

Grantee: Milwaukee, WI

Grant: B-09-LN-WI-0036

April 1, 2013 thru June 30, 2013 Performance Report



Grant Number:

B-09-LN-WI-0036

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Milwaukee, WI

Contract End Date:**Review by HUD:**

Original - In Progress

Grant Amount:

\$25,000,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated P/RL Funds:

\$5,661,000.00

Total Budget:

\$30,661,000.00

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

The City of Milwaukee has been deeply impacted by the foreclosure crisis. Since the beginning of 2007, there have been over 12,000 foreclosure actions initiated against City of Milwaukee properties and over 4,800 foreclosed properties have been sold at Sheriff's Sale. Foreclosures are resulting in significant costs for Milwaukee homeowners and neighborhoods.

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>Historically, rising foreclosures in the City can be directly linked to subprime and predatory lending. There were over 17,800 subprime loans originated in Milwaukee County in 2005 and 2006, totaling over \$1.7 billion. Subprime and predatory lending disproportionately impacted Milwaukee's poorest neighborhoods and low-income and minority families. In 2006, 59% of all of the mortgages issued in Milwaukee's Community Development Block Grant Area were either subprime or high interest mortgages.

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>More troubling is the fact that over half of the subprime lending activity in Milwaukee was refinancing loans for existing homeowners. Long term homeowners, who have been a stabilizing force for City neighborhoods, are being displaced. Home equity, which is the single largest source of wealth building for most low and moderate income families, is being erased. Tenants are being impacted as well, as evictions are up significantly, an increasing numbers of them are foreclosure related. In Milwaukee neighborhoods, over half of the bank-owned foreclosures have open building code violations. Board ups have increased over 50% and vacant house fires have doubled. Left unattended, foreclosed properties are attractions for nuisance and criminal behavior.

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>It is against this backdrop that Milwaukee Mayor Tom Barrett convened the Milwaukee Foreclosure Partnership Initiative (MFPI) in 2008. The MFPI is a public-private partnership made up of lenders, foundations, real estate professionals, government representatives and community stakeholders. Over 100 individuals representing a broad range of community interests participated in the MFPI to create a vision for how to address the foreclosure crisis in Milwaukee. The MFPI is not only addressing the issue of abandoned and foreclosed homes, but the issues of foreclosure prevention and intervention as well. Milwaukee's Common Council also convened the Special Joint Committee on Redevelopment of Abandoned and Foreclosed Homes to guide the City's efforts for the use of Neighborhood Stabilization Program funding.

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>Milwaukee's application for NSP 2 funding was prepared with the benefit of the work described above that is being carried out by the City and its many partners. Likewise, Milwaukee will be able to achieve its neighborhood stabilization goals under its proposed NSP 2 application because of a comprehensive strategy that addresses the problem at all levels, and builds on strong neighborhood redevelopment initiatives and partnerships to achieve success.

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>Capacity

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>Milwaukee City government has been mobilized to address the foreclosure issue. With a strong start in the NSP 1 program, Milwaukee is uniquely qualified to implement the proposed activities in its NSP 2 application in a manner that will result in stabilization of the neighborhoods targeted for the program. Milwaukee brings a broad range of experience in the administration of federal programs, neighborhood planning, the acquisition, management and development of real estate leveraging resources, sustainable devment and most importantly, collaboration with partners in the community. Key City staff that will be administering the program have over 100 years of combined experience in administering federal programs and working to achieve positive change in City neighborhoods.

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>Targeting and Approach

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>Milwaukee's NSP 2 target neighborhood census tracts have an average combined risk score of 19.6 - clearly "areas of greatest need." Two



thirds of the census tracts have a risk score of 20 - the highest possible score. There are 1,004 vacant foreclosed properties in the target area, and 2,415 properties in the foreclosure process. Beyond demonstrated need, Milwaukee's NSP 2 neighborhoods were chosen because of the presence of significant redevelopment efforts, quality of life initiatives, and strong neighborhood partners that will be key to insuring that the neighborhood stabilization goals for the NSP 2 program are achieved. Milwaukee is applying for \$25 million in NSP 2 resources that will be vital to addressing foreclosed and abandoned properties in Milwaukee neighborhoods. However, Milwaukee's approach recognizes that addressing vacant properties in itself will not fully address the foreclosure crisis in a way that results in meaningful and sustainable change for City neighborhoods. As a result, Milwaukee's strategy includes three key components.

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>Utilize NSP 2 resources in a range of activities to meet the unique needs of its targeted neighborhoods. Proposed activities include ones that will increase owner occupancy, return vacant and abandoned homes to productive use for both home ownership and quality affordable rental opportunities, eliminate blight, redevelop demolished properties in a manner that adds value to neighborhoods, provide access to credit, and restore confidence to the real estate market. NSP resources will conservatively impact 1,000 housing units, resulting in a critical mass of properties that will be addressed by NSP 2 efforts. Milwaukee is also making every effort to leverage NSP 2 funds. Subsidies have been "right-sized" to only fill market gaps, and significant non-federal resources are being provided for the effort.

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>Employ complementary MFPI initiatives to support NSP 2 stabilization goals. These include a foreclosure mediation program and increased intervention counseling that will be critical to stemming the number of foreclosures resulting in vacant and boarded properties, Milwaukee's newly formed Homeownership Consortium that will expand homebuyer education efforts and provide a target neighborhood marketing campaign around foreclosed properties, and new legislation and a code enforcement "strike force" that will protect and preserve foreclosed properties prior to the time they can be productively addressed.

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>Use a targeted neighborhood approach that builds on past and present investments of the City, HUD and its partners. NSP 2 efforts will be coordinated with other commercial, economic development, and redevelopment initiatives that leverage both resources and benefits for target neighborhoods. This approach also includes strong local neighborhood partners to address quality of life issues that support physical investments in the program, and utilization of existing neighborhood plans to guide NSP 2 strategies. The City of Milwaukee has a history of neighborhood redevelopment accomplishments and effectively managing federal resources. Together with a broad-based and innovative approach to addressing the foreclosure crisis, Milwaukee stands ready to implement the NSP 2 program.

Target Geography:

Over the past two years, the City of Milwaukee has been deeply impacted by the rise in foreclosed and abandoned properties. Since the beginning of 2007, there have been over 12,000 foreclosure actions initiated against City properties and over 4,800 foreclosed properties have been sold at Sheriff's Sale. This wave of foreclosures has had significant effects on Milwaukee residents and neighborhoods.

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>The City of Milwaukee's proposed Neighborhood Stabilization Program 2 (NSP 2) program area is comprised of neighborhoods which have been hardest hit by the foreclosure crisis. Unprecedented numbers of foreclosures, unemployment, restricted access to credit, and a weak real estate market have destabilized these neighborhoods, placing them at risk for increased crime, disinvestment and blight, undermining past redevelopment efforts by the City and its partners.

