

Project Plan
For
Tax Incremental District Number No. 119
City of Milwaukee
(Midtown Home Ownership Initiative)

Public Hearing Held:
Redevelopment Authority Adopted:
Common Council Adopted:
Joint Review Board Approval:

Prepared by
Department of City Development
May 31, 2024

In Conformance with the provisions
Of Section 66.1105, Wisconsin Statutes,
as Amended.

I. DESCRIPTION OF PROJECT

A. Introduction

Section 66.1105(4) (d), Wisconsin Statutes, requires the "preparation and adoption... of a proposed project plan for each tax incremental district." This Project Plan is submitted in fulfillment of this requirement and the related provisions of section 66.1105, Wisconsin Statutes.

B. District Boundaries

Tax Incremental District Number 119 ("District" or "TID No. 119"), City of Milwaukee, Midtown Home Ownership Initiative is comprised of one hundred and thirty parcels totaling approximately 575,694 square feet or 13.2 acres ("Property"). The District is shown on Map No. 1, "Boundary and Existing Land Use," and described more precisely in Exhibit 1, "Boundary Description."

57% of the area and real property located within the District was found to be in need of rehabilitation or conservation work within the meaning of Section 66.1105 (4) (gm) of the Wisconsin Statutes. Exhibit 2 "Property Characteristics," illustrates how the properties in the District meet the statutory criteria for Tax Incremental Districts. Upon completion, the project will not contain any commercial space and per Wisconsin Statute 66.1105 (5) (b), 0% of the property within the district could be devoted to retail business at the end of the maximum expenditure period.

C. Plan Objectives

The Property is comprised of one hundred and thirty scattered site parcels generally bounded by West Garfield Avenue, West Vine Street, North 23rd Street and North 26th Street.

The Project represents a coordinated and targeted effort to support new affordable housing opportunities in the Midtown neighborhood. The project will include the new construction of 20 duplexes (40 three bedroom units) developed as affordable rental housing under the low income housing tax credit program. At the end of the required 15 year tax credit compliance period, the duplexes will be sold for home ownership. The project will additionally include the construction of 34 single family homes that upon completion, will be available for sale as affordable home ownership opportunities. All of the properties are being developed on vacant City owned lots.

The project is being developed by a collaboration of Emem Group, LLC, Milwaukee Habitat for Humanity and the Community Development Alliance.

The more detailed objectives of this Project Plan are to:

1. Redevelop long vacant property, returning it to productive use.

2. Promote the coordinated development of underutilized property for appropriate residential use.
3. Expand the supply of affordable housing, with an emphasis on both current and future home ownership opportunities.
4. Create new employment opportunities.

D. Existing Land Uses in the District

The District is comprised of 130 parcels containing approximately 575,694 square feet or 13.2 acres. The total assessed value of the parcels in the district is \$4,407,800. The parcels are zoned residential, including the RT4, RS5 and RS6 zoning categories.

II. PLAN PROPOSALS

A. Statutory Requirements

Section 66.1105(4) (f), Wisconsin Statutes, requires that a Project Plan for a Tax Incremental District shall include:

"... a statement listing the kind, number and location of all proposed public works or improvements within the district or, to the extent provided in subsection (2) (f)1.k., outside the district, an economic feasibility study, a detailed list of estimated project costs, and a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred. The plan shall also include a map showing existing uses and conditions of real property in the district; a map showing proposed improvements and uses in the district; proposed changes of zoning ordinances, master plan, if any, map, building codes and city ordinances; a list of estimated non-project costs; and a statement of a proposed method for the relocation of any persons to be displaced. The plan shall indicate how creation of the tax incremental district promotes the orderly development of the city."

The plan shall also include an opinion of the City Attorney or of any attorney retained by the City advising whether such plan is complete and complies with Section 66.1105(4) (f), Wisconsin Statutes.

B. Compliance with Statutory Requirements

The following statements, maps and exhibits are provided in compliance with the statutory requirements.

1. "Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements."

Funds generated from the District will provide an annual grant to the Development Collaboration to offset costs associated with redevelopment of the Project. The City will make payments to the Developer equal to 100% of the incremental taxes collected in the District from real and personal property, less an annual administration charge, until such time as \$2,340,000 is repaid by payments at an interest rate of 2.5% over a period not to exceed 25 years (the “Monetary Obligation”). See the Term Sheet, attached as Exhibit 3, “Term Sheet”.

2. "Detailed List of Estimated Project Costs."

The costs included in this subsection and detailed in Table B which follows are, without limitation hereof because of enumeration, claimed as eligible Project Costs as defined under Section 66.1105(2) (f) and, if appropriate, in any Cooperation Agreement (s) presently or subsequently entered into by and between the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee, and/or eligible designated Developer(s), provided further that such expenditures are necessitated by this Project Plan.

These costs and cost estimates are more fully described as follows:

Capital Costs

The City shall fund an estimated \$2,340,000 in the form of TID Capital Project Costs enumerated in further detail in Table A of this Plan. The allocation of these costs will be set forth in the Term Sheet.

TABLE A: TID Capital Project Costs	
Grant to Project (Monetary Obligation to Developer)	\$ 2,340,000
TOTAL Capital Project Costs	\$ 2,340,000

Other Costs

This category of Project Costs includes estimates for administrative, professional, organizational and legal costs.

Financing Costs

Financing costs include estimated gross interest expense on the Monetary Obligation to repay the Developer. Estimates of interest are based on interest rates as Exhibit 4, “Feasibility Study.” The City reserves the right to prepay the Monetary Obligation to the Developer, which could require issuance of general obligation debt, as described in the Term Sheet.

Table B - List of Estimated Project Costs

A	<u>Capital:</u> Grant to Project (Monetary Obligation to Developer)	\$ 2,340,000
B	<u>Other:</u> Administration (\$7,500/year for 25 years)	\$ 187,500
	Total Estimated Project Costs, excluding financing	\$ 2,527,500
C	<u>Financing:</u> Interest	\$ 977,100

3. "Description of Timing and Methods of Financing."

All expenditures are expected to be incurred during the period from 2024 through 2049.

The annual payments to the Developer will be repaid pursuant to the Monetary Obligation, using incremental taxes generated annually in the District.

4. "Economic Feasibility Study."

The Economic Feasibility Study for this District prepared by the Department of City Development and titled *Economic Feasibility Study: Tax Increment District No. 119* is attached to this Project Plan as Exhibit 4, "Feasibility Study." The study establishes the dollar value of Project costs which, based on certain general assumptions and a reasonable margin of safety, can be financed with the revenues projected to be generated by the proposed tax incremental district.

Based upon the anticipated tax incremental revenue to be generated by this project, the District is financially feasible and is likely to be retired on or before year 2049. Should incremental revenues be generated in excess of those currently anticipated, they may be used to accelerate the repayment of the Monetary Obligation for the Project.

5. "Map Showing Existing Uses and Conditions."

Please refer to Map No. 1, "Boundary and Existing Land Use," Map No. 2, "Structure Condition," and Exhibit 5, "Property Owners" in the Exhibits Section, which follows.

6. "Map Showing Proposed Improvements and Uses."

Please refer to Map No. 3, "Proposed Improvements and Uses," in the Exhibits Section which follows.

7. "Proposed Change of Zoning Ordinances, Master Plan, Building Codes and City Ordinances."

Please refer to Map No. 4, "Existing Zoning," in the Exhibits Section which follows. The

proposed Project is consistent with existing residential zoning, including the RT4, RS5 and RS6 zoning categories. The proposed Project is in accordance with the existing master plan, building codes, and other city ordinances. The Project should not require amendments to their provisions, but such amendments could be made if necessary without further amendment to this Project Plan.

8. "List of Estimated Non-Project Costs."

\$0 – there are no Non-Project Costs.

9. "Proposed Method for Relocation."

The Project Plan does not anticipate the acquisition of property by the City of Milwaukee, accordingly, no relocation activities or expenditures for relocation payments or services are provided herein. If, at a later date, it is determined that acquisition of property by condemnation and requiring relocation will be necessary, the cost and method of relocation will be included in a Redevelopment Plan and associated Relocation Plan prepared pursuant to sec. 66.1333 and sec. 32.05, Wis. Stats. The costs of such activities will be eligible for reimbursement through tax increment revenues should such revenues be generated during the statutory life of the District.

10. "Statement Indicating How District Creation Promotes Orderly City Development."

The proposed District is consistent with existing zoning and the goals of the Fond du Lac and North Area Plan which prioritizes increasing owner occupancy, increasing the diversity and number of housing units that can accommodate of variety of household types, and promoting the redevelopment of vacant properties to create new affordable housing opportunities.

<https://city.milwaukee.gov/DCD/Planning/PlansStudies/FondduLacandNorth>

The objectives of the District are also consistent with the goals and strategies in the Community Development Alliance's Collective Affordable Housing Strategic Plan. These include achieving racial equity in home ownership, increasing the supply of affordable housing for low income families and repurposing vacant lots for the creation of new housing.

<https://www.housingplan.org/>

11. "Opinion of the City Attorney."

Please see Exhibit 6, "Letter from the City Attorney" in the Exhibits Section, which follows

EXHIBITS

<u>Exhibit</u>	<u>Title</u>
Exhibit 1	Boundary Description
Exhibit 2	Property Characteristics
Exhibit 3	Term Sheet
Exhibit 4	Economic Feasibility Study
Exhibit 5	Property Owners
Exhibit 6	City Attorney's Letter
Map 1	Boundary and Existing Land Use
Map 2	Structure Condition
Map 3	Proposed Uses and Proposed Improvements
Map 4	Existing Zoning

Exhibit 1

Boundary Description

Located in City of Milwaukee, Milwaukee County, Wisconsin, in the GERMANIA HEIGHTS feet; subdivision in the NW 1/4 SEC 19-7-22:

Beginning at point at the intersection of the north line of West Brown Street and the west line of North 25th Street (87.9451366° W 43.0563686°N); Thence, North 0°31'59" West for 130.29122 feet; Thence, North 89°19'53" East for 36.96855 feet; Thence, North 0°40'32" West for 63.63329 feet; Thence, North 89°24'3" East for 140.20372 feet; Thence, North 0°40'3" West for 295.94858 feet; Thence, North 89°20'38" East for 101.94495 feet; Thence, North 1°53'20" West for 197.32046 feet; Thence, South 89°19'13" West for 87.19222 feet; Thence, North 46°10'15" West for 14.20838 feet; Thence, North 0°38'10" West for 32.11246 feet; Thence, South 89°20'34" West for 203.70204 feet; Thence, South 0°39'37" East for 47.30764 feet; Thence, South 89°16'16" West for 125.00981 feet; Thence, North 0°57'18" West for 60.03697 feet; Thence, North 89°16'22" East for 187.44994 feet; Thence, North 0°53'41" West for 59.90817 feet; Thence, North 89°14'32" East for 267.02306 feet; Thence, North 0°55'42" West for 61.75671 feet; Thence, North 5°3'44" East for 14.96044 feet; Thence, South 89°12'41" West for 120.00013 feet; Thence, North 0°53'34" West for 113.32195 feet; Thence, North 89°9'20" East for 92.47927 feet; Thence, North 0°54'14" West for 176.65448 feet; Thence, South 89°17'2" West for 505.03928 feet; Thence, South 1°5'36" East for 117.98912 feet; Thence, South 0°57'50" East for 59.47724 feet; Thence, South 0°30'24" East for 113.15219 feet; Thence, South 89°14'25" West for 127.51113 feet; Thence, South 0°45'0" East for 76.44516 feet; Thence, South 89°15'15" West for 124.51023 feet; Thence, North 0°40'12" West for 76.40028 feet; Thence, South 89°13'36" West for 101.8486 feet; Thence, North 0°57'39" West for 113.4669 feet; Thence, North 89°17'55" East for 292.90559 feet; Thence, North 0°54'14" West for 221.99333 feet; Thence, North 89°16'6" East for 452.7868 feet; Thence, North 89°14'36" East for 15.13196 feet; Thence, North 89°13'58" East for 125.51058 feet; Thence, South 0°47'42" East for 44.69316 feet; Thence, North 89°20'59" East for 223.01446 feet; Thence, South 0°51'37" East for 116.61107 feet; Thence, South 89°12'16" West for 103.01 feet; Thence, South 1°13'28" West for 59.53636 feet; Thence, North 89°15'46" East for 334.41718 feet; Thence, South 0°47'52" East for 113.37554 feet; Thence, South 89°18'36" West for 73.19985 feet; Thence, South 86°54'5" West for 59.82541 feet; Thence, South 89°15'38" West for 123.03688 feet; Thence, South 0°58'31" East for 74.34864 feet; Thence, North 89°15'16" East for 122.25994 feet; Thence, South 0°57'2" East for 30.15335 feet; Thence, South 89°11'24" West for 137.26344 feet; Thence, South 0°47'46" East for 90.00707 feet; Thence, South 89°17'42" West for 119.50889 feet; Thence, North 0°57'14" West for 60.1071 feet; Thence, South 89°18'34" West for 62.25486 feet; Thence, South 0°46'49" East for 55.10404 feet; Thence, South 1°26'13" East for 19.9457 feet; Thence, South 1°22'25" East for 177.35746 feet; Thence, South 0°30'54" East for 240.99841 feet; Thence, North 89°25'53" East for 317.85157 feet; Thence, South 0°35'22" East for 41.59692 feet; Thence, North 89°22'44" East for 197.8318 feet; Thence, North 0°36'48" West for 90.90544 feet; Thence, South 89°16'40" West for 138.19485 feet; Thence, North

0°46'26" West for 60.97385 feet; Thence, North 0°53'38" East for 14.85347 feet; Thence, North 0°42'50" West for 401.55338 feet; Thence, North 89°24'22" East for 149.76157 feet; Thence, North 0°43'45" West for 59.23172 feet; Thence, North 89°18'44" East for 5.00029 feet; Thence, North 0°41'54" West for 20.54114 feet; Thence, North 40°3'17" East for 7.38134 feet; Thence, North 89°14'31" East for 127.76089 feet; Thence, South 0°52'9" East for 115.45109 feet; Thence, South 89°24'12" West for 152.7582 feet; Thence, South 0°41'22" East for 62.38324 feet; Thence, South 89°15'20" West for 106.50307 feet; Thence, South 1°27'28" East for 192.19156 feet; Thence, North 89°13'40" East for 86.3851 feet; Thence, South 0°37'44" East for 117.08426 feet; Thence, North 89°18'51" East for 39.75396 feet; Thence, North 0°26'31" West for 117.14301 feet; Thence, North 89°13'53" East for 74.41796 feet; Thence, North 1°4'25" West for 177.03383 feet; Thence, North 89°14'56" East for 29.0023 feet; Thence, South 1°23'3" East for 177.03288 feet; Thence, North 89°13'56" East for 28.72776 feet; Thence, South 0°40'35" East for 466.64417 feet; Thence, South 89°15'13" West for 241.84938 feet; Thence, South 0°33'49" East for 25.53411 feet; Thence, South 89°20'12" West for 81.2353 feet; Thence, South 0°50'19" East for 154.12795 feet; Thence, South 89°9'4" West for 87.12733 feet; Thence, North 0°52'25" West for 154.03611 feet; Thence, North 89°5'26" East for 87.22143 feet; Thence, North 0°34'33" West for 133.24966 feet; Thence, North 89°14'11" East for 33.40879 feet; Thence, North 0°46'12" West for 49.74512 feet; Thence, South 89°21'54" West for 181.84515 feet; Thence, North 0°47'15" West for 37.35821 feet; Thence, South 89°28'38" West for 196.76184 feet; Thence, South 0°35'12" East for 73.63766 feet; Thence, South 89°19'22" West for 178.64946 feet; Thence, South 0°31'46" East for 122.50352 feet; Thence, South 0°56'8" East for 180.03613 feet; Thence, North 89°13'4" East for 35.64013 feet; Thence, South 0°21'46" East for 65.88981 feet; Thence, North 89°16'29" East for 144.82801 feet; Thence, South 0°46'12" East for 24.99894 feet; Thence, South 89°6'22" West for 144.83209 feet; Thence, South 0°45'42" East for 115.69389 feet; Thence, South 44°10'46" West for 14.30225 feet; Thence, South 17°58'12" East for 16.74362 feet; Thence, South 0°40'39" East for 178.94076 feet; Thence, North 88°57'3" East for 88.84315 feet; Thence, South 0°35'43" East for 120.41445 feet; Thence, South 89°11'4" West for 267.77703 feet; Thence, South 1°22'11" East for 104.61784 feet; Thence, South 89°12'16" West for 121.76175 feet; Thence, North 1°32'45" West for 74.15552 feet; Thence, North 42°14'0" East for 14.1138 feet; Thence, North 89°14'40" East for 39.00635 feet; Thence, North 0°44'51" West for 55.35375 feet; Thence, North 89°4'13" East for 131.53456 feet; Thence, North 1°33'28" West for 84.08165 feet; Thence, North 1°21'17" East for 60.10178 feet; Thence, North 0°46'10" West for 352.59997 feet; Thence, North 89°13'43" East for 30.00038 feet; Thence, North 1°4'53" West for 156.88679 feet; Thence, South 89°47'8" West for 65.98271 feet; Thence, South 0°59'26" East for 72.64729 feet; Thence, South 89°16'46" West for 147.64574 feet; Thence, North 87°12'39" West for 15.88494 feet; Thence, South 0°40'38" East for 211.63069 feet; Thence, South 89°36'42" West for 189.00417 feet; Thence, South 1°6'5" East for 91.07482 feet; Thence, South 89°14'3" West for 72.94869 feet; Thence, South 0°41'14" East for 16.02619 feet; Thence, South 0°57'13" East for 120.23422 feet; Thence, South 89°15'35" West for 11.11949 feet; Thence, South 1°18'15" East for 61.12678 feet; Thence, South 0°46'10" East for 119.98385 feet; Thence, South 89°11'15" West for 44.00206 feet; Thence, North

0°46'16" West for 4.00025 feet; Thence, South 89°11'8" West for 5.99983 feet; Thence, South 0°46'16" East for 4.00025 feet; Thence, South 89°11'12" West for 95.99828 feet; Thence, North 0°46'10" West for 40.85135 feet; Thence, North 89°49'21" East for 36.00219 feet; Thence, North 0°46'10" West for 79.54184 feet; Thence, North 89°11'30" East for 29.99999 feet; Thence, North 0°38'30" West for 181.39085 feet; Thence, North 89°20'8" East for 38.51887 feet; Thence, North 0°43'29" West for 139.74203 feet; Thence, North 89°38'1" East for 189.69171 feet; Thence, North 0°50'14" West for 29.98059 feet; Thence, North 89°28'42" East for 69.2526 feet; Thence, North 0°43'31" West for 19.75149 feet; Thence, North 89°26'2" East for 3.00001 feet; Thence, North 0°41'58" West for 20.50115 feet; Thence, South 89°34'47" West for 72.25174 feet; Thence, North 0°47'53" West for 143.66109 feet; Thence, North 89°24'26" East for 139.27418 feet; Thence, North 1°22'53" West for 37.85824 feet; Thence, North 89°31'46" East for 147.64554 feet to the point of origin.

Exhibit 2

Property Characteristics

Findings substantiating that not less than 50%, by area, of the real property within the proposed district in need of conservation within the meaning of Section 66.1105(4) (gm) 4.a. Wisconsin Statutes.

See attached list

**Exhibit 2
Property Characteristics**

Tax Key	Property Address				Owner Name	Land Assessment	Improvement Assessment	Total Assessed Value	Lot SF	In Need of Rehabilitation or Conservation
3501347110	1845	N	25TH	ST	HABITAT FOR HUMANITY	\$0	\$0	\$0	5,325	5,325
3501347120	1851	N	25TH	ST	TRINETTE JOHNSON	\$3,000	\$117,100	\$120,100	4,921	4,921
3501344000	1859	N	25TH	ST	RICARDO R REYES	\$2,800	\$56,000	\$58,800	2,559	
3501276000	1912	N	25TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	2,400	2,400
3503481000	1918	N	25TH	ST	JUSTINA COX	\$3,000	\$94,600	\$97,600	4,962	
3503482000	1924	N	25TH	ST	PATRICE M JOHNSON	\$3,000	\$112,900	\$115,900	5,006	
3501210000	1925	N	26TH	ST	LYNDON JOHNSON SR	\$2,900	\$43,500	\$46,400	3,783	
3501209000	1929	N	26TH	ST	HABITAT FOR HUMANITY	\$0	\$0	\$0	3,531	3,531
3503483000	1930	N	25TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	5,007	
3503591100	1932	N	26TH	ST	KIZZY HAMPTON	\$3,200	\$93,800	\$97,000	7,592	
3503491000	1936	N	25TH	ST	PAULA BELL	\$3,000	\$95,200	\$98,200	5,007	
3500710000	1937	N	24TH	PL	CITY OF MILWAUKEE	\$0	\$0	\$0	3,121	3,121
3501259000	1938	N	26TH	ST	DISCRETE PROPERTIES LLC	\$2,800	\$57,400	\$60,200	2,100	
3503492000	1942	N	25TH	ST	PATRICIA WASHINGTON	\$3,000	\$111,300	\$114,300	5,098	
3501260000	1944	N	26TH	ST	WI LAND CONTRACTS LLC	\$2,800	\$26,300	\$29,100	2,458	2,458
3501261000	1948	N	26TH	ST	WI LAND CONTRACTS LLC	\$2,900	\$0	\$2,900	3,581	
3501264000	1960	N	26TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	4,227	4,227
3502375000	2017	N	24TH	PL	CORY DONALD	\$2,900	\$56,800	\$59,700	3,013	3,013
3504092000	2018	N	24TH	ST	MILW HABITAT FOR HUMANITY INC	\$0	\$0	\$0	4,110	4,110
3503771000	2018	N	25TH	ST	SHIRLEY D DAVIS	\$3,100	\$111,000	\$114,100	6,089	

