

Grantee: Milwaukee, WI

Grant: B-09-LN-WI-0036

July 1, 2011 thru September 30, 2011 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:

Original - In Progress

QPR Contact:

No QPR Contact Found

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 devation 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.

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

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

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

Target Geography:

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

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

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

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

Program Approach:

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

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

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

specific market conditions of the neighborhood.

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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 provide 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	\$1,739,873.81	\$4,255,270.74
Program Funds Obligated	\$3,130,015.00	\$11,579,738.68
Program Funds Expended	\$1,997,080.41	\$4,639,772.74
Match Contributed	\$0.00	\$0.00
Program Income Received	\$162,226.44	\$289,521.84
Program Income Drawdown	\$123,295.40	\$127,295.40

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	\$1,525,311.85
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	\$6,297,613.00

Overall Progress Narrative:

For the Quarter Ended 9/30/2011:

The Department operates several NSP 2 Programs that account for \$19 million of the \$25 million awarded to the City of Milwaukee. The Department is keenly aware of the February 13, 2012 deadline for drawdown of 50% of the NSP 2 funds. In July 2011, the Department of City Development prepared an "NSP 2 Workout Plan." The Plan was prepared because of HUD concerns with the relatively slow drawdown of NSP 2 funds. Several challenges to achieving the drawdown deadline were outlined in the Plan, as were the strategies being implemented to address the challenges. Following submission of the Plan, City staff teleconferenced with Cloudburst Consulting in August 2011. Cloudburst was assigned to the City of Milwaukee to provide technical assistance for NSP 2.

During the third quarter of 2011, the City of Milwaukee made significant progress for successful implementation of NSP 2. Looking just at the Programs operated by the Department, over \$3 million cumulatively was expended by September 30. Significantly, the pipeline of new projects expanded significantly during the 3rd quarter. Additional projects in process will add nearly \$6 million of expenditures by February 2012. It is expected that yet-to-be-identified projects will increase expenditures by February 2012 to over 50% threshold requirement.

The strong demand in the large rental project and new construction categories identified in the 2nd quarter report carried through into the 3rd quarter. Two additional projects involving vacant and foreclosed land and buildings received 2011 low income tax credit allocations closed in the 3rd quarter. Five additional low income tax credit projects are scheduled to close in the 4th quarter. These projects will account for significant additional NSP 2 expenditures. In addition, the NSP Acquisition/Rehab Program continued its significant activity, including a major targeted initiative involving a number of community partners in the Sherman Park neighborhood. Sales of properties developed under the Acquisition/Rehab program are strong.

As the number of properties the City has acquired through the tax foreclosure process has significantly increased, the City is collaborating closely with the City's real estate division to provide opportunities for both developers and prospective homeowners under the NSP Program. A number of buildings and sites in the large rental project category and new construction categories involve City owned tax foreclosed property being provided for nominal cost for development. In addition, NSP program staff continued work on the "Dollar House" Program that will sell City-owned tax-foreclosed properties to eligible NSP homebuyers for \$1 and provide NSP assistance for rehabilitation costs.

Outreach activities continue and include meetings with local counseling agencies, realtors, lenders, and the community. A number of real estate open houses were also held showcasing NSP homeownership opportunities.