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>The proposed NSP 2 program area neighborhoods are comprised of 46,500 residential properties. The average NSP 2 Combined Risk Score for these census tracts is 19.6, well above the minimum threshold set for by HUD. Two-thirds of the census tracts have a Risk Score of 20, the highest possible score. Besides demonstrated need, the proposed NSP 2 program was selected because it contains neighborhoods with past, current and future redevelopment efforts, quality of life initiatives, and strong neighborhood partners which will be critical to achieving the overall stabilization goals of the NSP 2 program. The program area encompasses the following distinct areas, the residential neighborhoods surrounding the 30th Street Industrial Corridor, a designated green light zone for economic development and job creation. The near south-side neighborhoods adjoining the Menomonee Valley, an employment center where the City and its partners have invested significant resources to create family-supporting jobs. Revitalization Initiative neighborhoods which are home to ongoing quality of life and revitalization initiatives carried out by the City and its partners. Demonstration Project areas, where the City will employ micro-targeted approaches to address specific foreclosure-related challenges. The Intervention Impact area, where NSP 2 funds will support market-driven interventions in the local real estate market to achieve neighborhood stabilization goals.

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>From January 1, 2007 to May 1, 2009, there were 6,257 foreclosure filings against residential properties in the program area - close to 1 in 7 homes. 2,700 of these properties were foreclosed upon and conveyed to lenders at Sheriff's Sale. Currently, there are 1,004 vacant bank-owned foreclosed properties (REO) in the NSP 2 program area. An additional 2,415 properties are in various stages of the foreclosure process (prior to Sheriff's Sale), 61% of which were owner occupied at the time of the foreclosure filing. These 3,419 properties represent 7.4% of the homes in the target area, of 1 in 14 homes.

Program Approach:

The City of Milwaukee has established a coordinated neighborhood stabilization strategy that will guide its efforts under the NSP 2 program. NSP 2 resources will be key to addressing neighborhoods impacted by abandoned and foreclosed homes. However, Milwaukee's approach recognizes that addressing vacant properties in itself will not fully address the foreclosure crisis or result in meaningful and sustainable change for the City neighborhoods. The City's neighborhood stabilization strategy contains three key components. In addition to the NSP 2 program, Milwaukee will continue the implementation of comprehensive foreclosure strategy and a targeted neighborhood approach to achieve its NSP 2 neighborhood stabilization goals.

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>Milwaukee's NSP toolkit of activities has been carefully designed to address the specific neighborhood impacts of the foreclosure crisis that are described in the need factor section of the application. Proposed activities will increase owner occupancy, return vacant and abandoned homes to productive use for both homeownership and quality affordable rental opportunities, intervene in the marketplace by acquiring key foreclosed and abandoned properties that would otherwise be purchased by speculators who are not prepared to appropriately invest in them, eliminate severe blighting conditions through selective demolition, redevelop vacant and demolished properties for productive use that adds value to the targeted geography, establish financing mechanisms to leverage NSP resources and provide access to credit and restore confidence to the real estate market.



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- >The programs being proposed for NSP 2 are essentially the same ones that the City has designed and implemented for its NSP 1 program, so the City will be able to immediately begin implementation upon receiving NSP 2 funds. The programs were carefully crafted with significant input from local realtors, lenders, home buying counseling agencies and neighborhood organizations to insure they would be effective in the community. While the full ranges of activities will be available in each neighborhood, they will be deployed in number and priority based on the specific market conditions of the neighborhood.
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- >To the greatest extent possible, NSP 2 resources will also provide economic benefits for area residents. In the NSP 1 program, the City conducted extensive outreach with local emerging business enterprises. As a result, an e-notify system was developed to make contractors aware of bidding opportunities for NSP rehabilitation work and a revolving loan fund was established to provided them with a modest amount of start-up capital for jobs.
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- >NSP 2 resources will conservatively impact an estimated 1,000 housing units. This means a critical mass of properties will be addressed which will result in both measurable and visible results for the target geography.
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- >Vacant and boarded properties are only one component of the foreclosure crisis in Milwaukee. Recognizing this, in September of 2008, the City formed the Milwaukee Foreclosure Partnership Initiative (MFPI). The charge of the MFPI was to build on the work that was already underway in the community to carry out a coordinated strategy to address the foreclosure crisis in Milwaukee. The full report of the MFPI recommendations is available at www.milwaukeehousinghelp.org. While many recommendations resulted from this work, several are noteworthy, they will provide essential support to insuring the overall success of NSP 2 neighborhood stabilization efforts. These include The Milwaukee Foreclosure Mediation Program, The Milwaukee Homeownership Consortium, The Milwaukee Vacant Property Ordinance/Department of Neighborhood Services Strike Force and Foreclosure Intervention Efforts.
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- >Targeting resources in a coordinated approach to achieve the maximum impact on the City neighborhoods has been a cornerstone of the City's past neighborhood redevelopment efforts. This is the same approach that will be utilized for the NSP 2 program. The City's target geography for the NSP 2 program was selected based on two criteria. It reflects the City's areas of greatest need. It also has the following characteristics which are consistent with the City's targeted neighborhood approach. Neighborhoods where the City, HUD and its partners have, or will be making significant investments (all NSP 2 neighborhoods were also included in the City's NSP 1 program area). The presence of other commercial, economic development or redevelopment activities that leverage both resources and benefits for the neighborhood. The presence of a strong local neighborhood partner, who can assist in addressing quality of life improvements that support physical investment. Utilization of a strong planning component and use of existing neighborhood planning efforts to help guide improvement efforts. This targeting approach is key to not only achieving the stabilization goals for the program, but also insuring that the change is sustainable over time.

Consortium Members:

How to Get Additional Information:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$30,661,000.00
Total Budget	\$783,000.00	\$30,661,000.00
Total Obligated	\$40,596.24	\$26,859,422.66
Total Funds Drawdown	\$84,657.92	\$25,830,237.62
Program Funds Drawdown	\$0.00	\$23,397,015.46
Program Income Drawdown	\$84,657.92	\$2,433,222.16
Program Income Received	\$344,345.48	\$2,692,909.72
Total Funds Expended	\$269,575.49	\$25,796,234.21
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,500,000.00	\$2,129,799.42
Limit on State Admin	\$0.00	\$2,129,799.42

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,500,000.00	\$3,001,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,250,000.00	\$8,790,815.00

Overall Progress Narrative:

During the 1st quarter of 2013, the Department of City Development (DCD) met the February deadline for fully expending its initial NSP2 grant award. This was a group effort which involved the work of multiple City Departments, including the Community Development Grants Administration, the Department of Neighborhood Services, and the Comptrollers Office, development partners, contractors, lenders, and real estate professionals. All of DCD's NSP partners worked diligently to ensure that DCD, and the City as a whole would meet the deadlines associated with this grant. DCD is proud of the results of this effort, which has already impacted over 700 housing units and leveraged over \$75 million. NSP2 funded activity continued during the 2nd quarter of 2013 utilizing program income from the sale of rehabilitated homes and the repayment of development loans funded with NSP2 funds.

