

**Relocation Plan For:**       ▪       **14<sup>th</sup> & Lloyd Spot Acquisitions**

**Acquiring Agency:**       ▪       **Redevelopment Authority of  
the City of Milwaukee**

**Prepared By:**            ▪       **Department of City Development**

**Date(s) Prepared:**       ▪       **August 14, 2003**

**Date Submitted to  
Department of Commerce**   ▪       **August 15, 2003**

# **RELOCATION PLAN**

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**PROJECT DESCRIPTION**

**PART A**

<b>1. Name of Project:</b>  14 <sup>th</sup> & Lloyd Spot Acquisitions	<b>2. County(s):</b>  Milwaukee
<b>3. Purpose of Project:</b>  Elimination of blight and assemblage of land.	<b>4. Public Agency (Condemnor):</b>  Redevelopment Authority of the City of Milwaukee
	<b>5. Eminent domain procedure which agency will follow:</b>  <input checked="" type="checkbox"/> s. 32.05 <input type="checkbox"/> s. 32.06 <input type="checkbox"/> Other

- 6. Relationship of this plan to total project displacement:**
- a.  This is a new plan covering all displacement expected for this project.
  - b.  This is a continuation or amendment to the above project for which a plan had previously been approved by COMM on \_\_\_\_\_.
  - c.  This is a 1st Phase plan for the above project which will have subsequent displacement covered in later plans.
  - d.  Other (specify): \_\_\_\_\_

**7. If 7.c above is checked, explain the level of additional displacement expected and why it is not included in this plan:**

\_\_\_\_\_

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

**9. What source(s) of funds will be used in carrying out this project:**      **10. If federal funding is expected to support any part of this project, identify the federal agency and program involved:**

Local    State    Federal    Private      CDBG Funding

**11. Has the agency or any other person engaged in any land acquisition activities for this project prior to submission of this plan?**

Yes    No   If yes, explain: Both property owners are willing to sell their properties and have made offers to the Authority. No formal action has been taken by the Authority.

- 1. Identify the public official or employee 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 North Broadway  
 Telephone (414) 286-5762 Dept./Div. Department of City Development

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

Name \_\_\_\_\_ Title \_\_\_\_\_  
 Address \_\_\_\_\_ Agency/Firm Name \_\_\_\_\_  
 Telephone \_\_\_\_\_

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

Name Rhonda Szallai Title Real Estate Specialist  
 Name \_\_\_\_\_ Title \_\_\_\_\_  
 Name \_\_\_\_\_ Title \_\_\_\_\_  
 \_\_\_\_\_  
 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  
 Address 809 North Broadway Agency/Firm Name: \_\_\_\_\_  
 Telephone (414) 286-5735 Department of City Development

- 5. Will the agency establish a relocation field office?

No (explain) Project too small  
 Established Office Address: 809 North Broadway  
 Will establish Day & Hours: Monday through Friday  
 Office within project boundaries 8:00 A.M. - 4:45 P.M.  
 Office approximately 20 blocks from center of project Will staff be available evenings by appointment?  
 Yes  No

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

$$4 + 0 = 4$$

Occupied Vacant Total

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

August 1, 2003 to August 14, 2003

3. Displacement Characteristics (by parcel)

Parcel #2003-07-01 – 1350 West Brown Street

This parcel is the front lower unit of the three family dwelling on the corner of 14<sup>th</sup> Street and Brown Street. The entrance to this unit is on Brown Street. It is a two bedroom unit that has approximately 850 square feet and rents for \$355/month with the tenant paying his own utilities.

The tenant is a recently unemployed adult male and his ten year old son. He has lived there for approximately two years and is in the City of Milwaukee Rent Assistance Program. He would like to continue in the RAP and a moving appointment has been scheduled for 9/22/03. A new voucher should be issued allowing 120 days to find a replacement unit.

Parcel #2003-07-02 – 2002A North 14<sup>th</sup> Street

This parcel is the lower rear unit of the three family dwelling on the corner of 14<sup>th</sup> Street and Brown Street. The unit rents for \$295/month with the tenant paying her own utilities, has approximately 566 square feet and two bedrooms. The tenant is an unemployed adult female that lives with one adult female and her one year old son. She has lived there for approximately seven months and would like to apply for priority status in the Rent Assistance Program (Section 8). If she is denied entrance into the program due to background check, she may be eligible for a rent differential based on 60 months with income verification.

