

Relocation Plan For: ▪ **Blight/MPS-Westside Academy II**

Acquiring Agency: ▪ **Redevelopment Authority of
the City of Milwaukee**

Prepared By: ▪ **Department of City Development**

Date(s) Prepared: ▪ **5/4/01 – 6/12/01**

**Date Submitted to
Department of Commerce** ▪ **June, 2001**

RELOCATION PLAN

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PROJECT DESCRIPTION**PART A**

1. Name of Project: Blight/MPS-Westside Academy II	2. County(s): Milwaukee
3. Purpose of Project: Elimination of blight and assemblage of land for a school expansion project.	4. Public Agency (Condemnor): Redevelopment Authority of the City of Milwaukee
	5. Eminent domain procedure which agency will follow: <input checked="" type="checkbox"/> s. 32.05 <input type="checkbox"/> s. 32.06 <input type="checkbox"/> Other

6. Relationship of this plan to total project displacement:

- a. This is a new plan covering all displacement expected for this project.
- b. This is a continuation or amendment to the above project for which a plan had previously been approved by COMM on _____.
- c. This is a 1st Phase plan for the above project which will have subsequent displacement covered in later plans.
- d. Other (specify): _____

7. If 7.c above is checked, explain the level of additional displacement expected and why it is not included in this plan:**8. Location of Project (geographic boundaries)**
 Project boundaries are shown on attached map
9. What source(s) of funds will be used in carrying out this project:
 Local State Federal Private
10. If federal funding is expected to support any part of this project, identify the federal agency and program involved:
CDBG Funding
11. Has the agency or any other person engaged in any land acquisition activities for this project prior to submission of this plan?
 Yes No If yes, explain:

- 1. Identify the public official or employee who is primarily responsible for implementing this plan and is designated as the agency's principal contact on relocation matters:

Name Dario Romero Title Relocation Specialist III
 Address 809 North Broadway
 Telephone (414) 286-5762 Dept./Div. Department of City Development

- 2. If the agency is contracting with another agency or person to prepare or implement this plan, identify the contracting person or agency:

Name _____ Title _____
 Address _____ Agency/Firm Name _____
 Telephone _____

- 3. Identify relocation staff or persons who will be directly involved in providing relocation assistance to project displacees:

Name Dario Romero Title Relocation Specialist III
 Name _____ Title _____
 Name _____ Title _____

 Name _____ Title _____

 Name _____ Title _____

- 4. Identify the name(s) of persons who will be negotiating the acquisition of properties for this project:

Name Dwayne Edwards Title Real Estate Specialist
 Address 809 North Broadway Agency/Firm Name: _____
 Telephone (414) 286-5735 Department of City Development

- 5. Will the agency establish a relocation field office?

No (explain) Project too small
 Established Office Address: 809 North Broadway
 Will establish Day & Hours: Monday through Friday
 Office within project boundaries 8:00 A.M. - 4:45 P.M.
 Office approximately 20 blocks from center of project Will staff be available evenings by appointment?
 Yes No

1. Number of parcels to be acquired under this plan:

$$\square + \square = \square$$

Occupied Vacant Total

2. The displacement data for this plan was obtained during the period:

5/4/01 to 6/11/01

3. Displacement Characteristics (by parcel)

Parcel #1 – 1849-51 North 35th Street: This is a two story duplex with 2,286 sq. ft. on a 3,600 sq. ft. lot. The property is in fair condition with evidence of deferred maintenance. The upper flat is occupied by 2 adults and 4 children. The lower unit houses 2 adults and 4 children.

Parcel #2 – 1909-11 North 35th Street: This property is a 2 bedroom duplex with 2,162 sq. ft. of living space. The lower unit is occupied by 2 adults while the upper flat is occupied by 1 single adult and 2 children. The property shows evidence of deferred maintenance.

Parcel #3 – 1913-15 North 35th Street: This property is a 3 bedroom duplex in poor condition. The lower flat is occupied by a family of 5 while the upper unit is occupied by 2 adults and 3 children.

Parcel #4 – 1918-1918R North 36th Street: This is a 1,450 sq. ft. rear cottage with one dwelling unit on a 2,398 sq. ft. lot. The condition of the building is fair with evidence of neglected maintenance. The dwelling is occupied by 4 related adults.