Outreach activities continue and include meetings with local counseling agencies, realtors, lenders, City of Milwaukee employees, and the general community as homes rehabilitated through the NSP2 program will continue to be placed on the market in the coming months. A number of real estate open houses were held showcasing NSP homeownership opportunities. The deadline for applications for the NSP2 Homebuyer Assistance and Rental Rehabilitation programs coincided with the end of the 3rd quarter of 2012.

In its NSP development activities, the City has placed a strong emphasis on providing job opportunities for local residents. Minority contractor and Section 3 contractor participation in NSP activities is high. During 2012, 62% of contracts awarded by developers in the NSP Acquisition/Rehabilitation Program were awarded to Section 3 Businesses. Across the entire NSP program (including large projects), more than 25% of contracts were awarded to Section 3 Businesses. It is estimated that NSP development activity created or retained more than 600 jobs during the grant period.

>The City has implemented its loan pool for NSP development financing. The loan pool will be continued to be used with other NSP resources (program income) as to continue to assist in the redevelopment of foreclosed properties post NSP 2.



Experienced technical difficulties when entering Race/Ethnicity and Household performance metrics on the following NSP 2 Activities. Due to system restrictions, the information was shared on completed projects within the narrative section. The Activities impacted by the system restriction are Homebuyer Assistance (NS2200000000), Acquisition/Rehab/Resale (NS2400000000), and Rental Rehab (NS2500000000). A technical assistance question was emailed to the help desk via OneCPD; due to time restrictions no response was provided prior to the reporting deadline of July 10, 2013.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NS2100000000, ADMINISTRATION	\$0.00	\$3,001,000.00	\$2,121,331.59
NS2200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE A	\$0.00	\$1,708,500.00	\$1,083,050.46
NS2300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$0.00	\$3,277,346.00	\$3,239,545.58
NS2400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$0.00	\$10,475,883.78	\$7,527,984.89
NS2500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$0.00	\$1,285,062.00	\$727,690.78
NS2510000000, RENTAL REHABILITATION (MULTI-FAMILY	\$0.00	\$0.00	\$0.00
NS2600000000, RENTAL DEVELOPMENT LARGE PROJECTS -	\$0.00	\$5,442,773.00	\$3,803,278.35
NS2610000000, RENTAL DEVELOPMENT LARGE PROJECTS	\$0.00	\$0.00	\$0.00
NS2700000000, BUY IN YOUR NEIGHBORHOOD - ELIGIBLE USE	\$0.00	\$0.00	\$0.00
NS2800000000, DEMOLITION - ELIGIBLE USE D	\$0.00	\$3,540,000.00	\$3,492,394.57
NS2900000000, LAND BANK - ELIGIBLE USE C	\$0.00	\$1,580,435.22	\$1,401,739.24
NS2910000000, LAND BANK - LEVERAGED LOAN FUND -	\$0.00	\$350,000.00	\$0.00



Activities

Grantee Activity Number: NS2100300191

Activity Title: Administration

Activity Category:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2013

N/A

To Date

\$1,920,741.00

Total Budget

\$78,300.00

\$1,920,741.00

Total Obligated

\$0.00

\$1,437,822.48

Total Funds Drawdown

\$846.75

\$1,070,186.86

Program Funds Drawdown

\$0.00

\$1,061,719.03

Program Income Drawdown

\$846.75

\$8,467.83

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$38,899.78

\$1,122,474.74

Department of City Development

\$38,899.78

\$1,122,474.74

Match Contributed

\$0.00

\$0.00

Activity Description:

Program Administration will be used for the reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include (but not limited to) salaries, wages and related costs of staff engaged in program administration, which includes (but is not limited to) providing information about the program, preparing program budget and schedules, preparing reports, and other costs for goods or services needed for administration of the program.

Location Description:

N/A

Activity Progress Narrative:

The Department of City Development administers Home Buyer Assistance, Rental Rehabilitation, Land Bank, Acquisition Rehab, Vacant Land Initiative, Leveraged Loan fund, and Rental Development Large Projects. The NSP 2 expenditure deadline for expending the initial NSP2 grant was met, and the expenditure requirement was exceeded. Staff administers these NSP Programs on an ongoing basis, and while the expenditure deadline has now passed, ongoing work on the program (including monitoring and management of construction work and compliance requirements) continued through the 2nd quarter of 2013 utilizing program income from the sale of rehabilitated homes and the repayment of development loans funded with NSP2 funds.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: NS2100400360

Activity Title: Administration

Activity Category:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of Neighborhood Services

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$195,214.00
Total Budget	\$0.00	\$195,214.00
Total Obligated	\$0.00	\$195,214.00
Total Funds Drawdown	\$0.00	\$182,621.24
Program Funds Drawdown	\$0.00	\$182,621.24
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$12,592.76	\$195,214.00
Department of Neighborhood Services	\$12,592.76	\$195,214.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Program Administration will be used for the reasonable costs of overall program management, coordination, monitoring and evaluation. Including providing information about the program, preparing budget and schedules, reports, and other costs of goods or services needed for administration of the program.

Location Description:

Activity Progress Narrative:

In the 2nd quarter the department's focus was to oversee the effective close out of one demolition project.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			Wisconsin	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NS2100500381

Activity Title: Administration

Activity Category:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Health Department

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

Milwaukee Health Department

Match Contributed

Apr 1 thru Jun 30, 2013

N/A

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$4,288.79

\$4,288.79

\$0.00

To Date

\$141,975.00

\$141,975.00

\$141,975.00

\$133,921.32

\$133,921.32

\$0.00

\$0.00

\$141,210.54

\$141,210.54

\$0.00

Activity Description:

Program Administration will be used for the reasonable costs of overall program management, coordination, monitoring and evaluation. Including providing information about the program, preparing budget and schedules, reports, and other costs of goods or services needed for administration of the program.

Location Description:

Activity Progress Narrative:

NSP 2 funding supports a percentage of one Lead Risk Assessor in the Milwaukee Health Department's Home Environmental Health Program. The Lead Risk Assessor assures that all applicable laws and regulations relating to lead based paint are addressed in all NSP properties, and that lead work is done by a certified lead abatement contractor/rehabilitation crew in a lead safe manner.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Wisconsin	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NS220010000A

Activity Title: Homebuyer Financial Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2200000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

Department of City Development

Match Contributed

Apr 1 thru Jun 30, 2013

N/A

\$171,146.00

(\$3,549.34)

\$0.00

\$0.00

\$0.00

\$0.00

\$11,413.22

\$11,413.22

\$0.00

To Date

\$1,450,000.00

\$1,450,000.00

\$939,179.13

\$852,062.27

\$852,062.27

\$0.00

\$7,400.00

\$871,488.65

\$871,488.65

\$0.00

Activity Description:

Increasing homeownership in City neighborhoods is an important goal of the NSP 2 Program. The activity will provide soft second mortgage financing of up to 30% of the acquisition and rehabilitation costs to owner occupant purchasers of foreclosed homes. Families with incomes less than 120% of area median will be eligible for the program and the amount of assistance will vary based on income. The financing is intended to serve as an incentive to encourage the purchase of foreclosed homes for owner occupancy, as well as eliminate the need for private mortgage insurance, increasing access to mortgage financing for potential purchasers. A minimum of 8 hours of home buying counseling by a HUD approved counseling agency will be condition of participation in the program.