Parcel #2003-07-03 – 2002 North 14<sup>th</sup> Street

This parcel is the upper unit of the three family dwelling on the corner of 14<sup>th</sup> Street and Brown Street. The unit rents for \$495/month with tenant paying her own utilities, has approximately 1400 square feet and three bedrooms. The tenant is a recently unemployed female with three children. She has lived there for approximately 1.5 years and would like to apply for priority status in the Rent Assistance Program (Section 8). If she is denied entrance into the program due to background check, she may be eligible for a rent differential based on 60 months with income verification.

Parcel #4 – 2004 North 14<sup>th</sup> Street

This parcel is a single family dwelling. The dwelling rents for \$600/month with the tenant paying his own utilities, has approximately 1200 square feet and three bedrooms. The male tenant lives here with his three children. He is employed as school security personnel with income of approximately \$2,200/month. He has lived there approximately five months and is currently in the County Rent Assistance Program. He would like to continue in the program and a request for a moving voucher will be made.

1. Provide a timetable estimate for implementing this project:

	<b>From (Month/Year)</b>	<b>To (Month/Year)</b>	<b>Total Months</b>
<b>Property Appraisals</b>	<b>August 2003</b>	<b>October 2003</b>	<b>3</b>
<b>Land Acquisition</b>	<b>October 2003</b>	<b>February 2003</b>	<b>4</b>
<b>Relocation</b>	<b>October 2003</b>	<b>February 2003</b>	<b>4</b>
<b>Land Clearance</b>	<b>March 2003</b>	<b>June 2003</b>	<b>3</b>

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

Yes  No

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

Yes  No

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

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

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

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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 asking price.

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3. The Written Notice requirements under ch COMM 202.06(2) were provided to all affected parties on August 14, 2003.  
(date(s))

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

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

**RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL**

**PART F1**

		#2003-07-01	#2003-07-02	#2003-07-03	#2003-08
<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS				
	1. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T	T	T	T
	3. FAMILY COMPOSITION ADULTS/CHILDREN	1 / 1	2 / 1	1 / 4	1 / 3
	4. TYPE OF BUILDING CONSTRUCTION	Multi-Family Frame	Multi-Family Frame	Multi-Family Frame	Single Family Frame
	5. HABITABLE AREA	640 sf	425 sf	1,109 sf	900 sf
	6. AGE/STATE OF REPAIR	103 / Fair	103 / Fair	103 / Fair	113 / Fair
	7. TOTAL ROOMS/BEDROOMS	5 / 2	4 / 2	6 / 3	6 / 3
	8. TYPE OF NEIGHBORHOOD	Residential	Residential	Residential	Residential
	9. DISTANCE TO: (S)HOPPING (T)RANSPORTATION (SCH)OOLS	in area in area in area	in area in area in area	in area in area in area	in area in area in area
<b>FINANCIAL INFORMATION</b>	10. GROSS INCOME	\$unemployed	\$unemployed	\$unemployed	\$2,200/month
	11. CURRENT RENT (INCLUDING UTILITIES)	\$355 + \$100 for utilities	\$295 + \$100 for utilities	\$495 + \$100 for utilities	\$600 + \$100 for utilities
	12. VALUE OF ACQUIRED DWELLING	\$60,000	\$60,000	\$60,000	\$35,000
	13. ABILITY TO PAY RENT OR PURCHASE	To be determined	To be determined	To be determined	To be determined
<b>RELOCATION NEEDS</b>	14. ROOMS/BEDROOMS NEEDED	5 / 2	4 / 2	6 / 3	6 / 3
	15. HABITABLE AREA REQUIRED	250	350	550	450
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T	T	T	T
<b>COMPARABLE ANALYSIS</b>	17. NUMBER OF COMPARABLES AVAILABLE	15 +	15 +	13 +	13 +
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	15 +	15 +	13 +	13 +
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$550 - \$675	\$550 - \$675	\$545 - \$825	\$545 - \$825
	20. COMPARABLES FROM GROUP NO.	2	2	1	1
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	Unit 6 / \$650	Unit 15 / \$550	Unit 10 / \$675	Unit 3 / \$800
<b>PAYMENTS AND ESTIMATES</b>	22. MOVE COST (A) ACTUAL (F) FIXED	\$950 Fixed	\$850 Fixed	\$1,050 Fixed	\$1,050 Fixed
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$	\$	\$	\$
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$	\$	\$	\$
	25. MORTGAGE REFINANCING PYMT.	\$	\$	\$	\$
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$11,700 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$9,300 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$4,800 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$6,000 D <input type="checkbox"/> \$



