

Opportunities for HACM/City Collaboration Regarding Tax-Foreclosed Properties

Staff members from the Housing Authority and Department of City Development have identified the following opportunities for ongoing collaboration to advance the goal of ensuring responsible management and disposition of tax-foreclosed properties. In some cases, these strategies are already in place, and can be expanded. Some of these ideas are new, and staff from both agencies have agreed to jointly pursue them.

- 1) In partnership with the Housing Authority, DCD will evaluate the inventory of tax-foreclosed properties in specified geographic areas to identify properties that provide opportunity for HACM initiatives. Such opportunities may include:
 - a. Control and repurposing of properties proximate to HACM development activity. (This strategy was used when HACM undertook the redevelopment of Westlawn. DCD staff identified several nearby in rem properties that could be used to house tenants displaced during construction.)
 - b. Redevelopment of tax-foreclosed properties, particularly multi-family buildings, as public housing replacement units.
 - c. Identification of a target neighborhood with high foreclosure concentration that would be a competitive candidate for a federal Choice Neighborhood Initiative grant. A CNI grant, in combination with City resources, would provide significant support to transform and revitalize the target neighborhood.

To date in 2013, HACM has purchased three tax-foreclosed properties from the City for \$1 each.

- 2) The Housing Authority is willing to evaluate vacant tax-foreclosed properties as candidates for scattered site public housing units, provided that City resources are available to undertake required renovation of these properties. The Authority's non-profit affiliate, Friends of Housing, is a locally-designated Community Housing Development Organization and receives federal housing funds through the Community Development Grants Administration. These funds might provide a source for renovation capital.
- 3) In 2014, the Housing Authority will apply to the Wisconsin Housing and Economic Development Authority for affordable housing tax credits to finance redevelopment of a group of tax foreclosed properties purchased from the City of Milwaukee.
- 4) Section 8 rent vouchers can be used as mortgage payments. Staff from both agencies will work together to market vacant tax-foreclosed units to voucher holders through production of marketing materials, a special homebuyer event for voucher holders, and personal outreach.
- 5) Several HACM staff members are licensed real estate brokers, and have the ability to submit offers to purchase tax-foreclosed property to DCD. If these individuals bring in offers on behalf of the HACM community (public housing residents, individuals who hold rent vouchers issued by HACM, and individuals on the HACM waiting list), the Housing Authority will earn the standard broker commission paid on the sale of in rem properties (minimum \$1500).

- 6) In the past, the Housing Authority has purchased City-owned vacant lots for new scattered site development. HACM will continue to evaluate vacant lots for this purpose and purchase when the lots meet their needs.
- 7) At the request of HACM, the Department will initiate the accelerated in rem process to acquire property that HACM wishes to control in connection with development efforts or other initiatives.
- 8) The Housing Authority public safety office will continue to accept after-hours calls reporting emergency maintenance needs from tenants of tax-foreclosed properties. The Friends of Housing organization will continue to provide after-hours emergency response to such calls, upon direction of the DCD property manager. This procedure has been in place for several years.

