

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

DATE

June 24, 2014

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. Habitat has committed to a multi-year effort to build new homes and renovate existing homes in the Washington Park Neighborhood. In 2014, Habitat is constructing new homes in two phases on city-owned lots—the first phase was completed in Spring and the second phase will be completed in Fall.

PROPOSED USE

Construction of eleven single-family, owner-occupied homes beginning in Fall 2014. Four different models will be constructed. Each home will be approximately 1,100-1,400 SF and 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. 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. 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.

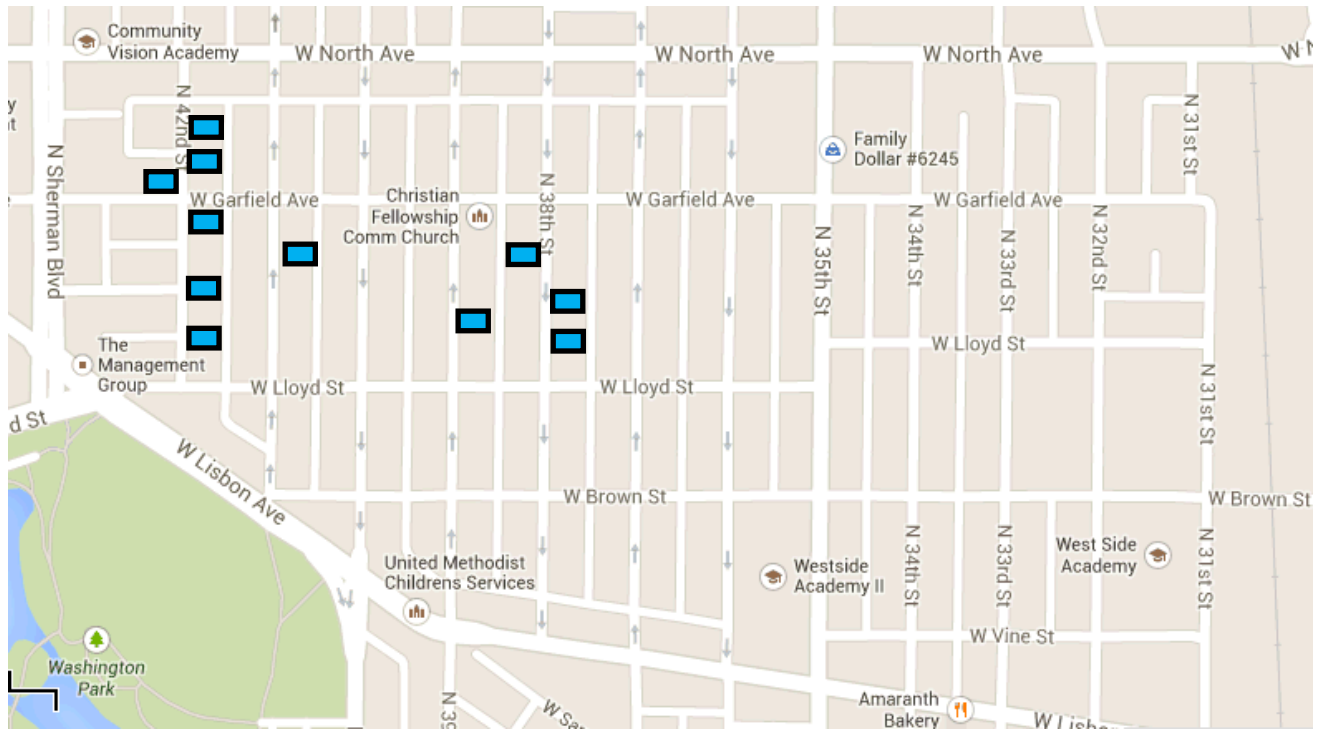


Sample House Design

PROPERTIES

Twelve vacant lots for eleven building sites in the Washington Park 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 alderperson.

Address	Tax Key	Address	Tax Key
2122-2124 N. 38th Street	348-1048-000	2209-2211 N. 41st Street	348-0475-000
2174-2176 N. 42nd Street	348-0559-000	2226 N. 42nd Street	348-0466-000
4119-21 W. Garfield Avenue	348-0560-000	2227 N. 38th Street	348-0989-000
2175-2177 N. 42nd Street	348-0501-000	2231-2233 N. 42nd Street	348-0490-000
2203-2205 N. 42nd Street	348-0497-000	2232 N. 39th Street	348-0975-000
2236-2238 N. 38th Street	348-0952-000	2237-2239 N. 42nd Street	348-0489-000



Location of Fall 2014 Habitat building sites in the Washington Park Neighborhood

City-owned lots 