Parcel #5 – 1920-22 North 36th Street: This property consists of a 2 story triplex with 2,957 sq. ft. of living area. The 3 units are tenant occupied. Two of the 3 units are 2 bedroom flats while the remaining unit is a 1 bedroom apartment. The property is in fair condition with some evidence of deferred maintenance.

Parcel #6 – 1924-26 North 36th Street: This is a 2 story duplex with 3,154 sq. ft. of living area. The property shows substantial evidence of deferred maintenance and overcrowding in both units is evident. The lower unit is occupied by a family of five while the upper flat houses 1 adult and 4 children.

Parcel #7 – 1930 North 36th Street: This is an owner occupied, 2 story single family residence with 2,228 sq. ft. of living area. The property is in fair condition with evidence of deferred maintenance. The property houses 2 adults and 2 children.

All the properties have schools, shopping facilities and public transportation within walking distance.

1. Provide a timetable estimate for implementing this project:

	From (Month/Year)	To (Month/Year)	Total Months
Property Appraisals	04/01	07/01	4
Land Acquisition	08/01	11/01	4
Relocation	12/01	02-02	3
Land Clearance	04/02	07/02	4

2. Will the relocation timetable be extended if necessary to ensure compliance with this relocation plan?

Yes No

3. Is the agency presently carrying out any other project having displaced persons who may compete for replacement resources identified in this plan?

