

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

DATE

October 17, 2017

RESPONSIBLE STAFF

Yves LaPierre, Real Estate Section (286-5762)

BUYER

Milwaukee Habitat for Humanity, Inc. is a local organization that is part of a nationwide effort to build new homes for first-time, low to moderate-income buyers. Volunteer labor, including required sweat equity by future buyers, and homebuyer counseling are key to Habitat's success. Its Executive Director is Brian Sonderman. Since 1984, Habitat has built over 500 homes for Milwaukee families. After several years of concentrating in the Washington Park and Walnut Hill neighborhoods, Habitat is committing to a multi-year effort to build new homes and renovate existing homes in the Midtown neighborhood. Over the course of three years, Habitat hopes to construct 15 new homes per year on City-owned lots.

PROPOSED USE

Construction of single-family, owner-occupied homes beginning in Spring 2018. Three different models will be constructed. Each home will be approximately 1,100-1,400 SF and will have 3-4 bedrooms and 2 baths. Once completed, the homes will be sold to owner-occupants for approximately \$85,000 to \$90,000. Each owner is required to contribute "sweat equity" to the new home.

OFFER TERMS AND CONDITIONS

The properties will be sold "as is" for \$1 per lot. 2018 closing will occur within six months of Common Council approval, but in advance of construction to allow Habitat to obtain needed certified survey maps to create building sites. Subsequent closings will occur in each year of Habitat's build program for the Midtown neighborhood. Closing is subject to DCD approval of final house designs and site plans. The Purchase and Sale Agreement will include reversion of title provisions for non-performance. No earnest money or performance deposit will be required based on Habitat's past performance.



Sample House Design

PROPERTIES

Forty-three vacant lots for building sites in the Midtown neighborhood. If any lots are determined to be infeasible for construction, as Habitat prepares building plans or certified survey maps or additional lots become City-owned, the Commissioner of the Department of City Development may substitute a similar lot in the target area upon approval from the local Common Council Member.

Address

2054 North 30th Street
2048 North 30th Street
2046 North 30th Street
2040 North 30th Street
2034 North 30th Street
2022 North 30th Street
2018 North 30th Street
2012 North 30th Street

Tax Key No.

349-1715-000
349-1714-000
349-1713-000
349-1712-000
349-1710-000
349-1707-000
349-1706-000
349-1705-000

