

**LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

DATE
May 14, 2024

RESPONSIBLE STAFF
Tess Wynn, Real Estate Sales Specialist
Department of City Development (414-286-5838)

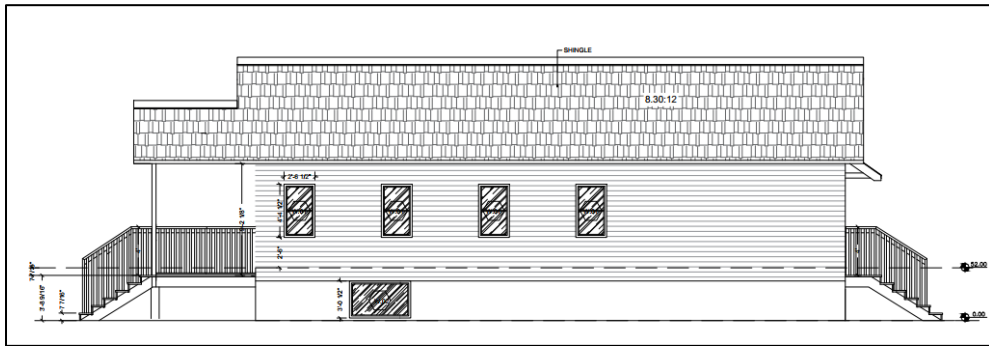
BUYER
The Community Development Alliance (CDA) and the Local Initiatives Support Corporation (LISC), in collaboration with four local developers. In 2021, CDA worked with over 100 stakeholders to produce Milwaukee’s first Collective Affordable Housing Plan, which has been endorsed by the City, Milwaukee County, and many other crucial stakeholders. As a component of the Collective Affordable Housing Plan, CDA, in collaboration with LISC, has raised a total of \$4.5 million to produce entry-level single-family homes that are available for immediate homeownership, targeting Early Childhood Education (“ECE”) professionals.

The four local developers who are working with CDA and LISC to construct the homes are: Sustainable Development LLC (a branch of VIA CDC), who will build 13 homes; United Methodist Children’s Services of WI, Inc d.b.a. Rooted & Rising – Washington Park, who will build 4 homes; Envision Growth LLC, who will build 20 homes; and Turner Community Partners LLC, who will build 10 homes.

PROPOSED USE
Construction of 46 single-family, owner-occupied homes, beginning in Summer 2024. Each home will be a one-story structure plus full basement with approximately 1,100 finished square feet and will have 3 bedrooms and 1 bath. Once completed, the homes are reserved for sale to Early Childhood Education professionals, who will owner-occupy the homes, priced around \$100,000 each.

OFFER TERMS AND CONDITIONS
The 46 City of Milwaukee owned properties will be sold “as is” for \$1 per lot. Closing will occur within twelve months of Common Council of the City of Milwaukee (“Common Council”) approval, but in advance of construction to allow developers to obtain needed certified survey maps to create building sites. Subsequent closings will occur as needed to appropriately phase the development of homes. Closing is subject to Department of City Development (“DCD”) approval of final house designs and site plans. The sale documents will include reversion of title provisions for non-performance. The CDA ECE Housing initiative includes but is not limited to the following owning entities and their assigns; Rooted & Rising, Inc., Sustainable Development LLC, Envision Growth LLC, and Turner Community Partners, LLC. Owning entities and assigns may be added as needed as the CDA ECE Housing initiative evolves.

PROPERTIES
The 46 properties to be sold are clustered around the following five Milwaukee Early Childhood Education Provider locations: COA Goldin Youth & Family Center at 2320 West Burleigh Street, Malaika Early Learning Center at 125 West Auer Avenue, Next Door at 2545 North 29th Street, Growing Tree Children’s Center at 3940 West Lisbon Avenue, and UCC Early Learning Academy at 2230 West Becher Street. If any lots are determined to be infeasible for construction, as CDA and assigns prepare building plans or certified survey maps or additional lots become City or RACM-owned, the Commissioner of DCD may substitute a similar lot in the target area upon approval from the local Common Council Member and/or the RACM Board as needed.



Above: Front and Side Elevations for proposed model to be built by two of the developers.

Below: Images of a completed model home built by a developer using the same plans.