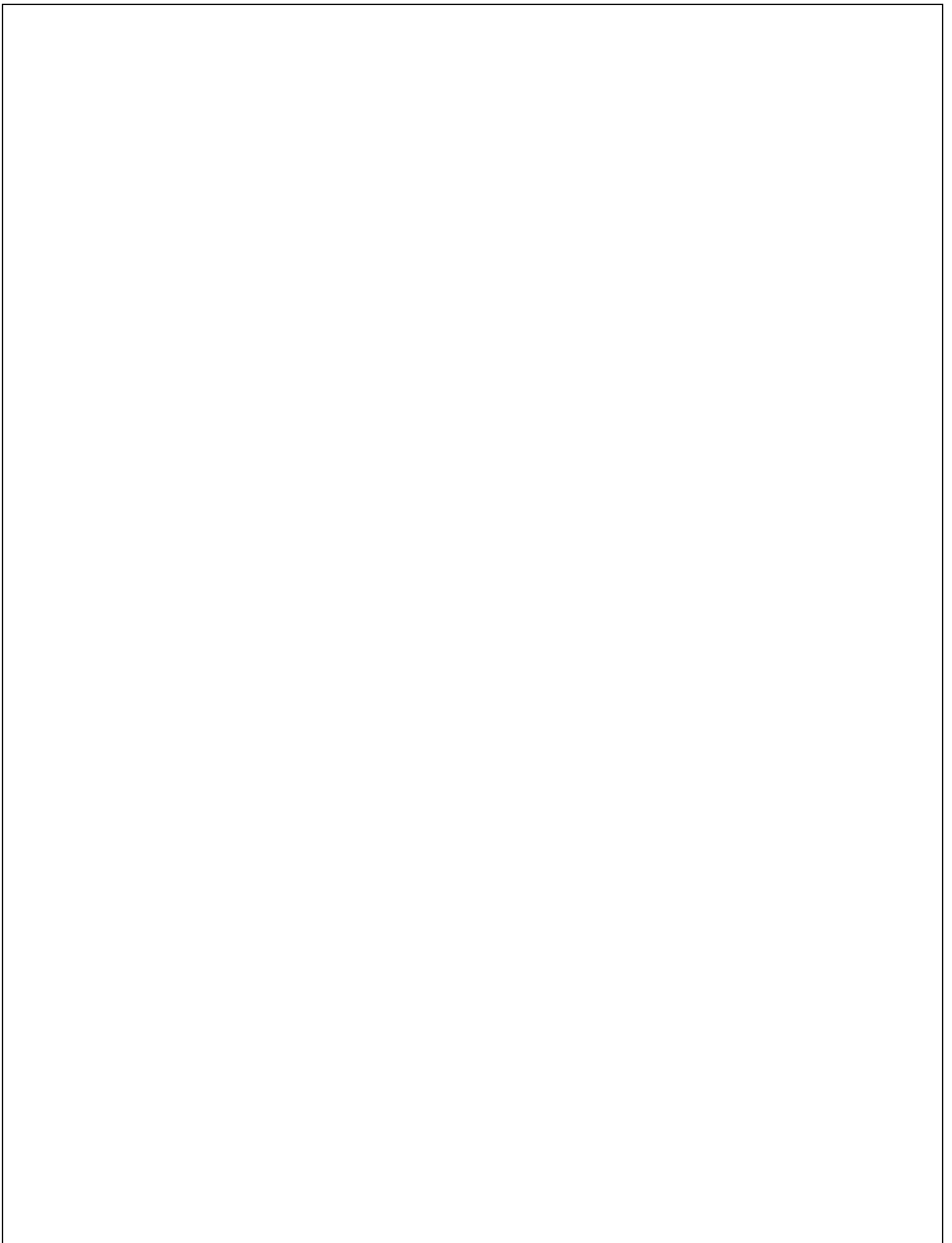
Yes No

If yes, describe the number and types of displaced persons remaining to be relocated from existing projects:

4. Are there any other public or private sector displacements in the locality which may compete for replacement resources identified in this plan?

Yes No

If yes, describe the number and type of displaced persons competing for existing resources:



1. Describe the Physical Standards applicable for determining decent, safe and sanitary housing:

- The decent, safe and sanitary standards in ch COMM 202.04 will be applicable for this project.
- The following, higher standards will be applicable for this project:

2. If the replacement payment will not be based on the asking price of the selected comparable, explain the basis and method of adjustment to be used.

- Not applicable. Payments will be based on asking price.

3. The Written Notice requirements under ch COMM 202.06(2) were provided to all affected parties on November 16, 1998.
(date(s))

4. Describe any other Relocation Program Standards which may be applicable for this project and may result in assistance which exceeds the minimum requirements of ch COMM 202:

- None
- The federal Uniform Relocation Act is applicable.
- Other (specify):

RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL

PART F1

DATA ON ACQUIRED UNIT	1. PARCEL OR UNIT ADDRESS	1849 N 35 th	1851 N 35 th	1909 N 35 th	1911 N. 35 th
	1. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T	T	T	T
	3. FAMILY COMPOSITION ADULTS/CHILDREN	2/4	2/4	2/0	1/2
	4. TYPE OF BUILDING CONSTRUCTION	Duplex Wood Frame	Duplex Wood Frame	Duplex Wood Frame	Duplex Wood Frame
	5. HABITABLE AREA	1,143 sq. ft.	1,050 sq. ft.	1,081 sq. ft.	1,081 sq. ft.
	6. AGE/STATE OF REPAIR	90/fair	90/fair	93/poor	90/fair
	7. TOTAL ROOMS/BEDROOMS	6/3	6/3	5/2	5/2
	8. TYPE OF NEIGHBORHOOD	Res./Com	Res./Com	Res./Com.	Res./Com.
	9. DISTANCE TO: (S)HOPPING (T)RANSPORTATION (SCH)SCHOOLS	(S) 2 blocks (T) 1 block (SCH) 2 blocks	(S) 2 blocks (T) 1 block (SCH) 1 block	(S) 2 blocks (T) 1 block (SCH) 1 block	(S) 2 blocks (T) 1 block (SCH) 1 block
FINANCIAL INFORMATION	10. GROSS INCOME	\$19,536	\$40,000	\$31,000	\$15,000
	11. CURRENT RENT (INCLUDING UTILITIES)	\$525	\$500	\$420	\$500
	12. VALUE OF ACQUIRED DWELLING	\$	\$	\$	\$
	13. ABILITY TO PAY RENT OR PURCHASE	\$488	\$1,000	\$775	\$375
RELOCATION NEEDS	14. ROOMS/BEDROOMS NEEDED	6/3	6/3	5/2	6/3
	15. HABITABLE AREA REQUIRED	1,200 sq. ft.	1,200 sq. ft.	1,000 sq. ft.	1,100 sq. ft.
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T	T	T	T
COMPARABLE ANALYSIS	17. NUMBER OF COMPARABLES AVAILABLE	3	3	3	3
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	3	3	3	3
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$575-600	\$595-725	\$480-530	\$525-650
	20. COMPARABLES FROM GROUP NO.	1	1	1	1
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	\$575 (1) +100 utility	\$595 (4) +100 utility	\$530 (8)	\$625 (10)
PAYMENTS AND ESTIMATES	22. MOVE COST (A) ACTUAL (F) FIXED	\$950	\$950	\$850	\$850
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$	\$	\$	\$
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$	\$	\$	\$
	25. MORTGAGE REFINANCING PYMT.	\$	\$	\$	\$
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$7,200 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$5,280 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$6,000 D <input type="checkbox"/> \$

RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL (Cont.)

PART F1

DATA ON ACQUIRED UNIT	1. PARCEL OR UNIT ADDRESS	1913 N. 35 th	1915 N. 35 th	1918 35 th N.	1920 N. 36 th
	2. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T	T	T	T
	3. FAMILY COMPOSITION ADULTS/CHILDREN	2/3	2/3	4/0	1/1
	4. TYPE OF BUILDING CONSTRUCTION	Duplex Wood Frame	Duplex Wood Frame	Single Family Wood Frame	Triplex Wood Frame
	5. HABITABLE AREA	1,407 sq. ft.	1,227 sq. ft.	1,470 sq. ft.	1,210 sq. ft.
	6. AGE/STATE OF REPAIR	93/poor	93/poor	105/poor	75/fair
	7. TOTAL ROOMS/BEDROOMS	6/3	6/3	7/5	5/2
	8. TYPE OF NEIGHBORHOOD	Res./Com	Res./Com.	Res./Com.	Res./Com
	9. DISTANCE TO: (S)HOPPING (T)RANSPORTATION (SCH)OOLS	(S) 2 blocks (T) 1 block (SCH) 1 block	(S) 2 blocks (T) 1 block (SCH) 1 block	(S) 2 blocks (T) 1 block (SCH) 1 block	(S) 2 blocks (T) 1 block (SCH) 1 block
FINANCIAL INFORMATION	10. GROSS INCOME	\$22,000	\$30,000	\$40,000	\$30,000
	11. CURRENT RENT (INCLUDING UTILITIES)	\$550	\$550	\$750	\$500
	12. VALUE OF ACQUIRED DWELLING	\$	\$	\$	\$
	13. ABILITY TO PAY RENT OR PURCHASE	\$550	\$750	\$1,000	\$750
RELOCATION NEEDS	14. ROOMS/BEDROOMS NEEDED	6/3	6/3	7/5	5/2
	15. HABITABLE AREA REQUIRED	1,400	1,300	1,500	1,200
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T	T	T	T
COMPARABLE ANALYSIS	17. NUMBER OF COMPARABLES AVAILABLE	3	3	3	3
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	3	3	3	3
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$580-650	\$590-600	\$780-800	\$550-675
	20. COMPARABLES FROM GROUP NO.	1	1	1	1
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	\$580 (13) +\$100 utility	\$595 (16) +\$100 utility	\$780 (20) +\$100	\$625 (22)
PAYMENTS AND ESTIMATES	22. MOVE COST (A) ACTUAL (F) FIXED	\$950	\$950	\$1,050	\$850
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$	\$	\$	\$
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$	\$	\$	\$
	25. MORTGAGE REFINANCING PYMT.	\$	\$	\$	\$
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$6,240 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$6,960 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$6,240 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$6,000 D <input type="checkbox"/> \$

RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL (Cont.)

