

Grantee: Milwaukee, WI

Grant: B-08-MN-55-0006

July 1, 2013 thru September 30, 2013 Performance Report



Grant Number:

B-08-MN-55-0006

Obligation Date:

03/18/2009

Award Date:

03/18/2009

Grantee Name:

Milwaukee, WI

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

Original - In Progress

LOCCS Authorized Amount:

\$9,197,465.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated P/RL Funds:

\$2,649,393.00

Total Budget:

\$11,846,858.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Section 2301(c) (2) of the Housing and Economic Recovery Act of 2008 (HERA) sets forth three criteria for communities to utilize in determining the areas of greatest need within their jurisdictions. HERA specifies that for the purposes of administering the Neighborhood Stabilization Program (NSP), areas of greatest need are those:

- a. with the greatest percentage of home foreclosures;
- b. with the highest percentage of homes financed by a subprime mortgage related loan; and,
- c. identified by the State or unit of general local government as likely to face a significant rise in the rate of home foreclosures.

The City of Milwaukee has analyzed data provided by HUD in determining areas of the City which exhibit the greatest degree of need according to each of the HERA criteria. Additionally, the City has conducted extensive research and collected additional data from other sources including the University of Wisconsin Milwaukee and Cooperative Extension, Legal Aid Society of Milwaukee, County Circuit Court Foreclosure Records, Nonprofit Center of Milwaukee, the City of Milwaukee Assessor's Office and the Milwaukee County Register of Deeds Office to supplement HUD's data.

The compilation of this data and the creation of a "real-time" database for tracking foreclosure activity allow the City of Milwaukee to go beyond identifying areas of greatest need at a single point in time. The City will continually be able to assess, adapt and evaluate information to guide its efforts in addressing the foreclosure problem in City neighborhoods.

Greatest Percentage of Home Foreclosures

For the NSP, HUD developed a mathematical formula to predict the foreclosure rate (from January 1, 2007 - June 30, 2008) for every census tract in the United States. This formula takes into account high cost lending activity, area unemployment and change in home values. According to HUD's formula, the City of Milwaukee's 18-month predicted foreclosure rate was 9.9% of all residential mortgages - a rate 2.75 times the predicted rate for the State of Wisconsin (excluding the City of Milwaukee). Appendix "A" of the NSP substantial amendment presents a map of HUD's predicted foreclosure rate for each census tract in the City of Milwaukee, highlighting the areas with the expected greatest percentage of home foreclosures.

To supplement this data, the City of Milwaukee has also developed a "real-time" database which tracks foreclosure filings and maintains an up-to-date listing of all bank and City owned foreclosed properties within the City. Between January 1, 2007 and October 3, 2008, foreclosure proceedings were initiated against 8,588 properties in the City of Milwaukee. The areas with the highest numbers of foreclosure filings are reflected in Appendix "B" of the NSP substantial amendment. As a result of these filings, there are currently 1,619 bank owned and 138 City owned foreclosed residential properties in the City of Milwaukee.

The areas with the highest concentrations of foreclosed properties are reflected in Appendix "C" of the NSP substantial amendment.

Highest Percentage of Subprime Mortgage Financing

The City of Milwaukee has analyzed high-cost lending activity within its jurisdiction using data provided under the Act (HMDA), including the HMDA data provided by HUD for the NSP. According to HMDA data, 42.4 % of mortgage loans issued from 2004-2006 in the City of Milwaukee were high-cost, the highest rate for any CDBG entitlement jurisdiction in Wisconsin. Appendix "D" of the NSP substantial amendment presents a map of high-cost lending activity from 2004-2006 for each census tract in the City of Milwaukee, highlighting the areas with the greatest percentage of subprime mortgage lending.



For the purposes of this action plan, the City of Milwaukee will utilize "high-cost" mortgage loans (defined as any first lien mortgage with an initial interest rate 3 percentage points or more higher than prevailing Treasury rates at the time of issuance) as a proxy for determining the areas with the highest percentage of subprime loans. This definition corresponds to lending data released by HUD at the census tract level in conjunction with the NSP and will allow for comparisons across jurisdictions and time periods. In its NSP allocation methodology, HUD has acknowledged that "there are no public data sources collected evenly across the United States on… subprime loans."

Locally, a study conducted by the UWM Employment and Training Institute examined lending activity by subprime lenders in Milwaukee County. The study found that this activity disproportionately occurred in Milwaukee Community Development Block Grant neighborhoods. Appendix "E" of the NSP substantial amendment presents a map of loans made by subprime lenders in Milwaukee County during 2004-2005. Notably, the areas with the greatest amount of subprime lending activity correspond to the areas with the highest percentage of high-cost loans.

Significant Risk of Increased Foreclosures

The City of Milwaukee will utilize a number of factors when determining which areas are likely to face a significant rise in the rate of home foreclosures. In conjunction with the NSP, HUD developed a "Foreclosure Abandonment Risk Score" for every census tract in the United States. This score was developed to help local jurisdictions gauge which neighborhoods are most likely to face an increase in the number of homes abandoned as a result of increased rates of foreclosure. On the whole, HUD classified the City of Milwaukee as having a "High" risk for local abandonment. (The State of Wisconsin was classified as having a "Low" statewide abandonment risk.) Appendix "F" of the NSP substantial amendment presents a map of HUD's Foreclosure Abandonment Risk Score (on a 1-10 scale) for each census tract in the City of Milwaukee, providing an indicator of the areas facing a significant risk for increased foreclosures. According to this methodology, a significant portion of the City is at risk for increased abandonment as 85% of Milwaukee census tracts receive a score of six or higher on HUD's scale and 60% receive a score of nine or ten.