Tax Key	Property Address				Owner Name	Land Assessment	Improvement Assessment	Total Assessed Value	Lot SF	In Need of Rehabilitation or Conservation
3504091000	2020	N	24TH	ST	MILW HABITAT FOR HUMANITY INC	\$0	\$0	\$0	4,110	4,110
3504082000	2023	N	23RD	ST	MILW HABITAT FOR HUMANITY INC	\$0	\$0	\$0	4,118	4,118
3503812000	2023	N	24TH	PL	ANNIE M STEWARD TEST TRUST	\$3,100	\$118,900	\$122,000	6,064	
3502510000	2027	N	23RD	ST	ALBERT GRANT JR	\$2,900	\$49,700	\$52,600	3,948	3,948
3502396000	2028	N	24TH	PL	CITY OF MILWAUKEE	\$0	\$0	\$0	3,601	3,601
3502411000	2029	N	24TH	ST	BETTY J RUSS	\$2,900	\$0	\$2,900	3,606	
3503811000	2031	N	24TH	PL	SHWE KO & EH REE NA	\$3,100	\$125,100	\$128,200	6,030	
3502428000	2035	N	23RD	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	113	
3502380100	2037	N	24TH	PL	3048 PALMER LLC	\$3,000	\$51,800	\$54,800	5,721	5,721
3502438100	2038	N	24TH	ST	EARNEST JACKSON	\$3,200	\$84,800	\$88,000	8,426	
3502507100	2039	N	23RD	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	6,052	6,052
3502506000	2041	N	23RD	ST	CITY OF MILW HOUSING AUTH	\$0	\$0	\$0	3,930	
3502505000	2049	N	23RD	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	2,978	
3502383100	2049	N	24TH	PL	JEVITA TURNER	\$3,700	\$121,000	\$124,700	15,289	
3502504000	2053	N	23RD	ST	3048 PALMER LLC	\$2,900	\$55,000	\$57,900	2,785	2,785
3502503000	2057	N	23RD	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	2,920	
3502421100	2060	N	24TH	ST	CITY OF MILW	\$0	\$0	\$0	4,507	4,507
3502164000	2118	N	24TH	ST	CITY OF MILW HOUSING AUTH	\$0	\$0	\$0	4,314	
3502243000	2119	N	25TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,637	3,637
3503751100	2121	N	24TH	PL	POWER COMMUNITY DEVELOPMENT, LLC	\$3,100	\$118,700	\$121,800	6,864	6,864
3502194000	2122	N	24TH	PL	CITY OF MILWAUKEE	\$0	\$0	\$0	3,706	3,706
3502242000	2123	N	25TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,880	3,880
3502195000	2126	N	24TH	PL	CITY OF MILWAUKEE	\$0	\$0	\$0	3,566	3,566
3503741000	2126	N	25TH	ST	TRACI M BURTON	\$3,000	\$104,600	\$107,600	5,317	

Tax Key	Property Address				Owner Name	Land Assessment	Improvement Assessment	Total Assessed Value	Lot SF	In Need of Rehabilitation or Conservation
3502166000	2126	N	24TH	ST	JOHN C WALLACE SR	\$2,900	\$0	\$2,900	4,008	
3502211000	2127	N	24TH	PL	PAUL AND LISA VAN ALLEN	\$2,900	\$80,200	\$83,100	3,694	3,694
3502227000	2130	N	25TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,897	3,897
3502196100	2130	N	24TH	PL	YOLANDA & ESPERNOLIA GATES	\$3,100	\$52,400	\$55,500	7,310	
3502180000	2131	N	24TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,695	3,695
3503922000	2137	N	26TH	ST	NEIGHBORHOOD IMPROVEMENT DEVELOPMENT CORP.	\$2,800	\$0	\$2,800	1,825	1,825
3502198000	2138	N	24TH	PL	LORA PIERSON	\$2,900	\$90,800	\$93,700	3,728	
3503921000	2139	N	26TH	ST	NEIGHBORHOOD IMPROVEMENT DEVELOPMENT CORP.	\$3,000	\$0	\$3,000	5,844	5,844
3502206100	2145	N	24TH	PL	NOLAN GRAY	\$3,100	\$0	\$3,100	6,805	
3502063110	2217	N	24TH	PL	LAUREN MICHAELA DAVIS	\$2,900	\$132,800	\$135,700	3,771	3,771
3502045000	2218	N	26TH	ST	ANNDAN LLC	\$2,900	\$48,900	\$51,800	3,704	3,704
3502036000	2219	N	25TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,729	3,729
3504074000	2302	W	BROWN	ST	MILW HABITAT FOR HUMANITY INC	\$2,900	\$0	\$2,900	3,914	3,914
3504073000	2308	W	BROWN	ST	MILW HABITAT FOR HUMANITY INC	\$2,900	\$0	\$2,900	3,913	3,913
3504072000	2312	W	BROWN	ST	MILW HABITAT FOR HUMANITY INC	\$2,900	\$0	\$2,900	3,869	3,869
3502501000	2315	W	LLOYD	ST	SAUDI MUSLIM & MONIQUE D GARRITT	\$2,900	\$46,400	\$49,300	3,867	
3504071000	2316	W	BROWN	ST	MILW HABITAT FOR HUMANITY INC	\$2,900	\$0	\$2,900	3,872	3,872
3505004000	2320	W	BROWN	ST	MILW HABITAT FOR HUMANITY INC	\$0	\$0	\$0	3,897	3,897

Tax Key	Property Address				Owner Name	Land Assessment	Improvement Assessment	Total Assessed Value	Lot SF	In Need of Rehabilitation or Conservation
3502426000	2325	W	LLOYD	ST	HABITAT FOR HUMANITY	\$0	\$0	\$0	4,565	4,565
3505003000	2326	W	BROWN	ST	MILW HABITAT FOR HUMANITY INC	\$0	\$0	\$0	3,909	3,909
3504011000	2331	W	GARFIELD	AV	LEGACY DEV PTNRS LLC	\$3,000	\$0	\$3,000	4,882	
3505002000	2332	W	BROWN	ST	MILW HABITAT FOR HUMANITY INC	\$0	\$0	\$0	3,909	3,909
3505001000	2338	W	BROWN	ST	MILW HABITAT FOR HUMANITY INC	\$0	\$0	\$0	3,910	3,910
3500317100	2401	W	BROWN	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	6,976	6,976
3502176100	2405	W	GARFIELD	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	7,121	7,121
3502175000	2415	W	GARFIELD	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	6,484	6,484
3502092100	2416	W	GARFIELD	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	8,008	8,008
3502174000	2417	W	GARFIELD	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	3,242	3,242
3502173000	2421	W	GARFIELD	AV	JASMINE M JOHNSON	\$2,900	\$132,800	\$135,700	3,242	
3502094000	2424	W	GARFIELD	AV	L'TANYA D NIMOCK & ANDRE GIBSON	\$2,900	\$87,500	\$90,400	4,014	4,014
3502172000	2425	W	GARFIELD	AV	SHERONA Y MOSS	\$2,900	\$131,400	\$134,300	3,242	
3502171100	2429	W	GARFIELD	AV	ANGELICA S SMITH	\$2,900	\$131,400	\$134,300	3,242	
3502095000	2432	W	GARFIELD	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	6,732	6,732
3502170100	2433	W	GARFIELD	AV	PRECIOUS L NICHOLS	\$2,900	\$131,400	\$134,300	3,242	
3502214000	2450	W	LLOYD	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,147	3,147
3501308000	2461	W	VINE	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,641	3,641
3502387000	2463	W	LLOYD	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	1,494	
3502204100	2463	W	GARFIELD	AV	GRAY MGMT GROUP LLC	\$3,100	\$0	\$3,100	6,801	
3503374000	2465	W	VINE	ST	TONYA HALL	\$3,100	\$92,700	\$95,800	5,996	
3501280000	2470	W	VINE	ST	DAVID BECHTEL & DANIEL ROSENKRANZ	\$2,900	\$0	\$2,900	3,581	

Tax Key	Property Address				Owner Name	Land Assessment	Improvement Assessment	Total Assessed Value	Lot SF	In Need of Rehabilitation or Conservation
3503373000	2471	W	VINE	ST	TAMELA M GARDNER	\$3,000	\$92,700	\$95,700	4,786	
3501267000	2477	W	BROWN	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,600	3,600
3503372000	2477	W	VINE	ST	ANNELL BADGETT	\$3,000	\$91,800	\$94,800	4,779	
3501278100	2478	W	VINE	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	4,762	4,762
3502367000	2480	W	BROWN	ST	JOHNNIE R FERGUSON JR	\$2,900	\$59,700	\$62,600	3,197	3,197
3503371000	2483	W	VINE	ST	XYQUERIA A REMM	\$3,100	\$91,800	\$94,900	5,969	
3501233000	2513	W	BROWN	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	1,595	1,595
3502043200	2528	W	GARFIELD	AV	KENNETH J GREEN	\$2,900	\$38,500	\$41,400	1,838	1,838
3502044000	2532	W	GARFIELD	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	3,701	3,701
3502264110	2609	W	GARFIELD	AV	JEFFREY T BOWLES & KELLIE M LESSILA	\$3,500	\$27,000	\$30,500	12,879	12,879
3503732000	2614	W	VINE	ST	CANTINA R & DUWAND DAMON	\$3,000	\$136,600	\$139,600	5,576	
3503804000	2615	W	GARFIELD	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	4,189	4,189
3505012000	2615	W	VINE	ST	MILW HABITAT FOR HUMANITY INC	\$0	\$0	\$0	4,800	4,800
3503731000	2618	W	VINE	ST	MARTELL LAY	\$3,000	\$98,900	\$101,900	5,197	
3505011000	2619	W	VINE	ST	MILW HABITAT FOR HUMANITY INC	\$0	\$0	\$0	4,776	4,776
3503803000	2625	W	GARFIELD	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	4,338	4,338
3503802000	2635	W	GARFIELD	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	4,326	4,326
3501211000	1919-21	N	26TH	ST	LEON WATSON	\$2,900	\$49,100	\$52,000	4,015	
3501208000	1931-33	N	26TH	ST	HABITAT FOR HUMANITY	\$0	\$0	\$0	3,913	3,913
3501262000	1950-52	N	26TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,932	3,932
3501263000	1954-56	N	26TH	ST	NORTHSIDE NEIGHBORHOOD INITIATIVE	\$2,800	\$87,000	\$89,800	3,513	
3501234000	1959-61	N	25TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	2,816	2,816

Tax Key	Property Address				Owner Name	Land Assessment	Improvement Assessment	Total Assessed Value	Lot SF	In Need of Rehabilitation or Conservation
3502410000	2023-25	N	24TH	ST	EDVARD PEDER METHUM	\$3,000	\$66,900	\$69,900	4,520	4,520
3502509100	2029-31	N	23RD	ST	ALBERT GRANT TOD	\$3,100	\$79,300	\$82,400	6,584	6,584
3502424110	2046-48	N	24TH	ST	ETHEL L JONES	\$3,000	\$60,100	\$63,100	4,630	4,630
3502386100	2055-61	N	24TH	PL	CALLIE ESTES	\$3,100	\$93,800	\$96,900	6,525	
3502502000	2059-61	N	23RD	ST	CITY OF MILW REDEV AUTH	\$0	\$0	\$0	2,999	
3502193000	2118-20	N	24TH	PL	CITY OF MILWAUKEE	\$0	\$0	\$0	3,491	3,491
3502165000	2122-24	N	24TH	ST	JOHN C WALLACE	\$2,900	\$0	\$2,900	4,114	
3502210000	2131-33	N	24TH	PL	KATHLEEN HERD	\$2,900	\$59,100	\$62,000	3,844	3,844
3502151100	2131-33	N	23RD	ST	LEGACY DEV PTNRS LLC	\$3,200	\$0	\$3,200	8,246	
3502150100	2135-37	N	23RD	ST	LEGACY DEV PARTNERS LLC	\$3,200	\$0	\$3,200	7,482	
3502071000	2218-20	N	25TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,792	3,792
3502156000	2304-06	W	LLOYD	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,362	3,362
3502163000	2334-36	W	LLOYD	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,337	3,337
3502137100	2335-37	W	GARFIELD	AV	ALONZO & MATTIE D EVANS	\$2,900	\$64,300	\$67,200	3,435	
3502064000	2450-52	W	GARFIELD	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	3,163	3,163
3502368000	2474-76	W	BROWN	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,244	3,244
3501279000	2474-76	W	VINE	ST	ANTONIO BAKER	\$2,900	\$47,000	\$49,900	3,581	3,581
3501266000	2479-81	W	BROWN	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,600	
3502366000	2482-84	W	BROWN	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3,196	
3502231000	2527-29	W	GARFIELD	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	3,423	3,423
3502043100	2528-30	W	GARFIELD	AV	KENNETH J GREEN	\$2,800	\$0	\$2,800	1,749	1,838
3502230000	2531-33	W	GARFIELD	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	3,607	3,607
3501372100	2623-25	W	VINE	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	5,064	5,064
TOTAL									575,694	331,142