Location Description:

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experience a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

During the 2nd quarter, loan closings occurred for the final approved Homebuyer Assistance projects to be funded under the NSP2 program (unless program income is allocated to this activity at a future date and the program is "reopened"). One project remained under construction at the close of the 2nd quarter.

For the NSP HBA Program life-to-date, 27 clients (33 units) have utilized a HBA loan to purchase and rehabilitate a foreclosed home.

The application deadline for the NSP2 Homebuyer Assistance Program coincided with the end of the 3rd quarter of 2012 and staff focus has shifted from marketing and outreach to ensuring remaining projects are completed and closed out during the 3rd quarter of 2013 now that the expenditure deadline has passed.

Experienced technical difficulties when entering Race/Ethnicity and Household performance metrics on this NSP 2 Activity. Due



to system restrictions, the information is being shared on completed projects within the narrative section.

Total Number of Projects Completed: 8

Total Number of Units Completed: 9

Households - Moderate Income Levels: 8

Black Race: 8

Female Head of Household: 4

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	13/42
# of Singlefamily Units	8	13/42

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	4/28	7/42	71.43
# Owner Households	0	0	0	1/0	4/28	7/42	71.43

Activity Locations

Address	City	County	State	Zip	Status / Accept
4979 N 58TH STREET	MILWAUKEE		Wisconsin	53218-	Match / Y
3036 N 13TH STREET	MILWAUKEE		Wisconsin	53206-	Match / Y
212 E NORTH AVENUE	MILWAUKEE		Wisconsin	53212-	Match / Y
4864 N 72ND STREET	MILWAUKEE		Wisconsin	53218-	Match / Y
3245 N 47TH STREET	MILWAUKEE		Wisconsin	53215-	Match / Y
1115 W GARFIELD AVENUE	MILWAUKEE		Wisconsin	53205-	Match / Y
2929-31 N 4TH STREET	MILWAUKEE		Wisconsin	53212-	Match / Y
3114 N BUFFUM STREET	MILWAUKEE		Wisconsin	53212-	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NS220020000A

Activity Title: Homebuyer Counseling

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2200000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$33,500.00
Total Budget	\$1,000.00	\$33,500.00
Total Obligated	\$0.00	\$19,500.00
Total Funds Drawdown	\$0.00	\$14,250.00
Program Funds Drawdown	\$0.00	\$14,250.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$15,000.00
Department of City Development	\$0.00	\$15,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Increasing homeownership in City neighborhoods is an important goal of the NSP 2 Program. The activity will provide soft second mortgage financing of up to 30% of the acquisition and rehabilitation costs to owner occupant purchasers of foreclosed homes. Families with incomes less than 120% of area median will be eligible for the program and the amount of assistance will vary based on income. The financing is intended to serve as an incentive to encourage the purchase of foreclosed homes for owner occupancy, as well as eliminate the need for private mortgage insurance, increasing access to mortgage financing for potential purchasers. A minimum of 8 hours of home buying counseling by a HUD approved counseling agency will be condition of participation in the program.

Location Description:

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experience a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

All Home Buyer Assistance (HBA) clients must have a counseling certificate accompany their application. Completions for this category are reported to reflect the number of completions per quarter based the HBA category.

Experienced technical difficulties when entering Race/Ethnicity and Household performance metrics on this NSP 2 Activity. Due to system restrictions, the information is being shared on completed projects within the narrative section.

Total Number of Projects Completed: 10

Total Number of Units Completed: 10

Households - Moderate Income Levels: 9

Black Race: 10

Female Head of Household: 4



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	4/50	8/50	75.00
# Owner Households	0	0	0	2/0	4/50	8/50	75.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
212 E NORTH AVENUE	MILWAUKEE		Wisconsin	53212-	Match / Y
3036 N 13TH STREET	MILWAUKEE		Wisconsin	53206-	Match / Y
3374 N 46TH STREET	MILWAUKEE		Wisconsin	53216-	Match / Y
2929-31 N 4TH STREET	MILWAUKEE		Wisconsin	53212-	Match / Y
2114 N BUFFUM STREET	MILWAUKEE		Wisconsin	53212-	Match / Y
2043 N 31ST STREET	MILWAUKEE		Wisconsin	53208-	Match / Y
4864 N 72ND STREET	MILWAUKEE		Wisconsin	53218-	Match / Y
4979 N 58TH STREET	MILWAUKEE		Wisconsin	53218-	Match / Y
1115 W GARFIELD AVENUE	MILWAUKEE		Wisconsin	53205-	Match / Y
3245 N 47TH STREET	MILWAUKEE		Wisconsin	53216-	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NS220030000A

Activity Title: Homebuyer Assistance - 25% Set-Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2200000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$225,000.00
Total Budget	\$0.00	\$225,000.00
Total Obligated	(\$720.00)	\$224,261.00
Total Funds Drawdown	\$0.00	\$216,738.19
Program Funds Drawdown	\$0.00	\$216,738.19
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$2,400.00
Total Funds Expended	\$0.00	\$216,804.19
Department of City Development	\$0.00	\$216,804.19
Match Contributed	\$0.00	\$0.00

Activity Description:

Increasing homeownership in City neighborhoods is an important goal of the NSP 2 Program. The activity will provide soft second mortgage financing of up to 30% of the acquisition and rehabilitation costs to owner occupant purchasers of foreclosed homes. Families with incomes less than 120% of area median will be eligible for the program and the amount of assistance will vary based on income. The financing is intended to serve as an incentive to encourage the purchase of foreclosed homes for owner occupancy, as well as eliminate the need for private mortgage insurance, increasing access to mortgage financing for potential purchasers. A minimum of 8 hours of home buying counseling by a HUD approved counseling agency will be condition of participation in the program.

Location Description:

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experience a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

During the 1st quarter, a loan closing occurred for the final approved Homebuyer Assistance projects to be funded under the NSP2 program in the low-income set-aside category (unless program income is allocated to this activity at a future date and the program is "reopened"). This project was under construction at the close of the 2nd quarter. Properties listed below have had construction completed and project accounts were closed out during the first quarter. For the NSP HBA Program (low income set-aside) life-to-date, 8 clients (10 units) have utilized a HBA loan to purchase and rehabilitate a foreclosed home. The application deadline for the NSP2 Homebuyer Assistance Program coincided with the end of the 3rd quarter of 2012 and staff focus has shifted from marketing and outreach to ensuring remaining projects are completed and closed out during the 3rd quarter of 2013 now that the expenditure deadline has passed.



Experienced technical difficulties when entering Race/Ethnicity and Household performance metrics on this NSP 2 Activity. Due to system restrictions, the information is being shared on completed projects within the narrative section.

