

SMALL PROJECTS RELOCATION PLAN



PROJECT DESCRIPTION

1. Name & Purpose of Project:

Spot Acquisition of 3916 West Lisbon Avenue, in the City and County of Milwaukee.
Elimination of blight.

2. Principal Public Funding Source:

Redevelopment Authority of the City of Milwaukee ("RACM")
David P. Misky, Asst. Executive Director-Secretary
Phone: (414) 286-8682

3. Displacing Agency:

Same as #2.

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

Community Development Block Grant

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

Rhonda Szallai
Phone: (414) 286-5674

6. Date this plan prepared: August, 2008

By: Rhonda Szallai, Relocation Specialist

DISPLACEE CHARACTERISTICS/PROPERTY STATUS

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

One (1) Mixed use building with two residential units and one retail space.

2. Displacement Characteristics/Impacts by Unit:

Only one small residential unit is occupied by one adult male with no children. The other two units in this building are vacant. The property owner is currently incarcerated and the occupant is a relative staying in the property for security purposes. However, he may qualify as a displaced person when acquisition occurs and be eligible for relocation assistance.

Date Offer to Purchase is Expected to be Made:	November, 2008
Date public funding was committed or is expected:	November, 2008
Date Property Acquisition is Expected to Occur:	March, 2009
Date Relocation is Expected to Occur:	March - May, 2009

RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL

PART F1

DATA ON ACQUIRED UNIT	1. PARCEL OR UNIT ADDRESS	3916 W.Lisbon			
	1. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T			
	3. FAMILY COMPOSITION ADULTS/CHILDREN	1/0			
	4. TYPE OF BUILDING CONSTRUCTION	Mixed Use Frame			
	5. HABITABLE AREA	430			
	6. AGE/STATE OF REPAIR	95 / Poor-Fair			
	7. TOTAL ROOMS/BEDROOMS	3/1			
	8. TYPE OF NEIGHBORHOOD	Com/Resid			
	9. DISTANCE TO: (S)HOPPING (T)RANSPORTATION (SCH)OOLS	(S) in area (T) in area (SCH) in area	(S) (T) (SCH)	(S) (T) (SCH)	(S) (T) (SCH)
FINANCIAL INFORMATION	10. GROSS INCOME	\$ TBD	\$	\$	\$
	11. CURRENT RENT (INCLUDING UTILITIES)	\$ 0 Current \$425 Market	\$	\$	\$
	12. VALUE OF ACQUIRED DWELLING	\$32,000	\$	\$	\$
	13. ABILITY TO PAY RENT OR PURCHASE	\$ TBD	\$	\$	\$
RELOCATION NEEDS	14. ROOMS/BEDROOMS NEEDED	3/1			
	15. HABITABLE AREA REQUIRED	150			
	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	\$425-625	\$	\$	\$
	20. COMPARABLES FROM GROUP NO.	1			
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	#2 \$625		\$	\$
PAYMENTS AND ESTIMATES	22. MOVE COST (A) ACTUAL (F) FIXED	\$900	\$	\$	\$
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$ N/A	\$	\$	\$
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$	\$	\$	\$
	25. MORTGAGE REFINANCING PYMT.	\$	\$	\$	\$
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input type="checkbox"/> \$8,000.00 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"/> \$

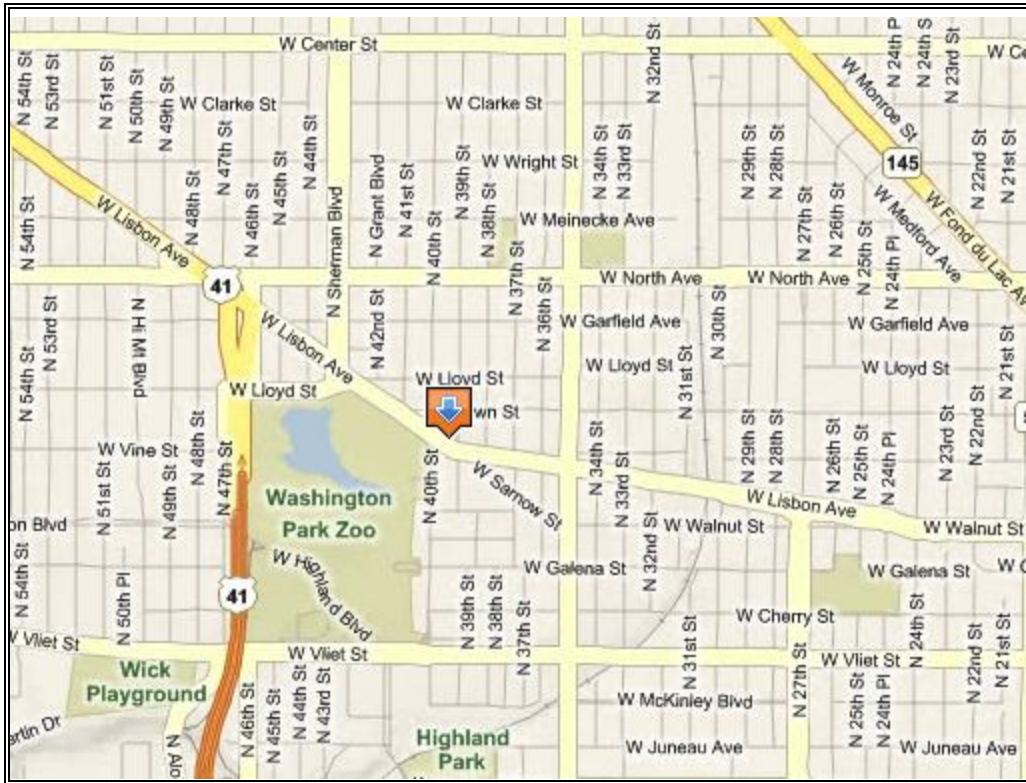
RELOCATION PLAN ASSURANCES

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.

Date

David P. Misky, Asst. Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee



3916 West Lisbon Avenue