9/9/13

IMPROVED PROPERTY SALES SUMMARY
1/1/2013 to 9/30/2013

Buyer Name	Address	CBO Sale	Owner-Occ.	Date Closed	Sale Price
ACTS Community Development Corp.	3847 North 9th Street	Y	N	1/18/2013	\$1,000.00
ACTS Community Development Corp.	1708 North 36th Street	Y	Y	3/13/2013	\$1,000.00
ACTS Community Development Corporation	1333 North 31st Street	Y	Y	3/26/2013	\$1,000.00
ACTS Community Development Corporation	6586 North Bourbon Street	Y	N	3/13/2013	\$1,000.00
ACTS Community Development Corporation	4109 North 47th Street	Y	Y	8/7/2013	\$1,000.00
ACTS Community Development Corporation	3335 North 11th Street	Y	Y	5/15/2013	\$1,000.00
Acts Community Development Corporation	4943 North 20th Street	Y		7/22/2013	\$1,000.00
Bates, Rodney B	3872 North 7th Street	N	Y	5/17/2013	\$6,600.00
Beamon, Marques R.	4232 North 42nd Place	N	Y	8/6/2013	\$6,510.00
Berry, Akida	5316-18 North 39th Street	N	N	3/13/2013	\$3,375.00
Black Star Properties, LLC	4214-A North 13th Street	N	N	3/21/2013	\$18,000.00
Boseman, Bonnie J	8950-A North 95th Street	N	Y	3/26/2013	\$6,537.46
Boseman, Shamina R.	1102 West Capitol Drive	N	Y	4/25/2013	\$24,011.95
Brooks, Timothy J. Sr. & Sonia M.	4214-16 North Sherman Blvd.	N	Y	7/1/2013	\$15,000.00
Campbell, Pamela & Hanstad, Mathia	4142 North 24th Street	N	Y	6/17/2013	\$16,500.00
Cerda, Lourdes	1424 South 25th Street	N	Y	1/11/2013	\$17,000.00
Coppola, Elizabeth	1834-A West Grant Street	N	N	6/17/2013	\$8,000.00
Cullen, Roselyn L.	5535 North 56th Street	N	Y	2/21/2013	\$11,900.00
Delaney, Arthor G.	1978 West Hampton Avenue	N	N	6/24/2013	\$6,000.00
DeLeon Properties, LLC	4028-30 North 17th Street	N	N	4/10/2013	\$23,500.00
Deuel, Renee	2337-39 West Hopkins Street	N	N	4/26/2013	\$7,500.00
Deuel, Renee	2702-04 North 39th Street	N	N	5/16/2013	\$13,500.00
Dollhoph Jeffrey P	10207 West Arch Avenue	N	N	5/1/2013	\$52,655.39
DSES Properties, LLC	3120 North 41st Street	N	N	2/14/2013	\$15,000.00
DSES Properties, LLC	3154 North 12th Street	N	N	2/14/2013	\$10,500.00
Edwards, Jacquelyn S.	4627 North 49th Street	N	N	7/5/2013	\$14,400.00
Fenton, David and Vivian	4225 West Peck Place	N	N	3/22/2013	\$21,600.00
Forest County Potawatomi	1003-05 North 33rd Street		N	5/2/2013	\$1.00
G.H.F. TRUST	4541 North 28th Street	N	N	7/2/2013	\$8,000.00
Gardner, Robert III	2459-61 West Keefe Avenue		N	3/21/2013	\$3,450.00
Gill, Thermond E., Jr.	3876 North 25th Street	N	Y	2/26/2013	\$17,000.00
Goetz, Michael James	2919 North 60th Street	N	Y	1/4/2013	\$20,000.00
Green, Michele L	9060-E North 95th Street	N	Y	5/24/2013	\$6,300.00
Green, Tyara	3320-22 West St. Paul Avenue	N	Y	5/17/2013	\$8,600.00
Holman, Brian	855 North 24th Street	N	Y	1/14/2013	\$16,500.00
Housing Authority of the City of Milwaukee	5030 North 19th Place	Y	Y	4/25/2013	\$1.00
Housing Authority of the City of Milwaukee	4761 North 30th Street	Y		4/25/2013	\$1.00
Housing Authority of the City of Milwaukee	3218 South Lenox Street	Y		6/28/2013	\$1.00
Inner City Development Project, Inc.	4455 North 58th Street	Y		7/1/2013	\$1,000.00
Jackson, Lawrence D.	4532 West Villard Avenue	N	N	7/2/2013	\$7,725.00
James, Jessica M.	2910 North 27th Street		Y	3/15/2013	\$4,500.00
JB Rain Maker LLC	3721 North 2nd Street	Y	N	5/17/2013	\$9,375.00
Johnson, John Barnell	3354 North 30th Street	N	Y	1/7/2013	\$6,700.00
Johnson, Michelle	9096-C North 95th Street	N	Y	2/18/2013	\$5,749.93
Jones, Ruth	5532 North Long Island Drive	N	Y	2/1/2013	\$20,000.00
Jones, Tiffany N.	5274 North 64th Street	N	Y	4/5/2013	\$16,900.00
Joseph, Antonio M. & Latoya N.	4071-A North 12th Street	N	N	7/1/2013	\$16,950.00
Joseph, Antonio M. and Latoya	5362 North 39th Street	N	N	7/5/2013	\$19,500.00
Knox, Jeffrey Lee	2963-65 North Sherman Blvd	N	Y	6/3/2013	\$18,000.00
Krueger, Michael Norman	6730 West Mill Road	N	N	4/19/2013	\$16,275.00
La Luz Muniz-Medina, Maria de	1014 West Greenfield Avenue	N	Y	5/8/2013	\$7,500.00
LaCount, Wesley J. & Kalie	5253 North Lovers Lane Road	N	Y	4/11/2013	\$19,066.67
Laufer, Michael and Xiomary	6141 North 36th Street	N	N	1/18/2013	\$28,000.00
Lavest Properties, LLC	2615 North Buffum Street		N	2/28/2013	\$6,500.00
Lee, Eddie & Haire, Trais	2576-78 North 21st Street	Y	Y	5/22/2013	\$5,000.00
Lee, Lisa C.	8921-C North Swan Road	N	Y	6/24/2013	\$5,811.60
Lewis, Sebrina R	8889-H North Swan Road	N	Y	3/26/2013	\$3,825.00
Lintel Properties LLC	4368 North 15th Street	N	N	8/19/2013	\$6,750.00
Luckett, Tameka D	9040-H North 95th Street	N	Y	4/19/2013	\$6,371.20
M & H Property Solutions, LLC	5691 North 39th Street	N	N	1/11/2013	\$18,375.00
Martin, Shakira	2756 North 11th Street	Y	N	6/13/2013	\$2,400.00