Total Number of Projects Completed: 1

Total Number of Units Completed: 1

Households - Moderate Income Levels: 1

Asian Race: 1

Female Head of Household: 1

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/8	1/0	3/8	100.00
# Owner Households	0	0	0	2/8	1/0	3/8	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2043 N 31ST STREET	MILWAUKEE		Wisconsin	53208-	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NS230020000A

Activity Title: Vacant Lot Reuse - New Construction

Activity Category:

Construction of new housing

Project Number:

NS2300000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$351,768.00
Total Budget	(\$295,335.00)	\$351,768.00
Total Obligated	\$335.00	\$347,443.04
Total Funds Drawdown	\$0.00	\$347,103.92
Program Funds Drawdown	\$0.00	\$342,443.04
Program Income Drawdown	\$0.00	\$4,660.88
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$347,103.92
Department of City Development	\$0.00	\$347,103.92
Match Contributed	\$0.00	\$0.00

Activity Description:

The program will involve the reprogramming and reuse of vacant land resulting from the demolition of abandoned, foreclosed and blighting structures. It will include two components. Where the demolition has resulted in a site that in itself, or combined with other land, represents an opportunity for the development of affordable housing for individuals or families earning <120% of AMI, gap financing will be provided for of the "reuse" of the property for new development.

>

>Where demolition has resulted in sites that because of size, topography, or other site conditions, are not suitable for redevelopment, resources will be provided so that the sites can be "reprogrammed" for uses that benefit residents and neighborhoods.

>

>This includes Urban gardening on vacant lots to beautify neighborhoods and eliminate blight. Urban agriculture to produce healthy fresh food on vacant lots in neighborhoods underserved by local grocery stores. Urban forestry to sequester greenhouse gases and absorb storm-water runoff. Storm-water management with lots being planted with rain gardens and bio-swales, to be placed in the City's "storm water bank" to offset the effects of other new development.

Location Description:

The program will be targeted to the neighborhoods of greatest needs. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

While there was activity involving the new construction of housing on vacant land in the first quarter, it all involved units targeted to families earning under 50% of AMI (low income set-aside category).



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/31	
# of Singlefamily Units	0		0/31	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/31	0/31	0
# Owner Households	0	0	0	0/0	0/31	0/31	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NS230040000A

Activity Title: Vacant Land - 25% Set-Aside (Rev)

Activity Category:

Construction of new housing

Project Number:

NS2300000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,925,578.00
Total Budget	\$0.00	\$2,925,578.00
Total Obligated	(\$6,700.00)	\$2,918,519.74
Total Funds Drawdown	\$0.00	\$2,897,102.54
Program Funds Drawdown	\$0.00	\$2,897,102.54
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,244.97	\$2,899,347.51
Department of City Development	\$2,244.97	\$2,899,347.51
Match Contributed	\$0.00	\$0.00

Activity Description:

The program will involve the reprogramming and reuse of vacant land resulting from the demolition of abandoned, foreclosed and blighting structures. It will include two components. Where the demolition has resulted in a site that in itself, or combined with other land, represents an opportunity for the development of affordable housing for individuals or families earning <120% of AMI, gap financing will be provided for of the "reuse" of the property for new development.

>

>Where demolition has resulted in sites that because of size, topography, or other site conditions, are not suitable for redevelopment, resources will be provided so that the sites can be "reprogrammed" for uses that benefit residents and neighborhoods.

>

>This includes Urban gardening on vacant lots to beautify neighborhoods and eliminate blight. Urban agriculture to produce healthy fresh food on vacant lots in neighborhoods underserved by local grocery stores. Urban forestry to sequester greenhouse gases and absorb storm-water runoff. Storm-water management with lots being planted with rain gardens and bio-swales, to be placed in the City's "storm water bank" to offset the effects of other new development.

Location Description:

The program will be targeted to the neighborhoods of greatest needs. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:



The Northside Homes project, Mitchell Market Lofts project, United Methodist Children's Services, United Homes project and Century City have all been completed and leasing and other information is being reviewed for final closeout.

>The King Drive Commons IV completed construction in the second quarter and is in the process of completing lease-up.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/159	
# of Multifamily Units	0		0/129	
# of Singlefamily Units	0		0/30	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/159	0/0	0/159	0
# Renter Households	0	0	0	0/159	0/0	0/159	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NS240010000A

Activity Title: Development Subsidies

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2400000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

Department of City Development

Match Contributed

Apr 1 thru Jun 30, 2013

N/A

\$77,076.88

\$60,361.84

\$83,570.78

\$0.00

\$83,570.78

\$336,925.52

\$96,155.79

\$96,155.79

\$0.00

To Date

\$8,819,883.78

\$8,819,883.78

\$7,976,175.28

\$7,889,288.72

\$6,520,716.57

\$1,368,572.15

\$2,553,568.22

\$7,614,440.60

\$7,614,440.60

\$0.00

Activity Description:

The program will help increase homeownership in neighborhoods impacted by foreclosures. The Acquisition/Rehab program will involve purchase and redevelopment of vacant foreclosed properties by private developers for sale for affordable homeownership. Developers will apply to the program for subsidies to provide "gap funding" for the difference between the cost to purchase and rehabilitate a property and the sale price for affordable homeownership. These properties will be targeted for purchase by families with income of less than 120% of area median income.

Location Description:

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

>For the Program life-to-date, by the end of the 1st quarter a total of 72 units were enrolled in the program. More than 47 units have already sold to new homebuyers and the pace of sales remains strong, with a high number of sales during the 2nd quarter. Properties listed below have sold to income eligible buyers and project accounts were closed out during the second quarter. There are a number of projects which are under construction which will be placed on the market in the coming months. A reduced level of activity is expected to continue in this activity during 2013 using program income funds for additional projects.

>Sales of completed homes have generally remained strong as the City has had success concentrating NSP Acquisition/Rehabilitation Activity in areas where it is targeting NSP and other complementary activities. Experienced technical difficulties when entering Race/Ethnicity and Household performance metrics on this NSP 2 Activity. Due to system restrictions, the information is being shared on completed projects within the narrative section.



Total Number of Projects Completed: 2
 Total Number of Units Completed: 3
 Households - Moderate Income Levels: 1
 Households - Low Income Levels: 1
 Black Race: 1
 White/Hispanic: 1
 Female Head of Household: 2

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	15/73

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	17/73
# of Singlefamily Units	0	17/73

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	8/73	15/73	60.00
# Owner Households	0	0	0	1/0	8/73	15/73	60.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3206 N 42ND STREET	MILWAUKEE		Wisconsin	53216-	Match / Y
1005-07 S 28TH STREET	MILWAUKEE		Wisconsin	53215-	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NS240020000A
Activity Title:	Development Subsidies - Homebuyer Counseling

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2400000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$45,000.00
Total Budget	\$0.00	\$45,000.00
Total Obligated	\$0.00	\$27,000.00
Total Funds Drawdown	\$0.00	\$10,500.00
Program Funds Drawdown	\$0.00	\$10,500.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,500.00	\$17,500.00
Department of City Development	\$5,500.00	\$17,500.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The program will help increase homeownership in neighborhoods impacted by foreclosures. The Acquisition/Rehab program will involve purchase and redevelopment of vacant foreclosed properties by private developers for sale for affordable homeownership. Developers will apply to the program for subsidies to provide "gap funding" for the difference between the cost to purchase and rehabilitate a property and the sale price for affordable homeownership. These properties will be targeted for purchase by families with income of less than 120% of area median income.