**RELOCATION FEASIBILITY ANALYSIS - BUSINESS OR FARM**

**PART F2**

**No Commercial Displacement**

<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS				
	2. OCCUPANT 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	N/A	N/A	N/A	N/A
<b>FINANCIAL INFORMATION</b>	10. ESTIMATED ANNUAL GROSS INCOME	\$	\$	\$	\$
	11. CURRENT RENT	\$	\$	\$	\$
	12. ESTIMATED VALUE OF ACQUIRED PROPERTY	\$	\$	\$	\$
<b>RELOCATION NEEDS</b>	13. SPECIAL FEATURES NEEDED				
	14. AREA REQUIRED				
	15. PROBABLE STATUS (O) OWNER OR (T) TENANT				
<b>COMPARABLE ANALYSIS</b>	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 NO.				
	20. MOST COMPARABLE UNIT NUMBER AND PRICE	\$	\$	\$	\$
<b>PAYMENT ESTIMATES</b>	21. MOVE COST – (A) ACTUAL OR (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**

**Group Number 1**

**Part H**

**ON THE PRIVATE MARKET (Cont.)**



**For Sale**



**For Rent**

Unit No.	Unit Address	H-House F-Flat A-Apt.	Are Children Allowed?	Rooms/beds ----- Living Area	Distance to: (s)hopping (t)ransportation (sch)ools	Listed Price or Rent √ if includes utilities	Source of Listing
1	2559 North Hubbard	H	Yes	3 bedroom ----- 1165 sq. ft.	(s) in area (t) in area (sch) in area	\$725 + \$100 for utilities	New spaper
2	2477 North 37 <sup>th</sup> Street	F	Yes	3 bedroom ----- 1339 sq. ft.	(s) in area (t) in area (sch) in area	\$720 + \$100 for utilities	Landlord
3	3536 North 11 <sup>th</sup> Street	H	Yes	4 bedroom ----- 1549 sq. ft.	(s) in area (t) in area (sch) in area	\$700 + \$100 for utilities	New spaper
4	1519 North 28 <sup>th</sup> Street	F	Yes	3 bedroom ----- 1300 sq. ft.	(s) in area (t) in area (sch) in area	\$700 + \$100 for utilities	Rent Assistance Vacancy List
5	3417 North 39 <sup>th</sup> Street	F	Yes	3 bedroom ----- 1151 sq. ft.	(s) in area (t) in area (sch) in area	\$700 + \$100 for utilities	Rent Assistance Vacancy List
6	2641 North 48 <sup>th</sup> Street	F	Yes	3 bedroom ----- 1300 sq. ft.	(s) in area (t) in area (sch) in area	\$650 + \$100 for utilities	Rent Assistance Vacancy List
7	1617 West Meinecke Street	F	Yes	3 bedroom ----- 984 sq. ft.	(s) in area (t) in area (sch) in area	\$650 + \$100 for utilities	Rent Assistance Vacancy List
8	4412 North 37 <sup>th</sup> Street	F	Yes	3 bedroom ----- 1008 sq. ft.	(s) in area (t) in area (sch) in area	\$600 + \$100 for utilities	Rent Assistance Vacancy List
9	2709 North 47 <sup>th</sup> Street	F	Yes	3 bedroom ----- 1298 sq. ft.	(s) in area (t) in area (sch) in area	\$585 + \$100 for utilities	Rent Assistance Vacancy List
10	2653 North 21 <sup>st</sup> Street	F	Yes	3 bedroom ----- 1300 sq. ft.	(s) in area (t) in area (sch) in area	\$575 + \$100 for utilities	Rent Assistance Vacancy List
11	2139 North 11 <sup>th</sup> Street	F	Yes	3 bedroom ----- 1255 sq. ft.	(s) in area (t) in area (sch) in area	\$525 + \$100 for utilities	New spaper
12	2162 North 35 <sup>th</sup> Street	F	Yes	3 bedroom ----- 994 sq. ft.	(s) in area (t) in area (sch) in area	\$450 + \$100 for utilities	Rent Assistance Vacancy List
13	3324 North 27 <sup>th</sup> Street	F	Yes	3 bedroom ----- 991 sq. ft.	(s) in area (t) in area (sch) in area	\$445 + \$100 for utilities	Rent Assistance Vacancy List
				sq. ft.	(s) (t) (sch)		
				sq. ft.	(s) (t) (sch)		