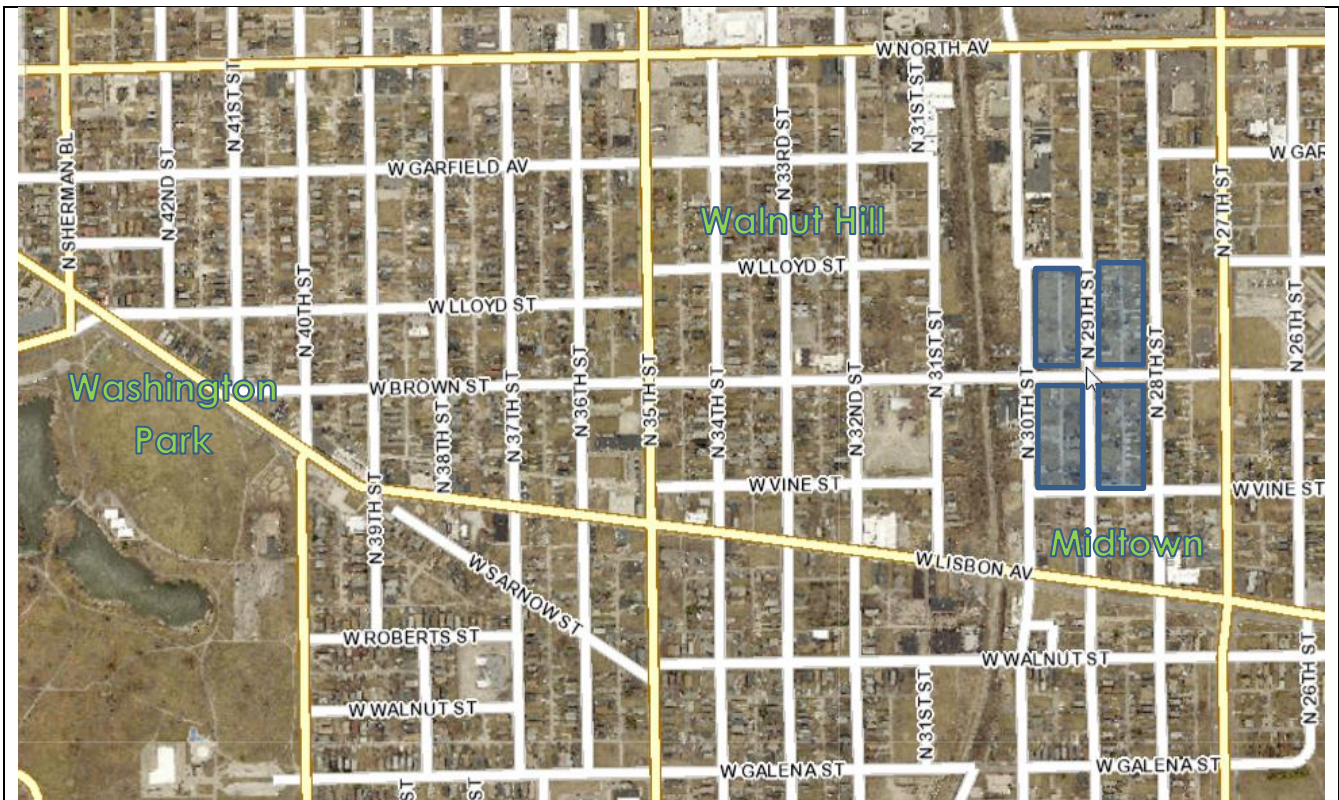
Address

1944 North 30th Street
1940 North 30th Street
1936 North 30th Street
1928 North 30th Street
1924 North 30th Street
1920 North 30th Street
1916 North 30th Street
1912 North 30th Street

Tax Key No.

349-1728-000
349-1727-000
349-1726-000
349-1724-000
349-1723-000
349-1722-000
349-1721-000
349-1720-000

2228 North 29th Street	349-2117-000	2025 North 29th Street	349-0859-000
2213 North 29th Street	349-1030-000	1921 North 29th Street	349-0870-000
2205 North 29th Street	349-1028-000	1916 North 29th Street	349-0895-100
2201 North 29th Street	349-1027-100	1840 North 29th Street	349-0964-000
2157 North 29th Street	349-1024-100	2061 North 28th Street	349-1166-100
2141 North 29th Street	349-1020-000	2038 North 28th Street	349-0823-100
2133 North 29th Street	349-1018-000	2030 North 28th Street	349-0821-100
2129 North 29th Street	349-1017-000	2925 West Brown Street	349-1729-000
2121 North 29th Street	349-1015-000	2830 West Brown Street	349-0841-000
2117 North 29th Street	349-1014-000	2816 West Brown Street	349-0840-000
2055 North 29th Street	349-0854-000	2927 West Vine Street	349-1739-000
2049 North 29th Street	349-0855-000	2926 West Vine Street	349-1718-000
2041 North 29th Street	349-0856-000	2916 West Vine Street	349-1716-000
2031 North 29th Street	349-0858-000		



Habitat building sites in the Midtown neighborhood
2018-2020 Build

DUE DILIGENCE CHECKLIST – MILWAUKEE HABITAT FOR HUMANITY 2018-2020

Market value of the property.	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 single-family, owner-occupied homes beginning in Spring 2018. Three different models will be constructed. Each home will be approximately 1,100-1,400 SF and will have 3-4 bedrooms and 2 baths. Once completed, the homes will be sold to owner-occupants for approximately \$85,000 to \$90,000. Each owner is required to contribute "sweat equity" to the new home.
Complete site, operations and scope of work for development.	Please see the Land Disposition Report for details.
Developer's project history.	Milwaukee Habitat for Humanity has built over 500 homes since 1984 and successfully supported new homeowners and strengthened neighborhoods.
Capital structure of the project, including sources, terms and rights for all project funding.	Habitat will fund the project with its own equity, fundraising and private financing.
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 very low risk in selling the property to Habitat, based on the Developer'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 land with new homes will greatly increase taxable value of property.