In its NSP development activities, the City has placed a strong emphasis on providing job opportunities for local residents. Minority contractor and Section 3 contractor participation in NSP activities is high. The City is close to finalizing details for a loan pool for NSP development financing and in the third quarter, 4 lenders provided funding commitments for the pool. Experience in the NSP 1 program revealed that access to financing was a continuing challenge for developers interested in acquiring and redeveloping foreclosed properties for home ownership and 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	\$442,466.01	\$2,500,000.00	\$1,525,311.85
NS2200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE A	\$128,033.00	\$2,000,000.00	\$341,995.00
NS2300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$0.00	\$3,400,000.00	\$283,713.88
NS2400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$572,245.98	\$6,450,000.00	\$922,343.43
NS2500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$1,075.00	\$1,250,000.00	\$84,544.73
NS2510000000, RENTAL REHABILITATION (MULTI-FAMILY	\$0.00	\$0.00	\$0.00
NS2600000000, RENTAL DEVELOPMENT LARGE PROJECTS -	\$246,744.43	\$3,400,000.00	\$255,714.97
NS2610000000, RENTAL DEVELOPMENT LARGE PROJECTS	\$0.00	\$0.00	\$0.00
NS2700000000, BUY IN YOUR NEIGHBORHOOD - ELIGIBLE USE	\$0.00	\$0.00	\$0.00
NS2800000000, DEMOLITION - ELIGIBLE USE D	\$345,608.59	\$2,500,000.00	\$546,228.09
NS2900000000, LAND BANK - ELIGIBLE USE C	\$3,700.80	\$2,000,000.00	\$295,418.79
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	Jul 1 thru Sep 30, 2011	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	\$15,047.05	\$62,581.52
Program Funds Obligated	\$0.00	\$150,847.00
Program Funds Expended	\$15,702.21	\$63,236.68
Comptroller's Office	\$15,702.21	\$63,236.68
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 Ended 9/30/2011:

The following quarterly activities were accomplished by the Comptroller's Office:

1. Reviewed and Approved Project Budget and Amendments
2. Establish/ Amend Budget Lines
3. Reviewed contracts/ agreements and Common Council Resolutions
4. Reviewed and processed project set-ups
5. Prepared and processed draws in DRGR
6. Reviewed and approved vouchers for payment
7. Obligated program activities and 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

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

Grantee Activity Number: NS2100200151
Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NS2100000000

Project Title:

ADMINISTRATION

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Community Development Grants Administration

Overall	Jul 1 thru Sep 30, 2011	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	\$47,934.39	\$104,105.22
Program Funds Obligated	\$0.00	\$310,568.00
Program Funds Expended	\$52,044.10	\$108,214.93
Community Development Grants Administration	\$52,044.10	\$108,214.93
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 Ended: 9/30/2011

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	Jul 1 thru Sep 30, 2011	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	\$236,252.52	\$942,579.14
Program Funds Obligated	\$0.00	\$1,419,741.00
Program Funds Expended	\$247,156.40	\$953,483.02
Department of City Development	\$247,156.40	\$953,483.02
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 Ended 9/30/2011:

During the 3rd quarter of 2011, staff continued to work on program design, outreach, and implementation of the NSP 2 Programs.

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	Jul 1 thru Sep 30, 2011	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	\$27,312.96	\$79,369.95
Program Funds Obligated	\$0.00	\$195,214.00
Program Funds Expended	\$28,966.70	\$81,023.69
Department of Neighborhood Services	\$28,966.70	\$81,023.69
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 Ended 9/30/2011:

Our Program Assistants continue to work on bid packages, contracts and payment of invoices. During the 3rd quarter they completed some demolition change requests. They also began preparing completion reports to be submitted during the 4th quarter. Our 4 inspectors are each charging a portion of their time to the grant, as they continue to inspect buildings that are candidates for demolition and issue raze orders.

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	Jul 1 thru Sep 30, 2011	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	\$8,617.30	\$66,716.53
Program Funds Obligated	\$0.00	\$141,975.00
Program Funds Expended	\$9,208.21	\$67,307.44
Milwaukee Health Department	\$9,208.21	\$67,307.44
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 Ended: 9/30/2011

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 abatement contractor/ rehabilitation crew in a lead safe manner. In 2011 so far, 69 inspections were performed and 55 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

	Amount
Other Funding Sources	
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	Jul 1 thru Sep 30, 2011	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	\$100,647.49	\$188,304.49
Program Funds Obligated	\$0.00	\$200,000.00
Program Funds Expended	\$100,647.49	\$188,304.49
Milwaukee Police Department	\$100,647.49	\$188,304.49
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 Ended 9/30/2011:

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.

To address this situation, the MPD developed a Vacant Property Inspection (VPI) - Safe Streets Initiative (SSI) plan, which was active during the second of 2011. 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.

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.

