

Grantee: Milwaukee, WI

Grant: B-09-LN-WI-0036

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-09-LN-WI-0036

Obligation Date:**Grantee Name:**

Milwaukee, WI

Award Date:

02/11/2010

Grant Amount:

\$25,000,000.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Steven Mahan

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

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

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

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

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

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

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>Capacity

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

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>Targeting and Approach

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>Milwaukee's NSP 2 target neighborhood census tracts have an average combined risk score of 19.6 - clearly "areas of greatest need." Two thirds of the census tracts have a risk score of 20 - the highest possible score. There are 1,004 vacant foreclosed properties in the target area, and 2,415 properties in the foreclosure process. Beyond demonstrated need, Milwaukee's NSP 2 neighborhoods were chosen because of the

presence of significant redevelopment efforts, quality of life initiatives, and strong neighborhood partners that will be key to insuring that the neighborhood stabilization goals for the NSP 2 program are achieved. Milwaukee is applying for \$25 million in NSP 2 resources that will be vital to addressing foreclosed and abandoned properties in Milwaukee neighborhoods. However, Milwaukee's approach recognizes that addressing vacant properties in itself will not fully address the foreclosure crisis in a way that results in meaningful and sustainable change for City neighborhoods. As a result, Milwaukee's strategy includes three key components.

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

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

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

Target Geography:

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

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

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

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

Program Approach:

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

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

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>The programs being proposed for NSP 2 are essentially the same ones that the City has designed and implemented for its NSP 1 program, so the City will be able to immediately begin implementation upon receiving NSP 2 funds. The programs were carefully crafted with significant input from local realtors, lenders, home buying counseling agencies and neighborhood organizations to insure they would be effective in the community. While the full ranges of activities will be available in each neighborhood, they will be deployed in number and priority based on the

specific market conditions of the neighborhood.

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>To the greatest extent possible, NSP 2 resources will also provide economic benefits for area residents. In the NSP 1 program, the City conducted extensive outreach with local emerging business enterprises. As a result, an e-notify system was developed to make contractors aware of bidding opportunities for NSP rehabilitation work and a revolving loan fund was established to provided them with a modest amount of start-up capital for jobs.

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>NSP 2 resources will conservatively impact an estimated 1,000 housing units. This means a critical mass of properties will be addressed which will result in both measurable and visible results for the target geography.

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>Vacant and boarded properties are only one component of the foreclosure crisis in Milwaukee. Recognizing this, in September of 2008, the City formed the Milwaukee Foreclosure Partnership Initiative (MFPI). The charge of the MFPI was to build on the work that was already underway in the community to carry out a coordinated strategy to address the foreclosure crisis in Milwaukee. The full report of the MFPI recommendations is available at www.milwaukeehousinghelp.org. While many recommendations resulted from this work, several are noteworthy, they will provide essential support to insuring the overall success of NSP 2 neighborhood stabilization efforts. These include The Milwaukee Foreclosure Mediation Program, The Milwaukee Homeownership Consortium, The Milwaukee Vacant Property Ordinance/Department of Neighborhood Services Strike Force and Foreclosure Intervention Efforts.

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>Targeting resources in a coordinated approach to achieve the maximum impact on the City neighborhoods has been a cornerstone of the City's past neighborhood redevelopment efforts. This is the same approach that will be utilized for the NSP 2 program. The City's target geography for the NSP 2 program was selected based on two criteria. It reflects the City's areas of greatest need. It also has the following characteristics which are consistent with the City's targeted neighborhood approach. Neighborhoods where the City, HUD and its partners have, or will be making significant investments (all NSP 2 neighborhoods were also included in the City's NSP 1 program area). The presence of other commercial, economic development or redevelopment activities that leverage both resources and benefits for the neighborhood. The presence of a strong local neighborhood partner, who can assist in addressing quality of life improvements that support physical investment. Utilization of a strong planning component and use of existing neighborhood planning efforts to help guide improvement efforts. This targeting approach is key to not only achieving the stabilization goals for the program, but also insuring that the change is sustainable over time.