PART F1

DATA ON ACQUIRED UNIT	1. PARCEL OR UNIT ADDRESS	1922 N. 36 th	1920 A N. 36 th	1924 N. 36 th	1926 N. 36 th
	3. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T	T	T	T
	3. FAMILY COMPOSITION ADULTS/CHILDREN	1/1	1/1	1/4	1/4
	4. TYPE OF BUILDING CONSTRUCTION	<u>Triplex</u> Wood Frame	<u>Triplex</u> Wood Frame	<u>Duplex</u> Wood Frame	<u>Duplex</u> Wood Frame
	5. HABITABLE AREA	1,165 sq. ft.	500 sq. ft.	1,591 sq. ft.	1,563 sq. ft.
	6. AGE/STATE OF REPAIR	75/fair	75/fair	98/poor	98/poor
	7. TOTAL ROOMS/BEDROOMS	5/2	3/1	6/3	6/3
	8. TYPE OF NEIGHBORHOOD	Res./Com.	Res./Com.	Res./Com.	
	9. DISTANCE TO: (S)HOPPING (T)RANSPORTATION (SCH)SCHOOLS	(S) 2 blocks (T) 1 block (SCH) 1 block	(S) 2 blocks (T) 1 block (SCH) 1 block	(S) 2 blocks (T) 1 block (SCH) 1 block	(S) 2 blocks (T) 1 block (SCH) 1 block
FINANCIAL INFORMATION	10. GROSS INCOME	\$15,000	\$13,644	\$16,920	\$12,000
	11. CURRENT RENT (INCLUDING UTILITIES)	\$535	\$350	\$550	\$500
	12. VALUE OF ACQUIRED DWELLING	\$	\$	\$	\$
	13. ABILITY TO PAY RENT OR PURCHASE	\$375	\$341	\$423	\$300
RELOCATION NEEDS	14. ROOMS/BEDROOMS NEEDED	5/2	4/2	6/3	6/3
	15. HABITABLE AREA REQUIRED	1,165 sq. ft.	600 sq. ft.	1,600 sq. ft.	1,600 sq. ft.
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T	T	T	T
COMPARABLE ANALYSIS	17. NUMBER OF COMPARABLES AVAILABLE	3	3	3	3
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	3	3	3	3
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$550-580	\$350-400	\$600-700	\$550-620
	20. COMPARABLES FROM GROUP NO.	1	1	1	1
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	\$550 (27) +\$100 utility	\$350 (28) +\$100 utility	\$600 (33) +\$100 utility	\$575 (35) +\$100 utility
PAYMENTS AND ESTIMATES	22. MOVE COST (A) ACTUAL (F) FIXED	\$850	\$650	\$950	\$950
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$	\$	\$	\$
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$	\$	\$	\$
	25. MORTGAGE REFINANCING PYMT.	\$	\$	\$	\$
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$5,520 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$4,800 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$7,200 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$8,000 D <input type="checkbox"/> \$

DATA ON ACQUIRED UNIT	1. PARCEL OR UNIT ADDRESS	1930 N 36 th			
	4. OCCUPANT STATUS (O) OWNER OR (T) TENANT	0			
	3. FAMILY COMPOSITION ADULTS/CHILDREN	2/2			
	4. TYPE OF BUILDING CONSTRUCTION	Single Family Wood Frame			
	5. HABITABLE AREA	2,128 sq. ft.			
	6. AGE/STATE OF REPAIR	100/fair			
	7. TOTAL ROOMS/BEDROOMS	9/5			
	8. TYPE OF NEIGHBORHOOD	Res./Com.			
	9. DISTANCE TO: (S)HOPPING (T)RANSPORTATION (SCH)SCHOOLS	(S) 2 blocks (T) 1 block (SCH) 1 block	(S) (T) (SCH)	(S) (T) (SCH)	(S) (T) (SCH)
FINANCIAL INFORMATION	10. GROSS INCOME	\$50,000	\$	\$	\$
	11. CURRENT RENT (INCLUDING UTILITIES)	\$	\$	\$	\$
	12. VALUE OF ACQUIRED DWELLING	\$33,800	\$	\$	\$
	13. ABILITY TO PAY RENT OR PURCHASE	\$1,250	\$	\$	\$
RELOCATION NEEDS	14. ROOMS/BEDROOMS NEEDED	6/3			
	15. HABITABLE AREA REQUIRED	1,800 sq. ft.			
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	0			
COMPARABLE ANALYSIS	17. NUMBER OF COMPARABLES AVAILABLE	3			
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	3			
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$55,900-60,000	\$	\$	\$
	20. COMPARABLES FROM GROUP NO.	2			
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	\$55,900	\$	\$	\$
PAYMENTS AND ESTIMATES	22. MOVE COST (A) ACTUAL (F) FIXED	\$1,275	\$	\$	\$
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$22,100	\$	\$	\$
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$1,500	\$	\$	\$
	25. MORTGAGE REFINANCING PYMT.	\$	\$	\$	\$
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$23,600 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"/> \$

