

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

**DATE**

August 30, 2021

**RESPONSIBLE STAFF**

Jeanne Dawson (Housing Authority of the City of Milwaukee) and Dave Misky (Department of City Development, Real Estate)

**PARCEL ADDRESSES AND DESCRIPTIONS**

301-319 South 70th Street and 7201 West Oklahoma Avenue (the "Properties"): Two residential parcels with 301-319 South 70th Street acquired in 1947 and construction of a duplex in 1973 (zoned RM3) and 7201 West Oklahoma Avenue acquired in 1959 and construction of a four-family townhouse apartment in 1972 (zoned RM1).



**301-19 SOUTH 70TH STREET (TAX KEY #406-1290-200)**



**7201 WEST OKLAHOMA AVENUE (TAX KEY #528-9993-100)**

**BUYER**

Housing Authority of the City of Milwaukee (HACM). Tony Perez is the Secretary-Executive Director. HACM was created by the City of Milwaukee (City) in 1944 to provide for the construction and management of safe, affordable and quality housing with services that enhance resident's self-sufficiency. HACM manages thousands of low-income housing units that are subsidized by the U.S. Department of Housing and Urban Development and administers thousands of additional Section 8 vouchers. Also, HACM owns and manages affordable and market rate rental housing units.

**PROJECT DESCRIPTION**

The City of Milwaukee entered into a lease with HACM in October 1971 for vacant lots at 301-19 South 70th Street and 7201 West Oklahoma Avenue (Resolution #69-2725). HACM constructed a duplex at 301-19 South 70th Street in 1973 and a 4-family townhouse apartment building at 7201 West Oklahoma Avenue in 1972 and have been managing both properties as Public Housing since that time. The capital investments made by HACM in development and maintaining the lots are well over \$200,000 each. In addition to maintaining the lots, HACM has been providing low-income housing to families at those locations for almost 50 years.

While the forty-two (42) year leases terminated in 2013, HACM has continued to manage the multi-unit buildings and has recently expressed interest in purchasing the two properties. HACM is proposing to purchase the land and improvements for \$1.00 each which will allow HACM to continue to maintain the properties and make necessary improvements for the benefits of the residents.

In addition to furthering HACM's mission of providing affordable housing, these sales align with the City of Milwaukee's objectives of providing adequate and quality housing for Milwaukee residents.

**PURCHASE TERMS AND CONDITIONS**

The purchase price will be \$1.00 per property and conveyance will be on an "as is" basis. No performance deposit is required due to HACM's demonstrated performance history. At closing, sale proceeds will be credited to the appropriate Redevelopment Authority account.