

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

DATE
March 25, 2009

RESPONSIBLE STAFF
Bobbi Marsells (Housing Authority) and Elaine Miller (DCD Real Estate)

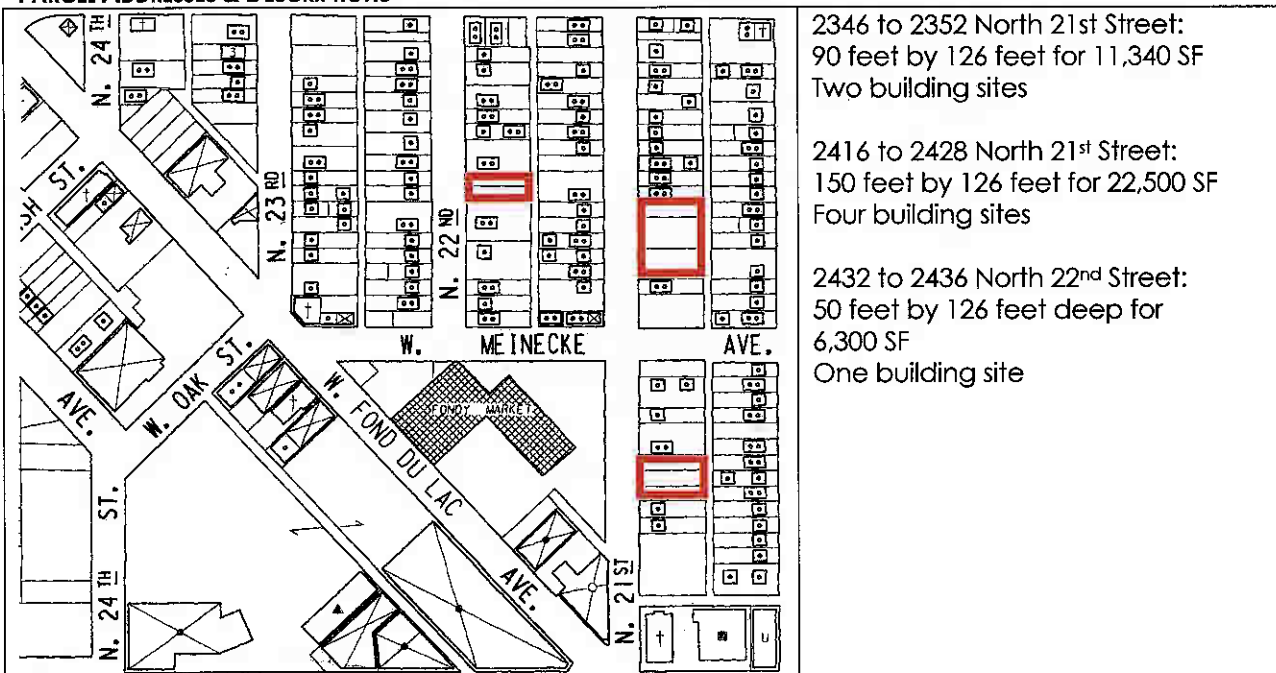
BUYER
Housing Authority of the City of Milwaukee (HACM). Tony Perez is the Secretary-Executive Director. HACM was created by the City in 1944 to provide for the construction and management of safe, affordable and quality housing with services that enhance resident's self-sufficiency. HACM manages 4,403 units of low-income housing that are subsidized by the U.S. Department of Housing and Urban Development and administers 5,289 Section 8 vouchers. HACM also owns and manages 968 units of affordable housing and 63 units of market rate rental housing.

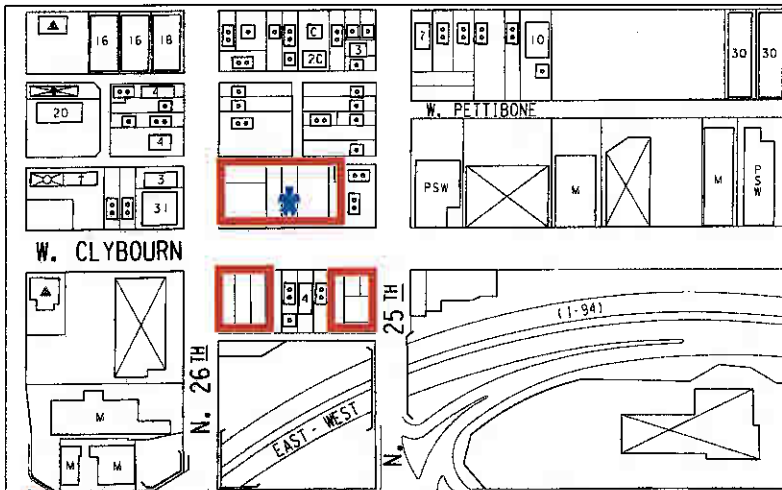
HACM will create a new limited liability company to take title and develop the project in conjunction with Universal Housing Systems, LLC, a builder of panelized housing and a certified EBE company.