Exhibit 3
TERM SHEET
Midtown Home Ownership Initiative
TID No. 119

Project

The Midtown Home Ownership Initiative (the “Project”) is a targeted and coordinated effort to promote home ownership in the Midtown neighborhood. The Project consists of two components involving the construction of homes for both affordable rental and home ownership opportunities. Twenty duplexes (forty units) will be developed under the low income housing tax credit program. The duplexes will contain three bedroom units, with rents affordable to households with incomes less than 50% of Area Median Income. At the end of the 15 year tax credit compliance period, the properties will be sold for home ownership (the “Duplex Component”). In addition, thirty four single family homes will be constructed and sold for affordable home ownership opportunities (the “Single Family Component”).

The homes will be developed on scattered site vacant city owned lots located in the area roughly bounded by West Garfield Avenue, West Vine Street, North 23rd Street and North 26th Street.

Development Team

The Project is being developed by a collaboration of the Emem Group, LLC (“Emem Group”), Milwaukee Habitat for Humanity, Inc. (“Habitat for Humanity”) and the Community Development Alliance, Inc. (collectively, “Development Collaboration”).

The Duplex Component will be developed and owned by CDA Scattered Sites MKE, LLC (“Scattered Sites”), an affiliate of Emem Group, LLC formed for the purposes of owning the project and creating the entity required for the syndication of low income housing tax credits for the project. Emem Group, LLC was established in 2014 and is a Milwaukee-based real estate firm specializing in residential design/build and commercial real estate development services. It has managed the construction of over 100 new and remodeled homes and over 250 new multifamily apartment units, representing over \$150 million of new development.

The Single Family Component will be developed by Habitat for Humanity and the newly constructed homes will be sold for affordable home ownership. Habitat for Humanity has a 40 year history of working to create and preserve affordable home ownership opportunities for low income families in Milwaukee. In addition to home building, Habitat for Humanity’s work with prospective homeowners includes coaching and support and homeowners contribute 210-370 hours of sweat equity as part of their home ownership investment. Habitat for Humanity also works to preserve home ownership by providing resources for essential home repairs in their service areas.

The Community Development Alliance is an affiliation of community development funders and practitioners that collaborate on neighborhood improvement efforts in Milwaukee. More

recently, it sponsored the creation of a Strategic Affordable Housing Plan for Milwaukee, which identified strategies to increase and preserve home ownership opportunities for Black and Latino homeowners as well as increase and preserve affordable rental housing opportunities for very low income households. It is coordinating the efforts of the Development Collaboration, as well as securing grants and raising equity to support the Project.

Project Budget:

Total estimated Project costs are \$19.9 million. Financing for the Duplex Component of the Project will include equity investment from low income housing tax credits, tax exempt bond financing, American Recovery Plan Act funds from Milwaukee County and federal HOME funds allocated by the City of Milwaukee. Funding for the Single Family Component of the Project will be sourced by Habitat for Humanity through American Recovery Act Funds from the City of Milwaukee and Milwaukee County, donor contributions, local philanthropy, material donations and volunteer construction services. Funding for both Project components is being further leveraged through the efforts of the Community Development Alliance, which has secured low interest financing from local philanthropy to support Tax Incremental District No. 119.

Development Schedule

The Duplex Component will commence construction no later than September 30, 2024 and be completed no later than December 31, 2025. Development of the Single Family Component will begin the third quarter of 2024, with the staged completion of 34 single family homes through the end of 2027.

Tax Incremental District

The City intends to create a Tax Incremental District (“TID No.119”) in an amount up to \$2,340,000 to assist in funding a portion of the costs of the Project as set forth in the Project Plan.

Closing

Closing shall be on or before August 31, 2024.

Funding

The Community Development Alliance (“Project Funder”) shall advance up to \$2,340,000 of costs related to the Project (subject to review of the final project budget and funding sources) and shall be repaid for these costs through the Monetary Obligation (as defined below). The Project Funder shall allocate such advances and repayments to Scattered Sites and Habitat for Humanity in amounts estimated at 70% to the Duplex Component and 30% to the Single Family Component.

Prior to Substantial Completion of the Project, City will deposit an amount equal to 100% of the

tax incremental revenue actually received by City from TID No.119, less Annual Expenses, into a special fund established for TID No. 119.

After substantial completion of the Project, following the deduction of Annual Expenses, 100% of annual incremental tax revenue collected from TID No.119 will be allocated to repay the Project Funder for costs incurred for the Project through payments on the Monetary Obligation.

All City payments of tax incremental revenue received by City from TID No.119 shall be subject to annual appropriation. If not appropriated, City shall not expend such tax increments for any other TID No. 119 project costs.

Monetary Obligation

The Monetary Obligation consists of a limited and conditional obligation of the City to repay the Development Collaboration an amount up to \$2,340,000 plus interest on the outstanding balance of the Monetary Obligation at 2.5% per year.

The City may, at any time or from time to time, without notice, penalty, or fee, prepay all or any portion of the Monetary Obligation. In the event that City prepays a portion of the Monetary Obligation, 100% of tax incremental revenue allocated to payment of the Monetary Obligation shall be proportionately reduced to reflect such prepayment. Tax incremental revenue will not be pledged to the payment of the Monetary Obligation, and the Monetary Obligation shall not constitute a general obligation of City or count against its statutory debt limits.

Monetary Obligation Earned

Upon Substantial Completion of the Project (as hereinafter defined), the Development Collaboration shall submit a certification of project completion detailing Project costs with evidence that funding in the amount of the Monetary Obligation has been invested in the Project. Such certification and supporting evidence shall be in a form reasonably acceptable to the City. The amount of the Monetary Obligation shall be deemed earned upon approval of such certification by City's Commissioner of City Development (the "Commissioner").

Design/Consistency with Approved Plan

Plans and specifications for the Project shall be subject to the review and approval of the Commissioner, which review and approval shall not be unreasonably withheld, conditioned or delayed.

Terms of Payments

City payments on the Monetary Obligation will terminate: (i) at the time the Monetary Obligation is fully paid; or (ii) with the payment derived from the 2048 tax levy, payable in 2049, whichever occurs first.

Material Disturbance

If the Project has not achieved Substantial Completion by December 31, 2026 (unless caused in substantial part by an event of Force Majeure) (a “Material Disturbance”), then City shall have the right (but not the obligation) to terminate further payments on the Monetary Obligation, using the following procedure:

(1) City shall give Development Collaboration notice of its intention to terminate further payments on the Monetary Obligation, and Development Collaboration shall have 180 days to cure the Material Disturbance (unless such cure cannot reasonably be completed within such 180-day period, in which event such cure period shall be extended as reasonably necessary for Development Collaboration to pursue the cure to completion, so long as Development Collaboration diligently undertakes such cure and such cure period, as extended, does not exceed 365 days).

(2) Thereafter, if Development Collaboration has not eliminated the Material Disturbance within the timeframes set forth in subsection (1) above, and if City still intends to terminate payments on the Monetary Obligation, City’s Common Council may adopt a resolution determining that the Material Disturbance prevents the substantial realization of the public benefits contemplated as a result of the Project and constitutes just cause for the termination of the Monetary Obligation. In such event, City may thereafter file a certificate with Development Collaboration (attaching the resolution of the Common Council) stating that City has elected to terminate payments on the Monetary Obligation. Upon City’s filing of such certificate, the Monetary Obligation would terminate.

Development Collaboration Responsibilities:

The Development Collaboration shall have the following responsibilities:

- Design and develop the Project consistent with City-approved plans.
- Submit final development budget for the Project, financing commitments, and proof that all funding sources have been committed (prior to closing), all of which shall be reasonably acceptable to City.
- Commence construction of the Duplex Component of the Project by October 1, 2024 and commence construction of the Single Family Component by August 31 of 2024 and achieve Substantial Completion of the Project by December 31, 2026 (as hereinafter defined). “Commence construction” shall include grading or any other earthwork activities, or activities related to securing the Project site with construction or temporary fencing.

Human Resources:

The Development Collaboration (and/or the applicable Development Partners) and City will enter into a Human Resources Agreements based on the proportionate share of the Monetary

Obligation allocated to each partner. The Duplex Component Human Resource Agreement will require the utilization of certified Small Business Enterprise for 25% of Project construction costs, 25% for purchase of goods and services, and 18% of amounts expended for the purchase of professional services deemed eligible pursuant to SBE Guidelines and utilization of unemployed and underemployed residents for no less than 40% of the total worker hours expended on construction of the Project. The Single Family Component Human Resource Agreement will provide for best efforts utilization of certified Small Business Enterprise for 25% of Project construction costs, 25% for purchase of goods and services, and 18% of amounts expended for the purchase of professional services deemed eligible pursuant to SBE Guidelines and utilization of unemployed and underemployed residents for no less than 40% of the total worker hours expended on construction of the Project

Tax Exemption

No portion of the Project shall at any time after closing be exempt from real estate taxes. This restriction shall be memorialized by a PILOT Agreement or a permanent covenant which runs with the Project land and may only be released by a resolution adopted by City's Common Council.

Limits on Development Collaboration Action

Until all obligations under the Development Agreement have been fully discharged, Scattered Sites and Habitat for Humanity may not, without City's consent, which shall not be unreasonably withheld, conditioned or delayed:

- Liquidate or consolidate the Project sites (other than combining or dividing sites for the purpose of creating buildable lots for the Single Family and Duplex Components of the Project);
- Merge with another entity;
- Sell, lease or transfer the Project sites other than for residential leases and sales to owner occupant purchasers in the ordinary course of business;
- Enter into any transaction that would materially adversely affect the ability of Development Collaboration to complete the Project or fulfill its obligations under the Development Agreement; or
- Assume or guarantee the obligations of any other person or entity that would materially adversely affect the ability of Development Collaboration to complete the Project or fulfill its obligations under the Development Agreement.

Development Agreement:

The Development Collaboration and City shall finalize a draft of a development agreement ("Development Agreement") containing terms substantially consistent with this Term Sheet and customary for such development agreements, provided all such terms shall be mutually acceptable to Development Collaboration and City. The Development Agreement shall be executed by Development Collaboration and City at closing. The City and Development Collaboration shall cooperate to finalize the Development Agreement within 30 days of

Common Council approval of TID #119.

