

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

**DATE**  
December 12, 2006

**BUYER**  
United Baptist Church, Inc. (DBA United Christian Church), which has its church at 2538 West Hadley Street since 1994. Elloyd Jones is the pastor.

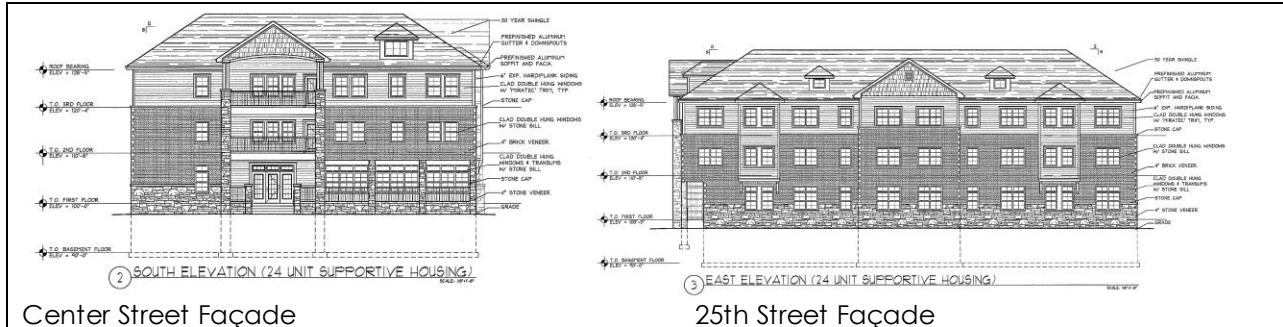
**PARCEL ADDRESSES & DESCRIPTION**  
Phase I: 2500-04 West Center Street – an 11.044 SF vacant lot at the northwest corner of 25th and Center Streets.

Phase II: 2702-14, 2718-20, 2724, 2728 and 2754 North 26th Street: Five lots that will be assembled with Buyer's adjoining properties at 2742 and 2748 North 26th Street to create six building sites. The City lots contain a total of 24,253 SF.



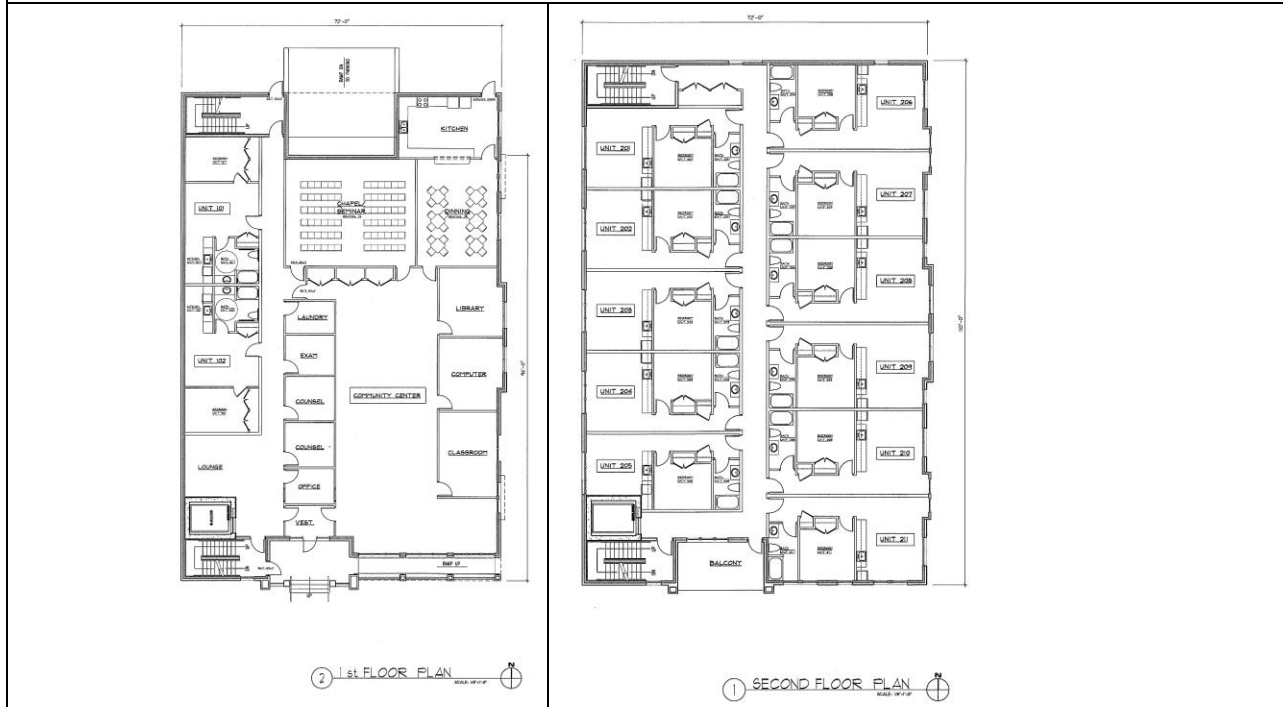
 Phase I/United House       Phase II/United Homes      Proposed Site Plan

**PROJECT DESCRIPTION**  
United House on the Phase I land will be a three-story, permanent supportive housing project. The building will contain 24 efficiency apartments on the second and third floors that will target very low-income individuals. On the ground floor, community and office space will provide support services for its residents including case managers, peer mentoring and some food service. This floor will also have community space and activity rooms. Total cost is approximately \$4.14 million.

