

**Grantee: Milwaukee, WI**

**Grant: B-08-MN-55-0006**

**July 1, 2011 thru September 30, 2011 Performance Report**

**Grant Number:**

B-08-MN-55-0006

**Obligation Date:**

03/18/2009

**Grantee Name:**

Milwaukee, WI

**Award Date:**

03/18/2009

**Grant Amount:**

\$9,197,465.00

**Contract End Date:**

03/18/2013

**Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**QPR Contact:**

Steven Mahan

## Disasters:

### Declaration Number

NSP

## Narratives

### Areas of Greatest Need:

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

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

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

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

### Greatest Percentage of Home Foreclosures

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

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

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

### Highest Percentage of Subprime Mortgage Financing

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

For the purposes of this action plan, the City of Milwaukee will utilize "high-cost" mortgage loans (defined as any first lien mortgage with an

initial interest rate 3 percentage points or more higher than prevailing Treasury rates at the time of issuance) as a proxy for determining the areas with the highest percentage of subprime loans. This definition corresponds to lending data released by HUD at the census tract level in conjunction with the NSP and will allow for comparisons across jurisdictions and time periods. In its NSP allocation methodology, HUD has acknowledged that "there are no public data sources collected evenly across the United States on&hellip; subprime loans."

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

#### Significant Risk of Increased Foreclosures

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

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

#### Other Factors

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

##### Blighting Effects of Abandoned and Foreclosed Properties:

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

#### Impacts on Area Real Estate Market

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

#### Low-Moderate Income Areas

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

### **Distribution and and Uses of Funds:**

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

#### Greatest percentage of foreclosures

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

#### Highest percentage of homes financed by a subprime mortgage related loan

The University of Wisconsin Milwaukee (UWM), in cooperation with Legal Action of Wisconsin undertook a comprehensive study of subprime and high cost lending activity in the City of Milwaukee. This data, supplemented with the most recent HMDA data for high cost loans, provides the location of subprime and high cost lending in City neighborhoods. The UWM study provides additional guidance in that it looks beyond the geography of subprime lending activity to assess impact on Milwaukee homeowners and renters. The study shows that in Milwaukee, subprime lending disproportionately impacted Milwaukee's poorest families and minority borrowers. Further, over 50% of subprime lending activity was refinancing loans for existing homeowners. The City's targeting approach, as well as its program design, will take into account

those families that were most affected by the foreclosure problem.

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

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

Intervention areas

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

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

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

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

## Definitions and Descriptions:

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

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

NSP Affordable Rent Limits - 2008 (1)

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

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

The City of Milwaukee will utilize the affordability requirements of the HOME program for prescribing the periods of continued affordability for NSP assisted activities.

Homeownership Programs:

Subsidy/Assistance Amount Period of Affordability

<\$15,000 = 5 years

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

\$40,000+ = 15 years

#### Rental Programs:

Subsidy/Assistance Amount Period of Affordability

<\$15,000/unit= 5 years

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

\$40,000+/unit = 15 years

Newconstruction = 20 years

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

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

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

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

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

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

#### Low Income Targeting:

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

Specifically, by category:

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

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

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

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

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

#### Acquisition and Relocation:

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

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

For new construction activity, it is estimated that 20 housing units will benefit households earning under 50% of AMI and 20 housing units will benefit households earning between 51% and 80% of AMI. It is estimated that this activity would commence in September of 2009 and be completed by December of 2010.

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

#### Public Comment:

CDGA welcomes the views and input of citizens and other stakeholders as it pertains to the any reports disseminated to the public. Any comments, letters or other correspondence received are considered and are included in reports submitted to HUD.

To ensure adequate and accessible citizen participation, the City of Milwaukee a prepared a "draft" of the NSP Substantial Amendment to the

City's 2008 Action Plan for the City's Community Development Block Grant Program under the Housing & Economic Recovery Act of 2008.

