

City of Milwaukee Neighborhood Stabilization Program Development Partner Opportunities

The City of Milwaukee has implemented a comprehensive initiative to address the impacts of the foreclosure crisis in Milwaukee.

One component of the City's initiative is the Neighborhood Stabilization Program (NSP). The City of Milwaukee has received NSP funding from the United States Department of Housing and Urban Development and funded through the Housing and Economic Recovery Act of 2008 (NSP 1) and American Recovery and Reinvestment Act of 2009 (NSP 2). The goal of NSP is to provide resources to purchase and rehabilitate foreclosed and vacant properties in order to stabilize Milwaukee neighborhoods most impacted by the foreclosure crisis. All NSP 1 funds must be obligated by August of 2010. All NSP 2 funds must be spent by February of 2013. Maps of NSP 1 and NSP 2 target areas are attached.

In general, the programming and use of both NSP 1 and NSP 2 funds is the same. The City is utilizing its NSP resources for the acquisition, rehabilitation and demolition of foreclosed properties. NSP funds are also be used to construct new housing on land resulting from the demolition of blighted foreclosed properties.

Properties assisted with NSP funds must be rehabilitated or constructed to program standards and affordable to low and moderate income families. In the case of rental properties, units must be occupied to and affordable to families earning less than 60% of Area Median Income. In the case of properties developed for home ownership, properties must be affordable to and sold to families earning less than 120% of Area Median Income.

NSP contains a number of other requirements – more detailed information on the program, its requirements, and the City's targeting strategies are describe in the City's Plan for NSP 2 funding at:

www.milwaukee.gov/CommunityDevelopment.310htm

Additional information on the City's overall foreclosure efforts can be found at:

www.milwaukeehousinghelp.org

The City is interested in working with experienced development partners who can assist in achieving its goals for the program. If you are interested in becoming an NSP development partner, please submit the following NSP Developer Qualification Statement. The City will review the qualification statement, considering your past experience and track record in the acquisition, development, sale and/or management of affordable housing in Milwaukee. The City will then meet individually with qualified developers and collaborate on a development strategy that meets the City's NSP program goals and the developer's capacity. This would include:

- Identification of a neighborhood in which development efforts would be targeted

- Development strategy – rental development, homeownership development, rehabilitation and/or new construction
- Process for submitting request for NSP financial assistance
- Process for acquiring properties – directly by developer and/or through the City’s foreclosure land bank

For those developers who are interested in the acquisition and renovation of a modest number of rental properties (less than 5 per year), we encourage you to apply for assistance under the NSP Rental Rehabilitation Program. Information on the Rental Rehabilitation Program is available at: www.milwaukeehousinghelp.org

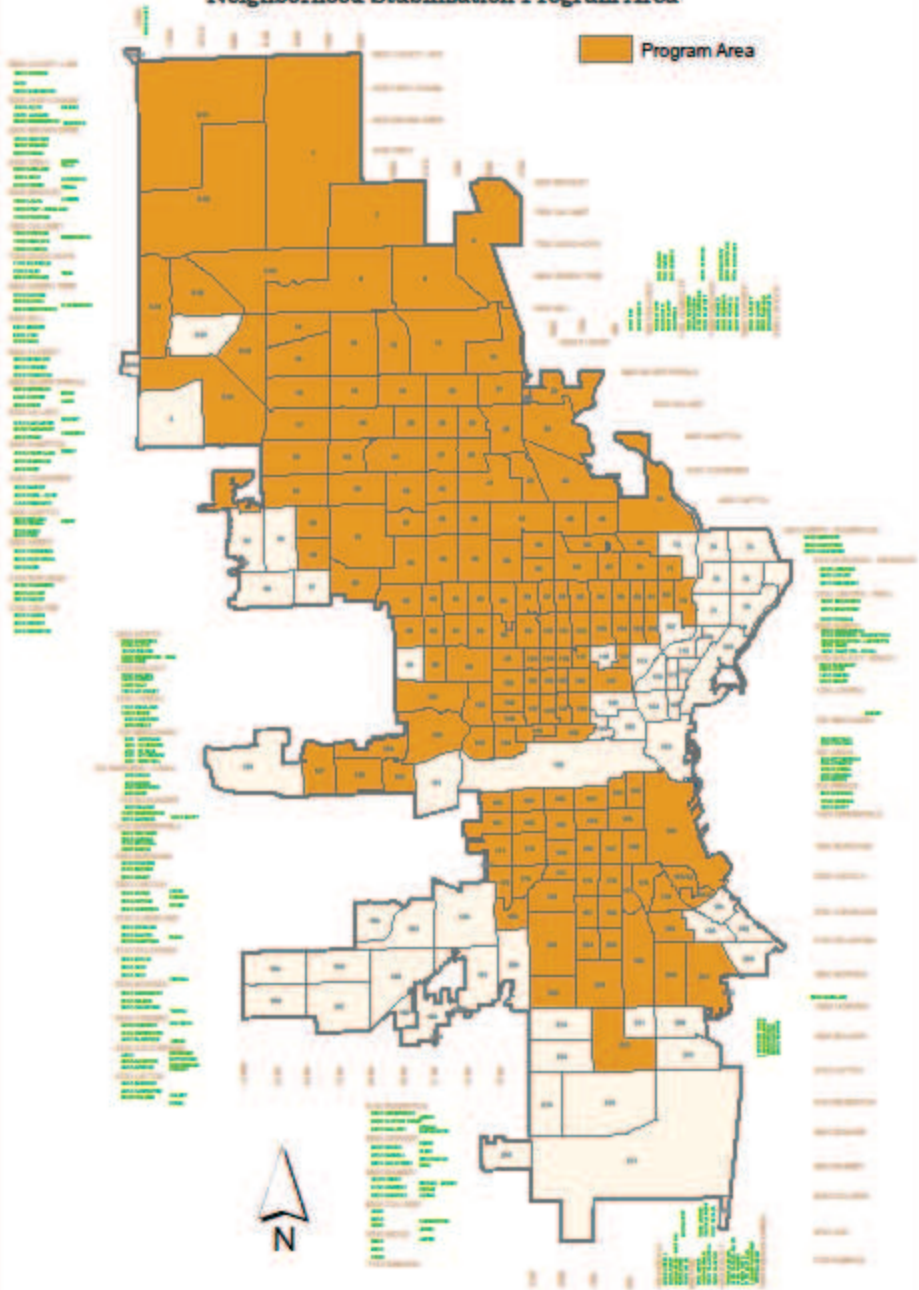
Developers should submit their completed Developer Qualification Statements to

