



Relocation Plan For: Phase II acquisitions for the North 7th Street – West Garfield Avenue (Bronzeville) Redevelopment Project

Displacing Agency: Redevelopment Authority of the City of Milwaukee

Prepared By: Rhonda Szallai

Date (s) Prepared: April 2008

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.

RELOCATION PLAN CONTENTS

Part A	Project Description
Part B	Project Administration
Part C	Inventory of Displacement
Part D	Timetable and Competing Displacement
Part E	Relocation Program Standards
Part F	Relocation Feasibility Standards
Part G	Displaced Persons (Identification)
Part H	Comparable Available Housing on Private Market
Part I	Publicly Assisted Housing
Part J	Alternative Rehousing Plans
Part K	Comparable Business and Farm Units
Part L	Alternative Business or Farm Relocation Plans
Part M	Relocation Services - Residential
Part N	Relocation Services - Non-Residential
Part O	Relocation Payment Procedures
Part P	Relocation Grievance Procedures
Part Q	Property Management Policies
Part R	Eviction Policies
Part S	Assurances - Agency Head
Part T	Map of Project Area
Part U	Photographs

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:

s. 32.05 s. 32.06 Other (specify) _____

6. Relationship of this plan to total placement:

- a. This plan covers all displacement expected for this project.
- b. This is a continuation or amendment to the above project for which a plan had been previously approved by Dept. of Commerce on _____.
- c. This is a 2nd phase plan for the above project which will have subsequent displacement covered in later plans.
- d. Other (specify):

7. If 6c. above is checked, explain the level of additional displacement expected and why it is not included in this plan: Phases are necessary to ensure the best possible relocation assistance with our limited staff. Additional displacement is expected as redevelopment progresses and funding becomes available.

8. Project Location (geographic boundaries): Project boundaries are shown on attached map.

9. What source(s) and amount of funds will be used in carrying out this project:

Local State Federal 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: 809 N. Broadway, Milwaukee 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 tax parcels to be acquired under this plan:

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

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

4/2008 to 4/2008

3. Displacement Characteristics (by parcel)

There are three tax parcels to be acquired. Two of the parcels include one front duplex dwelling and one rear single family cottage. The other parcel includes one single family front dwelling and one rear single family cottage. There are six total dwellings with a total of eight units. Seven units are occupied and one unit is vacant. The following describes the displacements for each unit.

2307-2309 North 5th Street (Parcel #3305-2-18)

This parcel contains two buildings with a total of three units. The buildings are over 100 years old and in below average condition.

- 2307 North 5th Street is the lower unit in the front duplex. It is currently occupied by four adults that moved in 7 years ago. The family is in the Rent Assistance program and we will request a new voucher for the family when it comes time to find a replacement unit.

Adult female (head of household) age 41
 Son age 22
 Daughter age 19
 Daughter age 18

- 2309 North 5th Street is the upper unit in the front duplex. It is currently occupied by three adults and one child that have been tenants for 24 years. This family would like to be given priority status in the Rent Assistance program if they qualify.

Adult female age 58 and male significant other age 60
 Daughter age 24 with female child age 7

- 2307A North 5th Street is the rear single family cottage. It is currently occupied by two adults and two children that have been tenants for approximately one year. This family would like to be given priority status in the Rent Assistance program if they qualify. The handicap ramp attached to the dwelling was utilized by a former occupant and there are no current tenants that need a replacement unit that is handicap accessible.

Adult female (head of household) age 49
 Daughter age 26 with a female child age 4
 Daughter age 17

2313 North 5th Street (Parcel #3305-2-19)

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

- 2313 North 5th Street is the front single family dwelling. It is currently occupied by three adults and two children that have been tenants for ten years. This family would like to be given priority status in the Rent Assistance program if they qualify.

Adult female (head of household) age 50
Daughter age 22 with a female child age 2
Son age 29 with a male child age 7 months

- 2313A North 5th Street is the rear single family cottage. It is currently occupied by one elderly adult that has been a tenant for about three years.

Adult male age 74

2217-19 North 5th Street (Parcel #3305-2-20)

- 2317 North 5th Street is the lower unit in the front duplex building. It is currently occupied by one adult with three young children that have been tenants for approximately seven months. This family would like to be given priority status in the Rent Assistance program if they qualify. She currently receives SSI income and walks with a cane. She will need a lower unit and possibly a unit with handicap access in the future.