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

Activity Status:

Under Way

Project Number:

NS2100000000

Project Title:

ADMINISTRATION

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City Treasurer

Overall	Jul 1 thru Sep 30, 2011	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	\$6,654.30	\$81,655.00
Program Funds Obligated	\$0.00	\$81,655.00
Program Funds Expended	\$6,654.30	\$81,655.00
City Treasurer	\$6,654.30	\$81,655.00
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 Ended 9/30/2011:

Delinquent Tax Enforcement

Guardian ad Litem fees for the 2011-01 and 2011-02 In Rem Foreclosure File.

Postage and mail room costs for the Proceeds letter from the 2011-01 In Rem Foreclosure File.

Postage and mail room costs for additional certified mailings for the 2011-02 In Rem Foreclosure file.

Taxpayer Servicing

Staff responded to customer inquiries related to tax collection and tax enforcement actions by answering telephone calls or addressing service counter in-person queries and by drafting written replies 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

	Amount
Other Funding Sources	
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

Activity Status:
 Under Way

Project Number:
 NS2200000000

Project Title:
 HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected Start Date:
 02/11/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,663,500.00
Total CDBG Program Funds Budgeted	N/A	\$1,663,500.00
Program Funds Drawdown	\$127,533.00	\$294,280.00
Program Funds Obligated	\$149,074.00	\$423,110.00
Program Funds Expended	\$128,533.00	\$298,880.00
Department of City Development	\$128,533.00	\$298,880.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,000.00	\$4,600.00
Program Income Drawdown	\$2,000.00	\$3,600.00

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 Ended 9/30/2011:

In an effort to promote awareness of the NSP program, staff continued outreach and informational meetings with local lenders, realtors and home buying counseling agencies. Because few banks offer purchase-rehab loan products, direct outreach to lenders to increase their product offerings is ongoing.

The Department continued to make strides to promote the "Dollar House" Program during the 3rd quarter. The "Dollar House" program was designed to offer foreclosed "fixer-upper" properties that the City of Milwaukee has acquired through the tax foreclosure process and has agreed to offer for a purchase price of \$1 to NSP eligible homebuyers. Eligible buyers will use a combination of mortgage loan and NSP funds to pay for the rehabilitation. Two of the "Dollar House" homes were selected to be rehabbed through Acquisition/Rehab Program. These properties are "demonstration projects" designed to give prospective buyers a better idea of the "before and after" of a rehab project. One of the demonstration homes was nearly complete at the end of the 3rd quarter. A second Dollar Home is also under construction. One offer for a Dollar House property was received

and accepted during the 3rd quarter.

During the 3rd quarter, staff held several sessions at the Washington Park library, a neighborhood library located in the heart of the NSP 2 Program area. Nearly 400 people attended sessions about the Dollar House program.

Staff continued outreach efforts to promote the program as well as work with lenders and interested buyers on the application process.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/68
# of Singlefamily Units	0	0/68

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	0/54	3/68	33.33
# Owner Households	0	0	0	1/0	0/54	3/68	33.33

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS220020000A
Activity Title: Homebuyer Counseling

Activity Category:
 Homeownership Assistance to low- and moderate-income

Activity Status:
 Under Way

Project Number:
 NS2200000000

Project Title:
 HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected Start Date:
 02/11/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Department of City Development

	Jul 1 thru Sep 30, 2011	To Date
Overall		
Total Projected Budget from All Sources	N/A	\$36,500.00
Total CDBG Program Funds Budgeted	N/A	\$36,500.00
Program Funds Drawdown	\$500.00	\$6,250.00
Program Funds Obligated	\$3,250.00	\$11,000.00
Program Funds Expended	\$500.00	\$6,250.00
Department of City Development	\$500.00	\$6,250.00
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 Ended 9/30/2011:

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 Households	0	0	0	2/0	0/80	4/80	50.00
# Owner Households	0	0	0	2/0	0/80	4/80	50.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS220030000A
Activity Title: Homebuyer Assistance - 25% Set-Aside

Activity Category:
 Homeownership Assistance to low- and moderate-income

Activity Status:
 Under Way

Project Number:
 NS2200000000

Project Title:
 HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected Start Date:
 02/11/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$41,465.00
Program Funds Obligated	\$29,032.00	\$106,582.00
Program Funds Expended	\$300.00	\$43,065.00
Department of City Development	\$300.00	\$43,065.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$800.00	\$1,600.00
Program Income Drawdown	\$400.00	\$800.00

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 Ended 9/30/2011:

In an effort to promote awareness of the NSP program, staff continued outreach and informational meetings with local lenders, realtors and home buying counseling agencies. Because few banks offer purchase-rehab loan products, direct outreach to lenders to increase their product offerings is ongoing.