General:

This term sheet does not constitute an agreement between Development Collaboration and the City. The terms set forth and any other requirements necessary for a transaction of this sort shall be incorporated into a Development Agreement to be entered into between Development Collaboration and City. In recognition that there may be adjustments of the dates and descriptions herein as well as administrative approvals which will require the exercise of reasonable discretion on behalf of City, the Commissioner will be authorized under these agreements to exercise such discretion and grant such approvals.

Note:

Attachment 1 provides additional definitions to words and terms used in this Term Sheet in addition to the words and terms elsewhere defined.

Attachment 1

DEFINITIONS

“Annual Expenses” means \$7,500.

“Force Majeure” means circumstances under which any party is delayed or prevented from the performance of any act required by an agreement by reason of fire, earthquake, war, flood, riot, strikes, labor disputes, pandemic, epidemic, judicial orders, public emergency or regulations, or other causes beyond the reasonable control of the party obligated to perform, then performance of such act shall be excused for the period of such delay, and the time for the performance of any such act shall be extended for a period commensurate with the nature of such delay.

“Human Resources Agreement” means agreements in a form customary for developer-funded tax incremental districts.

“Monetary Obligation” means a limited and conditional obligation of the City to repay Development Collaboration in an amount up to \$2,340,000 plus interest on the outstanding balance at 2.5% per year.

“Project Plan” means the Plan for Tax Incremental District No. 119.

“Substantial Completion” means the completion and receipt of Building Inspection Certificates for the 20 duplexes comprising the Duplex Component and the completion and receipt of Building Inspection Certificates for 30 of 34 single family homes comprising the Single Family Component of the Project.

Exhibit 4
Tax Incremental District #119
Midtown Home Ownership Initiative
Economic Feasibility Study
May 31, 2024

Overview

The Midtown Home Ownership Initiative (the “Project”) is a targeted and coordinated effort to promote home ownership in the Midtown neighborhood. The Project consists of two components involving the construction of homes for both affordable rental and home ownership opportunities. Twenty duplexes (forty units) will be developed under the low income housing tax credit program. The duplexes will contain three bedroom units, with rents affordable to households with incomes less than 50% of Area Median Income. At the end of the 15 year tax credit compliance period, the properties will be sold for home ownership. In addition, thirty four single family homes will be constructed and sold for affordable home ownership opportunities.

The Project is being developed by a collaboration of the Emem Group, LLC (“Duplex Component”) Milwaukee Habitat for Humanity, Inc. (“Single Family Component”) and the Community Development Alliance, Inc., which is providing coordination and funding for the project.

Financing Structure

In addition to the proposed TID contribution of \$2,340,00, each component of the project will have its own distinct funding sources.

Total estimated costs for the Duplex Component of the Project are \$10.7 million. Financing for the Duplex Component of the Project will include equity investment from low income housing tax credits, tax exempt bond financing, American Recovery Plan Act funds from Milwaukee County and federal HOME funds allocated by the City of Milwaukee.

Total estimated costs the Single Family Component of the Project are \$8.5 million. Funding will be sourced by Milwaukee Habitat for Humanity through American Recovery Act Funds from the City of Milwaukee and Milwaukee County, donor contributions, local philanthropy, material donations volunteer construction services and sales proceeds.

The Community Development Alliance Inc. will be providing the underlying financing to support TID No. 119, which has been secured from local philanthropy.

Current Property Value

The property in the district consists of 130 parcels with a total assessed value of \$4,407,800

which is the current base value of the District.

Projected Completed Value

The projected value of the Project upon completion is \$6,543,800. This is a combination of the estimated assessed value of both components of the Project.

The estimated assessed value of the Duplex Component is \$2,463,800 and was derived considering the projected Net Operating Income for the Project and applying a formula utilized by the City Assessor’s office in the valuation of low income housing tax credit projects. Construction completion is anticipated by year-end 2025.

The estimated assessed value of the Single Family Component of the Project is \$4,080,000, based on an estimated per property assessment of \$120,000. This is consistent with other recently developed Milwaukee Habitat for Humanity Homes in the area, and is also the target sales price for the properties.

Construction will be completed on a staged basis:

Year	Number of Single Homes Completed	Assessed Value Single Family Homes	Duplex Component	Total New Assessed Value	Cumulative New Assessed Value
2024	7	\$840,000		\$ 840,000	\$ 840,000
2025	7	\$840,000	\$2,463,800	\$3,303,800	\$4,143,800
2026	16	\$1,920,000		\$1,920,000	\$6,063,800
2027	4	\$480,000		\$ 480,000	\$6,543,800
TOTAL	34	\$4,080,000	\$2,463,800	\$6,543,800	\$6,543,800

Other Assumptions

- Tax Rate: 2.124%
- Interest Rate on Payments to Developer: 2.5%.
- Maximum Term of Payments: 25 years
- Annual Appreciation: 1% for both the Duplex Component and the Single Family Component. In regard to the existing residential properties within the district boundaries, the appreciation rate is 0%.

District Cash Flow and Amortization of the Monetary Obligation

In a “pay-as-you-go” District, the Developer is accepting the risk that the District will generate sufficient incremental value to recapture the \$2,340,000 of costs, plus 2.5% interest, through future incremental revenue.

As shown in the projections in Table 1, forecasted tax incremental revenues are sufficient for the Developer to recover the proposed TID amount of \$2,340,000 plus interest in tax levy year 2048 (budget year 2049).

Table I												
TID #119												
Midtown Home Ownership Initiative												
No.	Levy Year	Budget Year	Base Value	Value Added New Duplexes	Value Added Single Family Homes	Total Added Value New Construction	Total District Value	Incremental Value	Increment	Annual Admin. Fee	Net Increment	
1	2024	2025	\$4,407,800	\$0	\$0	\$0	\$4,407,800	\$0	\$0	\$0	\$0	
2	2025	2026	\$4,407,800	\$0	\$840,000	\$840,000	\$5,247,800	\$840,000	\$17,842	\$0	\$17,842	
3	2026	2027	\$4,407,800	\$2,463,800	\$1,680,000	\$4,143,800	\$8,551,600	\$4,143,800	\$88,014	\$7,500	\$80,514	
4	2027	2028	\$4,407,800	\$2,488,438	\$3,600,000	\$6,088,438	\$10,496,238	\$6,088,438	\$129,318	\$7,500	\$121,818	
5	2028	2029	\$4,407,800	\$2,513,322	\$4,080,000	\$6,593,322	\$11,001,122	\$6,593,322	\$140,042	\$7,500	\$132,542	
6	2029	2030	\$4,407,800	\$2,538,456	\$4,120,800	\$6,659,256	\$11,067,056	\$6,659,256	\$141,443	\$7,500	\$133,943	
7	2030	2031	\$4,407,800	\$2,563,840	\$4,162,008	\$6,725,848	\$11,133,648	\$6,725,848	\$142,857	\$7,500	\$135,357	
8	2031	2032	\$4,407,800	\$2,589,479	\$4,203,628	\$6,793,107	\$11,200,907	\$6,793,107	\$144,286	\$7,500	\$136,786	
9	2032	2033	\$4,407,800	\$2,615,373	\$4,245,664	\$6,861,038	\$11,268,838	\$6,861,038	\$145,728	\$7,500	\$138,228	
10	2033	2034	\$4,407,800	\$2,641,527	\$4,288,121	\$6,929,648	\$11,337,448	\$6,929,648	\$147,186	\$7,500	\$139,686	
11	2034	2035	\$4,407,800	\$2,667,942	\$4,331,002	\$6,998,945	\$11,406,745	\$6,998,945	\$148,658	\$7,500	\$141,158	
12	2035	2036	\$4,407,800	\$2,694,622	\$4,374,312	\$7,068,934	\$11,476,734	\$7,068,934	\$150,144	\$7,500	\$142,644	
13	2036	2037	\$4,407,800	\$2,721,568	\$4,418,055	\$7,139,623	\$11,547,423	\$7,139,623	\$151,646	\$7,500	\$144,146	
14	2037	2038	\$4,407,800	\$2,748,784	\$4,462,236	\$7,211,020	\$11,618,820	\$7,211,020	\$153,162	\$7,500	\$145,662	
15	2038	2039	\$4,407,800	\$2,776,272	\$4,506,858	\$7,283,130	\$11,690,930	\$7,283,130	\$154,694	\$7,500	\$147,194	
16	2039	2040	\$4,407,800	\$2,804,034	\$4,551,927	\$7,355,961	\$11,763,761	\$7,355,961	\$156,241	\$7,500	\$148,741	
17	2040	2041	\$4,407,800	\$2,832,075	\$4,597,446	\$7,429,521	\$11,837,321	\$7,429,521	\$157,803	\$7,500	\$150,303	
18	2041	2042	\$4,407,800	\$2,860,395	\$4,643,421	\$7,503,816	\$11,911,616	\$7,503,816	\$159,381	\$7,500	\$151,881	
19	2042	2043	\$4,407,800	\$2,888,999	\$4,689,855	\$7,578,854	\$11,986,654	\$7,578,854	\$160,975	\$7,500	\$153,475	
20	2043	2044	\$4,407,800	\$2,917,889	\$4,736,753	\$7,654,643	\$12,062,443	\$7,654,643	\$162,585	\$7,500	\$155,085	
21	2044	2045	\$4,407,800	\$2,947,068	\$4,784,121	\$7,731,189	\$12,138,989	\$7,731,189	\$164,210	\$7,500	\$156,710	
22	2045	2046	\$4,407,800	\$2,976,539	\$4,831,962	\$7,808,501	\$12,216,301	\$7,808,501	\$165,853	\$7,500	\$158,353	
23	2046	2047	\$4,407,800	\$3,006,304	\$4,880,282	\$7,886,586	\$12,294,386	\$7,886,586	\$167,511	\$7,500	\$160,011	
24	2047	2048	\$4,407,800	\$3,036,367	\$4,929,085	\$7,965,452	\$12,373,252	\$7,965,452	\$169,186	\$7,500	\$161,686	
25	2048	2049	\$4,407,800	\$3,066,731	\$4,978,375	\$8,045,106	\$12,452,906	\$8,045,106	\$170,878	\$7,500	\$163,378	TID Retired
Inflation:	1% New Construction, 0% Existing District Properties											
Tax Rate:	2.124%								NPV - year 25		\$2,344,113	
NPV rate:	2.50%											

Exhibit 5
Property Owners

Refer to Attached Table.

