

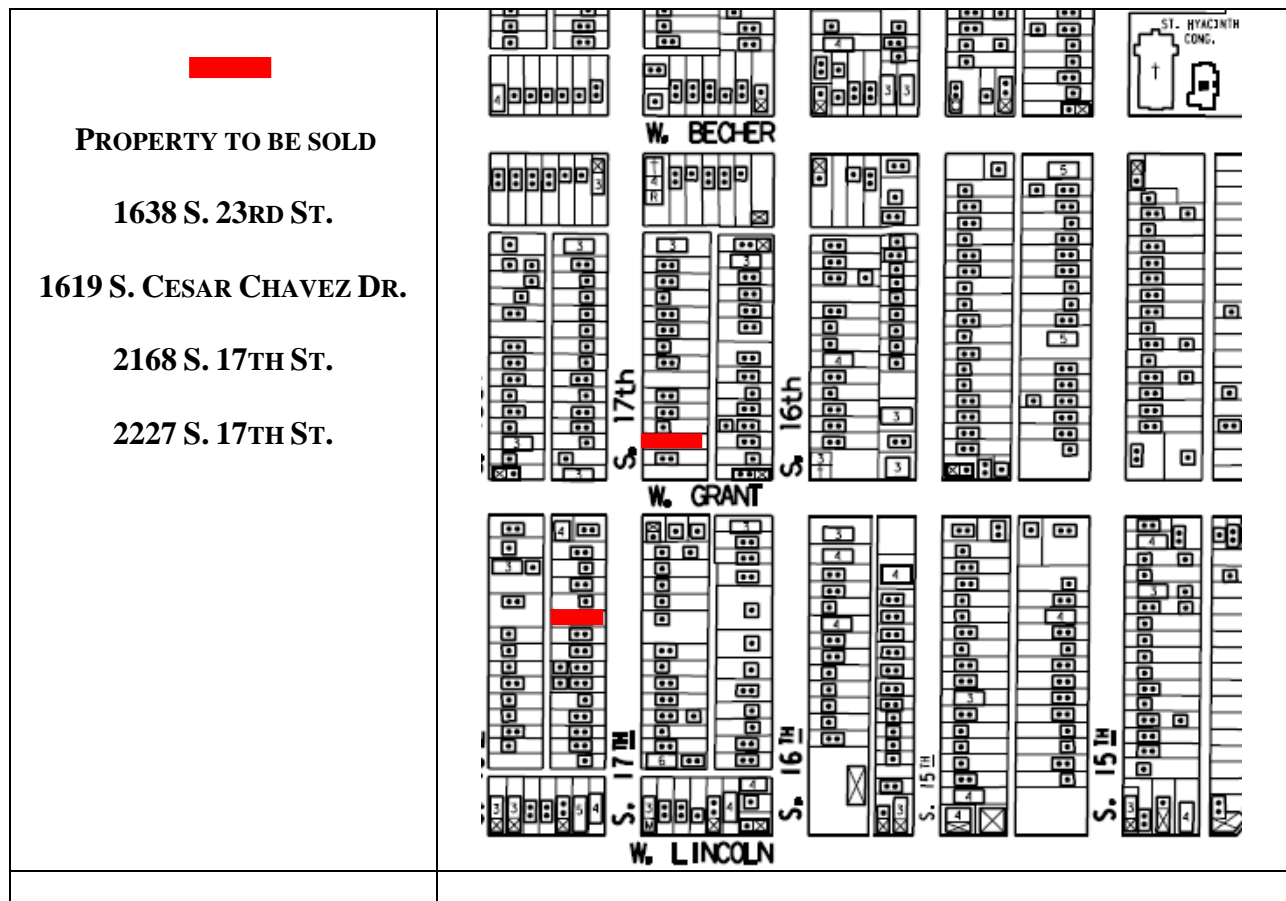
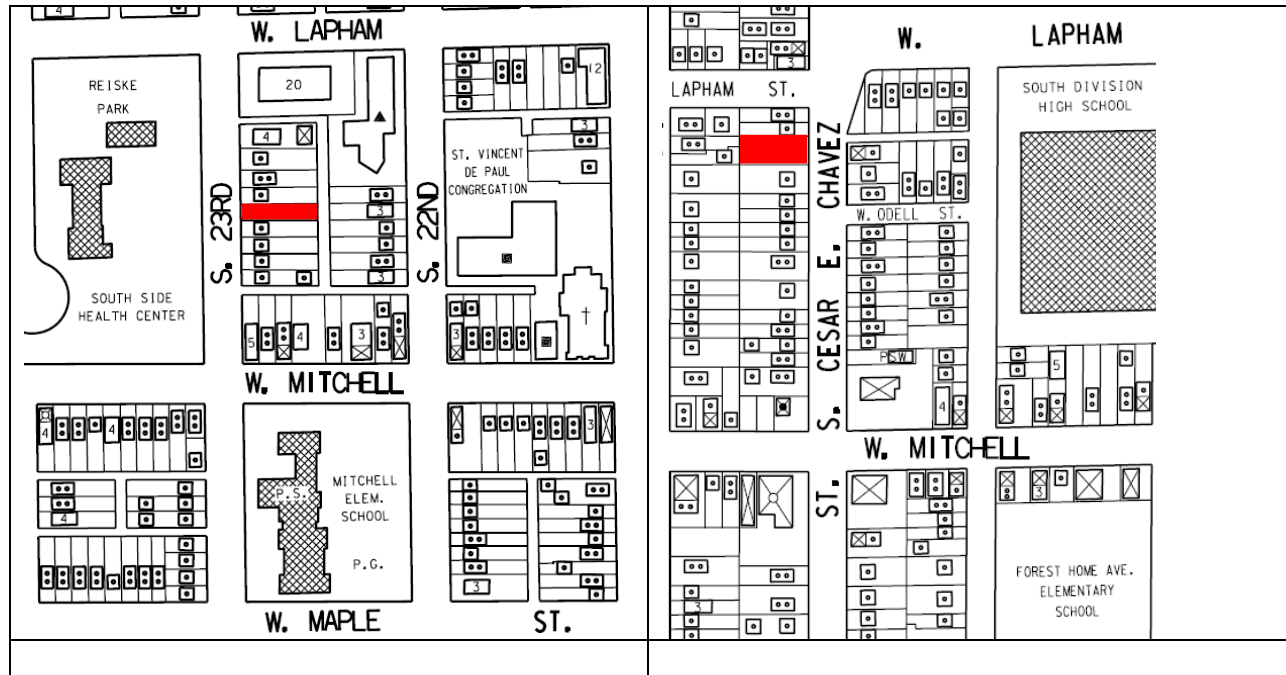
# **LAND DISPOSITION REPORT** **COMMON COUNCIL OF THE CITY OF MILWAUKEE**