Consortium Members:

How to Get Additional Information:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$25,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$25,000,000.00
Program Funds Drawdown	\$334,472.38	\$489,870.38
Obligated CDBG DR Funds	\$696,024.58	\$1,494,232.33
Expended CDBG DR Funds	\$335,272.38	\$491,070.38
Match Contributed	\$0.00	\$0.00
Program Income Received	\$800.00	\$1,200.00
Program Income Drawdown	\$400.00	\$400.00

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	\$379,851.25
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

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

Progress Toward National Objective Targets

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

Overall Progress Narrative:

For the Quarter Ending (12/31/2010)

Although the City of Milwaukee and HUD entered into a contract for NSP-2 ("Two") funds in February, 2010, the City was still actively working on NSP-1 ("One") program activity during the 4th quarter of 2010. Caseload carryover (construction management, loan settlements, etc) for One resulted in a lag in obligating Two funding.

Nonetheless, staff made significant progress on laying groundwork for successful implementation of Two program activity. For example, staff organized a major homeownership event on Saturday December 4 at the Italian Community Center. Department of City Development (DCD) staff hosted this event, which was attended by over 600 interested home buyers. Besides City Real Estate and DCD staff, members of the City's Housing Consortium (area lenders, real estate agents, and housing counseling agencies) presented information about opportunities to buy and rehab foreclosed homes.

In addition, three major affordable rental redevelopment projects were approved for funding and are in the process of being set up - two involving new construction of vacant foreclosed land, and one involving the rehabilitation of an existing vacant foreclosed multifamily building.

In the 4th quarter, the City issued a "Request for Proposals" for a Loan Fund Administrator and is currently working with local lenders to capitalize a loan pool of \$4-5 million for NSP development financing. In its work with NSP1, access to financing was a continuing challenge for developers interested in acquiring and redeveloping foreclosed properties for both home ownership and responsible rental development. The loan pool will be used with other NSP resources (development subsidy dollars) as part of a comprehensive "financial package" for participating NSP developers.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown

9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NS2100000000, ADMINISTRATION	\$246,787.97	\$2,500,000.00	\$379,851.25
NS2200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE A	\$34,146.00	\$4,000,000.00	\$43,746.00
NS2300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$0.00	\$3,400,000.00	\$0.00
NS2400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$2,331.67	\$3,450,000.00	\$2,331.67
NS2500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$0.00	\$2,250,000.00	\$0.00
NS2510000000, RENTAL REHABILITATION (MULTI-FAMILY	\$0.00	\$0.00	\$0.00
NS2600000000, RENTAL DEVELOPMENT LARGE PROJECTS -	\$0.00	\$2,400,000.00	\$0.00
NS2610000000, RENTAL DEVELOPMENT LARGE PROJECTS	\$0.00	\$0.00	\$0.00
NS2700000000, BUY IN YOUR NEIGHBORHOOD - ELIGIBLE USE	\$0.00	\$480,000.00	\$0.00
NS2800000000, DEMOLITION - ELIGIBLE USE D	\$0.00	\$2,020,000.00	\$0.00
NS2900000000, LAND BANK - ELIGIBLE USE C	\$51,206.74	\$3,000,000.00	\$63,941.46
NS2910000000, LAND BANK - LEVERAGED LOAN FUND -	\$0.00	\$1,500,000.00	\$0.00

Activities

Grantee Activity Number: NS2100100211

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:

Comptroller's Office

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$150,847.00
Total CDBG Program Funds Budgeted	N/A	\$150,847.00
Program Funds Drawdown	\$14,476.28	\$17,026.75
Obligated CDBG DR Funds	\$14,476.28	\$17,026.75
Expended CDBG DR Funds	\$14,476.28	\$17,026.75
Comptroller's Office	\$14,476.28	\$17,026.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 following quarterly activities were accomplished by the Comptroller's Office in the quarter ending 12/31/10:
Reviewed and Approved Project Budget Amendments
Establish/Amend Budget lines
Reviewed contracts/ agreements and Common Council Resolutions
Reviewed and processed project set-ups
Prepared and processed draws in DRGR
Reviewed and approved vouchers for payment
Obligated program activities for admin in DRGR

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: NS2100200151

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:

Community Development Grants Administration

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$310,568.00
Total CDBG Program Funds Budgeted	N/A	\$310,568.00
Program Funds Drawdown	\$17,035.18	\$22,005.72
Obligated CDBG DR Funds	\$17,035.18	\$22,005.72
Expended CDBG DR Funds	\$17,035.18	\$22,005.72
Community Development Grants Administration	\$17,035.18	\$22,005.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Quarter Ending (12/3/2010)

Community Development Grants Administration (CDGA) continues to monitor the overall program management of the NSP2 funded activities. Such activities include budget approvals, review set-ups and feasibility packets, maintain and submit quarterly reports, and completes any updates to the NSP2 Plan in the DRGR system as needed etc. CDGA receives and reviews all the necessary forms required for compliance reporting.

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: NS2100300191

Activity Title: Administration

Activity Category:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,419,741.00
Total CDBG Program Funds Budgeted	N/A	\$1,419,741.00
Program Funds Drawdown	\$139,264.85	\$264,807.12
Obligated CDBG DR Funds	\$139,264.85	\$264,807.12
Expended CDBG DR Funds	\$139,264.85	\$264,807.12
Department of City Development	\$139,264.85	\$264,807.12
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Quarter Ending (12/31/2010)

During the 4th quarter of 2010, staff worked on program design, outreach, and implementation of the NSP 2 Programs. Staff administer the following NSP programs on a daily basis: Homebuyer Assistance Program, Vacant Land Initiative, Acquisition/ Rehab/ Resale Program, Rental Rehabilitation, Rental Development, Leveraged Loan Fund.

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$195,214.00
Total CDBG Program Funds Budgeted	N/A	\$195,214.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of Neighborhood Services	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Quarter Ending (12/31/2010)

We purchased a computer for the new Program Assistant I position. The Classification process was completed by the Department of Employee Relations and approved by the Common Council in December. A job announcement has been sent out department-wide. We hope to have the new person start around the middle of February.

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: 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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$141,975.00
Total CDBG Program Funds Budgeted	N/A	\$141,975.00
Program Funds Drawdown	\$39,284.62	\$39,284.62
Obligated CDBG DR Funds	\$39,284.62	\$39,284.62
Expended CDBG DR Funds	\$39,284.62	\$39,284.62
Milwaukee Health Department	\$39,284.62	\$39,284.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the quarter ending (12/31/10)

Activity:

- (1) Perform initial lead hazard inspections of housing rehab projects in the NSP Program.
- (2) Ensure lead safe work practices and the creation of lead safe housing by regular monitoring of the housing rehab projects.
- (3) Assure lead safe units through visual and lead dust clearance testing for rehab projects.

Outcomes:

- (1) Increase property values.
- (2) Improve neighborhood quality of life.
- (3) Increase availability of lead safe housing.

For the Quarter Ended: 12/31/10

Total Initial Inspections : 52

Total Final clearance reports: 39

QUARTERLY NARRATIVE:

NSP2 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 2010, 52 inspections were performed and 39 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

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: NS2100600331

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 Police Department

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Milwaukee Police Department	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Quarter Ending (12/31/2010)

4th QUARTERLY NARRATIVE

Foreclosed properties contribute to creating rich environments for promoting loitering, illegal drug activities, unauthorized occupancies, used as drug houses, prostitution and can lead to violent crimes being committed inside vacant buildings. A major problem associated with vacant properties is theft and burglary. It is common for the aluminum siding, copper plumbing, cabinets, lead glass, woodwork and mechanicals to be stolen from these properties. This creates significant economic loss and creates a situation where the property is placed in to a state of further vacancy compounding the original problem.