The Department continued to make strides to promote the "Dollar House" Program during the 3rd quarter. The "Dollar House" program was designed to offer foreclosed "fixer-upper" properties that the City of Milwaukee has acquired through the tax foreclosure process and has agreed to offer for a purchase price of \$1 to NSP eligible homebuyers. Eligible buyers will use a combination of mortgage loan and NSP funds to pay for the rehabilitation. Two of the "Dollar House" homes were selected to be rehabbed through Acquisition/Rehab Program. These properties are "demonstration projects" designed to give prospective buyers a better idea of the "before and after" of a rehab project. One of the demonstration homes was nearly complete at the

end of the 3rd quarter. A second Dollar Home is also under construction. One offer for a Dollar House property was received and accepted during the 3rd quarter. During the 3rd quarter, staff held several sessions at the Washington Park library, a neighborhood library located in the heart of the NSP 2 Program area. Nearly 400 people attended sessions about the Dollar House program. Staff continued outreach efforts to promote the program as well as work with lenders and interested buyers on the application process.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/12	1/0	3/12	100.00
# Owner Households	0	0	0	2/12	1/0	3/12	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: NS230010000A

Activity Title: Vacant Land Reuse

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

NS2300000000

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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 Ended 9/30/2011:

Through a budget amendment submitted during the 2nd Quarter, this activity was eliminated. Future reports will eliminate reference to this activity.

Accomplishments Performance Measures

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

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: NS230020000A
Activity Title: Vacant Lot Reuse - New Construction

Activity Category:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 NS2300000000

Project Title:
 VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected Start Date:
 02/11/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Department of City Development

Overall	Jul 1 thru Sep 30, 2011	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
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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 Ended 9/30/2011:

While there was activity involving the new construction of housing on vacant land in the second quarter, it all involved units targeted to families earning under 50% of AMI (low income set-aside category). It is anticipated that going forward, most of the use for the City's NSP new construction funding will involve units in the low income set-aside category.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/30	0/30	0
# Owner Households	0	0	0	0/0	0/30	0/30	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 NS2300000000

Project Title:
 VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected Start Date:
 02/11/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,200,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,200,000.00
Program Funds Drawdown	\$0.00	\$283,713.88
Program Funds Obligated	\$1,389,536.00	\$2,200,000.00
Program Funds Expended	\$0.00	\$283,713.88
Department of City Development	\$0.00	\$283,713.88
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 Ended 9/30/2011:

Two projects, involving 40 set-aside units were under construction in the 3rd quarter. The Northside Homes project (28 set-

aside units) involving the new construction of single family rental units was under construction in the Metcalfe Park and North Division neighborhoods. This project involved the use of low income tax credits. A partnership with a local nonprofit construction training program was also creating job training opportunities as part of the project's development. The United Homes project, involving the construction of 24 new homes (12 set-aside units) was substantially complete in the 3rd quarter. In addition, significant pre-development work for several low income tax credit projects was completed. As a result, in the third quarter, 2 additional low income tax credit projects also closed, involving units targeted for families earning under 50% of median income. These include:

The United Methodist Children Services project (17 set-aside units) involving the new construction of 24 units of scattered site and multifamily housing on vacant foreclosed City owned property in the City's Washington Park neighborhood. The Century City project (19 set-aside units) involving the new construction of two multifamily buildings located across the from the City's major job initiative at the Century City (former Tower Automotive/A.O. Smith) site. Two additional low income tax credit projects, involving an additional 57 units are scheduled to close in the 4th quarter. These include Mitchell Market Lofts (12 set-aside units) and the King Heights IV project (45 set-aside units).