Location Description:

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

>All purchasers of Acq/rehab properties are required to receive a minimum of 8 hours of face-to-face homebuyer counseling. The City reimburses counseling agencies after buyer's successfully close on a NSP property.

Experienced technical difficulties when entering Race/Ethnicity and Household performance metrics on this NSP 2 Activity. Due to system restrictions, the information is being shared on completed projects within the narrative section.

- Total Number of Projects Completed: 2
- Total Number of Units Completed: 3
- Households - Moderate Income Levels: 1
- Households - Low Income Levels: 1
- Black Race: 1
- White/Hispanic: 1



Female Head of Household: 2

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		15/73	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		17/73	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	8/73	15/73	60.00
# Owner Households	0	0	0	1/0	8/73	15/73	60.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3206 N 42ND STREET	MILWAUKEE		Wisconsin	53216-	Match / Y
1005-07 S 28TH STREET	MILWAUKEE		Wisconsin	53215-	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NS240031000A

Activity Title: Development Subsidies

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2400000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the City of Milwaukee

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,458,250.00
Total Budget	\$0.00	\$1,458,250.00
Total Obligated	\$0.00	\$1,039,600.38
Total Funds Drawdown	\$0.00	\$1,036,768.32
Program Funds Drawdown	\$0.00	\$996,768.32
Program Income Drawdown	\$0.00	\$40,000.00
Program Income Received	\$0.00	\$40,000.00
Total Funds Expended	\$0.00	\$1,036,768.32
Housing Authority of the City of Milwaukee	\$0.00	\$1,036,768.32
Match Contributed	\$0.00	\$0.00

Activity Description:

This program will involve purchase and redevelopment of vacant foreclosed properties by private developers or by a City of Milwaukee affiliate entity.

Location Description:

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

Thirteen properties have been procured for rehab under the NSP 2 grant.

The properties at 4137 N. 44th St., 3938 N. 42nd St., 4165 N. 42nd St., 4233 N. 21st St., and 5226 N. 65th St. have been sold to eligible buyers.

Pending offers exist for the properties located at 5033 N. 25th St, 4171 N. 36th St, and 4165 N. 40th St.

Work has been completed at 4208 N. 36th St., 8642 W Douglas Ave., 4120 N. 14th st., and Work is nearing completion at 4332 N. 22nd St., and 3961 N. 28th St.

Continued effort is being made to sell the completed units, finish those in progress, and to meet the grant requirements.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/11
# of Singlefamily Units	0	1/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	0/11	1/11	100.00
# Owner Households	0	0	0	1/0	0/11	1/11	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NS250010000A

Activity Title: Rental Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS2500000000

Project Title:

RENTAL REHABILITATION - ELIGIBLE USE A

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$110,000.00
Total Budget	\$60,000.00	\$110,000.00
Total Obligated	\$0.00	\$49,994.67
Total Funds Drawdown	\$0.00	\$48,816.17
Program Funds Drawdown	\$0.00	\$48,816.17
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$1,000.00
Total Funds Expended	\$0.00	\$48,816.17
Department of City Development	\$0.00	\$48,816.17
Match Contributed	\$0.00	\$0.00

Activity Description:

The foreclosure problem is resulting in a loss of quality affordable rental housing in City neighborhoods. The program will offer forgivable loans to responsible landlords, on a matching funds basis, to pay for repairs to foreclosed properties (participants will purchase the foreclosed property with their own resources). The program will pay for up to half of the rehabilitation costs (capped at \$17,500 per unit, with the amount depending on income targeting benchmarks that are met). Property owners will be screened with local city and court records, and only those with good track records of owning and managing property will be eligible for participation. Landlords participating in the program will have to commit to income and rent restrictions consistent with those required for the federal HOME program.

Location Description:

This program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

There are no completions to report during the 2nd quarter.

During the 2nd quarter, there were no Rental Rehabilitation projects approved for set-up in the NSP system in this activity category (the majority of the Department's Rental Rehabilitation Activity takes place under the low income set aside category, which is reported on separately below).

The application deadline for the NSP2 Rental Rehabilitation Program coincided with the end of the 3rd quarter of 2012. Staff focus will shift from marketing and outreach to ensuring remaining projects are completed and closed out during the 3rd quarter of 2013 now that the expenditure deadline has passed.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/3	0/3	0
# Renter Households	0	0	0	0/0	0/3	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NS250020000A
Activity Title:	Rental Rehabilitation - 25% Set-Aside

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NS2500000000

Project Title:
RENTAL REHABILITATION - ELIGIBLE USE A

Projected Start Date:
12/11/2010

Projected End Date:
12/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Department of City Development

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,175,062.00
Total Budget	\$290,000.00	\$1,175,062.00
Total Obligated	(\$5,418.00)	\$879,644.00
Total Funds Drawdown	\$0.00	\$738,936.61
Program Funds Drawdown	\$0.00	\$678,874.61
Program Income Drawdown	\$0.00	\$60,062.00
Program Income Received	\$0.00	\$11,600.00
Total Funds Expended	\$22,315.89	\$797,660.77
Department of City Development	\$22,315.89	\$797,660.77
Match Contributed	\$0.00	\$0.00

Activity Description:

The foreclosure problem is resulting in a loss of quality affordable rental housing in City neighborhoods. The program will offer forgivable loans to responsible landlords, on a matching funds basis, to pay for repairs to foreclosed properties (participants will purchase the foreclosed property with their own resources). The program will pay for up to half of the rehabilitation costs (capped at \$17,500 per unit, with the amount depending on income targeting benchmarks that are met). Property owners will be screened with local city and court records, and only those with good track records of owning and managing property will be eligible for participation. Landlords participating in the program will have to commit to income and rent restrictions consistent with those required for the federal HOME program.

Location Description:

This program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

There are three completions to report during the 2nd quarter. Staff is working with owners to obtain documentation needed for closeout and additional completions are expected by the end of the 3rd quarter in 2013. During the 2nd quarter, construction continued at a number of properties which are now either completed and being leased-up or are nearing completion.

Experienced technical difficulties when entering Race/Ethnicity and Household performance metrics on this NSP 2 Activity. Due to system restrictions, the information is being shared on completed projects within the narrative section.