Female head of household age 26
Daughter age 6
Daughter age 3
Daughter age 1

- 2319 North 5th Street is the upper unit in the front duplex building. It is currently **vacant**.
- 2317A North 5th Street is the rear single family cottage. It is currently occupied by two adults that have been tenants for over 90 days. This family would like to be given priority status in the Rent Assistance program if they qualify.

Female adult (head of household) age 58
Adult male (son) age 31

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	May 2008	July 2008	3
Land Acquisitions	August 2008	October 2008	3
Relocation	August 2008	October 2008	3
Land Clearance	November 2008	December 2008	2
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: April 1, 2008

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	2307	2309	2307A	2313
	2. Occupants Status (O) Owner or (T) Tenant	T	T	T	T
	3. Family Composition Adults/Children	4/0	3/1	2/2	3/2
	4. Type of Building Construction	Duplex Frame	Duplex Frame	SingleFamily Frame	SingleFamily Frame
	5. Habitable Area	1072	1072	692	1361
	6. Age/State of Repair	112/Poor	112/Poor	133/Poor	101/Avg
	7. Total Rooms/Bedrooms	7/4	7/4	5/3	8/4
	8. Type of Neighborhood	Resid/Comm	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	\$ To be verified
	11. Current Rent (including utilities)	\$755.00	\$600.00	\$600.00	\$650.00
	12. Value of Acquired Dwelling	\$110,000.00	\$110,000.00	\$110,000.00	\$110,000.00
	13. Ability To Pay Rent or Purchase	\$To be verified	\$To be verified	\$To be verified	\$ To be verified
RELOCATION NEEDS	14. Rooms/Bedrooms Needed	7/4	6/3	6/4	8/4
	15. Habitable Area Required	450	450	450	550
	16. Probable Status (O) Owner or (T) Tenant	(T)	(T)	(T)	(T)
COMPARABLE ANALYSIS	17. Number of Comparables Available	9+	13+	9+	9+
	18. Number of Comparables Expected at Displacement	9+	13+	9+	9+
	19. Range of sale Price or Rent of Comparables	\$885 - \$1,150	\$550 - \$1,050	\$885 - \$1,150	\$885 - \$1,150
	20. Comparables From Group Number	1	1	1	1
	21. Most Comparable Unit Number and Price	1 \$1,025.00	13 \$785.00	7 \$950.00	1 \$1,025.00
PAYMENTS AND ESTIMATES	22. Move Cost (A) Actual or (F) Fixed	\$1,500.00 (F)	\$1,500.00 (F)	\$1,200.00 (F)	\$1,650.00 (F)
	23. Estimated Owner Replacement Payment	N/A	N/A	N/A	N/A
	24. Closing and Incidental Cost Payment	N/A	N/A	N/A	N/A
	25. Mortgage Refinancing Payment	N/A	N/A	N/A	N/A
	26. Tenant Replacement Payment: R = Rent Differential D = Down Payment	R <input checked="" type="checkbox"/> \$8,000.00 D <input type="checkbox"/>	R <input checked="" type="checkbox"/> \$8,000.00 D <input type="checkbox"/>	R <input checked="" type="checkbox"/> \$8,000.00 D <input type="checkbox"/>	R <input type="checkbox"/> \$8,000.00 D <input type="checkbox"/>

*Rent Assistance Program – Contract rent is \$755 including utilities and tenant portion is \$410.00

RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL

PART F1

DATA ON ACQUIRED UNIT	3. Parcel or Unit Number	2313A	2317	2317A	
	4. Occupants Status (O) Owner or (T) Tenant	T	T	T	
	4. Family Composition Adults/Children	1/0	1/3	2/0	/
	5. Type of Building Construction	SingleFamily Frame	Duplex Frame	SingleFamily Frame	
	10. Habitable Area	884	968	585	
	11. Age/State of Repair	138/Avg	116/Avg	116/Avg	
	12. Total Rooms/Bedrooms	4/1	6/3	5/2	/
	13. Type of Neighborhood	Resid/Comm	Resid/Comm	Resid/Comm	
	14. Distance To: (U) Shopping (V) 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	12. Gross Income	\$To be verified	\$To be verified	\$To be verified	\$
	13. Current Rent (including utilities)	\$400.00	\$600.00	\$500.00	\$
	17. Value of Acquired Dwelling	\$110,000.00	\$110,000.00	\$110,000.00	\$
	18. Ability To Pay Rent or Purchase	\$To be verified	\$To be verified	\$To be verified	\$
RELOCATION NEEDS	19. Rooms/Bedrooms Needed	4/1	6/3	5/2	/
	20. Habitable Area Required	150	450	250	
	21. Probable Status (O) Owner or (T) Tenant	(T)	(T)	(T)	
COMPARABLE ANALYSIS	23. Number of Comparables Available	10+	13+	10+	
	24. Number of Comparables Expected at Displacement	10+	13+	10+	
	25. Range of sale Price or Rent of Comparables	\$650 - \$950	\$550 - \$1,050	\$650 - \$950	\$
	26. Comparables From Group Number	2	1	2	
	27. Most Comparable Unit Number and Price	2 \$950.00	13 \$785.00	4 \$950.00	\$
PAYMENTS AND ESTIMATES	28. Move Cost (A) Actual or (F) Fixed	\$1,050.00 (F)	\$1,350.00 (F)	\$1,200.00 (F)	\$
	23. Estimated Owner Replacement Payment	N/A	N/A	N/A	N/A
	27. Closing and Incidental Cost Payment	N/A	N/A	N/A	N/A
	28. Mortgage Refinancing Payment	N/A	N/A	N/A	N/A
	29. Tenant Replacement Payment: R = Rent Differential D = Down Payment	R <input checked="" type="checkbox"/> \$8,000.00 D <input type="checkbox"/>	R <input checked="" type="checkbox"/> \$8,000.00 D <input type="checkbox"/>	R <input checked="" type="checkbox"/> \$8,000.00 D <input type="checkbox"/>	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 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	321 E. Burleigh	H	Y	5Bed/1657sf	All in area	\$1,025.00 ✓	*RAP listing Newspaper
2	2439 N. 2 nd	F	Y	4Bed/2083sf	All in area	\$ 885.00 ✓	RAP listing Newspaper
3	2929 N. Holton	H	Y	4Bed/1380sf	All in area	\$1,150.00 ✓	RAP listing Newspaper
4	1431 W.Chambers	H	Y	5Bed/1366sf	All in area	\$ 975.00 ✓	RAP listing Newspaper
5	4125 W. Lloyd	H	Y	4Bed/1378sf	All in area	\$ 900.00 ✓	RAP listing Newspaper
6	2556 N. 39th	F	Y	4Bed/1797sf	All in area	\$ 975.00 ✓	RAP listing Newspaper
7	3154 N. Palmer	H	Y	4Bed/1268sf	All in area	\$ 950.00 ✓	RAP listing Newspaper
8	3232 N. 24 th	H	Y	4Bed/1214sf	All in area	\$ 975.00 ✓	RAP listing Newspaper
9	2029 N. 22 nd	H	Y	4Bed/973sf	All in area	\$ 950.00 ✓	RAP listing Newspaper
10	1431 N. 4 th	F	Y	3Bed/1264sf	All in area	\$ 750.00 ✓	RAP listing Newspaper
11	2741A N. 6 th	F	Y	3Bed/1087sf	All in area	\$ 625.00 ✓	RAP listing Newspaper
12	2133A N. 26 th	F	Y	3Bed/858sf	All in area	\$ 550.00 ✓	RAP listing Newspaper
13	2728 N. 4 th	F	Y	3Bed/1200sf	All in area	\$ 785.00 ✓	RAP listing Newspaper
14	4350 N. 51 st	H	Y	3Bed/887sf	All in area	\$ 930.00 ✓	RAP listing Newspaper
15	2915 N. Booth	H	Y	3Bed/1060sf	All in area	\$1,050.00 ✓	RAP listing Newspaper
16	3215 N. Humboldt	F	Y	3Bed/1208sf	All in area	\$ 995.00 ✓	RAP listing Newspaper
17	2835 N. Buffum	F	Y	3Bed/981sf	All in area	\$ 895.00 ✓	RAP listing Newspaper
18	3001 N. 1 st	F	Y	3Bed/1004sf	All in area	\$ 725.00 ✓	RAP listing Newspaper
19	2560B N. 11 th	H	Y	3Bed/840sf	All in area	\$ 800.00 ✓	RAP listing Newspaper
20	222 E. Locust	F	Y	3Bed/1260sf	All in area	\$ 810.00 ✓	RAP listing Newspaper

*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, priority status in the Rent Assistance Program 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, David P. Misky. A Determination is then made within thirty (30) days.