The City of Milwaukee will also use its tracking capabilities to identify areas where there are significant numbers of properties with open foreclosure filings. These are properties for which a foreclosure action has been filed, but which have not yet been sold at Sheriff's Sale or transferred through some other method of conveyance. This will allow the City to have advance warning of areas likely to experience ariseintheamountofabandoned and foreclosed homes. There are currently 4,363 open foreclosure filings in the City of Milwaukee. Appendix "G" of the NSP substantial amendment illustrates the areas with the greatest numbers of these open filings.

Other Factors

In addition to those specified by HERA, the City of Milwaukee will use the following factors to identify the areas of greatest need within its jurisdiction:

Blighting Effects of Abandoned and Foreclosed Properties:

Abandoned and foreclosed properties are having a significant blighting influence in Milwaukee neighborhoods. Two-thirds of the 1,757 foreclosed properties in the City of Milwaukee had open building code violations, including 70 with open raze/placard orders. Throughout the NSP implementation period, the City of Milwaukee will continually cross-reference its database of abandoned and foreclosed homes with building inspection records in order to identify areas where abandoned properties with significant code violations and/or raze orders threaten to have a blighting influence on neighboring homes.

Impacts on Area Real Estate Market

The impact of the rise in home foreclosures has affected the underlying real estate market in City neighborhoods to differing degrees. Based on a sample of sales of abandoned foreclosed properties in 2008, it is clear that this crisis has the potential to drive down property values in Milwaukee neighborhoods. During the second and third quarters of 2008, the average sale price of a foreclosed home in the City of Milwaukee was 50.2% of its assessed value. In five of Milwaukee's fifteen aldermanic districts, the average sale price of a foreclosed home during that period was less than 50% of its assessed value (Appendix "H" of the NSP substantial amendment). Throughout the NSP implementation period, the City of Milwaukee will continue to monitor the sale price and time on the market of abandoned and foreclosed homes in order to intervene in the areas which face the greatest risks for decreased property values as a result of foreclosures.

Low-Moderate Income Areas

HERA provides that "all funds appropriated or otherwise made available under [HERA] shall be used with respect to individuals and families whose income does not exceed 120 percent of area median income." Appendix "I" of the NSP substantial amendment displays the percentage of area residents with incomes at or below 120% of Area Median Income (AMI) in each census tract in the City. The City of Milwaukee will take into account the percentage of residents in an area with incomes at or below 120% of AMI in determining the areas of greatest need for the purposes of implementing the NSP.

Distribution and and Uses of Funds:

As indicated above, the City of Milwaukee has established a comprehensive foreclosure information and tracking system that it will utilize to target and distribute NSP funds to areas of greatest need consistent with the requirements of HERA:

Greatest percentage of foreclosures

The City obtains up to date information for Sheriff's sales of foreclosed properties from the Milwaukee County Register of Deed's Office and the Milwaukee City Assessor's Office. The information is updated regularly and includes the location, ownership and property characteristics of all foreclosed properties in the City. The information is cross referenced with the City's Department of Neighborhood Services building inspection records to assist in making a qualitative assessment of property conditions and their potential impact on City neighborhoods. The information also provides valuable data on the sale of foreclosed properties, so that property values, sales prices, and changes in owner occupancy can be tracked and evaluated to guide the deployment of resources and programming in specific neighborhoods.

Highest percentage of homes financed by a subprime mortgage related loan

The University of Wisconsin Milwaukee (UWM), in cooperation with Legal Action of Wisconsin undertook a comprehensive study of subprime and high cost lending activity in the City of Milwaukee. This data, supplemented with the most recent HMDA data for high cost loans, provides



the location of subprime and high cost lending in City neighborhoods. The UWM study provides additional guidance in that it looks beyond the geography of subprime lending activity to assess impact on Milwaukee homeowners and renters. The study shows that in Milwaukee, subprime lending disproportionately impacted Milwaukee's poorest families and minority borrowers. Further, over 50% of subprime lending activity was refinancing loans for existing homeowners. The City's targeting approach, as well as its program design, will take into account those families that were most affected by the foreclosure problem.

Areas likely to face a significant rise in the rate of home foreclosures

The City obtains up to date information for foreclosure filings from the Milwaukee County Register of Deed's Office. Like the system for foreclosed properties, the information is updated regularly and along with the location of subprime lending activity in the City, provides an "early warning system" to allow the City to identify areas that are likely to experience an increase in foreclosed properties.

Intervention areas

In addition to the areas of greatest need detailed above, the City may identify specific areas that are in need of "spot intervention" for eligible NSP activities. These would be neighborhoods that may not have the highest level of foreclosed homes, but where the neighborhood and real estate market are being undermined by specific foreclosure related problem properties. If left unaddressed, these vacant and abandoned properties could result in increased crime, negative neighborhood perceptions, declines in property values and decreased neighborhood confidence. While the priority for NSP funding would be for areas with greatest need that have been identified in Section "A" early and targeted intervention in select areas will prevent decline in otherwise stable neighborhoods.

Utilizing the above data, and the risk and impact factors that have been identified, the City will direct its resources to meet the targeting requirements of HERA. As reflected in Section "A" there is significant geographic overlap when considering all of the need factors contained in both HERA and the City's supplemental research and information.