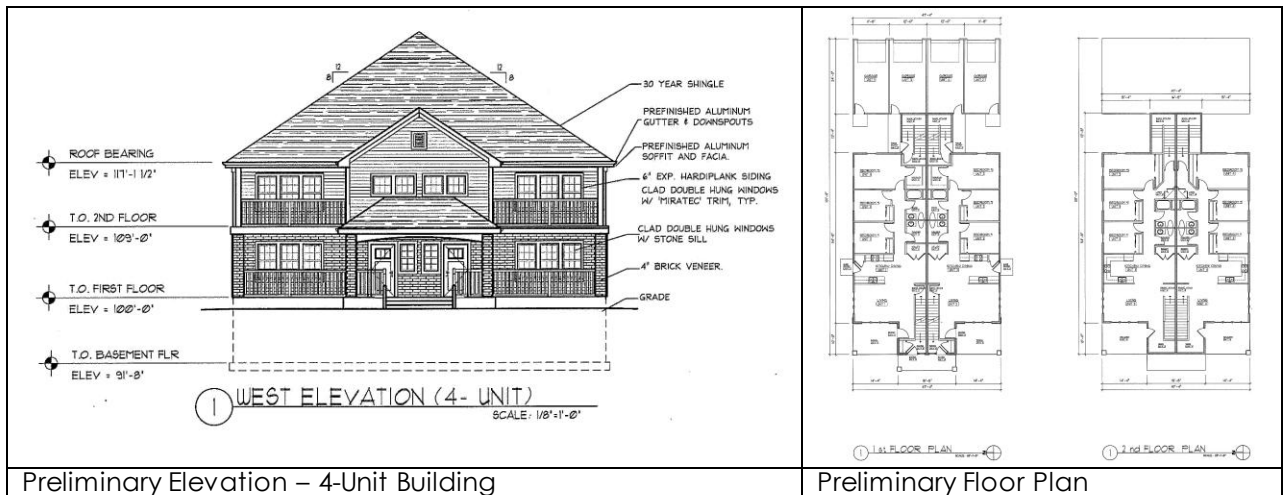


Center Street Façade

25th Street Façade



United Homes, six buildings containing two to four three-bedroom apartments, will be built on the Phase II land. Each building will be two stories and each unit will have its own basement area and garage. The tenants will be a mix of families in the 40%, 50% and 60% of county median income and two market-rate units. After the 15-year tax-credit compliance period, the units will be sold at affordable prices to tenants who have built up sufficient equity through the rental payments. Total costs are approximately \$4.4 million.



Preliminary Elevation – 4-Unit Building

Preliminary Floor Plan

The project will be financed in part through federal housing tax credits from the Wisconsin Housing and Economic Development Administration (WHEDA). Tax credit applications are due to WHEDA in February 2007 and the redeveloper needs to demonstrate site control for its application. Tax credit reservations will be awarded in April. Additional funding will be provided through conventional financing.

**OPTION TERMS AND CONDITIONS**

The purchase price for Phase I will be \$10,000 or just slightly less than \$1.00/SF. The Phase II price will be \$25,000, or \$5,000 per lot and conveyance will be on an "as is" basis. The City shall provide a Phase I environmental assessment for the two properties on West Center Street that have commercial zoning, as required by ordinance. A financial feasibility or environmental condition credit may be granted by the Commissioner at closing based on demonstrated hardship. A \$250 Option Fee will be required and will be credited toward the purchase price. A \$1,000 performance deposit will be submitted at closing and shall be held until satisfactory completion of the project. Sale proceeds, less sale expenses and a 25% fee to the Redevelopment Authority, will be deposited in the Tax Deficit Fund.

The total option period is for two years so as to allow multiple applications for WHEDA tax credit in the event the project does not receive a 2007 allocation. The base option is until February 15, 2007, to allow the Redeveloper time to submit an application to WHEDA for the federal housing tax credits. When the Buyer submits the application, the option will be automatically extended four months, or until WHEDA makes its initial allocation of tax credits. Upon award of the tax credit allocation, the option is automatically extended until December 31, 2007. If the Buyer requires additional time beyond December 31st to obtain financing or final plans, the Commissioner of DCD may extend the option for a six-month period upon submission of a \$500 non-refundable renewal fee and satisfactory progress report on the project. If the project does not receive a 2007 allocation, the Commissioner may renew the base option until 2008 to allow a second WHEDA application. If the Buyer fails to make any required submissions to WHEDA, the option may be cancelled immediately by the Commissioner.