**Below:
Maps of Reserved Lots in Each Neighborhood—Early Childhood Education Initiative**

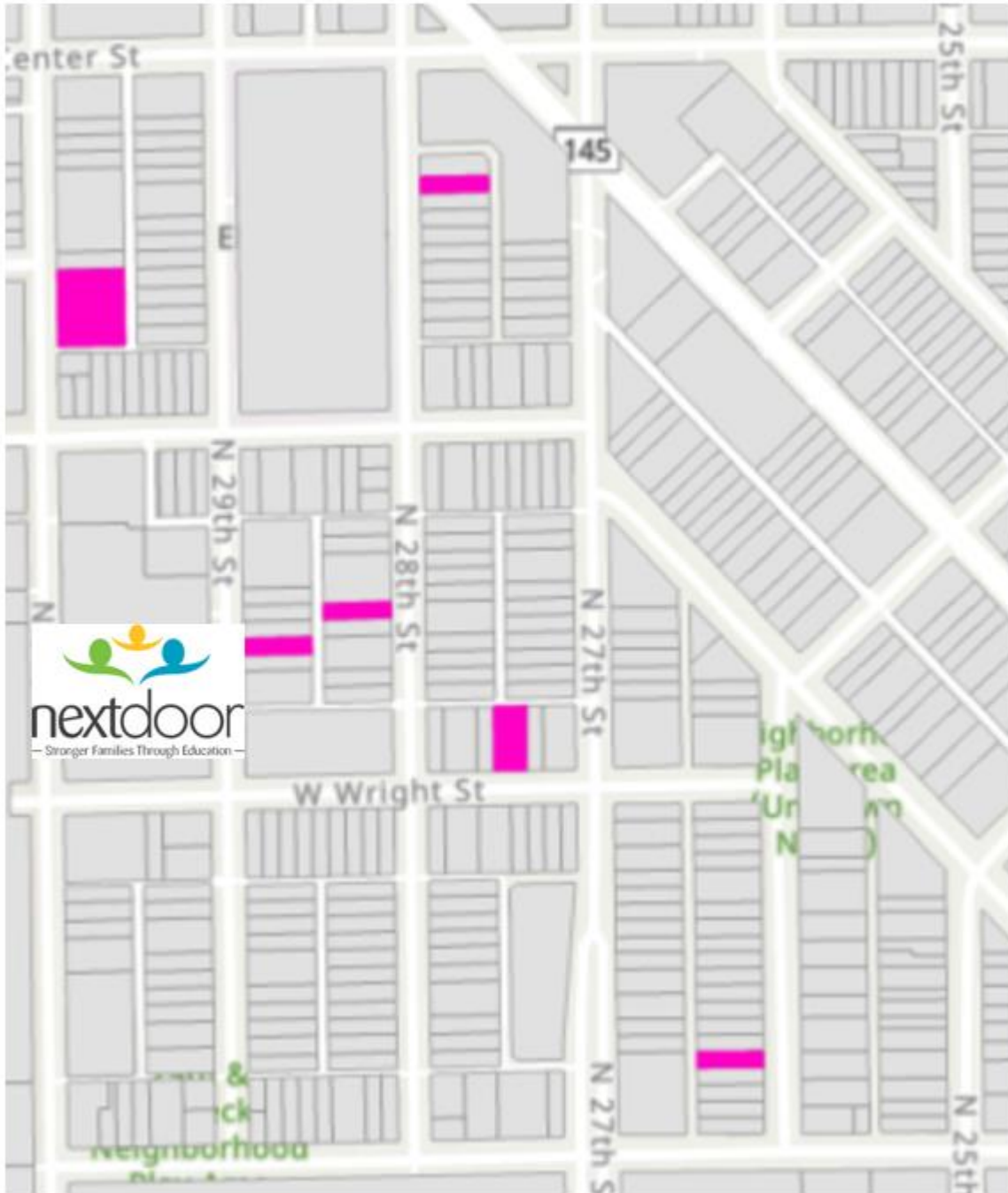
Amani:



Harambee:



Metcalfe Park:



Washington Park:



Southside:



Lot List for Early Childhood Education Initiative

Address	Ald. District	Taxkey	Developer
Amani Neighborhood			
3281 N 24th St	7	285-0303-000	Envision Growth LLC
3119 N 24th Pl	7	285-0890-000	Envision Growth LLC
3125 N 24th Pl	7	285-0891-000	Envision Growth LLC
3278 N 24th St	7	285-1046-000	Envision Growth LLC
3030 N 24th St	7	310-0178-000	Envision Growth LLC
3043 N 24th St	7	310-0510-000	Envision Growth LLC
3063 N 23rd St	7	310-0870-100	Envision Growth LLC
3042 N 24th St	7	310-0876-000	Envision Growth LLC
2920 N 22nd St	7	310-1034-100	Envision Growth LLC
Harambee Neighborhood			
3235 N 3rd St	6	282-1611-000	Envision Growth LLC
3260 N Achilles	6	282-0725-000	Envision Growth LLC
3157 N 2nd St	6	282-1516-100	Envision Growth LLC
3160 N Palmer St	6	282-2732-000	Envision Growth LLC
3130 N Dr William Finlayson St	6	282-1722-000	Envision Growth LLC
3212 N 2nd St	6	282-0400-100	Envision Growth LLC
3321 N Palmer St	6	282-0714-100	Envision Growth LLC
3256 N Achilles St	6	282-0726-000	Envision Growth LLC
3136 N Dr William Finlayson St	6	282-1723-000	Envision Growth LLC
3224 N Palmer St	6	282-2542-000	Envision Growth LLC
3157 N Julia St	6	282-1726-215	Envision Growth LLC
Metcalfe Park Neighborhood			
2417 N 26th St	15	325-1071-000	Turner Community Partners LLC
2652 N 28th St	15	326-0030-000	Turner Community Partners LLC
2618 N 30th St	15	326-0143-000	Turner Community Partners LLC
2622 N 30th St	15	326-0144-000	Turner Community Partners LLC
2628 N 30th St	15	326-0145-110	Turner Community Partners LLC
2530 N 29th St	15	326-1127-000	Turner Community Partners LLC
2539 N 28th St	15	326-1141-000	Turner Community Partners LLC
2716 W Wright St	15	326-1158-000	Turner Community Partners LLC
2712 W Wright St	15	326-1159-000	Turner Community Partners LLC

Address	Ald. District	Taxkey	Developer
Washington Park Neighborhood			
1949 N 38th St	15	348-0277-000	Rooted & Rising
2038 N 40 th St	15	348-0717-000	Rooted & Rising
3801 W Sarnow St	15	348-1401-000	Rooted & Rising
3518 W Galena St	15	366-0315-000	Sustainable Development LLC
3522 W Galena St	15	366-0316-000	Sustainable Development LLC
3526 W Galena St	15	366-0317-100	Sustainable Development LLC
1443 N 37th St	15	366-1704-000	Sustainable Development LLC
1439 N 37th St	15	366-1705-000	Sustainable Development LLC
1435 N 37th St	15	366-1706-000	Sustainable Development LLC
South Side			
1039 W Maple St	12	461-0677-000	Sustainable Development LLC
2012 S 11th St	12	468-1212-000	Sustainable Development LLC
2566 S 12th St	12	497-0717-000	Sustainable Development LLC
421 W Arthur Ave	14	498-0304-000	Sustainable Development LLC
1915 S 11th St	12	468-0030-000	Sustainable Development LLC
1919 S 11th St	12	468-0029-000	Sustainable Development LLC
1663 S Muskego Way	12	460-1628-000	Sustainable Development LLC

DUE DILIGENCE CHECKLIST – EARLY CHILDHOOD EDUCATORS INITIATIVE NEW HOME SITES

Market value of the property.	46 vacant lots to be sold for \$1 per lot to create building sites for new home construction and owner-occupancy.
Full description of the development project.	Construction of 46 single-family, owner-occupied homes beginning in 2024 and concluding in 2026. Each home will be approximately 1,100 square feet and will have 3 bedrooms and 1 bath. Once completed, the homes will be sold to owner-occupants for approximately \$100,000. Homes are reserved for qualifying Early Childhood Education providers.
Complete site, operations and scope of work for development.	Please see the Land Disposition Report for details.
Developer’s project history.	LISC has been involved in the development of over 2,700 affordable homes in Milwaukee. CDA is a newer organization that is tasked with “advancing racial equity by providing a quality, affordable home for every Milwaukeean.”
Capital structure of the project, including sources, terms and rights for all project funding.	CDA and LISC have raised \$4,500,000 to produce the homes. The ECE Initiative is also using funds from the American Rescue Plan Act (ARPA) and the 46 homes will be sold for approximately \$4,700,000.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	Department of City Development staff determined that there is low risk in selling the property to the four developers, based on the sponsoring organizations of CDA and LISC’s track record developing previous projects in Milwaukee.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Developer, its assignee or its successors from applying to the City for tax-exempt property status. Development of City and/or RACM-land with new homes will restore the properties to taxable status and will increase taxable value of the properties through building homes on vacant lots.