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/55
# of Multifamily Units	0	0/25
# of Singlefamily Units	0	0/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/55	0/0	0/55	0
# Renter Households	0	0	0	0/55	0/0	0/55	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS240010000A
Activity Title: Development Subsidies

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NS2400000000

Project Title:
 ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected Start Date:
 02/11/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$5,413,500.00
Total CDBG Program Funds Budgeted	N/A	\$5,413,500.00
Program Funds Drawdown	\$572,245.98	\$922,343.43
Program Funds Obligated	\$1,096,021.00	\$2,985,739.46
Program Funds Expended	\$688,841.42	\$1,038,938.87
Department of City Development	\$688,841.42	\$1,038,938.87
Match Contributed	\$0.00	\$0.00
Program Income Received	\$49,761.57	\$49,761.57
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 Ended 9/30/2011:

During the 3rd quarter of 2011, staff continued to ramp up activity for NSP 2 acquisition/rehab activity. As of September 30, 23 properties (26 units) were enrolled in the program. Of the 23 properties, 2 were sold or had accepted offers, 7 were completed and listed (or ready to be listed) for sale, and 14 were under construction.

The Department has made a concerted effort to recruit additional Acquisition/Rehab development partners. Currently there are 5 developers actively participating in the program and 3 additional developers very interested in participating in the program. The Zilber Group, a local real estate development firm with a long history and considerable experience in real estate development, has become an important partner in the NSP programs. Zilber is currently developing 2 properties per month under the Acq/Rehab program. Additional partners include Kuhs Development and Cross Development, both with significant experience in partnering with the City on new construction projects. Kuhs and Cross have retooled their businesses to move from new construction to rehabilitation.

Several new contractors, many with Section 3 status, are working on the NSP 2 Acq/Rehab jobs. Staff continued work with the

development industry and is working with new partners to redevelop foreclosed housing for sale to new homeowners.

Accomplishments Performance Measures

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

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

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	0/59	0/73	0
# Owner Households	0	0	0	0/0	0/59	0/73	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: NS240020000A
Activity Title: Development Subsidies - Homebuyer Counseling

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NS2400000000

Project Title:
 ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected Start Date:
 02/11/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$36,500.00
Total CDBG Program Funds Budgeted	N/A	\$36,500.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$4,000.00	\$10,000.00
Program Funds Expended	\$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 Ended 9/30/2011:

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

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

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

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	0/73	0/73	0
# Owner Households	0	0	0	0/0	0/73	0/73	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: NS240031000A
Activity Title: Development Subsidies

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NS2400000000
Projected Start Date:
 02/11/2010
Benefit Type:
 Direct Benefit (Households)
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE
Projected End Date:
 02/11/2013
Completed Activity Actual End Date:

Responsible Organization:
 Housing Authority of the City of Milwaukee

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$187,340.00	\$187,340.00
Program Funds Expended	\$0.00	\$0.00
Housing Authority of the City of Milwaukee	\$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:
 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:
 For the Quarter Ending 9/30/2011:
 HACM has continued the rehab work for the first two properties acquired; the addresses are 4137 N. 44th St. and 4165 N. 42nd St. In addition, HACM has acquired two additional properties in the NSP areas. Both rehab proposals have been submitted to the CDGA office. Property acquisition continues as we look toward fulfilling our goal of expending \$500,000 by February 1st 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/13

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

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	0/13	0/13	0
# Owner Households	0	0	0	0/0	0/13	0/13	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: NS250010000A

Activity Title: Rental Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2500000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

RENTAL REHABILITATION - ELIGIBLE USE A

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$400.00
Program Income Drawdown	\$400.00	\$400.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 9/30/2011:

The Program continued outreach to investors and processed applications for this NSP 2 Program. Marketing included outreach efforts with the Apartment Association of Southeast Wisconsin and the City's Landlord Training Program. No applications were received during the 3rd quarter. We believe the reason that we have received no applications is that the incentive for rental rehab set-aside is up to \$10,000 more per unit than it is for a non-set-aside unit.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/33

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/33
# of Singlefamily Units	0	0/33