PROJECT DESCRIPTION
Development of 24 units of affordable housing on a scattered site basis in three areas. The effort will be financed through affordable housing tax credits allocated by the Wisconsin Housing and Economic Development Authority (WHEDA). Estimated project costs are \$5.23 million. In addition to the tax credits, HACM expects to obtain WHEDA financing and HOME funds to finance the project. HACM expects to exceed its 25% EBE goal with construction by Universal Housing.

The units will be a mix of three and four bedroom units and will be targeted for family housing. Although the units will be rented for the required 15-year tax credit period, the units can be sold to owner occupants at the end of the compliance period.

PARCEL ADDRESSES & DESCRIPTIONS



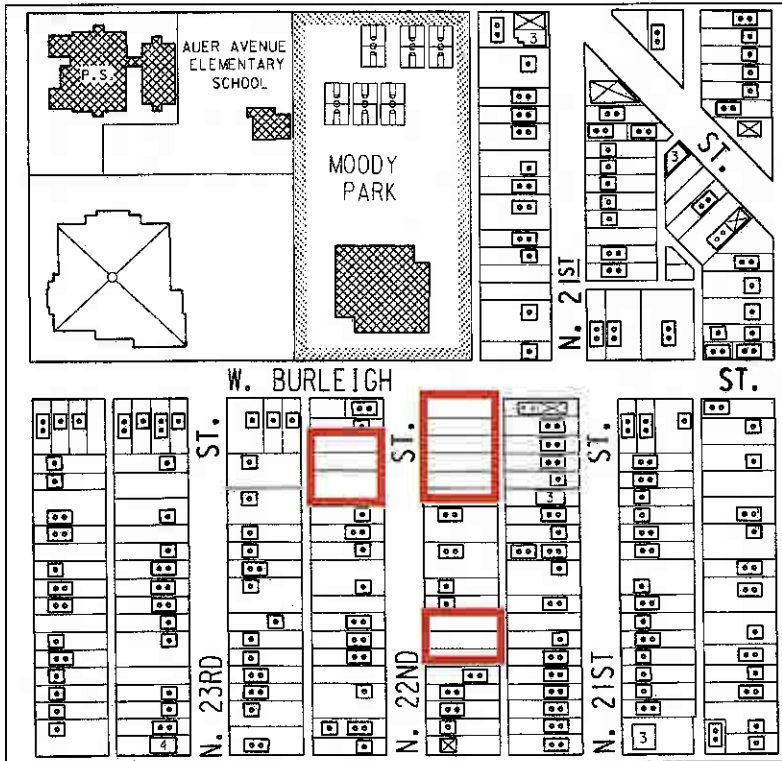


★ 2522 West Clybourn to be acquired by RACM for conveyance to the City or HACM

2506 to 2518 & 2526 West Clybourn & 502 to 512 North 26th Street:
 90 feet by 123 feet for 11,070 SF
 120 feet by 123 feet for 14,760 SF
 Four to six building sites

2503 to 2511 West Clybourn & 441 to 449 North 25th Street:
 90 feet by 120 feet for 10,800 SF
 Two building sites

2527 to 2539 West Clybourn:
 100 feet by 120 feet for 12,000 SF
 Two building sites



3022 to 3030 North 22nd Street:
 90 feet by 125 feet for 11,250 SF
 Two building sites

3059 to 3071 North 22nd Street:
 120 feet by 125 feet for 15,000 SF
 Three building sites

3058 to 3078 North 22nd Street:
 182 feet by 125 feet for 22,750 SF
 Four building sites

OPTION TERMS AND CONDITIONS

The purchase price will be \$1.00 per lot and conveyance will be on an "as is" basis. No performance deposit is required due to HACM's demonstrated performance history. Sale proceeds will be deposited in the Reserve for Tax Deficit Fund.

The total option period is until December 31, 2009 to allow HACM to apply for 2009 tax credits, obtain financing and begin construction. While WHEDA has instituted a rolling application process, HACM expects to apply shortly for the tax credits.