**TID #119
EXHIBIT 5
PROPERTY OWNERS**

Property Address				Tax Key	Owner Name
1845	N	25TH	ST	3501347110	HABITAT FOR HUMANITY
1851	N	25TH	ST	3501347120	TRINETTE JOHNSON
1859	N	25TH	ST	3501344000	RICARDO R REYES
1912	N	25TH	ST	3501276000	CITY OF MILWAUKEE
1918	N	25TH	ST	3503481000	JUSTINA COX
1924	N	25TH	ST	3503482000	PATRICE M JOHNSON
1925	N	26TH	ST	3501210000	LYNDON JOHNSON SR
1929	N	26TH	ST	3501209000	HABITAT FOR HUMANITY
1930	N	25TH	ST	3503483000	CITY OF MILWAUKEE
1932	N	26TH	ST	3503591100	KIZZY HAMPTON
1936	N	25TH	ST	3503491000	PAULA BELL
1937	N	24TH	PL	3500710000	CITY OF MILWAUKEE
1938	N	26TH	ST	3501259000	DISCRETE PROPERTIES LLC
1942	N	25TH	ST	3503492000	PATRICIA WASHINGTON
1944	N	26TH	ST	3501260000	WI LAND CONTRACTS LLC
1948	N	26TH	ST	3501261000	WI LAND CONTRACTS LLC
1960	N	26TH	ST	3501264000	CITY OF MILWAUKEE
2017	N	24TH	PL	3502375000	CORY DONALD
2018	N	25TH	ST	3503771000	SHIRLEY D DAVIS
2018	N	24TH	ST	3504092000	MILW HABITAT FOR HUMANITY INC
2019	N	23RD	ST	3504081000	MILW HABITAT FOR HUMANITY INC
2020	N	24TH	ST	3504091000	MILW HABITAT FOR HUMANITY INC
2023	N	24TH	PL	3503812000	ANNIE M STEWARD TEST TRUST
2023	N	23RD	ST	3504082000	MILW HABITAT FOR HUMANITY INC
2027	N	23RD	ST	3502510000	ALBERT GRANT JR
2028	N	24TH	PL	3502396000	CITY OF MILWAUKEE
2029	N	24TH	ST	3502411000	BETTY J RUSS
2031	N	24TH	PL	3503811000	SHWE KO & EH REE NA

Property Address				Tax Key	Owner Name
2035	N	23RD	ST	3502428000	CITY OF MILWAUKEE
2037	N	24TH	PL	3502380100	3048 PALMER LLC
2038	N	24TH	ST	3502438100	EARNEST JACKSON
2039	N	23RD	ST	3502507100	CITY OF MILWAUKEE
2041	N	23RD	ST	3502506000	CITY OF MILW HOUSING AUTH
2049	N	24TH	PL	3502383100	JEVITA TURNER
2049	N	23RD	ST	3502505000	CITY OF MILWAUKEE
2053	N	23RD	ST	3502504000	3048 PALMER LLC
2057	N	23RD	ST	3502503000	CITY OF MILWAUKEE
2060	N	24TH	ST	3502421100	CITY OF MILW
2118	N	24TH	ST	3502164000	CITY OF MILW HOUSING AUTH
2119	N	25TH	ST	3502243000	CITY OF MILWAUKEE
2121	N	24TH	PL	3503751100	POWER COMMUNITY DEVELOPMENT, LLC
2122	N	24TH	PL	3502194000	CITY OF MILWAUKEE
2123	N	25TH	ST	3502242000	CITY OF MILWAUKEE
2126	N	25TH	ST	3503741000	TRACI M BURTON
2126	N	24TH	PL	3502195000	CITY OF MILWAUKEE
2126	N	24TH	ST	3502166000	JOHN C WALLACE SR
2127	N	24TH	PL	3502211000	PAUL AND LISA VAN ALLEN
2130	N	24TH	PL	3502196100	YOLANDA & ESPERNOLIA GATES
2130	N	25TH	ST	3502227000	CITY OF MILWAUKEE
2131	N	24TH	ST	3502180000	CITY OF MILWAUKEE
2137	N	26TH	ST	3503922000	NEIGHBORHOOD IMPROVEMENT DEVELOPMENT CORPORATION
2138	N	24TH	PL	3502198000	LORA PIERSON
2139	N	26TH	ST	3503921000	NEIGHBORHOOD IMPROVEMENT DEVELOPMENT CORPORATION
2145	N	24TH	PL	3502206100	NOLAN GRAY
2217	N	24TH	PL	3502063110	LAUREN MICHAELA DAVIS
2218	N	26TH	ST	3502045000	ANNDAN LLC
2219	N	25TH	ST	3502036000	CITY OF MILWAUKEE
2302	W	BROWN	ST	3504074000	MILW HABITAT FOR HUMANITY INC
2308	W	BROWN	ST	3504073000	MILW HABITAT FOR HUMANITY INC
2312	W	BROWN	ST	3504072000	MILW HABITAT FOR HUMANITY INC
2315	W	LLOYD	ST	3502501000	SAUDI MUSLIM & MONIQUE D GARRITT

Property Address				Tax Key	Owner Name
2316	W	BROWN	ST	3504071000	MILW HABITAT FOR HUMANITY INC
2320	W	BROWN	ST	3505004000	MILW HABITAT FOR HUMANITY INC
2325	W	LLOYD	ST	3502426000	HABITAT FOR HUMANITY
2326	W	BROWN	ST	3505003000	MILW HABITAT FOR HUMANITY INC
2331	W	GARFIELD	AV	3504011000	LEGACY DEV PTNRS LLC
2332	W	BROWN	ST	3505002000	MILW HABITAT FOR HUMANITY INC
2338	W	BROWN	ST	3505001000	MILW HABITAT FOR HUMANITY INC
2401	W	BROWN	ST	3500317100	CITY OF MILWAUKEE
2405	W	GARFIELD	AV	3502176100	CITY OF MILWAUKEE
2415	W	GARFIELD	AV	3502175000	CITY OF MILWAUKEE
2416	W	GARFIELD	AV	3502092100	CITY OF MILWAUKEE
2417	W	GARFIELD	AV	3502174000	CITY OF MILWAUKEE
2421	W	GARFIELD	AV	3502173000	JASMINE M JOHNSON
2424	W	GARFIELD	AV	3502094000	L'TANYA D NIMOCK & ANDRE GIBSON
2425	W	GARFIELD	AV	3502172000	SHERONA Y MOSS
2429	W	GARFIELD	AV	3502171100	ANGELICA S SMITH
2432	W	GARFIELD	AV	3502095000	CITY OF MILWAUKEE
2433	W	GARFIELD	AV	3502170100	PRECIOUS L NICHOLS
2450	W	LLOYD	ST	3502214000	CITY OF MILWAUKEE
2461	W	VINE	ST	3501308000	CITY OF MILWAUKEE
2463	W	GARFIELD	AV	3502204100	GRAY MGMT GROUP LLC
2463	W	LLOYD	ST	3502387000	CITY OF MILWAUKEE
2465	W	VINE	ST	3503374000	TONYA HALL
2470	W	VINE	ST	3501280000	DAVID BECHTEL & DANIEL ROSENKRANZ
2471	W	VINE	ST	3503373000	TAMELA M GARDNER
2477	W	BROWN	ST	3501267000	CITY OF MILWAUKEE
2477	W	VINE	ST	3503372000	ANNELL BADGETT
2478	W	VINE	ST	3501278100	CITY OF MILWAUKEE
2480	W	BROWN	ST	3502367000	JOHNNIE R FERGUSON JR
2483	W	VINE	ST	3503371000	XYQUERIA A REMM
2513	W	BROWN	ST	3501233000	CITY OF MILWAUKEE
2528	W	GARFIELD	AV	3502043200	KENNETH J GREEN
2532	W	GARFIELD	AV	3502044000	CITY OF MILWAUKEE

Property Address				Tax Key	Owner Name
2609	W	GARFIELD	AV	3502264110	JEFFREY T BOWLES & KELLIE M LESSILA
2614	W	VINE	ST	3503732000	CANTINA R & DUWAND DAMON
2615	W	GARFIELD	AV	3503804000	CITY OF MILWAUKEE
2615	W	VINE	ST	3505012000	MILW HABITAT FOR HUMANITY INC
2618	W	VINE	ST	3503731000	MARTELL LAY
2619	W	VINE	ST	3505011000	MILW HABITAT FOR HUMANITY INC
2625	W	GARFIELD	AV	3503803000	CITY OF MILWAUKEE
2635	W	GARFIELD	AV	3503802000	CITY OF MILWAUKEE
1919-21	N	26TH	ST	3501211000	LEON WATSON
1931-33	N	26TH	ST	3501208000	HABITAT FOR HUMANITY
1950-52	N	26TH	ST	3501262000	CITY OF MILWAUKEE
1954-56	N	26TH	ST	3501263000	NORTHSIDE NEIGHBORHOOD INITIATIVE
1959-61	N	25TH	ST	3501234000	CITY OF MILWAUKEE
2023-25	N	24TH	ST	3502410000	EDVARD PEDER METHUM
2029-31	N	23RD	ST	3502509100	ALBERT GRANT TOD
2046-48	N	24TH	ST	3502424110	ETHEL L JONES
2055-61	N	24TH	PL	3502386100	CALLIE ESTES
2059-61	N	23RD	ST	3502502000	CITY OF MILW REDEV AUTH
2118-20	N	24TH	PL	3502193000	CITY OF MILWAUKEE
2122-24	N	24TH	ST	3502165000	JOHN C WALLACE
2131-33	N	24TH	PL	3502210000	KATHLEEN HERD
213-33	N	23RD	ST	3502151100	LEGACY DEV PTNRS LLC
2135-37	N	23RD	ST	3502150100	LEGACY DEV PARTNERS LLC
2218-20	N	25TH	ST	3502071000	CITY OF MILWAUKEE
2304-06	W	LLOYD	ST	3502156000	CITY OF MILWAUKEE
2334-36	W	LLOYD	ST	3502163000	CITY OF MILWAUKEE
2335-37	W	GARFIELD	AV	3502137100	ALONZO & MATTIE D EVANS
2450-52	W	GARFIELD	AV	3502064000	CITY OF MILWAUKEE
2474-76	W	BROWN	ST	3502368000	CITY OF MILWAUKEE
2474-76	W	VINE	ST	3501279000	ANTONIO BAKER
2479-81	W	BROWN	ST	3501266000	CITY OF MILWAUKEE
2482-84	W	BROWN	ST	3502366000	CITY OF MILWAUKEE
2527-29	W	GARFIELD	AV	3502231000	CITY OF MILWAUKEE