The Common Council approved a \$200,000 grant as part of the Neighborhood Stabilization Program - Vacant Property Inspections Initiative. This allowed for MPD to partner with Department of Neighborhood Services (DNS) to conduct targeted vacant property inspections within two geographical areas of the City. Using GIS mapping and crime data, DNS and MPD identified target enforcement areas located on the north and south sides. The two geographical boundaries for the north and south sides are as follows:

Northside Target Enforcement Area - Districts 3, 5, & 7

North: W. Capital Drive
South: W. Vliet St.
East: N. Holton Ave.
West: N. 55 St.

Southside Target Enforcement Area - District 2

North: W. National Ave.
South: W. Beecher St.
East: S. 6 St.
West: S. 27 St.

According to DNS, the main target enforcement areas have an estimated 4800 vacant properties broken-down as follows: District 2 - 700 properties; District 3 - 1700 properties; District 5 - 1700 properties; and District 7- 700 properties.

To address this situation, the MPD developed a Vacant Property Inspection (VPI) - Safe Streets Initiative (SSI) plan, which started on August 2, 2010 and ended on December 31, 2010. The MPD partnered with DNS and the Department of Public Works (DPW) to conduct exterior and interior inspections of potentially vacant and foreclosed properties within the designated geographical areas. All properties in the target areas were identified, inspected and secured, DNS enrolled them into their Abandon Property in Foreclosure (APIF) program. There was a total of 1945 overtime hours used or \$87,657.00 spent leaving an estimated balance of 2403 overtime hours or \$112,343.00. The MPD conducted 6889 vacant properties, found 43 illegally occupied properties and arrested a total of 6 people. There was 1 house party and variety of citations issued.

In summary, the NSP-VPI grant continues to achieve its intended purpose. There have been no significant concerns reported by MPD or DNS members. During this reporting period, the VPI checks were suspended from 11/28/10 thru 12/31/10 due to the need to redeploy additional police officers for extra patrols in the business areas throughout the City due to the holiday season. VPI checks will resume sometime in the 1st Quarter of the 2011 fiscal year. The department is working on a plan to use the remaining funding to conduct VPI checks within the target enforcement areas as a maintenance order initiative.

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: NS2100700221

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:

City Treasurer

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$81,655.00
Total CDBG Program Funds Budgeted	N/A	\$81,655.00
Program Funds Drawdown	\$36,727.04	\$36,727.04
Obligated CDBG DR Funds	\$36,727.04	\$36,727.04
Expended CDBG DR Funds	\$36,727.04	\$36,727.04
City Treasurer	\$36,727.04	\$36,727.04
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Quarter Ending (12/31/2010)

Narrative:

Delinquent Tax Enforcement

1. Maintained appropriate enforcement status and inrem number coding for all delinquent tax accounts
2. Identified and flagged delinquent property tax accounts eligible for inrem foreclosure in accordance with the City's adopted policies and procedures.
3. Maintained inrem foreclosure file database.
4. Prepared required documents for each foreclosure action.
5. Prepared required documents relative to proceeds of sale of foreclosed properties.
6. Conferred with taxpayers and their legal counsel regarding tax account status, payments, complaints, ownership difficulties, and vacated judgments through office visits, written correspondence, and/or telephone contact.
7. Maintained working relationships with various City departments and elected officials relative to tax enforcement actions being contemplated or in progress.

Vacated Judgment Administration

1. Performed tasks related to vacating judgments taken by the city to enforce the collection of delinquent property tax accounts in accordance with the City's policies and procedures, which included, but was not limited to, the preparation of documents and mailings required relative to taxpayers' applications to vacate judgments taken.

