

**Grantee: Milwaukee, WI**

**Grant: B-09-LN-WI-0036**

**July 1, 2013 thru September 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 PI/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.

&gt;

>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.

&gt;

>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.

&gt;

>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.

&gt;

>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.

&gt;

>Capacity

&gt;

>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.

&gt;

>Targeting and Approach

&gt;

>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.

>

>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.

>

>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.

>

>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 off 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.

>

>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.

>

>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.

>

>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.

>

>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.



- >
- >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.
- >
- >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.
- >
- >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.
- >
- >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](http://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.
- >
- >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
<b>Total Projected Budget from All Sources</b>	N/A	\$30,661,000.00
<b>Total Budget</b>	\$0.00	\$30,661,000.00
<b>Total Obligated</b>	\$225,650.55	\$27,085,073.21
<b>Total Funds Drawdown</b>	\$0.00	\$25,830,237.62
<b>Program Funds Drawdown</b>	\$0.00	\$23,397,015.46
<b>Program Income Drawdown</b>	\$0.00	\$2,433,222.16
<b>Program Income Received</b>	\$884,886.54	\$3,577,796.26
<b>Total Funds Expended</b>	\$206,227.01	\$26,002,461.22
<b>Match Contributed</b>	\$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 NSP 2 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. NSP 2 funded activity continued during the 3rd quarter of 2013 utilizing program income from the sale of rehabilitated homes and the repayment of development loans funded with NSP 2 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 application for the NSP 2 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.



# Project Summary

Project #, Project Title

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

<b>Grantee Activity Number:</b>	<b>NS2100300191</b>
<b>Activity Title:</b>	<b>Administration</b>

**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**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$1,920,741.00

**Total Budget**

\$0.00

\$1,920,741.00

**Total Obligated**

\$202,297.59

\$1,640,120.07

**Total Funds Drawdown**

\$0.00

\$1,070,186.86

**Program Funds Drawdown**

\$0.00

\$1,061,719.03

**Program Income Drawdown**

\$0.00

\$8,467.83

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$41,206.51

\$1,163,681.25

    Department of City Development

\$41,206.51

\$1,163,681.25

**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 3rd 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**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$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**

\$0.00

\$195,214.00

    Department of Neighborhood Services

\$0.00

\$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:**

**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**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$141,975.00

**Total Budget**

\$0.00

\$141,975.00

**Total Obligated**

\$0.00

\$141,975.00

**Total Funds Drawdown**

\$0.00

\$133,921.32

**Program Funds Drawdown**

\$0.00

\$133,921.32

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$763.96

\$141,974.50

    Milwaukee Health Department

\$763.96

\$141,974.50

**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:**

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. In 2013, 2 inspections were performed and 75 units were cleared as being lead safe.

**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	

---



<b>Grantee Activity Number:</b>	<b>NS220010000A</b>
<b>Activity Title:</b>	<b>Homebuyer Financial Assistance</b>

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,450,000.00
<b>Total Budget</b>	\$0.00	\$1,450,000.00
<b>Total Obligated</b>	(\$31,434.82)	\$907,744.31
<b>Total Funds Drawdown</b>	\$0.00	\$852,062.27
<b>Program Funds Drawdown</b>	\$0.00	\$852,062.27
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$7,400.00
<b>Total Funds Expended</b>	\$8,766.03	\$880,254.68
Department of City Development	\$8,766.03	\$880,254.68
<b>Match Contributed</b>	\$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, 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 were under construction at the close of the 3rd quarter. Properties listed below have had construction completed and project accounts were closed out during the first 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 NSP 2 Homebuyer Assistance Program coincided with the end of the 3rd quarter of 2013 and staff focus has shifted from marketing and outreach to ensuring remaining projects are completed and closed out during the 4th quarter of 2013 now that the expenditure deadline has passed.



SPECIAL NOTE: The Race/Ethnicity and Female Head of Household information for this activity 8 Black, 4 Head of Household for Moderate Income is inaccurate. A DRGR system glitch is not allowing the removal of these items. City of Milwaukee sent OneCPD question requesting assistance to resolve the technical issue, awaiting response.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/42
# of Singlefamily Units	0	13/42

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	8	8	1/0	12/28	15/42	86.67
# Owner Households	0	8	8	1/0	12/28	15/42	86.67

### 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:** 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**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$33,500.00

**Total Budget**

\$0.00

\$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.

**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

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:** 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**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$225,000.00

**Total Budget**

\$0.00

\$225,000.00

**Total Obligated**

\$169.81

\$224,430.81

**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 NSP 2 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 3rd 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.