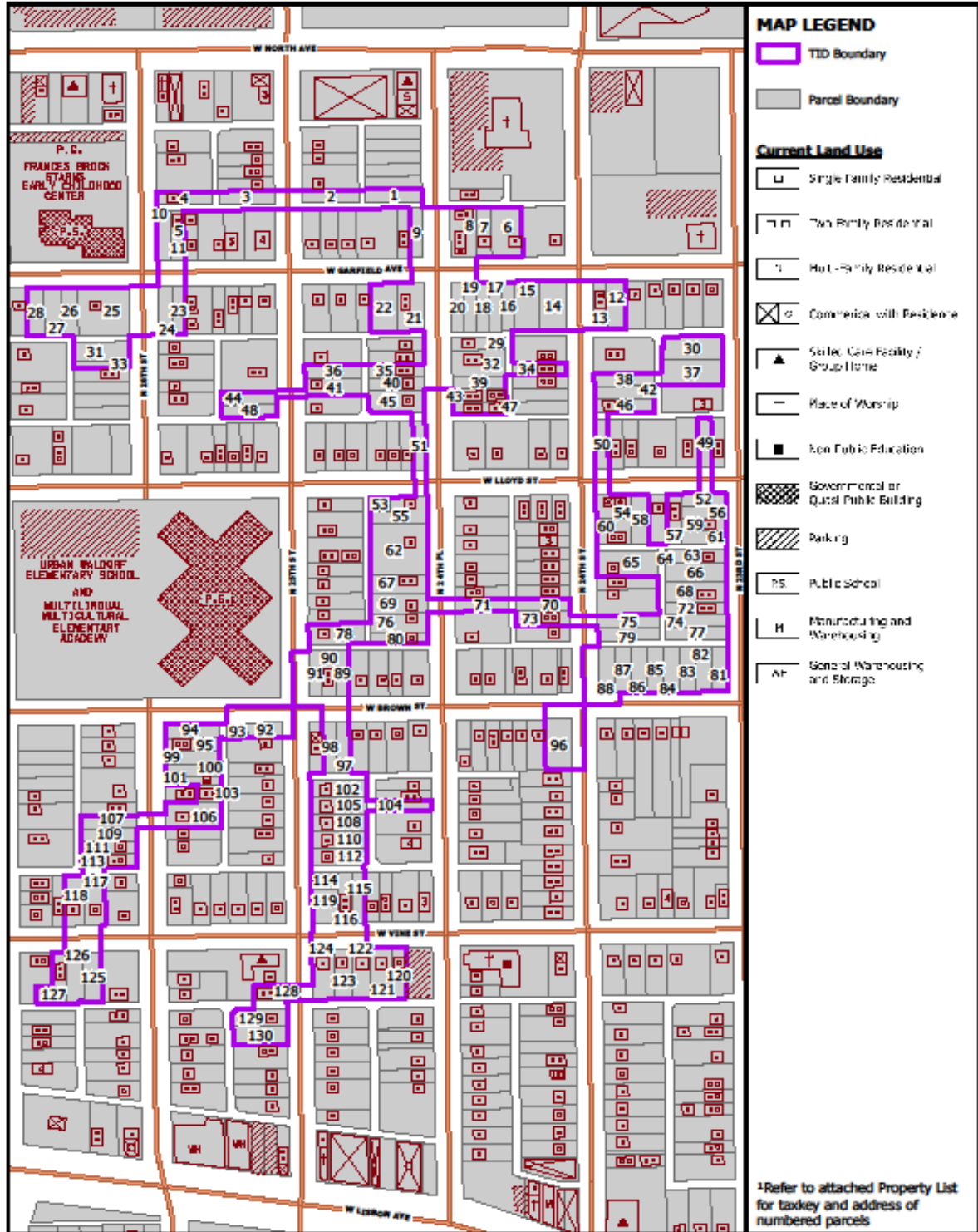
Property Address	Tax Key	Owner Name
2528-30 W GARFIELD AV	3502043100	KENNETH J GREEN
2531-33 W GARFIELD AV	3502230000	CITY OF MILWAUKEE
2623-25 W VINE ST	3501372100	CITY OF MILWAUKEE

Exhibit 6
City Attorney's Letter

In Preparation

TID #119 – MIDTOWN HOMEOWNERSHIP INITIATIVE, MAP 1
BOUNDARY AND EXISTING LAND USE

0 0.01 0.03 0.06
 Miles

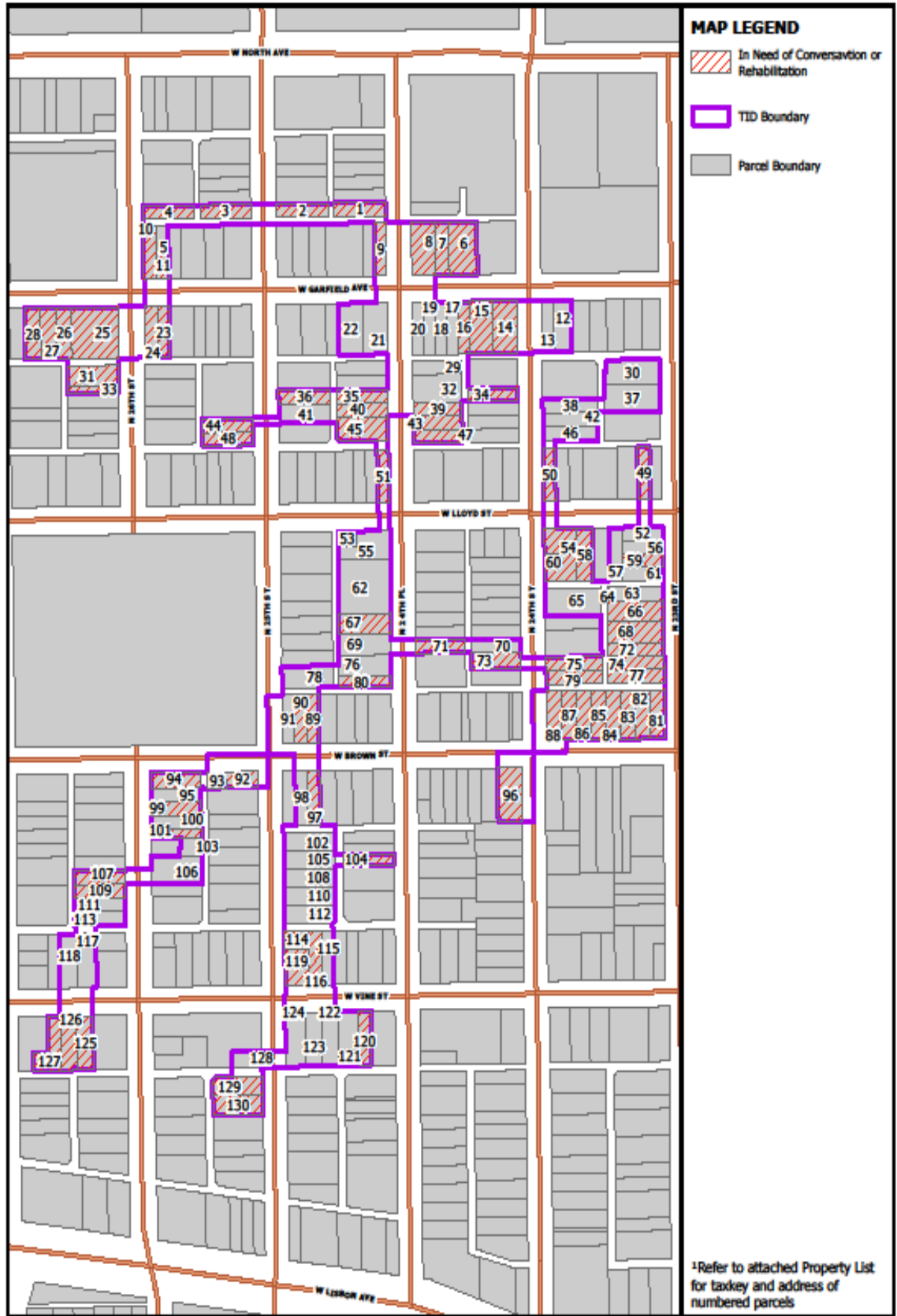
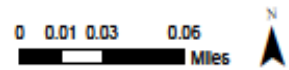


MAP LEGEND




- TID Boundary
- Parcel Boundary
- Current Land Use**
- Single Family Residential
- Two Family Residential
- Multi-Family Residential
- Commercial with Residence
- State, Care Facility / Group Home
- Place of Worship
- Non Public Education
- Governmental or Quasi Public Building
- Parking
- Public School
- Manufacturing and Warehousing
- General Warehousing and Storage

¹Refer to attached Property List for taxkey and address of numbered parcels

TID #119 – MIDTOWN HOMEOWNERSHIP INITIATIVE, MAP 2
STRUCTURE CONDITION

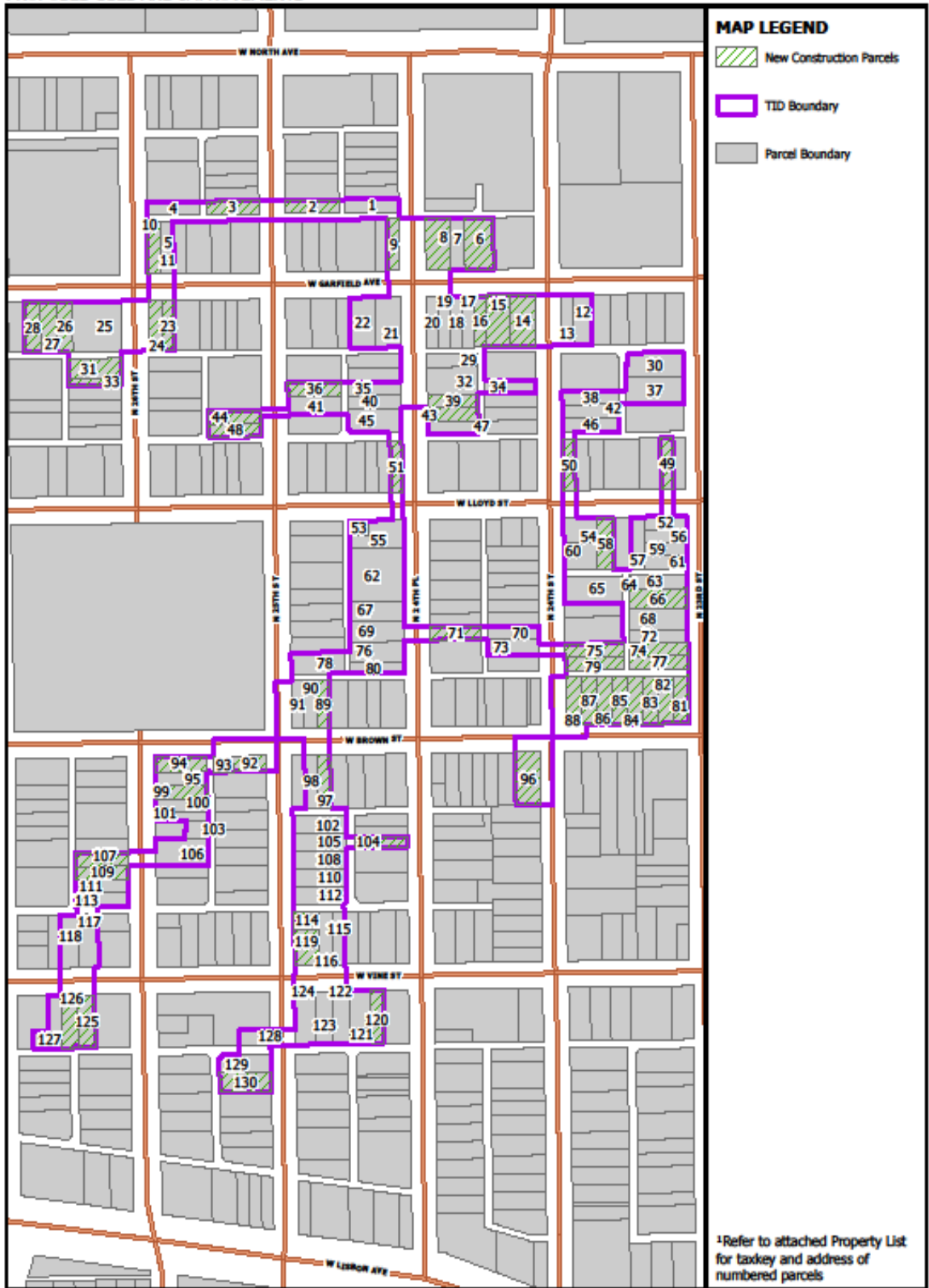
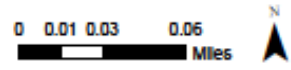