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				
	9. FARM SIZE OR TILLABLE ACREAGE	N/A	N/A	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 (PIL) 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	\$	\$	\$	\$

COMPARABLE HOUSING AVAILABLE

Group Number

Part H

ON THE PRIVATE MARKET (Cont.)

For Sale

For Rent

Unit No.	Unit Address	H-House F-Flat A-Apt.	Are Children Allowed?	Rooms/beds ----- Living Area	Distance to: (s)hopping (t)ransportation (sch)ools	Listed Price or Rent √ if includes utilities	Source of Listing
1	2024 W. Atkinson Avenue	F	Yes	6/4 1,300 sq. ft.	(s) 3 blocks (t) 3 blocks (sch) 4 blocks	\$575	Milwaukee Journal
2	3000 W. Capitol Drive	F	Yes	6/3 1,000 sq. ft.	(s) 4 blocks (t) 1 block (sch) 3 blocks	\$600	Milwaukee Journal
3	1136 E. Clarke Street	F	Yes	6/3 1,300 sq. ft.	(s) 4 blocks (t) 3 blocks (sch) 3 blocks	\$580	Milwaukee Journal
4	3133 W. Wisconsin Avenue	F	Yes	6/4 1,400 sq. ft.	(s) 2 blocks (t) 1 block (sch) 4 blocks	\$595	Milwaukee Journal
5	2228 N. Booth Street	F	Yes	6/3 1,100 sq. ft.	(s) 3 blocks (t) 3 blocks (sch) blocks	\$630	Milwaukee Journal
6	9114 N. Joyce Avenue	F	Yes	7/3 1,200 sq. ft.	(s) 4 blocks (t) 3 blocks (sch) 2 blocks	\$725	Milwaukee Journal
7	3911 W. North Avenue	F	Yes	5/2 1,000 sq. ft.	(s) 3 blocks (t) 1 block (sch) 4 blocks	\$485	Milwaukee Journal
8	2315 N. 8 th Street	F	Yes	5/2 1,000 sq. ft.	(s) 4 blocks (t) 2 blocks (sch) 4 blocks	\$530√	Milwaukee Journal
9	4128 W. Lisbon Avenue	A	Yes	5/2 1,000 sq. ft.	(s) 3 blocks (t) 1 block (sch) 4 blocks	\$480	Milwaukee Journal
10	1170 N. 44 th Street	F	Yes	6/3 1,200 sq. ft.	(s) 3 blocks (t) 2 blocks (sch) 3 blocks	\$625√	Milwaukee Journal
11	2231 N. 44 th Street	F	Yes	6/3 1,100 sq. ft.	(s) 4 blocks (t) 4 blocks (sch) 5 blocks	\$525	Milwaukee Journal
12	5337 W. Vilet Street	F	Yes	6/3 1,100 sq. ft.	(s) 6 blocks (t) 5 blocks (sch) 3 blocks	\$650	Milwaukee Journal
13	2945 N. 17 th Street	F	Yes	6/3 1,400 Sq. ft.	(s) 3 blocks (t) 4 blocks (sch) 3 blocks	\$580	Milwaukee Journal
14	2934 N. 47 th Street	F	Yes	6/3 1,300 sq. ft.	(s) 4 blocks (t) 4 blocks (sch) 3 blocks	\$585	Milwaukee Journal
15	1910 N. 48 th Street	F	Yes	6/3 1,400 sq. ft.	(s) 5 blocks (t) 3 blocks (sch) 2 blocks	\$650	Milwaukee Journal

COMPARABLE HOUSING AVAILABLE (Cont.)

Group Number

Part H

ON THE PRIVATE MARKET (Cont.)

