH)
FINANCIAL INFORMATION	10. GROSS INCOME	To be verified	\$	\$	\$
	11. CURRENT RENT (INCLUDING UTILITIES)	\$600.00	\$	\$	\$
	12. VALUE OF ACQUIRED DWELLING	\$35,000.00	\$	\$	\$
	13. ABILITY TO PAY RENT OR PURCHASE	To be verified	\$	\$	\$
RELOCATION NEEDS	14. ROOMS/BEDROOMS NEEDED	5/3			
	15. HABITABLE AREA REQUIRED	550 sf			
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T			
COMPARABLE ANALYSIS	17. NUMBER OF COMPARABLES AVAILABLE	10			
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	10			
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$700 - \$925	\$	\$	\$
	20. COMPARABLES FROM GROUP NO.	1			
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	1 \$950		\$	\$
PAYMENTS AND ESTIMATES	22. MOVE COST (A) ACTUAL (F) FIXED	(F) \$1,200	\$	\$	\$
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	None	\$	\$	\$
	24. CLOSING AND INCIDENTAL COST PAYMENT	None	\$	\$	\$
	25. MORTGAGE REFINANCING PYMT.	None	\$	\$	\$
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$21,000 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"/> \$

RELOCATION PLAN ASSURANCES

I hereby certify upon information and belief that this relocation plan contains accurate information and as been prepared in accordance with, and adequately provides for, the delivery of relocation services and payment 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 service referrals, job counseling referrals, housing referrals and counseling and transportation to available replacement housing, if necessary.

Rocky Marcoux

Name

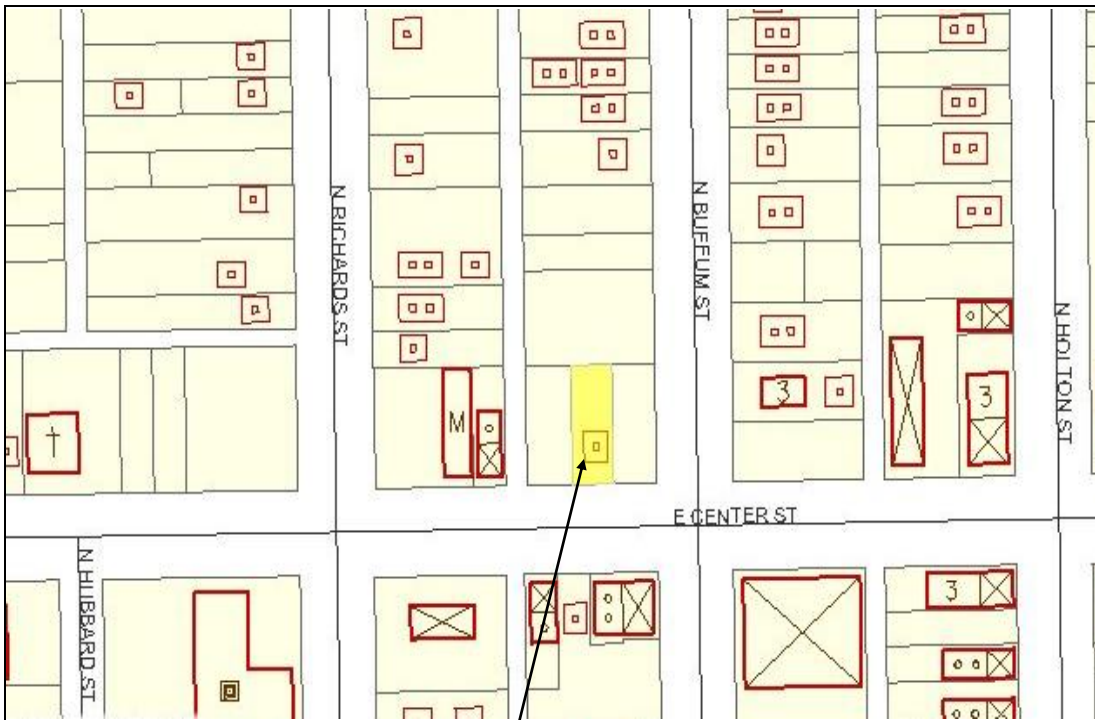
Executive Director-Secretary

Redevelopment Authority of the City of Milwaukee

Title

Date

Signature



326 East Center Street