Consistent with HERA targeting requirements, funds will be prioritized in those areas where the HUD estimated foreclosure rate is in excess of the state average (Appendix A) and in those areas which have a home foreclosure abandonment risk score greater than "5" (Appendix F). This prioritization strategy will be further supplemented with the City's foreclosure databases which will be continuously updated, providing the City with the ability to adapt to changes in the market, as well as assess the effects of its intervention efforts and make necessary adjustments in the way it is deploying its resources.

Recognizing that a "one size fits all approach" may not meet the need of neighborhoods even if they share similar characteristics in relationship to foreclosure statistics, programming will also be targeted to best address the impact of foreclosures on specific neighborhoods. For example, an area that is particularly hard hit will have programming that is more deeply subsidized and involves more direct intervention (demolition, rental development, acquisition and rehab, etc.). An area that has been impacted by foreclosures, but still has a reasonable base of homeownership and a relatively viable real estate market will have programs that are more highly leveraged and targeted to homeownership (e.g., incentive for a homebuyer to purchase a foreclosed home). In directing its resources, the City will, to the greatest extent possible, leverage NSP funds so that they have both a significant and sustainable impact on those neighborhoods of greatest need. Within the areas of greatest need, the City will direct its resources to complement other development activities, to work with established neighborhood partners and community organizations, and to focus and concentrate resources to achieve the maximum impact on the neighborhoods affected by the foreclosure problem.

Definitions and Descriptions:

Section 66.1333(2m)(bm) of Wisconsin State Statutes provides that "blighted property" means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

Affordable rents under the NSP will be consistent with limits prescribed by HUD in conjunction with the HOME program. The following table displays 2008 HOME rent limits for the City of Milwaukee. These rents are considered to be affordable for households with incomes that are 60% of AMI. The lower 50% AMI rent limit will be used in determining whether a unit can be counted towards the NSP requirement that at least 25% of grant funds be used to provide housing for individuals whose incomes do not exceed 50% of AMI. Affordable rent limits will be updated each year of the NSP implementation period to reflect any changes in HOME rent limits.

NSP Affordable Rent Limits - 2008 (1)

Room Count:	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
Affordable Rent Limit:	\$477	\$567	\$664	\$849	\$858	\$993
Rent Limit for NSP 50% area median income requirement:	\$477	\$537	\$630	\$727	\$807	\$889

(1) Limits assume tenant responsibility for all utilities other than sewer/water. Adjustments will be made using Housing Authority of the City of Milwaukee Utility Allowances when appropriate.

The City of Milwaukee will utilize the affordability requirements of the HOME program for prescribing the periods of continued affordability for



NSP assisted activities.

Homeownership Programs:

Subsidy/Assistance Amount Period of Affordability

<\$15,000 = 5 years

\$15,000-\$40,000 = 10 years

\$40,000+ = 15 years

Rental Programs:

Subsidy/Assistance Amount Period of Affordability

<\$15,000/unit= 5 years

\$15,000-\$40,000/unit = 10 years

\$40,000+/unit = 15 years

Newconstruction = 20 years

For both rental and homeownership programs utilizing NSP funds, the City of Milwaukee will utilize mortgages and restrictive covenants to ensure continued affordability of NSP assisted housing. Any funds recaptured from NSP activities will be administered consistent with the requirements of HERA.

The following summary describes the housing rehabilitation standards for NSP assisted properties.

Scope of Work: Whether NSP funds are used to acquire and/or rehabilitate a property, a qualified professional will thoroughly inspect the property and develop a cost-estimated scope of work. The scope of work will list the minimum requirements to bring the property into code compliance. Each property will receive a Certificate of Code Compliance upon completion.

Technical Specifications: Rehab work on NSP-assisted properties shall follow the City's "Technical Specifications and Performance Standards" manual ("Manual.") The Manual is currently used for the City's Federally-funded HOME programs. It combines the City's rehabilitation standard with programmatic policies, federal regulations, and state / local building codes. It is the overall guide to labor and material performance standards for Federally-assisted rehabs.

Lead Safety: All applicable laws and regulations, whether federal, state, or local, relating to lead based paint, will be addressed in all NSP assisted properties. Lead abatement work will be done by State of Wisconsin-certified lead abatement contractors and/or rehabilitation crews and supervisors. All work will be done in a lead safe manner, and all completed work will have a lead wipe test conducted with subsequent clearance by the Milwaukee Health Department (MHD).

"Green" Improvements: NSP-assisted properties will require landscaping that beautifies the property. An added benefit is that trees and other permanent landscaping capture carbon dioxide, a major component of greenhouse gases. Whenever financially feasible, scopes of work will include environmentally-friendly improvements that conserve energy, manage storm water runoff, and minimize use of non-renewable resources. There will be a strong emphasis on energy conservation such as high efficiency furnaces and boilers, energy-efficient windows, air-sealing, insulation, and efficient lighting. **Occupancy Permits and Final Inspections:** In the City of Milwaukee, a building vacant for more than 1 year requires a renewed Certificate of Occupancy. Such buildings require clearance from MHD and the Department of Neighborhood Services (DNS.) It is assumed that many NSP-assisted properties will need new Certificates of Occupancy. Additionally, before a NSP-assisted property is occupied, a qualified rehabilitation specialist or other housing professional will inspect the rehab work to insure the scope of work is completed in a professional manner, that permits were issued, that there is a valid Occupancy Permit, and that the all required MHD and Department of Neighborhood Services (DNS) sign-offs are on-file.