Total Number of Projects Completed: 3
 Total Number of Units Completed: 9
 Households - Moderate Income Levels: 0
 Households - Low Income Levels: 9

Black Race: 9
 Female Head of Household: 9

For the NSP Rental Rehab Program (low income set-aside category) life-to-date, 20 properties (53 units) have utilized a RR loan to for the purpose of rehabilitating a foreclosed property for rent to low-income residents.

At the end of the 2nd quarter, 1 property remained under construction.

The application deadline for the NSP2 Rental Rehabilitation Program coincided with the end of the 3rd quarter of 2012. Staff focus will shift from marketing and outreach to ensuring remaining projects are completed and closed out during the 3rd quarter of 2013 now that the expenditure deadline has passed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/54
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/54
# of Singlefamily Units	0	0/54

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/54	0/0	0/54	0
# Renter Households	0	0	0	0/54	0/0	0/54	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
8110 W BENDER AVENUE	MILWAUKEE		Wisconsin	53218-	Match / Y
5334 N 50TH STREET	MILWAUKEE		Wisconsin	53218-	Match / Y
8259 W WINNFIELD AVENUE	MILWAUKEE		Wisconsin	53218-	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NS260010000A

Activity Title: Rental Development - Large Projects

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2600000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

RENTAL DEVELOPMENT LARGE PROJECTS - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,227,961.00
Total Budget	\$100,000.12	\$1,227,961.00
Total Obligated	\$0.00	\$1,127,138.88
Total Funds Drawdown	\$0.00	\$1,093,547.12
Program Funds Drawdown	\$0.00	\$873,068.24
Program Income Drawdown	\$0.00	\$220,478.88
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,093,547.12
Department of City Development	\$0.00	\$1,093,547.12
Match Contributed	\$0.00	\$0.00

Activity Description:

Like the Rental Rehabilitation Program, this activity will help address the loss of quality affordable rental housing for low income families resulting from the foreclosure crisis.

>

>This activity will involve the large scale acquisition through bulk purchase (generally, single transactions of 20-100 units) of abandoned and foreclosed properties. Properties may include multifamily and scattered site single family and duplex properties. The pool of properties will be acquired by a City of Milwaukee Land Bank or directly by participating developers. NSP 2 funds will be used to provide gap financing for development and will leverage other funding sources, including low income housing tax credits, private mortgage financing and developer equity. Developers participating in the program will have to commit to income and rent restrictions consistent with those required on the federal HOME program.

Location Description:

This program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

Lease-up concluded on the 30 unit project located at 25th and Kilbourn (15 of the units were targeted for families earning under 60% of AMI and 15 units were targeted for families earning under 50% of AMI). Staff is completing final review of tenant income certifications for the project for project closeout. Construction is nearing final completion on the Lindsay Scattered Site project.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/38

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/38
# of Multifamily Units	0	0/18
# of Singlefamily Units	0	0/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/35	0/38	0
# Renter Households	0	0	0	0/0	0/35	0/38	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NS260020000A
Activity Title:	Rental Rehab - Large Projects 25% Set-Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS2600000000

Project Title:

RENTAL DEVELOPMENT LARGE PROJECTS - ELIGIBLE

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$4,214,812.00
Total Budget	\$300,812.00	\$4,214,812.00
Total Obligated	\$0.00	\$3,737,418.49
Total Funds Drawdown	\$0.00	\$3,591,628.60
Program Funds Drawdown	\$0.00	\$2,930,210.11
Program Income Drawdown	\$0.00	\$661,418.49
Program Income Received	\$0.00	\$200.00
Total Funds Expended	\$58,718.53	\$3,650,347.13
Department of City Development	\$58,718.53	\$3,650,347.13
Match Contributed	\$0.00	\$0.00

Activity Description:

Like the Rental Rehabilitation Program, this activity will help address the loss of quality affordable rental housing for low income families resulting from the foreclosure crisis.

>
>This activity will involve the large scale acquisition through bulk purchase (generally, single transactions of 20-100 units) of abandoned and foreclosed properties. Properties may include multifamily and scattered site single family and duplex properties. The pool of properties will be acquired by a City of Milwaukee Land Bank or directly by participating developers. NSP 2 funds will be used to provide gap financing for development and will leverage other funding sources, including low income housing tax credits, private mortgage financing and developer equity. Developers participating in the program will have to commit to income and rent restrictions consistent with those required on the federal HOME program.

Location Description:

This program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

Lease-up concluded on the 30 unit project located at 25th and Kilbourn (15 of the units were targeted for families earning under 60% of AMI and 15 units were targeted for families earning under 50% of AMI). Staff is completing final review of tenant income certifications for project closeout.

The Northside Homeowners project and the Grand Avenue Lofts project have been completed, and should be closed out in the third quarter. The Northside Neighborhood II project, the Lindsay Heights Scattered Site project and the Layton Boulevard West



Neighbors Lease-To-Own project are under construction and construction should be complete in the third quarter.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		2/10	
# ELI Households (0-30% AMI)	0		2/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		5/145	
# of Multifamily Units	0		0/125	
# of Singlefamily Units	0		5/20	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/145	0/0	5/145	100.00
# Renter Households	0	0	0	5/145	0/0	5/145	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NS280010000A

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

NS2800000000

Projected Start Date:

02/11/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMOLITION - ELIGIBLE USE D

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of Neighborhood Services

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,540,000.00
Total Budget	\$0.00	\$3,540,000.00
Total Obligated	\$0.00	\$3,500,699.65
Total Funds Drawdown	\$0.00	\$3,500,826.43
Program Funds Drawdown	\$0.00	\$3,492,394.57
Program Income Drawdown	\$0.00	\$8,431.86
Program Income Received	\$7,179.57	\$15,611.43
Total Funds Expended	\$0.00	\$3,500,826.43
Department of Neighborhood Services	\$0.00	\$3,500,826.43
Match Contributed	\$0.00	\$0.00

Activity Description:

>Approximately 50% of the foreclosed properties in the City of Milwaukee have outstanding building code violations. Many are blighting influences on the City's neighborhoods and are undermining neighborhood confidence and stability. Many of these properties have been on the market for a period of six months or more, and have been the target of significant vandalism and "cannibalization" of building components and materials. The cost of rehabilitating these properties to the standards prescribed for the NSP 2 program would be far in excess of their market value. As a result, NSP 2 funds will be used to selectively demolish those structures that are the most severely blighted and detrimental to neighborhood stability. The City will be proactive in its strategies for reuse of the vacant land resulting from demolition, as more fully described in the "Vacant Land Initiative" activity.

>

>Demolition activity may include a "deconstruction" component. In deconstruction, homes would be hand-dismantled and materials would be sorted and distributed for reuse. Experience shows that as much as 85% of a structure can be diverted from a landfill. Many items are salvageable, and those that can't be salvaged, can often be recycled to create new products.