Martinez, Jose Angel	1151 West Windlake Avenue	N	Y	2/25/2013	\$27,500.00
Maxwell, Charlotte	5880 North 34th Street	N	Y	4/29/2013	\$18,128.33
McCaskill, Yvonne M.	3965 North 29th Street	N	N	5/22/2013	\$12,600.00
McMillian, Burgess	8643 North Servite Drive	N	Y	2/5/2013	\$12,450.00
Moss, Rhonda D.	2401-03 North 8th Street	N	Y	6/25/2013	\$7,707.00
Neighborhood Improvement Development Corporation	2455 North 47th Street	Y	Y	8/20/2013	\$1.00
Neighborhood Improvement Development Corporation	3624 North 4th Street	Y	N	1/4/2013	\$1.00
Nelson, Iola Alexis	3606 North 23rd Street	N	Y	2/8/2013	\$4,000.00
New Life Concepts, Inc.	4826 North 37th Street	Y		6/18/2013	\$1,000.00
Noriega, Victor Manuel Jasso & Garcia, Alma Rosa Higuera	1023 South 25th Street	N	Y	7/17/2013	\$16,000.00
Nungaray, Alfredo & Nungaray Perez, Norma	2564-66 South 15th Place	N	Y	8/16/2013	\$30,100.00
Oshana, Trevor	2449 West Custer Avenue	N	N	7/15/2013	\$21,000.00
Parker, Donta R.	4947 North 21st Street	N	Y	7/24/2013	\$15,600.00
Patterson, Stuart M.	4213 West Ruby Avenue	N	N	1/17/2013	\$18,000.00
Perry, Amondo	2480 West Medford Avenue	N	Y	1/7/2013	\$7,000.00
Pope, Shemika J.	116-A West Keefe Avenue	Y	Y	6/5/2013	\$15,800.00
Prado-Vazquez, Gonzalo	1133 South 15th Street	N	Y	4/16/2013	\$7,000.00
Preferred Properties M.S. LLC	3047 North 21st Street	N	N	5/2/2013	\$9,000.00
Quantex Properties LLC	3056 North 11th Lane	N	N	6/6/2013	\$7,050.00
Quantex Properties, LLC	3517-19 North 23rd Street	N	N	3/25/2013	\$7,350.00
Ramirez, Maria D. & Rodriguez, Olegario	2110 South 15th Street	N	Y	6/19/2013	\$11,700.00
RiVet Properties Inc	3420-22 North 4th Street	N	N	6/26/2013	\$8,250.00
Rivet Properties, Inc	515 West Keefe Avenue	Y	N	6/26/2013	\$15,000.00
Rivet Properties, Inc.	4826 North 45th Street	N	N	5/3/2013	\$12,750.00
Rivet Properties, Inc.	2834-36 North 24th Place	N	N	5/3/2013	\$9,750.00
Rivet Properties, inc.	3023-25 North 39th Street	N	N	5/3/2013	\$13,500.00
Roslowski, Brian E.	4529 North 20th Street	N	N	4/4/2013	\$7,100.00
Rossett, Russell W.	1737 South 1st Street	N	Y	5/29/2013	\$9,000.00
Ryals, Fannie B.	2716 North 13th Street	N	Y	5/21/2013	\$9,000.00
Salcedo, Jose and Maria G.	2609 West Grant Street	N	N	1/11/2013	\$19,000.00
Sanchez, Antonio	1530 South 4th Street	N	Y	4/18/2013	\$17,000.00
Sanchez-Aveces, Jaime	2512 South 7th Street	N	N	6/25/2013	\$7,000.00
Santiago-Padilla, Isain	327 North 40th Street	N	Y	5/10/2013	\$18,600.00
Savage, Louis	5151 North 57th Street	N	N	1/14/2013	\$10,500.00
Scherer, Korry T.	621 East Auer Avenue	N	Y	4/8/2013	\$15,000.00
Scott, Aliza	425-27 North 33rd Street		Y	1/3/2013	\$20,465.00
Scott, Danielle D.	4200 North 72nd Street	N	Y	4/16/2013	\$19,500.00