### Accomplishments Performance Measures

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

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	



<b>Grantee Activity Number:</b>	<b>NS230020000A</b>
<b>Activity Title:</b>	<b>Vacant Lot Reuse - New Construction</b>

**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	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$351,768.00
<b>Total Budget</b>	\$0.00	\$351,768.00
<b>Total Obligated</b>	\$0.00	\$347,443.04
<b>Total Funds Drawdown</b>	\$0.00	\$347,103.92
<b>Program Funds Drawdown</b>	\$0.00	\$342,443.04
<b>Program Income Drawdown</b>	\$0.00	\$4,660.88
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$347,103.92
Department of City Development	\$0.00	\$347,103.92
<b>Match Contributed</b>	\$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	



<b>Grantee Activity Number:</b>	<b>NS230040000A</b>
<b>Activity Title:</b>	<b>Vacant Land - 25% Set-Aside (Rev)</b>

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,925,578.00
<b>Total Budget</b>	\$0.00	\$2,925,578.00
<b>Total Obligated</b>	(\$33.00)	\$2,918,486.74
<b>Total Funds Drawdown</b>	\$0.00	\$2,897,102.54
<b>Program Funds Drawdown</b>	\$0.00	\$2,897,102.54
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,871.23	\$2,901,218.74
Department of City Development	\$1,871.23	\$2,901,218.74
<b>Match Contributed</b>	\$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 King Drive Commons IV was fully leased in the third quarter.

### 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	



<b>Grantee Activity Number:</b>	<b>NS240010000A</b>
<b>Activity Title:</b>	<b>Development Subsidies</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NS2400000000

**Project Title:**

ACQUISITION/REHAB/RESALE PROGRAM - 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 - LMMI

**Responsible Organization:**

Department of City Development

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$8,819,883.78
<b>Total Budget</b>	\$0.00	\$8,819,883.78
<b>Total Obligated</b>	\$1,831.50	\$7,978,006.78
<b>Total Funds Drawdown</b>	\$0.00	\$7,889,288.72
<b>Program Funds Drawdown</b>	\$0.00	\$6,520,716.57
<b>Program Income Drawdown</b>	\$0.00	\$1,368,572.15
<b>Program Income Received</b>	\$884,147.54	\$3,437,715.76
<b>Total Funds Expended</b>	\$77,246.05	\$7,691,686.65
Department of City Development	\$77,246.05	\$7,691,686.65
<b>Match Contributed</b>	\$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:**

For the Program life-to-date, by the end of the 3rd quarter a total of 65 units were enrolled in the program. 52 units have already sold to new homebuyers and the pace of sales remains strong, with a number of sales during the 3rd quarter. Properties listed below have sold to income eligible buyers and project accounts were closed out during the 3rd 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 the remainder of 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. During the upcoming months, the City will continue to work on expanding its partnership with Habitat for Humanity to assist Habitat rehabilitate foreclosed homes in its target neighborhoods using NSP funds.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	18/73

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	20/73
# of Singlefamily Units	3	20/73

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	2	3	2/0	10/73	18/73	66.67
# Owner Households	1	2	3	2/0	10/73	18/73	66.67

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1948 N 19th St	Milwaukee		Wisconsin	53205-1546	Match / Y
1124 S 21st St	Milwaukee		Wisconsin	53204-2031	Match / Y
2205 N 16th St	Milwaukee		Wisconsin	53205-1217	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

**Activity Status:**  
 Under Way

**Project Number:**  
 NS2400000000

**Project Title:**  
 ACQUISITION/REHAB/RESALE PROGRAM - 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 - LMMI

**Responsible Organization:**  
 Department of City Development

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$45,000.00
<b>Total Budget</b>	\$0.00	\$45,000.00
<b>Total Obligated</b>	\$0.00	\$27,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$10,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$10,500.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$2,000.00	\$19,500.00
Department of City Development	\$2,000.00	\$19,500.00
<b>Match Contributed</b>	\$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.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	3	18/73



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	20/73

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	2	3	2/0	10/73	18/73	66.67
# Owner Households	1	2	3	2/0	10/73	18/73	66.67

### Activity Locations

Address	City	County	State	Zip	Status / Accept
2205 N 16th St	Milwaukee		Wisconsin	53205-1217	Match / Y
1948 N 19th St	Milwaukee		Wisconsin	53205-1546	Match / Y
1124 S 21st St	Milwaukee		Wisconsin	53204-2031	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	



<b>Grantee Activity Number:</b>	<b>NS240031000A</b>
<b>Activity Title:</b>	<b>Development Subsidies</b>