## **RESPONSIBLE STAFF**

Yves LaPierre, Real Estate Section (286-5762)

## **PROPERTY**

Four city-owned vacant lots: 1619 South Cesar E. Chavez Drive, 50' x 120', 6,000 SF; 2227 South 17th Street, 30' x 100', 3,000 SF; 1638 South 23rd Street, 30' x 140', 4200 SF; and 2168 South 17th Street, 30' x 118', 3,540 SF.



**BUYER**

The Milwaukee Christian Center, Inc. ("MCC") is a non-profit social service and neighborhood development organization. Through its Neighborhood Improvement Program, the MCC runs the YouthBuild program to provide at-risk youth with employment, education and job training. While learning a trade and studying for a high school diploma, YouthBuild crews construct new, affordable, single-family homes for sale to owner-occupants. MCC and YouthBuild have constructed five homes and sold two in the past three years. MCC also runs an AdultBuild program and operates as a CHDO to develop modular homes for sale to owner-occupants.

**PROPOSED DEVELOPMENT**

Four single-family homes to be sold to owner-occupants upon completion. Homes will be two and one-half stories, 1,400 square feet with three bedrooms and two bathrooms. The home design is compatible with the neighborhood in terms of scale and has a front porch and two-car detached garage with alley access. The construction costs will be approximately \$170,000 and the homes will be marketed for \$134,900 to families with incomes at or below 80 percent of the County Median Income. MCC homes are underwritten with CDBG Home funds and private financing.



Front Elevation, MCC Home 2010

**OFFER TERMS AND CONDITIONS**

The lots will be sold "as is" for \$500.00 dollars each during the course of MCC's 2011 and 2012 building programs. Closing will occur once MCC has final plans approved for permitting and financing in place. A performance deposit will not be required based on MCC's completion of past projects. Construction will be expected to commence within one month of closing and be completed in one year.