**COMPARABLE HOUSING AVAILABLE**

**Group Number 2**

**Part H**

**ON THE PRIVATE MARKET (Cont.)**



**For Sale**



**For Rent**

Unit No.	Unit Address	H-House F-Flat A-Apt.	Are Children Allowed?	Rooms/beds ----- Living Area	Distance to: (s)hopping (t)ransportation (sch)ools	Listed Price or Rent √ if includes utilities	Source of Listing
1	3552 North 10 <sup>th</sup> Street	F	Yes	2 bedroom 1262 sq. ft.	(s) in area (t) in area (sch) in area	\$575 + \$100 for utilities	Rent Assistance Vacancy List
2	1623 North 37 <sup>th</sup> Street	F	Yes	2 bedroom 1150 sq. ft.	(s) in area (t) in area (sch) in area	\$575 + \$100 for utilities	New spaper
3	2838 North 40 <sup>th</sup> Street	F	Yes	2 bedroom 977 sq. ft.	(s) in area (t) in area (sch) in area	\$560 + \$100 for utilities	Rent Assistance Vacancy List
4	2920 North 28 <sup>th</sup> Street	F	Yes	2 bedroom 1038 sq. ft.	(s) in area (t) in are (sch) in area	\$560 + \$100 for utilities	Rent Assistance Vacancy List
5	2625 North 30 <sup>th</sup> Street	F	Yes	2 bedroom 1250 sq. ft.	(s) in area (t) in area (sch) in area	\$550 + \$100 for utilities	Rent Assistance Vacancy List
6	3202 North 16 <sup>th</sup> Street	F	Yes	2 bedroom 1017 sq. ft.	(s) in area (t) in area (sch) in area	\$550 + \$100 for utilities	Rent Assistance Vacancy List
7	3214 West Lloyd Street	F	Yes	2 bedroom 1074 sq. ft.	(s) in area (t) in area (sch) in area	\$550 + \$100 for utilities	Rent Assistance Vacancy List
8	3163 North 16 <sup>th</sup> Street	F	Yes	2 bedroom 785 sq. ft.	(s) in area (t) in area (sch) in area	\$550 + \$100 for utilities	Rent Assistance Vacancy List
9	1419-21 North 29 <sup>th</sup> Street	F	Yes	2 bedroom 1200 sq. ft.	(s) in area (t) in area (sch) in area	\$525 + \$100 for utilities	Rent Assistance Vacancy List
10	2625 North 48 <sup>th</sup> Street	F	Yes	2 bedroom 1298 sq. ft.	(s) in area (t) in area (sch) in area	\$525 + \$100 for utilities	New spaper
11	2658 North 18 <sup>th</sup> Street	F	Yes	2 bedroom 1086 sq. ft.	(s) in area (t) in area (sch) in area	\$500 + \$100 for utilities	Rent Assistance Vacancy List
12	2166 North 41 <sup>st</sup> Street	F	Yes	2 bedroom 1050 sq. ft.	(s) in area (t) in area (sch) in area	\$500 + \$100 for utilities	Rent Assistance Vacancy List
13	3176 North 29 <sup>th</sup> Street	F	Yes	2 bedroom 1132 sq. ft.	(s) in area (t) in area (sch) in area	\$500 + \$100 for utilities	Rent Assistance Vacancy List
14	2519 North 37 <sup>th</sup> Street	F	Yes	2 bedroom 821 sq. ft.	(s) in area (t) in area (sch) in area	\$475 + \$100 for utilities	Rent Assistance Vacancy List
15	3426 North 13 <sup>th</sup> Street	F	Yes	2 bedroom 900 sq. ft.	(s) in area (t) in area (sch) in area	\$450 + \$100 for utilities	Rent Assistance Vacancy List