He/She may appeal to the Department of Commerce, P. O. Box 7970 Madison, Wisconsin.

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.

EVICTIION 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.

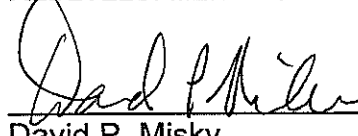
RELOCATION PLAN ASSURANCES

PART 5

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



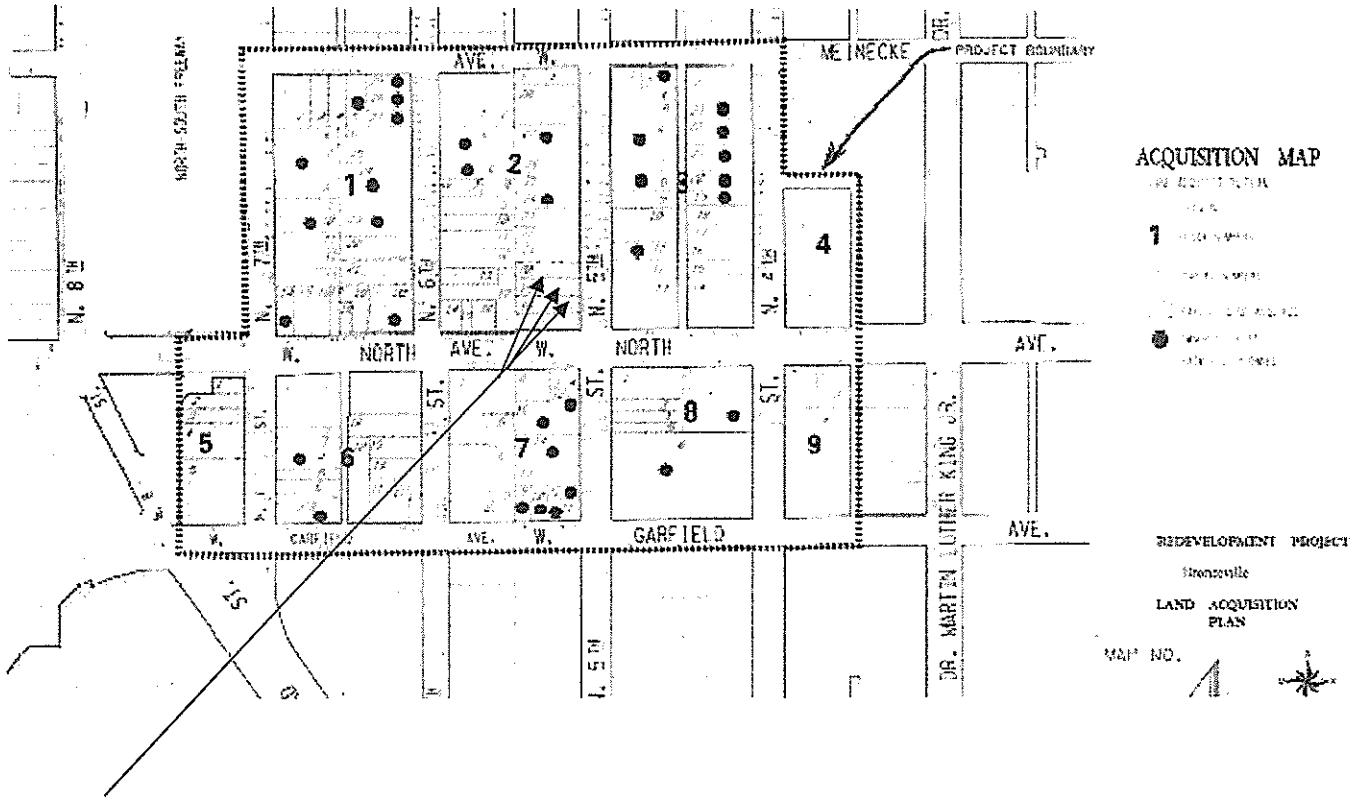
David P. Misky
Assistant Executive Director – Secretary

April 24, 2008
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:



2307 through 2319 North 5th Street

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.