**Department of City Development
809 North Broadway
Milwaukee Wisconsin, 53202
ATTN: Maria Prioletta**

This is no deadline for submission. Qualification statements will be accepted on an ongoing basis. Please allow 2 weeks after submission for someone to contact you.

City of Milwaukee Neighborhood Stabilization Program Area

 Program Area



Map prepared by the Department of Neighborhood Development, City of Milwaukee, on 11/11/11. The map is for informational purposes only and does not constitute a contract or any other legal instrument. The City of Milwaukee is not responsible for any errors or omissions on this map.

Visit <http://mkecdci.org/foreclosures/> to check whether a specific property falls within the Program Area.

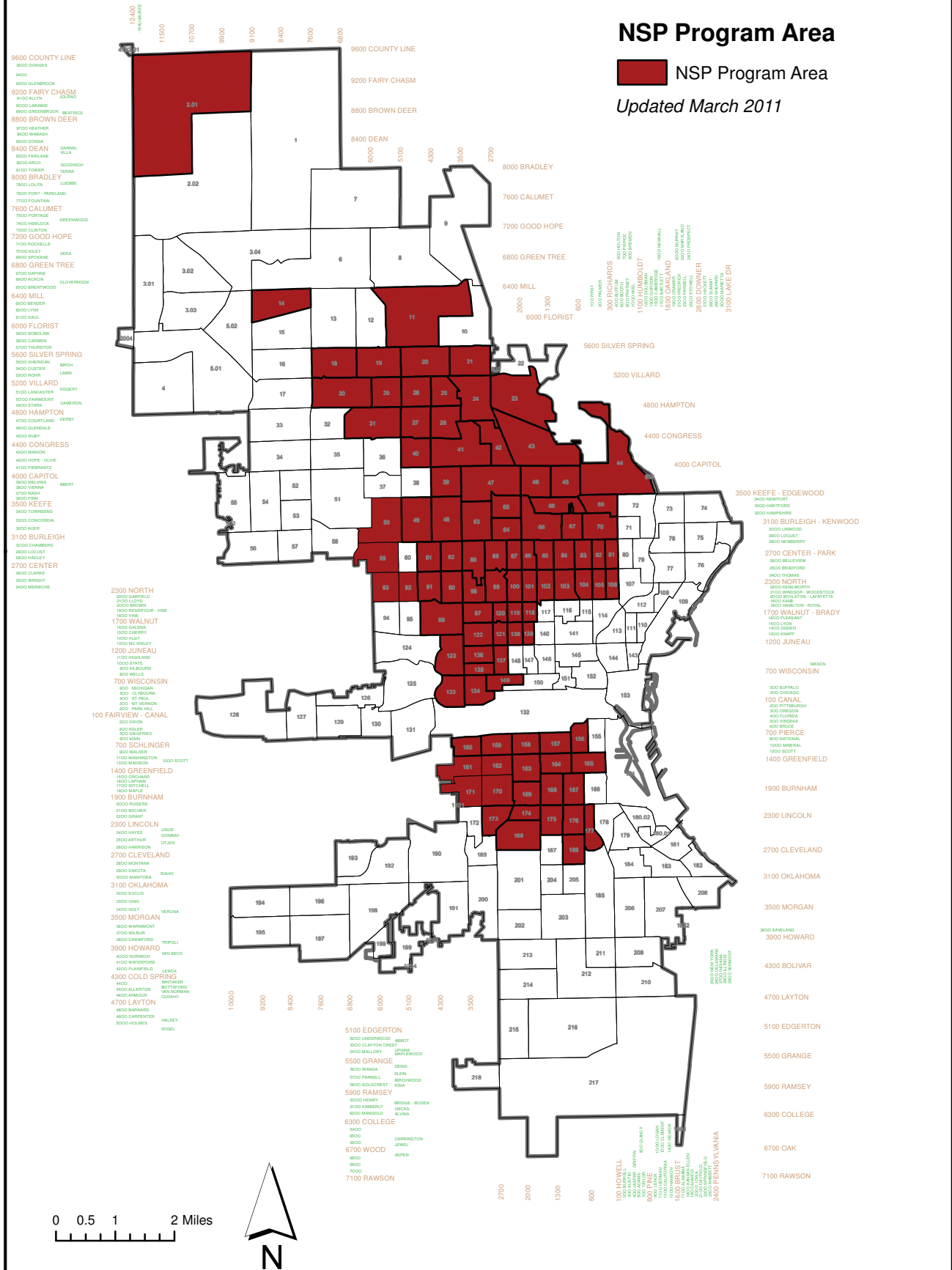


City of Milwaukee Neighborhood Stabilization Program (NSP) NSP2 and NSP3 Program Area Map

NSP Program Area

 NSP Program Area

Updated March 2011



0 0.5 1 2 Miles



City of Milwaukee Neighborhood Stabilization Program

Developer Qualification Statement

This form must be completed by all parties interested in purchasing or developing properties and requesting assistance through the City's Neighborhood Stabilization Program. Attach additional information as needed, or required.

DEVELOPER

Name

Address

Telephone Number

E-mail address

LEGAL ENTITIES

List all names - including names of all legal entities, e.g., Limited Liability Corporations, Partnerships, etc. - that you are utilizing to hold or develop property. Attach additional sheets, if necessary.

REAL ESTATE OWNED

Attach a list of properties located in the City of Milwaukee in which you have an ownership interest, either as an individual or in one of the entities listed above. Include the name each property is titled in.

DEVELOPMENT TEAM

As applicable, list other members of your property ownership/development team.

Real Estate Sales Agent _____

Contractor _____

Property Manager _____

Community
Partners

Other
Members

PROPOSED ACTIVITIES/EXPERIENCE

Indicate the type of development activities you are interested in, as well as your development experience (number of units developed):