Taxpayer Servicing

Responded to customer inquires related to tax collection and tax enforcement actions by answering telephone calls or addressing service counter in-person queries and by drafting written replies to correspondence received and preparing property tax bills to process tax payments tendered.

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: NS220010000A

Activity Title: Homebuyer Financial Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2200000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$3,328,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,328,000.00
Program Funds Drawdown	\$23,980.00	\$33,580.00
Obligated CDBG DR Funds	\$63,670.00	\$73,736.00
Expended CDBG DR Funds	\$24,380.00	\$34,380.00
Department of City Development	\$24,380.00	\$34,380.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$600.00	\$800.00
Program Income Drawdown	\$200.00	\$200.00

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:

For the Quarter ending (12/31/2010)

Staff continued outreach and informational meetings with local lenders, realtors and home buying counseling agencies. Because few banks have purchase-rehab loan products, direct outreach to lenders to increase their product offerings is ongoing. A significant outreach event in December saw over 600 attendees seeking out purchase opportunities.

>

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 Total Households	1	0	3	1/0	0/0	3/0	33.33
# Owner Households	1	0	3	1/0	0/0	3/0	33.33

Activity Locations

Address	City	State	Zip
4864 N. 72nd Street	Milwaukee	NA	53218-
2929-31 N. 4th Street	Milwaukee	NA	53212-
3335-37 N. 48th Street	Milwaukee	NA	53216-

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

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$72,000.00
Total CDBG Program Funds Budgeted	N/A	\$72,000.00
Program Funds Drawdown	\$500.00	\$500.00
Obligated CDBG DR Funds	\$2,250.00	\$4,250.00
Expended CDBG DR Funds	\$500.00	\$500.00
Department of City Development	\$500.00	\$500.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Quarter Ending (12/31/2010)

During the last quarter, the Department continued its work with local counseling agencies that provided support for homebuyers participating in the program.

>

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 Total Households	2	0	4	2/0	0/0	4/0	50.00
# Owner Households	2	0	4	2/0	0/0	4/0	50.00

Activity Locations

Address	City	State	Zip
2929-31 N. 4th Street	Milwaukee	NA	53212-
4150 N. 44th Street	Milwaukee	NA	53216-
4864 N, 72nd Street	Milwaukee	NA	53218-
3335-37 N. 48th Street	Milwaukee	NA	53216-

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	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$600,000.00
Total CDBG Program Funds Budgeted	N/A	\$600,000.00
Program Funds Drawdown	\$9,666.00	\$9,666.00
Obligated CDBG DR Funds	\$31,618.00	\$77,550.00
Expended CDBG DR Funds	\$10,066.00	\$10,066.00
Department of City Development	\$10,066.00	\$10,066.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$200.00	\$400.00
Program Income Drawdown	\$200.00	\$200.00

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:

For the Quarter Ending (12/31/2011)

Staff continued outreach and informational meetings with local lenders, realtors and home buying counseling agencies. Because few banks have purchase-rehab loan products, direct outreach to lenders to increase their product offerings is ongoing. A significant outreach event in December saw over 600 attendees seeking out purchase opportunities. This gave attendees from all areas of the city the opportunity to gather information about the NSP program, as well as speak with local officials, lenders, and counseling agencies.

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 Total Households	2	1	3	2/0	1/0	3/0	100.00
# Owner Households	2	1	3	2/0	1/0	3/0	100.00

Activity Locations

Address	City	State	Zip
2655 N. 44th Street	Milwaukee	NA	53210-
4150 N. 44th Street	Milwaukee	NA	53216-
3910A W. Galena Street	Milwaukee	NA	53208-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS230020000A

Activity Title: Vacant Lot Reuse - New Construction

Activity Category:

Construction of new housing

Project Number:

NS2300000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,600,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Quarter Ending (12/31/2010)

The City anticipates that this activity will augment the Low Income Housing Tax Credit (LIHTC) Program. Through LIHTC, affordable rental development will be produced on foreclosed properties. It is expected the production will involve both new construction and rehabilitation. Two projects were approved for NSP funding totaling \$971,000 in 4th quarter, involving 48 housing units and total investment of over \$10 million. They are in the process of being set up, and both will close in the first

quarter of 2011.