Low Income Targeting:

At least 25% of funds will be used for families whose incomes do not exceed 50% of AMI. While 25% will be a minimum the City will, to the greatest extent possible, encourage additional targeting of resources for housing units for individuals or families whose incomes do not exceed 50% of AMI.

Specifically, by category:

Homebuyer Assistance - 12.5 % of funding will be targeted to families earning under 50% of AMI.

Rental Development (Rental Rehabilitation -Small Projects) - 50 % of the funding will be targeted to families earning under 50% of AMI.

Rental Development (Large Projects) - 50% of the funding will be targeted to families earning under 50% of AMI.

Redevelopment of Vacant Land (new construction) - 50 % of the funding will be targeted to families earning under 50% of AMI.

Land Bank - 30% of the funding will be targeted to families earning under 50% of AMI.

Acquisition and Relocation:

The City of Milwaukee anticipates that 75 properties will be demolished in census tracts where at least 51% of the residents have incomes less than 80% of AMI.

The vacant land resulting from demolition activities will be utilized to benefit low income neighborhoods and individuals. For those sites that do not have the potential for redevelopment (because of size, extraordinary site conditions or location), a variety of reuses will be considered, including sales to adjacent low income property owners, the development of urban gardens or green space, and storm water retention banks for future neighborhood development. Sites that do have redevelopment potential may be offered for the development of high quality affordable housing uses. These reuses are more fully described in the Activity Description "Vacant Land Initiative."

For new construction activity, it is estimated that 20 housing units will benefit households earning under 50% of AMI and 20 housing units will



benefit households earning between 51% and 80% of AMI. It is estimated that this activity would commence in September of 2009 and be completed by December of 2010.

The City does not anticipate that any existing low income housing units will be converted to a different use as a result of NSP activities.

Public Comment:

CDGA welcomes the views and input of citizens and other stakeholders as it pertains to the any reports disseminated to the public. Any comments, letters or other correspondence received are considered and are included in reports submitted to HUD. To ensure adequate and accessible citizen participation, the City of Milwaukee a prepared a "draft" of the NSP Substantial Amendment to the City's 2008 Action Plan for the City's Community Development Block Grant Program under the Housing & Economic Recovery Act of 2008.

The public comment period for review of the draft amendment was November 4th through November 24, 2008. CDGA notified non-profit community agencies, residents, businesses, elected officials and other interested stakeholders through mailings, newspaper publications and phone calls.

CDGA also posted the notice at City Hall, on the City's website from November 3rd through November 25, 2008 and published a notice of availability in the following publications on the dates listed below. Copies of the proposed amendment were also made available to the public at the CDGA offices, the City Clerk's office and the City's Legislative Reference Bureau.

- 1) Milwaukee Journal, November 3, 2008
- 2) El Conquistador, (Spanish publication); October 31-November 6, 2008
- 3) Milwaukee Community Journal, November 6, 2008

In addition, several public meetings were held as part of the citizen review process as follows:

- 1) Milwaukee Foreclosure Partnership Initiative; September 18, 2008; October 21, 2008
- 2) Special Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes; October 14, 2008; October 24, 2008
- 3) Steering & Rules Committee of the Milwaukee Common Council; October 7th, October 16th; October 24th; and November 19, 2008

The Milwaukee Common Council adopted the Substantial Amendment on November 25, 2008 with final approval by the Mayor. Comments on the NSP-1 Substantial Amendment are included as Appendix Item "J."

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$11,846,858.00
Total Budget	\$0.00	\$11,846,858.00
Total Obligated	(\$18,218.25)	\$10,373,000.53
Total Funds Drawdown	\$212,447.82	\$10,060,522.19
Program Funds Drawdown	\$119,096.80	\$8,417,737.06
Program Income Drawdown	\$93,351.02	\$1,642,785.13
Program Income Received	\$90,362.13	\$1,642,785.13
Total Funds Expended	\$151,946.77	\$10,065,637.68
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	\$1,379,619.75	\$0.00
Limit on Admin/Planning	\$919,746.50	\$1,025,380.75
Limit on State Admin	\$0.00	\$1,025,380.75

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,299,366.25	\$3,707,001.00

Overall Progress Narrative:

Even as it actively worked on NSP2 and NSP3 Program activity, the City of Milwaukee continued to administer NSP1 activity during the 3rd quarter of 2013. Work continued on a number of properties which are being rehabilitated using NSP1 program income and the Department continued to work to sell completed properties and close out projects.

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
NS1100000000, ADMINISTRATION	\$0.00	\$1,166,246.00	\$919,746.00
NS1200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE A	\$0.00	\$1,904,300.68	\$1,266,655.39
NS1300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$0.00	\$718,942.59	\$683,712.00
NS1400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$34,594.95	\$3,368,374.73	\$2,204,432.37
NS1500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$14,162.00	\$1,423,306.00	\$976,040.57
NS1510000000, RENTAL REHABILITATION (MULTI-FAMILY	\$0.00	\$0.00	\$0.00
NS1510100010, 136 W. Meinecke-RENTAL REHAB MULTI-	\$0.00	\$75,066.00	\$75,066.00
NS1600000000, RENTAL DEVELOPMENT - LARGE PROJECTS	\$0.00	\$761,969.00	\$331,185.09
NS1610000000, RENTAL DEVELOPMENT - LARGE PROJECTS	\$0.00	\$0.00	\$0.00
NS1700000000, BUY IN YOUR NEIGHBORHOOD - ELIGIBLE	\$0.00	\$0.00	\$0.00
NS1800000000, DEMOLITION - ELIGIBLE USE D	\$70,213.91	\$1,491,578.00	\$1,282,739.92



