

SMALL PROJECTS RELOCATION PLAN

City/Village: Milwaukee

County: Milwaukee

PROJECT DESCRIPTION

1. **Name & Purpose of Project:** 2140 N. 27th Street

Spot acquisition to eliminate a blighting property and to assemble land for a housing initiative.

2. **Principal Public Funding Source: (see ch. COMM 202.01(13))**

Community Block Grant Funds

Contact Person from this Source:

Name: Gregory J. Shelko Phone: (414) 286-5820

3. **Displacing Agency:** (Same as #2 unless project is being carried out by a private entity or non-profit organization).

Redevelopment Authority of the City of Milwaukee ("RACM")

Contact Person from this Source:

Name: Greg J. Shelko Phone: (414) 286-5820

4. **If federal funds are supporting any part of this project, identify the federal agency and program involved:**

Community Block Grant Funds

5. **Indicate who will be providing relocation services in this project:**

Name: Rhonda Szallai, Relocation Specialist Phone: (414) 286-5762

6. **Date this plan prepared:** 07/28/03 **By:** Rhonda Szallai, Relocation Specialist

DISPLACEE CHARACTERISTICS/PROPERTY STATUS
(Attach additional pages if needed)

1. Number of properties/parcels to be acquired or affected under this plan:

Total Number 1 Number occupied 1 / Number Vacant 0

2. Displacement Characteristics/Impacts by Unit:

Parcel #2003-06:

2140 N. 27th Street. Mother, adult daughter and granddaughter occupy entire building and pay \$900.00/month including utilities. The family moved in June 2, 2003, approximately two months ago. Since the Redevelopment Authority expects to commence negotiations before September 1, 2003, the occupants will not be eligible for a housing replacement payment because they are an under 90-day tenant. Occupants do not qualify for low income housing assistance. There are four and five bedroom units available in the neighborhood that are similar in size and rent for \$750.00 to \$950.00 per month including utilities. The family will receive a moving payment and assistance in locating a replacement. The owner of the property indicated he might not charge the tenant rent during the 90 search period in order to minimize the inconvenience of the acquisition.

Date option to purchase is to be/was executed: August 15, 2003

Date Offer to Purchase is Expected to be Made: August 15, 2003

Date public funding was committed or is expected: July 2003

Date Property Acquisition is Expected to Occur: September –October 2003

Date Relocation is Expected to Occur: October 2003

RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL

PART F1

DATA ON ACQUIRED UNIT	1. PARCEL OR UNIT ADDRESS	2140 N. 27th			
	1. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T			
	3. FAMILY COMPOSITION ADULTS/CHILDREN	2 / 1			
	4. TYPE OF BUILDING CONSTRUCTION	Frame			
	5. HABITABLE AREA	2066			
	6. AGE/STATE OF REPAIR	100/avg			
	7. TOTAL ROOMS/BEDROOMS	6/2			
	8. TYPE OF NEIGHBORHOOD	Resid/Comm			
	9. DISTANCE TO: (S)HOPPING (T)RANSPORTATION (SCH)SCHOOLS	(S) in area (T) in area (SCH) in area	(S) (T) (SCH)	(S) (T) (SCH)	(S) (T) (SCH)
FINANCIAL INFORMATION	10. GROSS INCOME	\$4000-6000/mo	\$	\$	\$
	11. CURRENT RENT (INCLUDING UTILITIES)	\$ 900.00/month	\$	\$	\$
	12. VALUE OF ACQUIRED DWELLING	\$45,000.00	\$	\$	\$
	13. ABILITY TO PAY RENT OR PURCHASE	\$1200-1800/mo	\$	\$	\$
RELOCATION NEEDS	14. ROOMS/BEDROOMS NEEDED	6/2			
	15. HABITABLE AREA REQUIRED	250			
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T			
COMPARABLE ANALYSIS	17. NUMBER OF COMPARABLES AVAILABLE	4			
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	4			
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$750 - \$950	\$	\$	\$
	20. COMPARABLES FROM GROUP NO.	1			
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	1 \$ 950.00		\$	\$
PAYMENTS AND ESTIMATES	22. MOVE COST (A) ACTUAL (F) FIXED	\$ 950.00 fixed	\$	\$	\$
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$ N/A	\$	\$	\$
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$ N/A	\$	\$	\$
	25. MORTGAGE REFINANCING PYMT.	\$ N/A	\$	\$	\$
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input type="checkbox"/> \$N/A D <input type="checkbox"/> \$N/A	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$