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: NS240010000A

Activity Title: Development Subsidies

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2400000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,427,200.00
Total CDBG Program Funds Budgeted	N/A	\$3,427,200.00
Program Funds Drawdown	\$2,331.67	\$2,331.67
Obligated CDBG DR Funds	\$237,562.00	\$397,967.00
Expended CDBG DR Funds	\$2,331.67	\$2,331.67
Department of City Development	\$2,331.67	\$2,331.67
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 Quarter Ending (12/31/2010)

During the 4th quarter, staff worked to ramp up activity for NSP2 acquisition/rehab activity. Several properties were identified, and staff developed scopes of work in order to get the jobs bid out. Additionally, there are signs that the development industry is interested in getting involved with the Program, and staff is hopeful that new development partners will be working with this Program.

The last quarter also saw important progress toward creating a "Dollar House" Program. The plan is that foreclosed "fixer-upper" properties will be offered to eligible buyers for \$1, who will use a combination of mortgage loan and NSP funds to pay for the rehabilitation. The source of the homes will be City owned tax foreclosed properties, and possibly REO properties purchased through the City's land bank, MNRC.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
2205 N. 16th Street	Milwaukee	NA	53205-
814 N. 26th Street	Milwaukee	NA	53233-
2015 N. 11th Street	Milwaukee	NA	53205-
8950G N. 95th Street	Milwaukee	NA	53224-
2976 N. 41st Street	Milwaukee	NA	53210-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2400000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$22,800.00
Total CDBG Program Funds Budgeted	N/A	\$22,800.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$1,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 Quarter Ending (12/31/2010)

All purchasers of Acq/rehab properties are required to receive a minimum of 8 hours of face-to-face homebuyer counseling. Milwaukee currently has 8 HUD-certified counseling agencies that are actively working with the NSP Home Buyer Assistance program. These same agencies provide counseling services for Acq/rehab clients. A list of available properties is forwarded to the agencies as part of marketing efforts for the program.

>

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: NS260010000A

Activity Title: Rental Development - Large Projects

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS2600000000

Project Title:

RENTAL DEVELOPMENT LARGE PROJECTS - ELIGIBLE

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Development Grants Administration

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,200,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Community Development Grants Administration	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Quarter Ending (12/31/2010)

The Department is currently utilizing various strategies in this category, including purchasing units through the City's NSP land bank, and marketing them to responsible investors for rehab, working with developers of multifamily properties, and a partnership with the Housing Authority of the City of Milwaukee (HACM involving the acquisition and rehabilitation of foreclosed properties near HACM's development sites. Similar to the Rental Rehab Program, NSP funds for Rental Development-Large take the form of forgivable loans.

One project was approved for NSP funding totaling \$475,000 in 4th quarter, involving 30 housing units. The project is in the process of being set up, and will close in the first quarter of 2011.

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:	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	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,200,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

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: NS280010000A

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

NS2800000000

Projected Start Date:

02/11/2010

Benefit Type:

Activity Status:

Under Way

Project Title:

DEMOLITION - ELIGIBLE USE D

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of Neighborhood Services

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,020,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,020,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$41,740.61	\$468,352.08
Expended CDBG DR Funds	\$0.00	\$0.00
Department of Neighborhood Services	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Quarter Ending (12/31/2010)

Number of Completions: ___0___

>

Narrative:

DNS set-up two additional projects this quarter. The quarter focused on bid openings and getting the parcels in the hands of the

contractor for demolition. Although we are focusing on "funds expended", our expenditure are down from what was originally anticipated. This occurred because we have changed the timing of our set-up request. The setups are now done after the bid opening to ensure a more accurate cost of demolition. This will result in a higher number of demolition than originally projected. We have scheduled more frequent bid openings in 2011 to compensate for the reduced expenditures in this fourth quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
1140 S. 20th Street	Milwaukee	NA	53204-
2019-21 N. 35th Street	Milwaukee	NA	53208-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NS2900000000

Projected Start Date:

02/11/2010

Benefit Type:

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,100,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,100,000.00
Program Funds Drawdown	\$4,873.74	\$17,608.46
Obligated CDBG DR Funds	\$10,436.00	\$29,566.00
Expended CDBG DR Funds	\$4,873.74	\$17,608.46
Milwaukee Neighborhood Reclamation Company, LLC	\$4,873.74	\$17,608.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Quarter Ended (12/31/2010)

Number of Completions: __0 properties (0 units) acquired; 0 properties (0 units) conveyed __ __

Narrative:

During the fourth quarter of 2010, the MNRC worked to identify end users for the three properties which remain in its inventory which were acquired using funds in this activity category, which will eventually be used to house residents at or below 50% of AMI.

One of the properties will be conveyed to the Housing Authority of the City of Milwaukee, pending completion of an NSP2 sub-recipient agreement with HACM. The MNRC has been in discussions with responsible developers regarding the other two properties, and will attempt to formalize sales agreements during early 2011 for these properties.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
1523 W. Meinecke	Milwaukee	NA	53206-

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:

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$900,000.00
Total CDBG Program Funds Budgeted	N/A	\$900,000.00
Program Funds Drawdown	\$46,333.00	\$46,333.00
Obligated CDBG DR Funds	\$61,960.00	\$61,960.00
Expended CDBG DR Funds	\$46,333.00	\$46,333.00
Milwaukee Neighborhood Reclamation Company, LLC	\$46,333.00	\$46,333.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Quarter Ended: 12/31/2010

Number of Completions: 2 Properties (3 units) Conveyed

Narrative:

During the fourth quarter of 2010, the MNRC conveyed two properties, containing three units of housing, to developers to be rehabilitated using NSP funds for the purposes of reselling them to income eligible owner occupants. These properties were

located in the Lindsay Heights and Layton Boulevard West Neighborhood, and were originally acquired by the MNRC to support ongoing revitalization efforts in those neighborhoods.

Also during the fourth quarter of 2010, demolition was completed on a number of blighted properties which were acquired by the MNRC. These properties were acquired for the purpose of demolition because their blighting influence was negatively impacting stabilization efforts underway in the neighborhoods in which they are located.

The MNRC continues to hold two improved properties purchased with funds in this activity. One is under contract for sale to an owner occupant who will utilize the City's NSP Homebuyer Assistance Program to assist with needed rehab and is scheduled to close in January 2011. The other property is being actively marketed for sale by one of the MNRC's contracted real estate agents.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/30

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
8227 W. Bender Ave	Milwaukee	NA	53218-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS291010000A

Activity Title: Leveraged Loan Fund

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2910000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

LAND BANK - LEVERAGED LOAN FUND - ELIGIBLE USE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$900,000.00
Total CDBG Program Funds Budgeted	N/A	\$900,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Quarter Ending (12/31/2010)

The City is worked with local lenders to solicit their participation in a leveraged loan fund which would provide financing for NSP development activity. In the fourth quarter, a Request for Proposals was also issued for a loan fund administrator.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/72

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: NS29102000A

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2910000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

LAND BANK - LEVERAGED LOAN FUND - ELIGIBLE USE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$600,000.00
Total CDBG Program Funds Budgeted	N/A	\$600,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Quarter Ending (12/31/2011)

The City is worked with local lenders to solicit their participation in a leveraged loan fund which would provide financing for NSP development activity. In the fourth quarter, a Request for Proposals was also issued for a loan fund administrator.

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