For Sale

For Rent

Unit No.	Unit Address	H-House F-Flat A-Apt.	Are Children Allowed?	Rooms/beds ----- Living Area	Distance to: (s)hopping (t)ransportation (sch)ools	Listed Price or Rent √ if includes utilities	Source of Listing
16	3942 W. Vilet Street	F	Yes	6/3 1,300 sq. ft.	(s) 5 blocks (t) 1 block (sch) 6 blocks	\$595	Milwaukee Journal
17	2818 W. Clark Street	F	Yes	6/3 1,200 sq. ft.	(s) 4 blocks (t) 3 blocks (sch) 4 blocks	\$590	Milwaukee Journal
18	4884 N. 20 th Street	F	Yes	6/3 sq. ft.	(s) 4 blocks (t) 5 blocks (sch) 4 blocks	\$600	Milwaukee Journal
19	8129 W. Bender Avenue	H	Yes	7/5 1,400 sq. ft.	(s) 6 blocks (t) 3 blocks (sch) 3 blocks	\$790	Milwaukee Journal
20	6911 W. Florist Avenue	H	Yes	7/5 1,500 sq. ft.	(s) 6 blocks (t) 5 blocks (sch) 4 blocks	\$780	Milwaukee Journal
21	8901 W. Hampton Avenue	H	Yes	8/5 1,500 sq. ft.	(s) 5 blocks (t) 1 block (sch) 3 blocks	\$800	Milwaukee Journal
22	8939 W. Villard Avenue	F	Yes	5/2 1,210 sq. ft.	(s) 4 blocks (t) 1 block (sch) 3 blocks	\$625√	Milwaukee Journal
23	3884 N. 20 th Street	F	Yes	5/2 1,100 sq. ft.	(s) 4 blocks (t) 2 blocks (sch) 4 blocks	\$550	Milwaukee Journal
24	3613 N 11 th Street	A	Yes	5/2 1,100 sq. ft.	(s) 3 blocks (t) 3 blocks (sch) 2 blocks	\$560	Renting Choices Magazine
25	2450 W. Lloyd Street	A	Yes	5/2 1,100 sq. ft.	(s) 4 blocks (t) 3 blocks (sch) 4 blocks	\$560	Renting Choices Magazine
26	2038 N. 33 rd Street	A	Yes	5/2 1,000 sq. ft.	(s) 3 blocks (t) 3 blocks (sch) 4 blocks	\$580	Renting Choices Magazine
27	2315 N. 8 th Street	F	Yes	5/2 1,200 sq. ft.	(s) 5 blocks (t) 4 blocks (sch) 3 blocks	\$550	Renting Choices Magazine
28	3223 W. Cherry Street	A	Yes	4/2 630 sq. ft.	(s) 3 blocks (t) 4 blocks (sch) 5 blocks	\$350	Renting Choices Magazine
29	2921 A N. 9 th Street	A	Yes	4/2 650 sq. ft.	(s) 4 blocks (t) 5 blocks (sch) 4 blocks	\$400	Renting Choices Magazine
30	1143 N. 29 th Street	A	Yes	4/2 600 sq. ft.	(s) 4 blocks (t) 5 blocks (sch) 3 blocks	\$400	Renting Choices Magazine

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1. Based upon displacee needs and existing available resources identified within the plan, alternative rehousing plans appear unnecessary.
-

2. If existing housing resources are marginally available or inadequate or where the workload includes any displacee which may be difficult to relocate (e.g. large family, low-income, elderly, minority group members, handicapped, etc.), describe the agency's alternative rehousing plans:

For the low moderate income dwellers, voucher certificates will be made available.