NS1900000000, LAND BANK - ELIGIBLE USE C

\$125.94

\$937,075.00

\$678,159.72



Activities

Grantee Activity Number: NS1100300191

Activity Title: NS1100300191

Activity Category:

Administration

Project Number:

NS1100000000

Projected Start Date:

10/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/01/2013

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

\$934,746.00

Total Budget

\$0.00

\$934,746.00

Total Obligated

\$0.00

\$825,678.97

Total Funds Drawdown

\$9,746.88

\$793,880.75

Program Funds Drawdown

\$0.00

\$688,246.00

Program Income Drawdown

\$9,746.88

\$105,634.75

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$10,115.48

\$795,313.84

Department of City Development

\$10,115.48

\$795,313.84

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, and Rental Development Large Projects. Staff administers these NSP Programs on an ongoing basis, and that work continued through the 3rd quarter of 2013. The Department previously met its deadline to expend an amount equal to its initial NSP1 entitlement grant. NSP projects will continue using program income generated from the sale of properties rehabilitated through the NSP program and the repayment of loans made to NSP partner developers during 2013.



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: NS120010000A

Activity Title: Homeowner Financial Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS1200000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,153,771.68
Total Budget	\$0.00	\$1,153,771.68
Total Obligated	\$0.00	\$836,773.00
Total Funds Drawdown	\$21,433.55	\$782,634.74
Program Funds Drawdown	\$0.00	\$573,120.65
Program Income Drawdown	\$21,433.55	\$209,514.09
Program Income Received	\$5,193.63	\$70,226.64
Total Funds Expended	\$0.00	\$829,178.52
Department of City Development	\$0.00	\$829,178.52
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide soft second mortgage financing to owner occupant purchasers of foreclosed homes.

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:

At the deadline for NSP1 obligation, there were 44 Home Buyer Assistance projects approved for set-up in the NSP system. Construction has been completed at all properties.

Staff continues to compile information and prepare closeout packages to process additional completed projects for closeout.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	34/51
# of Singlefamily Units	0	34/51



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	25/30	36/43	69.44
# Owner Households	0	0	0	0/0	25/30	36/43	69.44

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: NS120020000A

Activity Title: Homebuyer Counseling

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS1200000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$44,500.00
Total Budget	\$0.00	\$44,500.00
Total Obligated	\$0.00	\$38,500.00
Total Funds Drawdown	\$0.00	\$38,000.00
Program Funds Drawdown	\$0.00	\$37,000.00
Program Income Drawdown	\$0.00	\$1,000.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$38,000.00
Department of City Development	\$0.00	\$38,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide soft second mortgage financing to owner occupant purchasers of foreclosed homes.

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 Home Buyer Assistance (HBA) clients must have a counseling certificate accompany their application.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	0	0	0	6/0	28/63	43/63	79.07
# Owner Households	0	0	0	6/0	28/63	43/63	79.07

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: NS120030000A

Activity Title: Homebuyer Assistance - 25% Set -Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS1200000000

Projected Start Date:

04/01/2009

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:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$700,029.00
Total Budget	\$0.00	\$700,029.00
Total Obligated	\$0.00	\$687,299.74
Total Funds Drawdown	\$0.00	\$681,435.74
Program Funds Drawdown	\$0.00	\$652,034.74
Program Income Drawdown	\$0.00	\$29,401.00
Program Income Received	\$0.00	\$13,553.00
Total Funds Expended	\$0.00	\$681,435.74
Department of City Development	\$0.00	\$681,435.74
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide soft second mortgage financing to owner occupant purchasers of foreclosed homes.

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:

The Department carried out a number of NSP projects under this activity and is currently in the process of compiling information and preparing closeout packages to process additional completed projects for closeout. Construction is complete at all properties assisted under this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	21/36
# of Singlefamily Units	0	21/36



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	21/36	0/0	21/36	100.00
# Owner Households	0	0	0	21/36	0/0	21/36	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: NS120040000A

Activity Title: Homebuyer Counseling - 25% Set-Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NS1200000000

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

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
Total Projected Budget from All Sources	N/A	\$6,000.00
Total Budget	\$0.00	\$6,000.00
Total Obligated	\$0.00	\$6,000.00
Total Funds Drawdown	\$0.00	\$4,500.00
Program Funds Drawdown	\$0.00	\$4,500.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,500.00
Department of City Development	\$0.00	\$4,500.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity will provide soft second mortgage financing to owner occupant purchasers of foreclosed homes.