MAP LEGEND

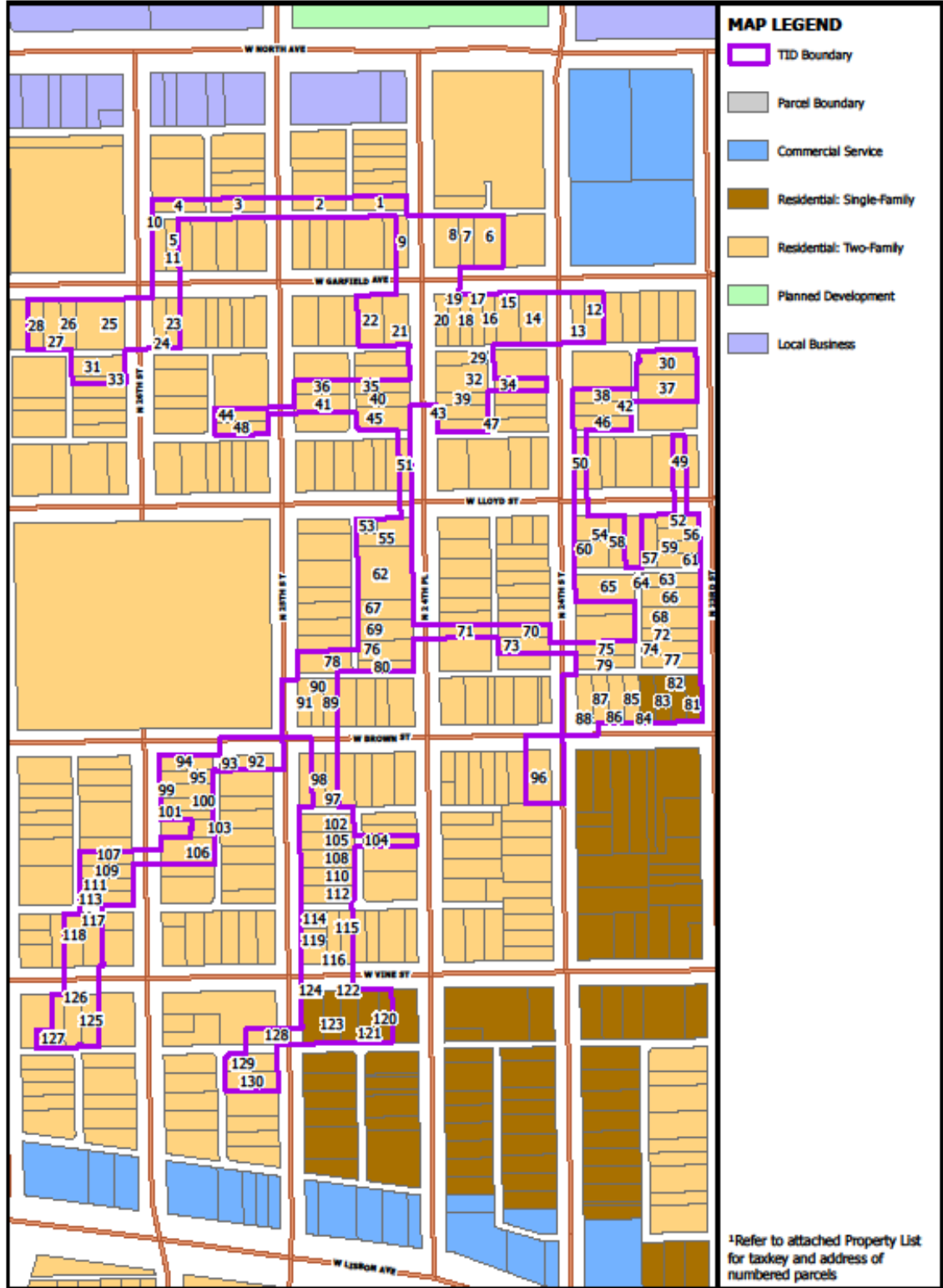
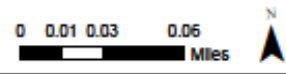
-  In Need of Conservation or Rehabilitation
-  TID Boundary
-  Parcel Boundary

¹Refer to attached Property List for taxkey and address of numbered parcels

TID #119 – MIDTOWN HOMEOWNERSHIP INITIATIVE, MAP 3
PROPOSED USES AND IMPROVEMENTS



TID #119 – MIDTOWN HOMEOWNERSHIP INITIATIVE, MAP 4
EXISTING ZONING



- MAP LEGEND**
- TID Boundary
 - Parcel Boundary
 - Commercial Service
 - Residential: Single-Family
 - Residential: Two-Family
 - Planned Development
 - Local Business

¹Refer to attached Property List for taxkey and address of numbered parcels

**TID #119
PROPERTY
LIST**

No.	Taxkey	Address
1	#350-2063-110	2217 N 24TH PL
2	#350-2071-000	2218 N 25TH ST
3	#350-2036-000	2219 N 25TH ST
4	#350-2045-000	2218 N 26TH ST
5	#350-2043-200	2528 W GARFIELD AV
6	#350-2092-100	2416 W GARFIELD AV
7	#350-2094-000	2424 W GARFIELD AV
8	#350-2095-000	2432 W GARFIELD AV
9	#350-2064-000	2450 W GARFIELD AV
10	#350-2044-000	2532 W GARFIELD AV
11	#350-2043-100	2528 W GARFIELD AV
12	#350-4011-000	2331 W GARFIELD AV
13	#350-2137-100	2335 W GARFIELD AV
14	#350-2176-100	2405 W GARFIELD AV
15	#350-2175-000	2415 W GARFIELD AV
16	#350-2174-000	2417 W GARFIELD AV
17	#350-2173-000	2421 W GARFIELD AV
18	#350-2172-000	2425 W GARFIELD AV
19	#350-2171-100	2429 W GARFIELD AV
20	#350-2170-100	2433 W GARFIELD AV
21	#350-2206-100	2145 N 24TH PL
22	#350-2204-100	2463 W GARFIELD AV
23	#350-2231-000	2527 W GARFIELD AV
24	#350-2230-000	2531 W GARFIELD AV
25	#350-2264-110	2609 W GARFIELD AV
26	#350-3804-000	2615 W GARFIELD AV
27	#350-3803-000	2625 W GARFIELD AV
28	#350-3802-000	2635 W GARFIELD AV
29	#350-2198-000	2138 N 24TH PL
30	#350-2150-100	2135 N 23RD ST
31	#350-3921-000	2139 N 26TH ST
32	#350-2196-100	2130 N 24TH PL
33	#350-3922-000	2137 N 26TH ST
34	#350-2180-000	2131 N 24TH ST
35	#350-2210-000	2131 N 24TH PL
36	#350-2227-000	2130 N 25TH ST
37	#350-2151-100	2131 N 23RD ST
38	#350-2166-000	2126 N 24TH ST

No.	Taxkey	Address
39	#350-2195-000	2126 N 24TH PL
40	#350-2211-000	2127 N 24TH PL
41	#350-3741-000	2126 N 25TH ST
42	#350-2165-000	2122 N 24TH ST
43	#350-2194-000	2122 N 24TH PL
44	#350-2242-000	2123 N 25TH ST
45	#350-3751-100	2121 N 24TH PL
46	#350-2164-000	2118 N 24TH ST
47	#350-2193-000	2118 N 24TH PL
48	#350-2243-000	2119 N 25TH ST
49	#350-2156-000	2304 W LLOYD ST
50	#350-2163-000	2334 W LLOYD ST
51	#350-2214-000	2450 W LLOYD ST
52	#350-2502-000	2059 N 23RD ST
53	#350-2387-000	2463 W LLOYD ST
54	#350-2421-100	2060 N 24TH ST
55	#350-2386-100	2055 N 24TH PL
56	#350-2503-000	2057 N 23RD ST
57	#350-2501-000	2315 W LLOYD ST
58	#350-2426-000	2325 W LLOYD ST
59	#350-2504-000	2053 N 23RD ST
60	#350-2424-110	2046 N 24TH ST
61	#350-2505-000	2049 N 23RD ST
62	#350-2383-100	2049 N 24TH PL
63	#350-2506-000	2041 N 23RD ST
64	#350-2428-000	2035 N 23RD ST
65	#350-2438-100	2038 N 24TH ST
66	#350-2507-100	2039 N 23RD ST
67	#350-2380-100	2037 N 24TH PL
68	#350-2509-100	2029 N 23RD ST
69	#350-3811-000	2031 N 24TH PL
70	#350-2411-000	2029 N 24TH ST
71	#350-2396-000	2028 N 24TH PL
72	#350-2510-000	2027 N 23RD ST
73	#350-2410-000	2023 N 24TH ST
74	#350-4081-000	2019 N 23RD ST
75	#350-4091-000	2020 N 24TH ST
76	#350-3812-000	2023 N 24TH PL
77	#350-4082-000	2023 N 23RD ST
78	#350-3771-000	2018 N 25TH ST
79	#350-4092-000	2018 N 24TH ST
80	#350-2375-000	2017 N 24TH PL

No.	Taxkey	Address
81	#350-4074-000	2302 W BROWN ST
82	#350-4073-000	2308 W BROWN ST
83	#350-4072-000	2312 W BROWN ST
84	#350-4071-000	2316 W BROWN ST
85	#350-5004-000	2320 W BROWN ST
86	#350-5003-000	2326 W BROWN ST
87	#350-5002-000	2332 W BROWN ST
88	#350-5001-000	2338 W BROWN ST
89	#350-2368-000	2474 W BROWN ST
90	#350-2367-000	2480 W BROWN ST
91	#350-2366-000	2482 W BROWN ST
92	#350-1234-000	1959 N 25TH ST
93	#350-1233-000	2513 W BROWN ST
94	#350-1264-000	1960 N 26TH ST
95	#350-1263-000	1954 N 26TH ST
96	#350-0317-100	2401 W BROWN ST
97	#350-1267-000	2477 W BROWN ST
98	#350-1266-000	2479 W BROWN ST
99	#350-1262-000	1950 N 26TH ST
100	#350-1261-000	1948 N 26TH ST
101	#350-1260-000	1944 N 26TH ST
102	#350-3492-000	1942 N 25TH ST
103	#350-1259-000	1938 N 26TH ST
104	#350-0710-000	1937 N 24TH PL
105	#350-3491-000	1936 N 25TH ST
106	#350-3591-100	1932 N 26TH ST
107	#350-1208-000	1931 N 26TH ST
108	#350-3483-000	1930 N 25TH ST
109	#350-1209-000	1929 N 26TH ST
110	#350-3482-000	1924 N 25TH ST
111	#350-1210-000	1925 N 26TH ST
112	#350-3481-000	1918 N 25TH ST
113	#350-1211-000	1919 N 26TH ST
114	#350-1276-000	1912 N 25TH ST
115	#350-1280-000	2470 W VINE ST
116	#350-1279-000	2474 W VINE ST
117	#350-3732-000	2614 W VINE ST
118	#350-3731-000	2618 W VINE ST
119	#350-1278-100	2478 W VINE ST
120	#350-1308-000	2461 W VINE ST
121	#350-3374-000	2465 W VINE ST
122	#350-3373-000	2471 W VINE ST

No.	Taxkey	Address
123	#350-3372-000	2477 W VINE ST
124	#350-3371-000	2483 W VINE ST
125	#350-5012-000	2615 W VINE ST
126	#350-5011-000	2619 W VINE ST
127	#350-1372-100	2623 W VINE ST
128	#350-1344-000	1859 N 25TH ST
129	#350-1347-120	1851 N 25TH ST
130	#350-1347-110	1845 N 25TH ST