1. Based upon displacee needs and existing available resources identified within the plan, alternative plans for relocating businesses and farms appear unnecessary.
-

2. If existing business or farm resources are marginally available or require substantial modification to be comparable or suitable, describe the agency's plans for accomplishing relocation of business and farm operations:

1. Describe the relocation assistance services which may be required by residential occupants and will be provided by the agency:
 - (1) Counseling on housing needs and desires based on personal interviews and individual analysis.
 - (2) Assist homeowner in obtaining mortgage financing and help in the preparation and submission of purchase offers. Help obtain related documents, e.g. credit reports, appraisals, surveys, income verification, etc.
 - (3) Maintain listings of "standard housing" for rent or for sale, for referral purposes towards that end, DCD:
 - (a) receives advance notice of available FHA properties;
 - (b) receives advance notice of available V.A. properties;
 - (c) use the MLS for listing and information;
 - (d) maintain listings of brokers/managers active in the unassisted, low to moderate income, private rental market;
 - (e) daily review the classified ads.
 - (4) On self-found housing; the relocation staff inspects the dwelling to determine its conformity with the approved "standards"; verifies its condition per building inspection records; and establishes its status with respect to existing or proposed public improvement projects.
 - (5) Assistance in making moving arrangements, including the transfer of utility services.
 - (6) Advise on relocation claim entitlements and assistance in filing, including the assemblage of supporting documents; follow up actions to ensure prompt payment.
 - (7) Refer client to appropriate social service counseling if so desired.
 - (8) Provide informational material on relocation payments, assistance, and housing programs.
 - (9) Advise him on relocation grievance arrangements and procedures and agencies.
 - (10) Advise him on "discrimination" grievance procedures and agencies.
 - (11) Advance him relocation payments for security deposits, utilities, etc.

- 1. Describe the relocation assistance services which may be required by businesses, farms or non-profit organizations and will be provided by the agency:**
 - (1) Counseling on relocation space and locational considerations.**
 - (2) Information on special small business programs, e.g. SBA "disaster loans," "score" and assistance including the assemblage of required documents.**
 - (3) Assistance in locating and securing replacement facilities including preparation of purchase offers, leasehold agreements, and financing documents.**
 - (4) Business liquidation assistance if he chooses to discontinue operations.**
 - (5) On self-found quarters: verify zoning and building code compliance and property status with respect to existing or proposed public projects.**
 - (6) Assistance in obtaining business permits and licenses.**
 - (7) Assistance in securing and making moving arrangements including bid preparation.**
 - (8) Advising them on temporary site management policies, procedures, and temporary occupancy terms and conditions.**
 - (9) Advising them on their relocation claim entitlements and assisting them in filing, including the assembling of supporting documents.**
 - (10) Providing informational materials on relocation payment, payments and small business assistance programs.**
 - (11) Advising them on relocation grievance arrangements and procedures.**

1. **Summarize the agency's internal procedures for processing and paying relocation claims from displaced persons:**

Normal auditing and accounting procedures.

2. **It is expected that relocation claims will typically be processed and paid within 30 days of claim filing.**

1. **Describe the agency's procedures for receiving and resolving relocation complaints at the local agency level:**

A hearing is held by the Assistant Secretary of the Redevelopment Authority of the City of Milwaukee, Gregory Shelko. A Determination is then made within seven (7) days.

1. Describe the agency's policies for property management including the terms of continued occupancy after acquisition but prior to displacement:

Temporary Site Management

All persons in occupancy at the time of acquisition will receive written notice, of at least 90 days, of the date they must vacate. In addition, all displaced persons, residential, business and non-profit organizations will receive thirty (30) days free rent in accordance with Chapter 32 of the Wisconsin Statutes.

The acquired properties will be managed by the Property Management Section of the Department of City Development, which will be responsible for essential maintenance, utilities arrangements, and legal notice serving.

1. Describe under what circumstances a person may be evicted from the acquired property:
 - (1) Non-payment of rent.
 - (2) The property acquired is not safe for human occupancy.
 - (3) Non-cooperation after 90 day notice.

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

- 1. Affix a map or sketch of the project area boundaries as they relate to municipal boundaries or, if more appropriate, to a geographic area:**

See attached maps

1. Attach photos of properties from which displacement will occur. Each photo should be identified with a parcel and unit number which corresponds with the parcel and unit designations in Part F1 or F2.



**Parcel #1
1849-51 North 35th Street**



**Parcel #2
1909-11 North 35th Street**



**Parcel #3
1913-15 North 35th Street**



**Parcel #4
1818-18R North 36th Street**



**Parcel #5
1920-22 North 36th Street**



**Parcel #6
1924-26 North 36th Street**



**Parcel #7
1930 North 36th Street**