Scott, Donald A	4950 North 38th Street	N	N	1/4/2013	\$13,700.00
Scott, Yvonne S.	2126 North 49th Street	N	Y	2/27/2013	\$45,250.00
Sharwani, Sabahat	5014 North 55th Street	N	N	1/22/2013	\$8,500.00
Sinv, Phousay	1337-41 North 43rd Street	N	N	3/15/2013	\$15,600.00
Smith, Adam Lee	2231 South 11th Street	N		8/7/2013	\$5,000.00
Smith, Adam Lee	1419 West Hauser Avenue	N	N	8/7/2013	\$5,000.00
Smith, Adam Lee	2001 West Neil Place	N	N	8/7/2013	\$5,000.00
Smith, Adam Lee	1212 South 12th Street	N	N	8/7/2013	\$5,000.00
Smith, Adam Lee	3847 North 39th Street	N	N	8/7/2013	\$5,000.00
Smith, Charles E., Smith-Landers, Tilda, Jr., Smith, Charles	3533 North 24th Place	N	Y	6/3/2013	\$5,815.00
Smith, Evelyn M. & Damaund R.	4320 North 42nd Place	N	Y	6/4/2013	\$5,000.00
Spence, Lonell Patrick	3851 North 21st Street	N	Y	5/3/2013	\$10,650.05
Stephens, William G.	1730 South 22nd Street	N	Y	6/12/2013	\$15,700.00
Stern, Geoffrey A.	1922 North 31st Street	N	N	2/7/2013	\$10,000.00
Stern, Geoffrey A.	2354 North 18th Street	N	N	2/7/2013	\$11,000.00
Stokes, Montisha	8872-C North 95th Street	N	Y	4/5/2013	\$7,317.63
THAO REALTY, LLC	2463 South 15th Street	N	N	2/21/2013	\$23,000.00
Thao, Por	2134 North 34th Street	N	N	1/22/2013	\$5,000.00
The True Our Brothers Keepers, Inc.	5172 North 39th Street	Y		4/25/2013	\$1,000.00
Thoinay, Dwayne C.	623 West Chambers Street	N	Y	3/19/2013	\$6,975.00
Thompson, Cleo R. & Mary R.	5058 North 42nd Street	N	Y	8/19/2013	\$20,000.00
Three E's Incorporated	4313 North 42nd Place	Y	Y	8/1/2013	\$1,000.00
Tillman, Joyce Marie	4163 North 20th Street	N	Y	7/23/2013	\$11,333.00
Titans Youth Organization, Inc.	1902 West Clarke Street	Y	Y	5/16/2013	\$1,000.00
Trammell, Dontae	9241-K West Allyn Street	N	Y	2/18/2013	\$6,069.93
Tran, Hieu T.	3817 North 27th Street	N	N	3/15/2013	\$9,000.00
True Our Brothers Keepers, Inc.	2513 North Teutonia Avenue	Y		1/24/2013	\$1,000.00

Tussler, Sherrie S.	3402 West St. Paul Avenue	N	Y	7/19/2013	\$50,000.00
Unity Community Outreach Program Corp.	2435 North 54th Street	Y		7/1/2013	\$1,000.00
Veal, Betty J.	5215 North 62nd Street	N	Y	4/9/2013	\$10,000.00
Williams, Arnell Alonzo	4554 North 44th Street	Y	N	6/3/2013	\$14,200.00
WL Edwards	4135 North 20th Street		N	3/8/2013	\$10,600.00
Xiong Pao	1450 North 40th Street	N	Y	5/17/2013	\$5,650.00
Xiong, Vang Xong	5656-58 North 61st Street	N	Y	8/9/2013	\$5,050.00
York, Lasima V.	8895-A North Swan Road	N	Y	6/10/2013	\$5,453.10
Young Enterprising Solutions, LLC	3608 North 22nd Street	N	N	3/8/2013	\$7,500.00

Sold this month: 134
Subtotal prior months: 0
Year to date: 134

Income this month: \$1,465,984.24
\$0.00
\$1,465,984.24