**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:**

ACQUISTION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Housing Authority of the City of Milwaukee

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,458,250.00
<b>Total Budget</b>	\$0.00	\$1,458,250.00
<b>Total Obligated</b>	\$0.00	\$1,039,600.38
<b>Total Funds Drawdown</b>	\$0.00	\$1,036,768.32
<b>Program Funds Drawdown</b>	\$0.00	\$996,768.32
<b>Program Income Drawdown</b>	\$0.00	\$40,000.00
<b>Program Income Received</b>	\$0.00	\$40,000.00
<b>Total Funds Expended</b>	\$0.00	\$1,036,768.32
Housing Authority of the City of Milwaukee	\$0.00	\$1,036,768.32
<b>Match Contributed</b>	\$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., 4165 N. 40th St., and 5226 N. 65th St. have been sold to eligible buyers.

An offer has been accepted for the property located at 5033 N. 25th St,

Work has been completed at 4208 N. 36th St., 8 642 W Douglas Ave., 4120 N. 14th st. and 3961 N. 28th St.

Work is nearing completion at 4 332 N. 22nd 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

**Project Number:**

NS2500000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

RENTAL REHABILITATION - ELIGIBLE USE A

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$110,000.00
<b>Total Budget</b>	\$0.00	\$110,000.00
<b>Total Obligated</b>	\$434.00	\$50,428.67
<b>Total Funds Drawdown</b>	\$0.00	\$48,816.17
<b>Program Funds Drawdown</b>	\$0.00	\$48,816.17
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$1,000.00
<b>Total Funds Expended</b>	\$0.00	\$48,816.17
Department of City Development	\$0.00	\$48,816.17
<b>Match Contributed</b>	\$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 3rd quarter.

During the 3rd 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 4th 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	



<b>Grantee Activity Number:</b>	<b>NS250020000A</b>
<b>Activity Title:</b>	<b>Rental Rehabilitation - 25% Set-Aside</b>

**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	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,175,062.00
<b>Total Budget</b>	\$0.00	\$1,175,062.00
<b>Total Obligated</b>	\$26,802.00	\$906,446.00
<b>Total Funds Drawdown</b>	\$0.00	\$738,936.61
<b>Program Funds Drawdown</b>	\$0.00	\$678,874.61
<b>Program Income Drawdown</b>	\$0.00	\$60,062.00
<b>Program Income Received</b>	\$0.00	\$11,600.00
<b>Total Funds Expended</b>	\$49,596.71	\$847,257.48
Department of City Development	\$49,596.71	\$847,257.48
<b>Match Contributed</b>	\$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 3rd quarter. Staff is working with owners to obtain documentation needed for closeout and additional completions are expected by the end of the 4th quarter in 2013. As of the end of the 3rd quarter, construction has been completed on all properties rehabilitated under this activity.

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.

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 closed out during the 4th 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

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	





<b>Grantee Activity Number:</b>	<b>NS260010000A</b>
<b>Activity Title:</b>	<b>Rental Development - Large Projects</b>

**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	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,227,961.00
<b>Total Budget</b>	\$0.00	\$1,227,961.00
<b>Total Obligated</b>	\$11,768.00	\$1,138,906.88
<b>Total Funds Drawdown</b>	\$0.00	\$1,093,547.12
<b>Program Funds Drawdown</b>	\$0.00	\$873,068.24
<b>Program Income Drawdown</b>	\$0.00	\$220,478.88
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,124.66	\$1,094,671.78
Department of City Development	\$1,124.66	\$1,094,671.78
<b>Match Contributed</b>	\$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:**

Construction is complete on the Lindsay Heights Scattered Sites project and lease up is almost complete.

**Accomplishments Performance Measures**

**This Report Period**

**Total**

**Cumulative Actual Total / Expected**

**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

**Project Number:**

NS2600000000

**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:**

RENTAL DEVELOPMENT LARGE PROJECTS - ELIGIBLE

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,214,812.00
<b>Total Budget</b>	\$0.00	\$4,214,812.00
<b>Total Obligated</b>	\$14,262.00	\$3,751,680.49
<b>Total Funds Drawdown</b>	\$0.00	\$3,591,628.60
<b>Program Funds Drawdown</b>	\$0.00	\$2,930,210.11
<b>Program Income Drawdown</b>	\$0.00	\$661,418.49
<b>Program Income Received</b>	\$0.00	\$200.00
<b>Total Funds Expended</b>	\$9,516.28	\$3,659,863.41
Department of City Development	\$9,516.28	\$3,659,863.41
<b>Match Contributed</b>	\$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:**

The Northside Homeowners, Northside Neighborhood and Grand Avenue Lofts project have been all been completed and are leased up. Closeouts are forthcoming. The Lindsay Heights Project is complete and almost fully leased. The Northside Neighborhood II project and the Layton Boulevard West Neighbors Lease-To-Own project are under construction and should be complete and leased by year end. The 3056 North Palmer project is under construction.