N/A – No Commercial Displacement

DATA ON ACQUIRED UNIT	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	N/A			
	9. FARM SIZE OR TILLABLE ACREAGE	N/A			
FINANCIAL INFORMATION	10. ESTIMATED ANNUAL GROSS INCOME	\$	\$	\$	\$
	11. CURRENT RENT		\$	\$	\$
	12. REMAINING LEASE AND TERMS				
	13. ESTIMATED VALUE OF ACQUIRED PROPERTY	\$	\$	\$	\$
RELOCATION NEEDS	14. SPECIAL FEATURES NEEDED				
	15. AREA REQUIRED				
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT				
COMPARABLE ANALYSIS	17. NUMBER OF COMPARABLES AVAILABLE				
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT				
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$	\$	\$	\$
	20. COMPARABLES FROM GROUP NO.				
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	\$	\$	\$	\$
PAYMENT ESTIMATES	22. MOVE COST - (A) ACTUAL OR (PI) PAYMENT IN LIEU	\$	\$	\$	\$
	23. 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"/> \$
	24. OWNER REPLACEMENT PAYMENT	\$	\$	\$	\$
	25. CLOSING AND INCIDENTAL COST PAYMENT	\$	\$	\$	\$
	26. MORTGAGE REFINANCING COST PAYMENT	\$	\$	\$	\$

RELOCATION PLAN ASSURANCES

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

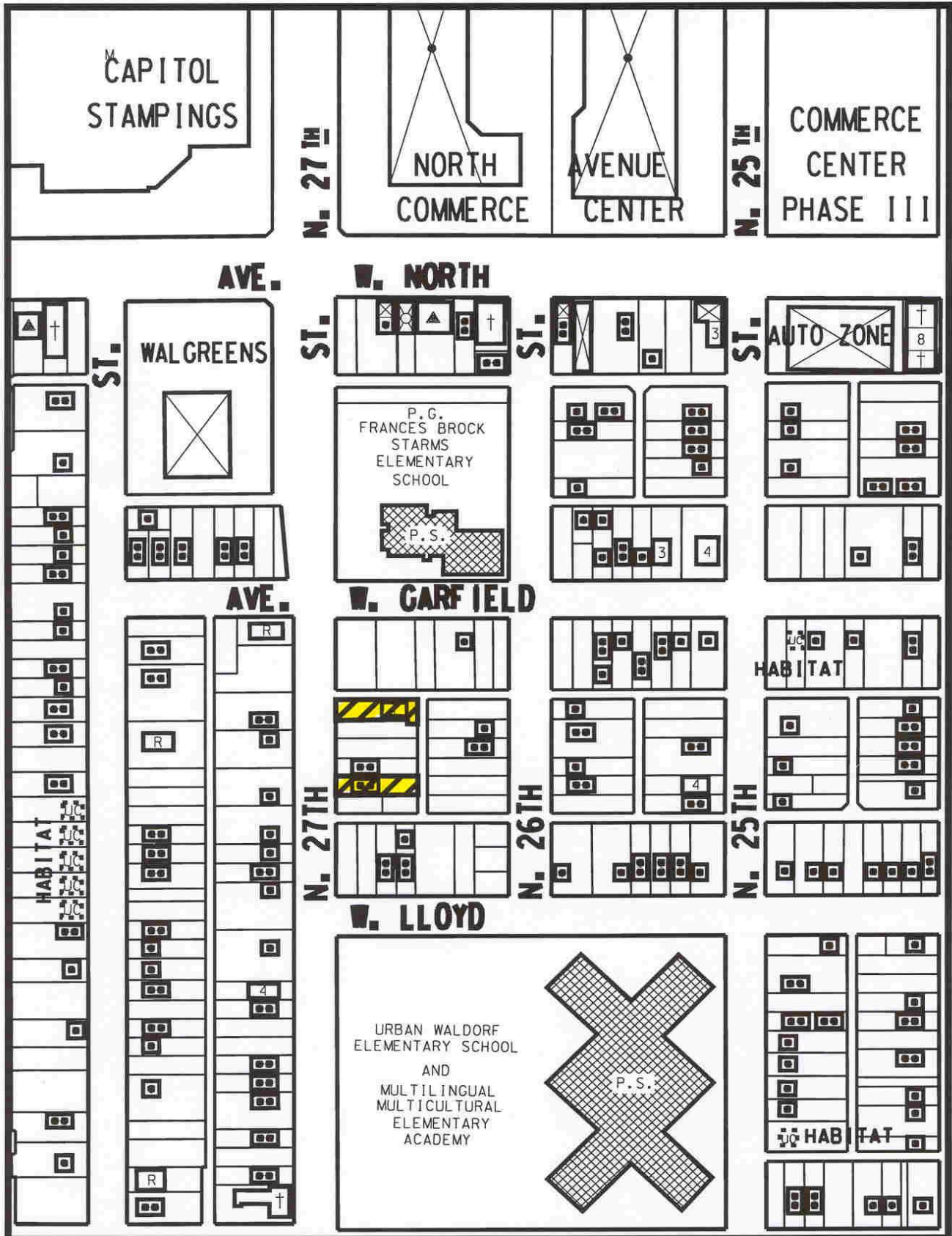
Date

Signature

2140 North 27th Street



Proposed Blight Designations 27th & Garfield/Midtown Area



Property to be Declared Blighted