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 Home Buyer Assistance (HBA) clients must have a counseling certificate accompany their application.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	0	0	0	17/7	0/0	17/7	100.00
# Owner Households	0	0	0	17/7	0/0	17/7	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: NS130010000A

Activity Title: Vacant Lot Reuse

Activity Category:

Disposition

Project Number:

NS1300000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Persons)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$8,612.59
Total Budget	\$0.00	\$8,612.59
Total Obligated	\$0.00	\$8,612.59
Total Funds Drawdown	\$0.00	\$8,612.59
Program Funds Drawdown	\$0.00	\$3,448.00
Program Income Drawdown	\$0.00	\$5,164.59
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$8,612.59
Department of City Development	\$0.00	\$8,612.59
Match Contributed	\$0.00	\$0.00

Activity Description:

The program will involve the reuse of vacant land resulting from the demolition of abandoned, foreclosed and blighting structures

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:

There was no additional activity carried out under this activity during the 3rd quarter. All program activity and closeouts have been reported on in past quarterly reports.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/2



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Persons	0	0	0	1/0	0/2	1/2	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: NS130020000A

Activity Title: Vacant Lot Reuse - New Construction

Activity Category:

Construction of new housing

Project Number:

NS1300000000

Projected Start Date:

04/01/2009

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:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$60,099.00
Total Budget	\$0.00	\$60,099.00
Total Obligated	\$0.00	\$60,099.00
Total Funds Drawdown	\$0.00	\$60,099.00
Program Funds Drawdown	\$0.00	\$60,099.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$60,099.00
Department of City Development	\$0.00	\$60,099.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The program will involve the reuse of vacant land resulting from the demolition of abandoned, foreclosed and blighting structures

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:

There was no additional activity carried out under this activity during the 3rd quarter. All program activity and closeouts have been reported on in past quarterly reports.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	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: NS130030000A

Activity Title: Vacant Land - 25% Set-Aside

Activity Category:

Disposition

Project Number:

NS1300000000

Projected Start Date:

04/01/2009

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:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$650,231.00
Total Budget	\$0.00	\$650,231.00
Total Obligated	\$0.00	\$620,198.00
Total Funds Drawdown	\$0.00	\$620,165.00
Program Funds Drawdown	\$0.00	\$620,165.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$236,000.00
Total Funds Expended	\$0.00	\$620,165.00
Department of City Development	\$0.00	\$620,165.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The program will involve the reuse of vacant land resulting from the demolition of abandoned, foreclosed and blighting structures

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:

There was no additional activity carried out under this activity during the 3rd quarter. All program activity and closeouts have been reported on in past quarterly reports.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	23/5



of Singlefamily Units

0

23/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	23/5	0/0	23/5	100.00
# Owner Households	0	0	0	23/5	0/0	23/5	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: NS140010000A

Activity Title: Development Subsidies

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS140000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,201,161.73
Total Budget	\$0.00	\$3,201,161.73
Total Obligated	(\$18,218.25)	\$2,891,630.82
Total Funds Drawdown	\$33,260.58	\$2,830,485.64
Program Funds Drawdown	\$33,260.58	\$2,052,274.28
Program Income Drawdown	\$0.00	\$778,211.36
Program Income Received	\$84,582.80	\$1,028,240.65
Total Funds Expended	\$32,679.09	\$2,829,459.52
Department of City Development	\$32,679.09	\$2,829,459.52
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:

At the end of the 3rd quarter, four homes rehabilitated through the NSP1 program (initial allocation and program income) were on the market for sale, including two which were under contract to sell at the close of the quarter. NIDC also owns a number of rehabilitated units at the Woodlands condominium complex which were rehabilitated through the NSP program. NIDC completed an RFP process to identify a licensed real estate agent who would focus specifically on sales at the Woodlands. The contract with the broker was finalized during the 1st quarter and two units have already been sold. The department continues to work to process completion reports for sold properties and expects to formally closeout a number of additional projects during the 4th quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	12/18



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	16/18
# of Singlefamily Units	7	16/18

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	2	5	3/0	7/18	13/18	76.92
# Owner Households	1	2	5	3/0	7/18	13/18	76.92

Activity Locations

Address	City	County	State	Zip	Status / Accept
1312 W Reservoir Ave	Milwaukee		Wisconsin	53205-1737	Match / Y
1950 S 30th St	Milwaukee		Wisconsin	53215-2130	Match / Y
2205 N 16th St	Milwaukee		Wisconsin	53205-1217	Match / Y
3175 N Sherman Blvd	Milwaukee		Wisconsin	53216-3544	Match / Y
822 N 26th St	Milwaukee		Wisconsin	53233-1508	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:	NS140020000A
Activity Title:	Development Subsidies - Homebuyer Counseling

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS140000000

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

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
Total Projected Budget from All Sources	N/A	\$13,000.00
Total Budget	\$0.00	\$13,000.00
Total Obligated	\$0.00	\$9,000.00
Total Funds Drawdown	\$500.00	\$4,492.18
Program Funds Drawdown	\$500.00	\$4,492.18
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$500.00	\$4,000.00
Department of City Development	\$500.00	\$4,000.00
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. This will also include homebuyer counseling for perspective homebuyers.

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. A list of available properties is forwarded to the agencies as part of marketing efforts for the program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	10/18

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	3	3/0	5/18	11/18	72.73
# Owner Households	1	0	3	3/0	5/18	11/18	72.73

Activity Locations

Address	City	County	State	Zip	Status / Accept
1950 S 30th St	Milwaukee		Wisconsin	53215-2130	Match / Y
3175 N Sherman Blvd	Milwaukee		Wisconsin	53216-3544	Match / Y
822 N 26th St	Milwaukee		Wisconsin	53233-1508	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: NS140030000A

Activity Title: Development Subsidies - 25% Set Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS140000000

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

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
Total Projected Budget from All Sources	N/A	\$152,713.00
Total Budget	\$0.00	\$152,713.00
Total Obligated	\$0.00	\$152,713.00
Total Funds Drawdown	\$834.37	\$147,665.91
Program Funds Drawdown	\$834.37	\$147,665.91
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,067.84	\$147,921.78
Department of City Development	\$1,067.84	\$147,921.78
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:

NIDC also owns a number of rehabilitated units at the Woodlands condominium complex which were rehabilitated through the NSP program and are listed for sale for buyers at or below 50% of AMI. NIDC completed an RFP process to identify a licensed real estate agent who would focus specifically on sales at the Woodlands. The contract with the broker was finalized during the 1st quarter and one Woodlands set-aside unit was sold during the 3rd quarter, leaving one unit rehabilitated under this activity on the market.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	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:	NS140040000A
Activity Title:	Development Subsidies - 25% Set-Aside Counseling

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS140000000

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

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
Total Projected Budget from All Sources	N/A	\$1,500.00
Total Budget	\$0.00	\$1,500.00
Total Obligated	\$0.00	\$1,500.00
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:

This program will involve purchase and redevelopment of vacant foreclosed properties by private developers or by a City of Milwaukee affiliate entity. This will also include homebuyer counseling for perspective buyers.

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 Acquisition/Rehab clients must have a counseling certificate accompany their application; there was no counseling activity completed for acq/rehab clients in this category this quarter.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	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: NS150010000A

Activity Title: Rental Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS1500000000

Project Title:

RENTAL REHABILITATION - ELIGIBLE USE A

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

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
Total Projected Budget from All Sources	N/A	\$257,671.00
Total Budget	\$0.00	\$257,671.00
Total Obligated	\$0.00	\$186,508.00
Total Funds Drawdown	\$0.00	\$184,767.50
Program Funds Drawdown	\$0.00	\$115,172.00
Program Income Drawdown	\$0.00	\$69,595.50
Program Income Received	\$200.00	\$5,810.00
Total Funds Expended	\$0.00	\$184,767.50
Department of City Development	\$0.00	\$184,767.50
Match Contributed	\$0.00	\$0.00

Activity Description:

This program will provide resources for the rehabilitation for vacant foreclosed properties by private landlords for the purpose of providing affordable rental opportunities.

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 construction work on projects funded using the entitlement portion of the NSP1 grant under this funding category has been completed. For those projects which have yet to be closed out, staff continues to gather tenant which will be forwarded to CDGA for project closeout and completion.

The Department funded one additional project under this activity using program income. Construction at that property was completed during the third quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/8



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/8
# of Singlefamily Units	0	7/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/0	2/8	7/8	100.00
# Renter Households	0	0	0	5/0	2/8	7/8	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	



Grantee Activity Number: NS150020000A

Activity Title: Rental Rehabilitation - 25% Set-Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS1500000000

Project Title:

RENTAL REHABILITATION - ELIGIBLE USE A

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

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
Total Projected Budget from All Sources	N/A	\$1,165,635.00
Total Budget	\$0.00	\$1,165,635.00
Total Obligated	\$0.00	\$998,567.02
Total Funds Drawdown	\$73,158.00	\$922,251.57
Program Funds Drawdown	\$14,162.00	\$860,868.57
Program Income Drawdown	\$58,996.00	\$61,383.00
Program Income Received	\$200.00	\$15,274.00
Total Funds Expended	\$60,062.00	\$921,804.59
Department of City Development	\$60,062.00	\$921,804.59
Match Contributed	\$0.00	\$0.00

Activity Description:

This program will provide resources for the rehabilitation for vacant foreclosed properties by private landlords for the purpose of providing affordable rental opportunities.

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 construction work on projects funded using the entitlement portion of the NSP1 grant under this funding category has been completed. For those projects which have yet to be closed out, staff continues to gather tenant information which will be forwarded to CDBG for project closeout and completion.

The Department did use NSP1 Program Income to fund two additional projects to rehabilitate property on Bender Avenue under this activity category during 2013. Construction was completed at these properties during the third quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	17/36
# ELI Households (0-30% AMI)	0	5/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	57/58
# of Singlefamily Units	0	57/58

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	34/58	1/0	35/58	100.00
# Renter Households	0	0	0	34/58	1/0	35/58	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:	NS1510100010
Activity Title:	136 W. Meinecke-10-RENTAL REHAB MULTI-FAMILY

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS1510100010

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

136 W. Meinecke-RENTAL REHAB MULTI-FAMILY-

Projected End Date:

02/01/2013

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

Jul 1 thru Sep 30, 2013

N/A

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$75,066.00

\$75,066.00

\$75,066.00

\$75,066.00

\$75,066.00

\$0.00

\$400.00

\$75,066.00

\$75,066.00

\$0.00

Activity Description:

136 W. Meinecke - Rental Rehab Multi-Family 6 Unit Property

Location Description:

136 W. Meinecke - Rental Rehab Multi-Family 6 Unit Property

Activity Progress Narrative:

There was no additional activity carried out under this activity during the 3rd quarter. All program activity and closeouts have been reported on in past quarterly reports.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# ELI Households (0-30% AMI)	0	6/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	6/6
# of Multifamily Units	0	6/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	6/6	0/0	6/6	100.00
# Renter Households	0	0	0	6/6	0/0	6/6	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: NS160010000A

Activity Title: Rental Development - Large Projects

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS1600000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

RENTAL DEVELOPMENT - LARGE PROJECTS -

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total Budget	\$0.00	\$75,000.00
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
Match Contributed	\$0.00	\$0.00

Activity Description:

This program will create a high quality affordable rental housing for low income families, but will involve the large scale acquisition through bulk purchase of abandoned and foreclosed properties.