## 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**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$3,540,000.00

**Total Budget**

\$0.00

\$3,540,000.00

**Total Obligated**

\$14,783.28

\$3,515,482.93

**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**

\$0.00

\$15,611.43

**Total Funds Expended**

\$14,784.00

\$3,515,610.43

    Department of Neighborhood Services

\$14,784.00

\$3,515,610.43

**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:**

No new grants were set-up in quarter 3 of 2013. All activity has been completed under this grant. We have received all contractor invoices and the completion report will be processed in the fourth quarter.



## 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

---



<b>Grantee Activity Number:</b>	<b>NS290010000A</b>
<b>Activity Title:</b>	<b>Financial Assistance for Acquisition</b>

**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	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,415,469.00
<b>Total Budget</b>	\$0.00	\$1,415,469.00
<b>Total Obligated</b>	(\$15,229.81)	\$1,352,305.03
<b>Total Funds Drawdown</b>	\$0.00	\$1,298,144.23
<b>Program Funds Drawdown</b>	\$0.00	\$1,237,014.16
<b>Program Income Drawdown</b>	\$0.00	\$61,130.07
<b>Program Income Received</b>	\$739.00	\$61,869.07
<b>Total Funds Expended</b>	(\$648.42)	\$1,307,480.62
Milwaukee Neighborhood Reclamation Company, LLC	(\$648.42)	\$1,307,480.62
<b>Match Contributed</b>	\$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 third quarter of 2013, MNRC did not have any acquisition or sale activity.

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	2	41/45

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	46/83
# of Singlefamily Units	2	46/83

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
3287 N 47th St	Milwaukee		Wisconsin	53216-3311	Match / Y
5226 N 65th St	Milwaukee		Wisconsin	53218-3008	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	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$47,613.00
<b>Total Budget</b>	\$0.00	\$47,613.00
<b>Total Obligated</b>	\$0.00	\$47,371.86
<b>Total Funds Drawdown</b>	\$0.00	\$47,371.86
<b>Program Funds Drawdown</b>	\$0.00	\$47,371.86
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$47,371.86
Milwaukee Neighborhood Reclamation Company, LLC	\$0.00	\$47,371.86
<b>Match Contributed</b>	\$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. The sole project that was completed within this activity category has now been closed out.



## Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

## 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	



<b>Grantee Activity Number:</b>	<b>NS290032000A</b>
<b>Activity Title:</b>	<b>Land Bank - Holding Costs</b>

**Activity Category:**

Land Banking - Disposition (NSP Only)

**Project Number:**

NS2900000000

**Projected Start Date:**

09/20/2011

**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:**

Department of City Development

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$117,353.22
<b>Total Budget</b>	\$0.00	\$117,353.22
<b>Total Obligated</b>	\$0.00	\$117,353.22
<b>Total Funds Drawdown</b>	\$0.00	\$117,353.22
<b>Program Funds Drawdown</b>	\$0.00	\$117,353.22
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$117,353.22
Department of City Development	\$0.00	\$117,353.22
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

In the effort to preserve, stabilize and maintain vacant properties to the highest degree possible and support ongoing efforts in the City's NSP2 target neighborhoods.

**Location Description:**

The program will be targeted to the neighborhoods of greatest need.

**Activity Progress Narrative:**

The expenditures for this activity were fully expended by the February 2013 deadline. The Department of City Development is working on closing these projects out in the near future.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	17/30

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	20/116
<b># of Singlefamily Units</b>	0	20/116



## 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	

---



<b>Grantee Activity Number:</b>	<b>NS291010000A</b>
<b>Activity Title:</b>	<b>Leveraged Loan Fund</b>

**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	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total Budget</b>	\$0.00	\$300,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$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.

The City is beginning the implementation of a major initiative to address a significant increase in City tax foreclosed properties and it is anticipated that the loan fund will be to support the initiative going forward.



## 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	



<b>Grantee Activity Number:</b>	<b>NS291020000A</b>
<b>Activity Title:</b>	<b>Leveraged Loan Fund - 25% Set-Aside</b>

**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

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

The City is beginning the implementation of a major initiative to address a significant increase in City tax foreclosed properties and it is anticipated that the loan fund will be used to support the initiative going forward.



## 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	