- 
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:





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

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:

- 1. Describe the relocation assistance services which may be required by residential occupants and will be provided by the agency:**
  - (1) Counseling on housing needs and desires based on personal interviews and individual analysis.**
  - (2) Assist homeowner in obtaining mortgage financing and help in the preparation and submission of purchase offers. Help obtain related documents, e.g. credit reports, appraisals, surveys, income verification, etc.**
  - (3) Maintain listings of "standard housing" for rent or for sale, for referral purposes towards that end, DCD:**
    - (a) receives advance notice of available FHA properties;**
    - (b) receives advance notice of available V.A. properties;**
    - (c) use the MLS for listing and information;**
    - (d) maintain listings of brokers/managers active in the unassisted, low to moderate income, private rental market;**
    - (e) daily review the classified ads.**
  - (4) On self-found housing; the relocation staff inspects the dwelling to determine its conformity with the approved "standards"; verifies its condition per building inspection records; and establishes its status with respect to existing or proposed public improvement projects.**
  - (5) Assistance in making moving arrangements, including the transfer of utility services.**
  - (6) Advise on relocation claim entitlements and assistance in filing, including the assemblage of supporting documents; follow up actions to ensure prompt payment.**
  - (7) Refer client to appropriate social service counseling if so desired.**
  - (8) Provide informational material on relocation payments, assistance, and housing programs.**
  - (9) Advise on relocation grievance arrangements and procedures and agencies.**
  - (10) Advise on "discrimination" grievance procedures and agencies.**
  - (11) Advance relocation payments for security deposits, utilities, etc.**

- 1. Describe the relocation assistance services which may be required by businesses, farms or non-profit organizations and will be provided by the agency:**
  - (1) Counseling on relocation space and locational considerations.**
  - (2) Information on special small business programs, e.g. SBA "disaster loans," "score" and assistance including the assemblage of required documents.**
  - (3) Assistance in locating and securing replacement facilities including preparation of purchase offers, leasehold agreements, and financing documents.**
  - (4) Business liquidation assistance if he chooses to discontinue operations.**
  - (5) On self-found quarters: verify zoning and building code compliance and property status with respect to existing or proposed public projects.**
  - (6) Assistance in obtaining business permits and licenses.**
  - (7) Assistance in securing and making moving arrangements including bid preparation.**
  - (8) Advising them on temporary site management policies, procedures, and temporary occupancy terms and conditions.**
  - (9) Advising them on their relocation claim entitlements and assisting them in filing, including the assembling of supporting documents.**
  - (10) Providing informational materials on relocation payment, payments and small business assistance programs.**
  - (11) Advising them on relocation grievance arrangements and procedures.**

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

**Normal auditing and accounting procedures.**

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

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

**A hearing is held by the Assistant Secretary of the Redevelopment Authority of the City of Milwaukee, Gregory Shelko. A Determination is then made within seven (7) days.**

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

**Temporary Site Management**

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.

1. 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.

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.