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	0/33	0/33	0
# Renter Households	0	0	0	0/0	0/33	0/33	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NS2500000000

Project Title:
 RENTAL REHABILITATION - ELIGIBLE USE A

Projected Start Date:
 12/11/2010

Projected End Date:
 12/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$1,075.00	\$84,544.73
Program Funds Obligated	\$46,930.00	\$174,083.00
Program Funds Expended	\$1,475.00	\$87,544.73
Department of City Development	\$1,475.00	\$87,544.73
Match Contributed	\$0.00	\$0.00
Program Income Received	\$400.00	\$3,000.00
Program Income Drawdown	\$600.00	\$2,600.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 9/30/2011:

The Program continued outreach to investors and processed applications for this NSP 2 Program. Marketing included outreach efforts with the Apartment Association of Southeast Wisconsin and the City's Landlord Training Program. Applications for 8 units were received during the 2nd quarter. At the time the applications were submitted, it was not known if the units would be Rental Rehab or Rental Rehab-25% set aside; however, is expected the units will be funded through set aside.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties	0	0/50
# VLI Households (0-30% AMI)	0	0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/50	
# of Singlefamily Units	0		0/50	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/50	0/0	0/50	0
# Renter Households	0	0	0	0/50	0/0	0/50	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: 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:
 Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$123,924.21	\$128,126.48
Program Funds Obligated	\$0.00	\$240,504.66
Program Funds Expended	\$123,924.21	\$128,126.48
Department of City Development	\$123,924.21	\$128,126.48
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 Ended 9/30/2011:

The 30 unit multifamily building located at 25th and Kilbourn in an area with significant targeted NSP 1 activity (15 of the units were targeted to families earning under 60% of AMI and 15 units were targeted to families earning under 50% of AMI) was nearing completion at the end of the second quarter The Kilbourn project is noteworthy in that is being combined with a City owned lot to create additional green space for residents and the private developers were able, with the help of a local non-profit, to obtain the property in donation.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/40	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/40	
# of Multifamily Units	0		0/15	
# of Singlefamily Units	0		0/25	

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	0/40	0/40	0
# Renter Households	0	0	0	0/0	0/40	0/40	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NS2600000000

Project Title:
 RENTAL DEVELOPMENT LARGE PROJECTS - ELIGIBLE

Projected Start Date:
 02/11/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,400,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,400,000.00
Program Funds Drawdown	\$122,820.22	\$127,588.49
Program Funds Obligated	\$0.00	\$404,729.67
Program Funds Expended	\$246,274.22	\$250,542.49
Department of City Development	\$246,274.22	\$250,542.49
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 Ended 9/30/2011:

During the 3rd quarter, projects involving projects including 21 housing units were under construction and nearing completion, including a duplex, a four family in the NSP 2 targeted Bender Avenue neighborhood, and a 30 unit multifamily building located at 25th and Kilbourn in an area with significant targeted NSP 1 activity (15 of the units were targeted to families earning under 60% of AMI and 15 units were targeted to families earning under 50% of AMI). The Kilbourn project is noteworthy in that is being combined with a City owned lot to create additional green space for residents, and the private developers were able, with the help of a local non-profit able to obtain the property in donation.

Three projects received pre-commitments of NSP dollars and are utilizing the low income tax credit program also finalized their

debt and equity financing and will close in the 4th quarter. These involve an additional 76 units set aside for families earning under 50% of AMI. The projects are being developed by Brinshore Development/Maures Development, Vanguard Development and Gorman Development. They include a number of scattered site single family and duplex tax foreclosed properties that are being provided at nominal cost to NSP development partners, as well as a long vacant multi-family property on Milwaukee's near Westside. All three developers have significant affordable housing development experience and two have developed projects under the NSP program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/96
# VLI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/96
# of Multifamily Units	0	0/48
# of Singlefamily Units	0	0/48

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/96	0/0	0/96	0
# Renter Households	0	0	0	0/96	0/0	0/96	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: NS270010000A
Activity Title: Buy In Your Neighborhood

Activity Category:

Acquisition - general

Project Number:

NS270000000

Projected Start Date:

02/11/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

BUY IN YOUR NEIGHBORHOOD - ELIGIBLE USE A

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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 BIYN Program will provide financial assistance to homeowners to buy a foreclosed property within near proximity to their home. The concept is that rental property owned by a neighborhood resident is likely to be well-managed and maintained, because the owner has a vested interest in the neighborhood. BIYN will offer second mortgages for the purchase of foreclosed properties by neighborhood owners. The second mortgage loan will be amortizing, but at a reduced interest rate (3-4%). The buyer will provide 10% equity. When rehabilitation is required, buyers may be able to also utilize the Rental Rehabilitation Program to obtain matching funds for improvements. Participants will have to commit to income and rent restrictions consistent with those required for the federal HOME program.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 9/30/2011:

Through a budget amendment submitted during the 2nd Quarter, this activity was eliminated. Future reports will eliminate reference to this activity.

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:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMOLITION - ELIGIBLE USE D

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of Neighborhood Services

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,500,000.00
Program Funds Drawdown	\$345,608.59	\$546,228.09
Program Funds Obligated	\$61,362.00	\$1,607,988.99
Program Funds Expended	\$357,211.69	\$557,831.19
Department of Neighborhood Services	\$357,211.69	\$557,831.19
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 Ended: 9/30/2011

The Department of Neighborhood Services requested 2 additional NSP-2 grant set-ups this quarter. To date, DNS has requested 101 set-ups for a total of \$1,609,488.00. We currently have 72 parcels working their way toward the grant. This quarter we focused on adjustment vouchers required in preparation for our completion reports. We have completed 23 adjustment vouchers for projects initiated using city funds. Eligible funds have been transferred to the grant. We have 29 grants awaiting close-out as of October 3, 2011. Additionally, 5 grants were paid down to a zero balance but will not be closed-out due

to potential program income generated as a result of pending collections by Kohn and associates. Bidding and awarding parcels continues at an aggressive pace and contractors are providing prompt paperwork. We have incorporated the close-out process into our monthly activities and are on pace to exceed the required expenditure prior to year's end.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/263
# of Singlefamily Units	0	0/263

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NS2900000000

Projected Start Date:

02/11/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,652,387.00
Total CDBG Program Funds Budgeted	N/A	\$1,652,387.00
Program Funds Drawdown	\$3,700.80	\$293,277.87
Program Funds Obligated	\$163,470.00	\$681,048.00
Program Funds Expended	\$113,565.67	\$478,207.20
Milwaukee Neighborhood Reclamation Company, LLC	\$113,565.67	\$478,207.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$110,264.87	\$184,929.33
Program Income Drawdown	\$74,664.46	\$74,664.46

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 9/30/2011:

During the third quarter of 2011, the MNRC submitted offers to purchase on 13 properties. During the quarter, eight properties were acquired, containing ten units of housing. A number of these properties were acquired in the Sherman Park neighborhood, where the City is working with a number of developers to concentrate NSP funded rehabilitation activity. Additional properties were also acquired in Washington Park, Lindsay Heights and the Layton Boulevard West Neighborhood, where the City is concentrating NSP funded activity.

It is expected that the holding period for the majority of these properties will be brief, as the City is in process of negotiating development agreements for their rehabilitation. At the close of the quarter, the MNRC had accepted offers on two additional

properties, containing three units of housing. Closings for these properties are expected to occur during October of 2011.

During the quarter, the MNRC also conveyed six properties, containing seven units of housing, to developers who will rehabilitate them through the City's NSP acquisition/rehab program for resale to owner occupants. Rehabilitation at these properties was underway as of the close of the quarter.

The MNRC continues to evaluate numerous properties for potential landbank acquisition and it is expected that the pace of acquisition activities will continue to remain steady during the fourth quarter of 2011 as opportunities arise in neighborhoods where the City is working to concentrate NSP activity with ongoing neighborhood revitalization initiatives.