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:

Accomplishments Performance Measures

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

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	0/0	0/0	0
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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:	NS160020000A
Activity Title:	Rental Rehab - Large Projects 25% Set-Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS1600000000

Project Title:

RENTAL DEVELOPMENT - LARGE PROJECTS -

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

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
Total Projected Budget from All Sources	N/A	\$686,969.00
Total Budget	\$0.00	\$686,969.00
Total Obligated	\$0.00	\$441,251.09
Total Funds Drawdown	\$0.00	\$441,185.09
Program Funds Drawdown	\$0.00	\$331,185.09
Program Income Drawdown	\$0.00	\$110,000.00
Program Income Received	\$0.00	\$400.00
Total Funds Expended	\$0.00	\$441,185.09
Department of City Development	\$0.00	\$441,185.09
Match Contributed	\$0.00	\$0.00

Activity Description:

This program will create a high quality affordable rental housing for low income families, but will involve the large scale acquisition through bulk purchase of abandoned and foreclosed properties.

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:

There was no additional activity carried out under this activity during the 3rd quarter. All program activity and closeouts have been reported on in past quarterly reports.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/4
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	2/10
# of Singlefamily Units	0	2/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/10	0/0	2/10	100.00
# Renter Households	0	0	0	2/10	0/0	2/10	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: NS180010000A

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

NS1800000000

Projected Start Date:

04/01/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMOLITION - ELIGIBLE USE D

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of Neighborhood Services

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,491,578.00
Total Budget	\$0.00	\$1,491,578.00
Total Obligated	\$0.00	\$1,459,488.21
Total Funds Drawdown	\$70,213.91	\$1,436,546.21
Program Funds Drawdown	\$70,213.91	\$1,282,739.92
Program Income Drawdown	\$0.00	\$153,806.29
Program Income Received	\$0.00	\$153,806.29
Total Funds Expended	\$47,804.00	\$1,395,288.21
Department of Neighborhood Services	\$47,804.00	\$1,395,288.21
Match Contributed	\$0.00	\$0.00

Activity Description:

This program will be used to demolished approximately 75 structures representing the properties most severely blighted and detrimental to neighborhood stability.

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:

DNS completed our obligation under NSP 1. We anticipate program income due to insurance recoveries, but are unable to predict that amount. Any recoveries will be reprogrammed as quickly as possible. We anticipate completion reports on the 9 grants set up in the 2nd quarter by the end of 2013.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	84/75

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	2	56/144
# of Singlefamily Units	2	56/144

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
2028 N 24th Pl	Milwaukee		Wisconsin	53205-1003	Match / Y
2726 N. 2ND STREET	MILWAUKEE		Wisconsin	53212-2407	Match / 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:	NS190010000A
Activity Title:	Financial Assistance for Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NS1900000000

Projected Start Date:

04/01/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$668,217.00
Total Budget	\$0.00	\$668,217.00
Total Obligated	\$0.00	\$573,933.25
Total Funds Drawdown	\$3,191.22	\$546,255.68
Program Funds Drawdown	\$16.63	\$476,335.74
Program Income Drawdown	\$3,174.59	\$69,919.94
Program Income Received	\$185.70	\$69,919.94
Total Funds Expended	(\$387.67)	\$546,255.68
Milwaukee Neighborhood Reclamation Company, LLC	(\$387.67)	\$546,255.68
Match Contributed	\$0.00	\$0.00

Activity Description:

This project will acquire nuisance properties where swift action is necessary because the property is having a significant negative impact on the neighborhood.

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:

During the third quarter of 2013, MNRC did not purchase any properties utilizing NSP-1 federal funding. MNRC is not holding any improved properties acquired using funds under this activity.

In the fourth quarter of 2013, MNRC may continue to evaluate potential properties for purchase utilizing program income funds. These activities will likely occur in the City's NSP3 target neighborhoods, which overlap with a portion of the NSP1 area, and where MNRC may be able to target properties for acquisition which can be rehabilitated under the City's NSP3 programs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	6/20



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	7/26
# of Singlefamily Units	1	7/26

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
5662 N 38th St	Milwaukee		Wisconsin	53209-4002	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:	NS190020000A
Activity Title:	Land Bank-25% Set-Aside

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NS1900000000

Projected Start Date:

04/01/2009

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:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$268,858.00
Total Budget	\$0.00	\$268,858.00
Total Obligated	\$0.00	\$268,681.84
Total Funds Drawdown	\$109.31	\$250,978.59
Program Funds Drawdown	\$109.31	\$201,823.98
Program Income Drawdown	\$0.00	\$49,154.61
Program Income Received	\$0.00	\$49,154.61
Total Funds Expended	\$106.03	\$251,084.62
Milwaukee Neighborhood Reclamation Company, LLC	\$106.03	\$251,084.62
Match Contributed	\$0.00	\$0.00

Activity Description:

This project will acquire nuisance properties where swift action is necessary because the property is having a significant negative impact on the neighborhood.

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:

During the 3rd quarter, MNRC acquired and conveyed no properties within this activity category.

There is one additional property remaining in the MNRC inventory which was acquired using funds in this activity category. MNRC is currently working with one of the City's NSP partner developers on development proposal for the rehabilitation of the property and hopes to complete finalize a sale agreement during the second half of 2013.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	3/6



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	7/11
# of Singlefamily Units	7	7/11

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
2744 N 41st St	Milwaukee		Wisconsin	53210-2420	Match / Y
5226 N 65th St	Milwaukee		Wisconsin	53218-3008	Match / Y
9405 W Beckett Ave	Milwaukee		Wisconsin	53225-3371	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	