Gregory J. Shelko

Name (Chief Executive Officer or Agency Head)

Asst. Executive Director-Secretary

Redevelopment Authority of the City of Milwaukee

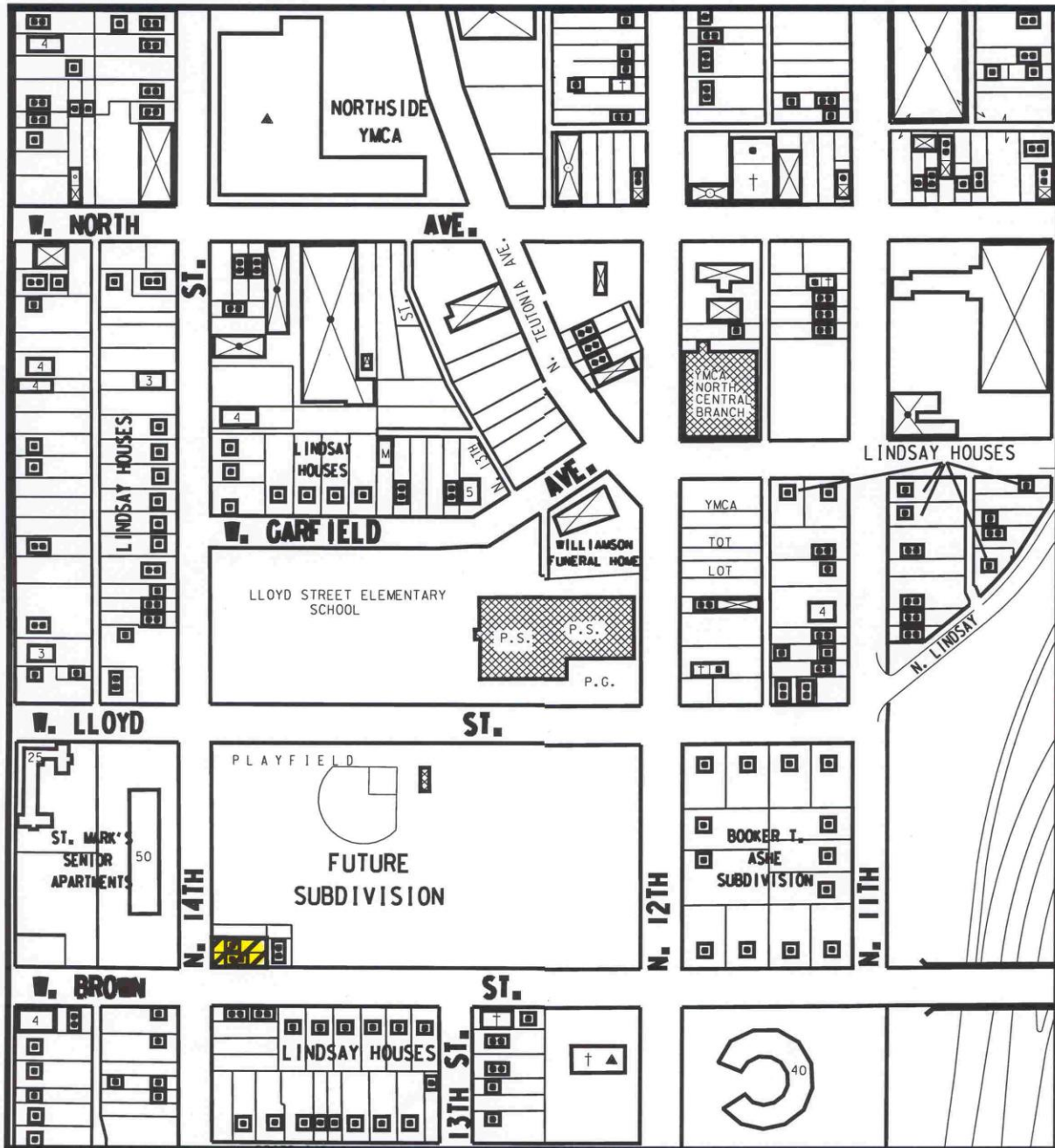
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

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:

# Proposed Blight Designations 14th & Lloyd/Lindsay Heights



 Property to be Declared Blighted

1. **Attach photos of 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.**



**3-Family Dwelling:**

**Parcel #2003-07-01 1350 W. Brown Street**

**Parcel #2003-07-02 2002 N. 14<sup>th</sup> Street**

**Parcel #2003-07-03 2002A N. 14<sup>th</sup> Street**



**Single Family Dwelling:**

**Parcel #2003-08 2004 N. 14<sup>th</sup> Street**