Location Description:

This program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

Demolition efforts to evaluate potential new eligible NSP 2 demolition projects with the use of insurance recoveries were conducted in the 2nd Quarter of 2013.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	158/138

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	183/314
# of Singlefamily Units	0	183/314

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NS290010000A
Activity Title:	Financial Assistance for Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NS2900000000

Projected Start Date:

02/11/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,415,469.00
Total Budget	\$0.00	\$1,415,469.00
Total Obligated	(\$3,472.22)	\$1,367,534.84
Total Funds Drawdown	\$240.39	\$1,298,144.23
Program Funds Drawdown	\$0.00	\$1,237,014.16
Program Income Drawdown	\$240.39	\$61,130.07
Program Income Received	\$240.39	\$61,130.07
Total Funds Expended	\$5,685.76	\$1,308,129.04
Milwaukee Neighborhood Reclamation Company, LLC	\$5,685.76	\$1,308,129.04
Match Contributed	\$0.00	\$0.00

Activity Description:

The City has created a limited liability corporation which will acquire eligible property units own or with the assistance of the National Community Stabilization Trust. In general, this approach will be used for the acquisition of nuisance properties, where swift action is necessary because the property is having a significant negative impact on the neighborhood. If an opportunity presents itself for a bulk purchase of properties at a significantly discounted rate and the purchase would be consistent with a redevelopment strategy for a neighborhood.

>The primary interim and long term uses (it is not the intent of this program to hold properties for a protracted period of time - generally 24 months or less) of these properties would be for high quality affordable housing that benefits families earning <120% of AMI. Should a property not be feasible for redevelopment, selected demolition may be considered, with the reuse of vacant land consistent with the uses described in the "Vacant Land Initiative" activity of the plan.

Location Description:

This program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

The City met its overall February 2013 NSP2 expenditure deadline to expend its initial NSP2 grant. Going forward, limited program income may be available for MNRC to pursue potential strategic acquisitions. Only two improved properties purchased with NSP2 funds remain in MNRC inventory and MNRC will work to dispose of those properties in accordance with their approved disposition strategies during the coming months.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	39/45

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	44/83
# of Singlefamily Units	1	44/83

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
2152 S 29TH STREET	MILWAUKEE		Wisconsin	53215-	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NS290020000A
Activity Title:	Land Bank - 25% Set-Aside

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NS2900000000

Projected Start Date:

02/11/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$47,613.00
Total Budget	\$0.00	\$47,613.00
Total Obligated	(\$241.04)	\$47,371.86
Total Funds Drawdown	\$0.00	\$47,371.86
Program Funds Drawdown	\$0.00	\$47,371.86
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$47,371.86
Milwaukee Neighborhood Reclamation Company, LLC	\$0.00	\$47,371.86
Match Contributed	\$0.00	\$0.00

Activity Description:

The City has created a limited liability corporation which will acquire eligible property units own or with the assistance of the National Community Stabilization Trust. In general, this approach will be used for the acquisition of nuisance properties, where swift action is necessary because the property is having a significant negative impact on the neighborhood. If an opportunity presents itself for a bulk purchase of properties at a significantly discounted rate and the purchase would be consistent with a redevelopment strategy for a neighborhood.

>
>The primary interim and long term uses (it is not the intent of this program to hold properties for a protracted period of time - generally 24 months or less) of these properties would be for high quality affordable housing that benefits families earning <120% of AMI. Should a property not be feasible for redevelopment, selected demolition may be considered, with the reuse of vacant land consistent with the uses described in the "Vacant Land Initiative" activity of the plan.

Location Description:

This program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

During the second quarter of 2011, HUD approved a budget amendment proposed by the City which moved funds between NSP2 activity categories. As a result of the budget amendment, no additional land banking activity will take place in the "25% set aside" activity category. The MNRC retains the ability to acquire properties which will eventually be used to provide housing for households at or below 50% of AMI, using its remaining allocation of funds. However, the landbank funds that had been specifically reserved for set-aside activities have been shifted to other activities where they will be used to provide housing for households at or below 50% AMI.

During the second quarter of 2013, MNRC conveyed one property containing four units of housing. The property was rehabilitated and rented to NSP eligible families.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	4/4
# of Singlefamily Units	4	4/4

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
8227 W BENDER AVENUE	MILWAUKEE		Wisconsin	53218-	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NS291010000A

Activity Title: Leveraged Loan Fund

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2910000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

LAND BANK - LEVERAGED LOAN FUND - ELIGIBLE USE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$0.00	\$300,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

>Access to capital is a continuing challenge in addressing redevelopment of foreclosed and vacant properties for both private and non-profit developers. Funding for this activity would be used to leverage other financing programs offered by 3rd party capital providers (including the National Community Stabilization Trust or other lenders) to provide financing for the purchase and/or rehabilitation of foreclosed properties. This activity would complement the other activities included in the City's application for NSP 2 activities.

Location Description:

This program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have a net loss in the homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

The City worked with local and national lenders to solicit their participation in a leveraged loan fund which would provide financing for NSP development activity. Five lenders agreed to participate in the fund, including Deutsche Bank, Guaranty Bank, BMO Harris Bank, PNC Bank and US Bank. Underwriting guidelines, operating procedures and documents were developed for the program in collaboration with the City's loan fund administrator. Originations were delayed, because it took longer than anticipated to finalize documents with all five lenders. The fund closed in the third quarter of 2012 and the first loan under the program was closed in the 4th quarter of 2012. One loan was approved in the first quarter of 2013. Based on demand, it is the intention to supplement funding in 2013 with NSP 2 program income and to utilize the loan fund to continue to support activity under the City's neighborhood stabilization efforts.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/6	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NS291020000A

Activity Title: Leveraged Loan Fund - 25% Set-Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2910000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

LAND BANK - LEVERAGED LOAN FUND - ELIGIBLE USE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total Budget	\$0.00	\$50,000.00
Total Obligated	\$0.00	\$22,507.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$11,760.00	\$11,760.00
Department of City Development	\$11,760.00	\$11,760.00
Match Contributed	\$0.00	\$0.00

Activity Description:

>Access to capital is a continuing challenge in addressing redevelopment of foreclosed and vacant properties for both private and non-profit developers. Funding for this activity would be used to leverage other financing programs offered by 3rd party capital providers (including the National Community Stabilization Trust or other lenders) to provide financing for the purchase and/or rehabilitation of foreclosed properties. This activity would complement the other activities included in the City's application for NSP 2 activities.

Location Description:

This program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have a net loss in the homeownership as a result of the foreclosure issue.

Activity Progress Narrative:

The City worked with local and national lenders to solicit their participation in a leveraged loan fund which would provide financing for NSP development activity. Five lenders agreed to participate in the fund, including Deutsche Bank, Guaranty Bank, BMO Harris Bank, PNC Bank and US Bank. Underwriting guidelines, operating procedures and documents were developed for the program in collaboration with the City's loan fund administrator. Originations were delayed, because it took longer than anticipated to finalize documents with all five lenders. Thus far, two loans have been originated under the pool. Based on demand, it is the intention to supplement funding in 2013 with NSP 2 program income and to utilize the loan fund to continue to support activity under the City's neighborhood stabilization efforts.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/6	0/0	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	