At the close of the quarter, MNRC had either acquired or has signed offers to purchase a total of 42 units of housing using NSP2 funds in this activity category, so is on pace to successfully achieve its projected performance measures. It is implementing the actions described in the NSP2 Workout Plan which was submitted to HUD in August of 2011 to insure that in addition to meeting performance goals, all NSP2 expenditure deadlines are met.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/45

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/63
# of Singlefamily Units	0	0/63

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

Activity Category:
 Land Banking - Acquisition (NSP Only)

Activity Status:
 Under Way

Project Number:
 NS2900000000

Project Title:
 LAND BANK - ELIGIBLE USE C

Projected Start Date:
 02/11/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Area Benefit (Census)

Completed Activity Actual End Date:

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

Responsible Organization:
 Milwaukee Neighborhood Reclamation Company, LLC

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$47,613.00
Total CDBG Program Funds Budgeted	N/A	\$47,613.00
Program Funds Drawdown	\$0.00	\$2,140.92
Program Funds Obligated	\$0.00	\$47,612.90
Program Funds Expended	\$0.00	\$47,371.86
Milwaukee Neighborhood Reclamation Company, LLC	\$0.00	\$47,371.86
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$45,230.94
Program Income Drawdown	\$45,230.94	\$45,230.94

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 9/30/2011:

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

Accomplishments Performance Measures

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

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

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

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

Grantee Activity Number: NS290032000A
Activity Title: Land Bank - Holding Costs

Activity Category:
 Land Banking - Disposition (NSP Only)

Activity Status:
 Under Way

Project Number:
 NS2900000000

Project Title:
 LAND BANK - ELIGIBLE USE C

Projected Start Date:
 09/20/2011

Projected End Date:
 02/11/2013

Benefit Type:
 Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 9/30/2011:

In the effort to preserve, stabilize and maintain City of Milwaukee vacant In Rem properties to the highest degree possible and support ongoing efforts in the City's NSP2 Target Area, the Department of City Development (DCD) will utilize NSP2 funds allocated to the City for land banking activity to maintain a select group of City-owned tax foreclosed properties that fall within the established NSP2 target neighborhoods.

No activity has been completed to date as property selection is currently underway, however; it is expected that a minimum of 90 properties will be selected during the next quarter and maintained until some final disposition is achieved. Each property is budgeted for \$2500 in yearly maintenance costs based upon the following standard projections:

- \$150 in snow removal costs based upon a 50 inch snow fall season
- \$900 to secure the property with painted boards
- \$450 in seasonal grass cutting from April through October
- \$1,000 for a standard property clean out

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/120
# of Singlefamily Units	0	0/120

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: NS291010000A
Activity Title: Leveraged Loan Fund

Activity Category: Homeownership Assistance to low- and moderate-income	Activity Status: Under Way
Project Number: NS2910000000	Project Title: LAND BANK - LEVERAGED LOAN FUND - ELIGIBLE USE
Projected Start Date: 02/11/2010	Projected End Date: 02/11/2013
Benefit Type: Direct Benefit (Households)	Completed Activity Actual End Date:
National Objective: NSP Only - LMMI	Responsible Organization: Department of City Development

Overall	Jul 1 thru Sep 30, 2011	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
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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 Ended 9/30/2011:

The City worked with local and national lenders to solicit their participation in a leveraged loan fund which would provide financing for NSP development activity. By the end of the 3rd quarter, four lenders have agreed to participate in the fund. Two others are still considering participation. Underwriting guidelines, operating procedures and documents have been developed for the program by the City's loan fund administrator. Structure and terms will be finalized in the 4th quarter, and loan originations will commence.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	0/72
# of Multifamily Units	0	0/16
# of Singlefamily Units	0	0/56

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	0/72	0/72	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS291020000A
Activity Title: Leveraged Loan Fund - 25% Set-Aside

Activity Category:
 Homeownership Assistance to low- and moderate-income

Activity Status:
 Under Way

Project Number:
 NS2910000000

Project Title:
 LAND BANK - LEVERAGED LOAN FUND - ELIGIBLE USE

Projected Start Date:
 02/11/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 Department of City Development

Overall	Jul 1 thru Sep 30, 2011	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
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

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Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	0/48
# of Multifamily Units	0	0/8
# of Singlefamily Units	0	0/40

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/48	0/0	0/48	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	