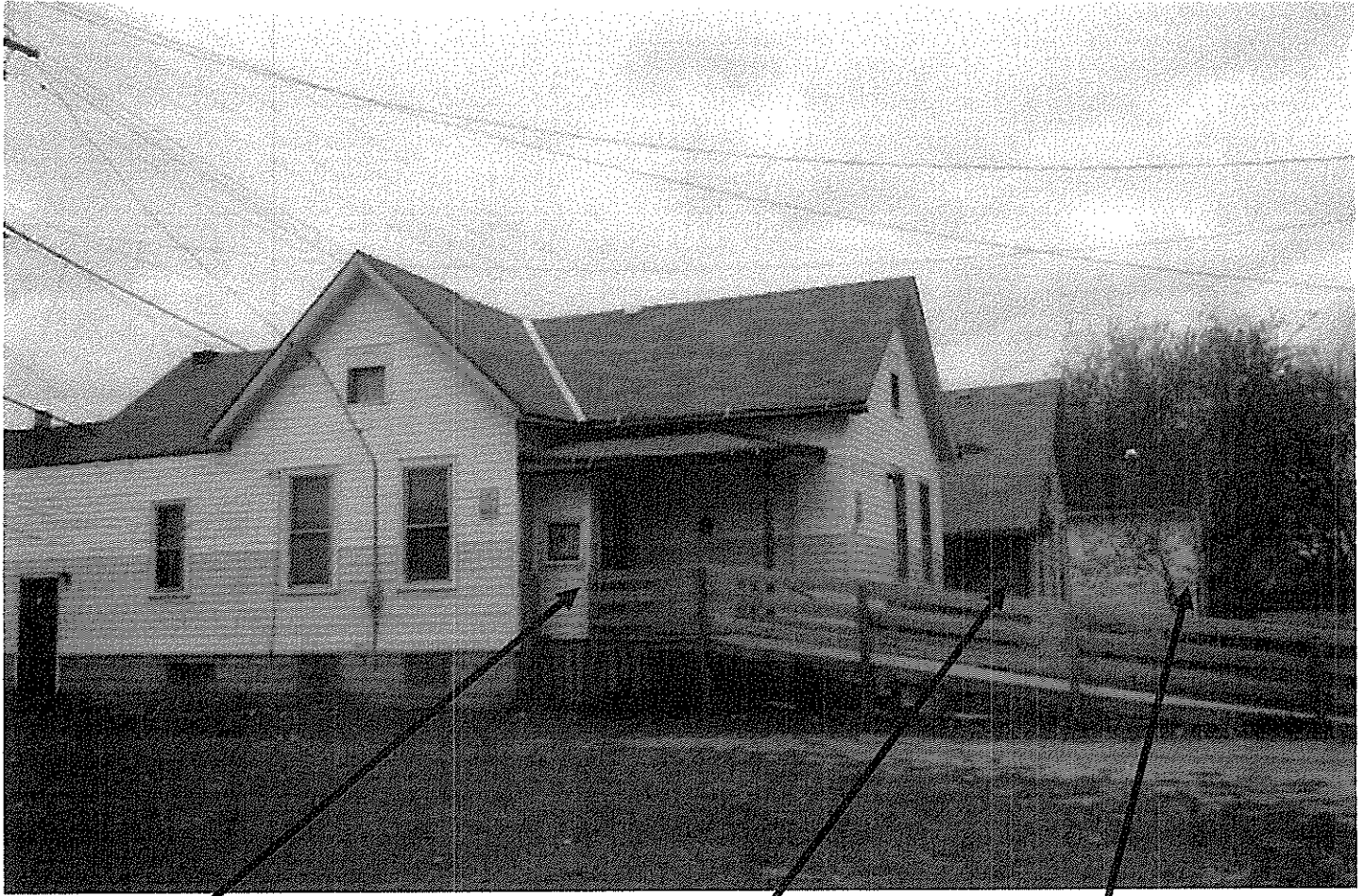


2307-09 North 5th Street

2313 North 5th Street

2317-19 North 5th Street

Note: These are the front buildings.



2307A North 5th Street

2313A North 5th Street

2317A North 5th Street

Note: These are the rear cottages.

Arial Photo of Parcels



2317A North 5th St.
2313A North 5th St.
2307A North 5th St.

2317 North 5th St.
2313 North 5th St.
2307 North 5th St.