Acquisition of foreclosed properties for rehabilitation for affordable rental units _____
Number of units developed in the past 24 months _____

Acquisition of foreclosed properties for rehabilitation for sale for homeownership _____
Number of units developed and sold in the past 24 months _____

New construction of housing on vacant property for use as affordable rental units _____
Number of units developed in the past 24 months _____

New construction of housing on vacant property for sale for homeownership _____
Number of units developed in the past 24 months _____

If there is any other information regarding your development and real estate experience that would be helpful in understanding and evaluating your capacity (resumes, examples of projects developed, photographs of your development projects or real estate owned, specific experience in acquiring and renovating foreclosed properties, please attach.)

GEOGRAPHIC TARGETING

Are you interested in concentrating your efforts in specific neighborhoods? If so, please list.

CONFLICT OF INTEREST DISCLOSURE

Developer covenants that no member of the Common Council of the City of Milwaukee, nor any of its officers or employees, has any interest in the Developer's development entities/activities except as follows:

Is Developer or any member of development team a City of Milwaukee employee or member of any City board? Yes No

If yes, identify the department, board and/or and position:

CITY POLICIES

Developer certifies that it as individual or member of a corporation or partnership is not in violation of the following policies:

- Delinquent taxes due the City
- Building or health code violations that are not being actively abated
- Convicted of violating an order of the Department of Neighborhood Services or Health Department within the previous year
- Convicted of a felony crime that affects property or neighborhood stability or safety
- Outstanding judgment to the City
- In Rem foreclosure by the City

CERTIFICATION AND ACKNOWLEDGEMENT

We certify that this Developer Qualification Statement is true and correct and we understand City policies.

Signature

Signature

Date

Date