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

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

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

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

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

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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$9,197,465.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$9,197,465.00
<b>Program Funds Drawdown</b>	\$236,346.64	\$6,978,886.04
<b>Program Funds Obligated</b>	\$0.00	\$9,197,465.00
<b>Program Funds Expended</b>	\$363,678.20	\$7,784,404.27
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$113,368.60	\$734,108.57
<b>Program Income Drawdown</b>	\$11,031.62	\$631,730.97

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,379,619.75	\$0.00
<b>Limit on Admin/Planning</b>	\$919,746.50	\$790,132.82
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$2,299,366.25	\$2,992,850.00

## Overall Progress Narrative:

For the Quarter Ended 9/30/2011:

Even as we actively work on NSP2 Program activity, the City of Milwaukee continues to expend on NSP1 during the 3rd quarter of 2011. Caseload carryover was primarily construction management of relatively slow-moving NSP1 projects. Additionally, several acquisition/rehab projects are on the market but remain unsold. We continue to work with contractors and developers on closing out NSP1 projects.

The City of Milwaukee experienced a great deal of difficulty in reporting 3rd Quarter accomplishments/data into the DRGR Reporting System. Difficulties were encountered in two reporting fields: "Accomplishments Performance Measures" and "Beneficiaries Performance Measures." Specifically, the DRGR system restricted the City of Milwaukee from entering numbers into "# of Housing Units" and "# of Households/ # of Owner Households." Every attempt was made to resolve these issues, including soliciting guidance from HUD T.A. To ensure that the City of Milwaukee gets credit for the activity completed and performance measures reached; programmatic accomplishments / data has been recorded in the narrative section of the following activities: NS120010000A, NS120020000A, NS120030000A, NS120040000A, NS140010000A, NS140020000A, NS150010000A, NS150020000A.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NS1100000000, ADMINISTRATION	\$25,573.46	\$919,746.00	\$790,132.82
NS1200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE A	\$11,501.47	\$1,533,205.00	\$1,463,016.74
NS1300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$11.47	\$713,778.00	\$527,281.92
NS1400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$20,504.03	\$2,584,820.00	\$1,608,602.87
NS1500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$155,268.98	\$994,306.00	\$865,428.61
NS1510000000, RENTAL REHABILITATION (MULTI-FAMILY	\$0.00	\$0.00	\$0.00
NS1510100010, 136 W. Meinecke-RENTAL REHAB MULTI-	\$23,025.17	\$75,066.00	\$69,355.37
NS1600000000, RENTAL DEVELOPMENT - LARGE PROJECTS	\$0.00	\$346,969.00	\$248,044.00
NS1610000000, RENTAL DEVELOPMENT - LARGE PROJECTS	\$0.00	\$0.00	\$0.00
NS1700000000, BUY IN YOUR NEIGHBORHOOD - ELIGIBLE	\$0.00	\$0.00	\$0.00
NS1800000000, DEMOLITION - ELIGIBLE USE D	\$0.00	\$1,312,500.00	\$849,285.83
NS1900000000, LAND BANK - ELIGIBLE USE C	\$462.06	\$717,075.00	\$557,737.88

## Activities

**Grantee Activity Number:** NS1100100211

**Activity Title:** NS1100100211

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NS1100000000

**Project Title:**

ADMINISTRATION

**Projected Start Date:**

10/01/2008

**Projected End Date:**

02/01/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Comptroller's Office

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$84,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$84,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$84,500.00
<b>Program Funds Obligated</b>	\$0.00	\$84,500.00
<b>Program Funds Expended</b>	\$0.00	\$84,500.00
Comptroller's Office	\$0.00	\$84,500.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:

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. Reviewed and processed project completions
8. Reviewed and processed project budget amendments



## 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:** NS1100200151

**Activity Title:** NS1100200151

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NS1100000000

**Project Title:**

ADMINISTRATION

**Projected Start Date:**

10/01/2008

**Projected End Date:**

02/01/2013

**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**

<b>Total Projected Budget from All Sources</b>	N/A	\$147,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$147,000.00
<b>Program Funds Drawdown</b>	\$7,592.98	\$73,287.81
<b>Program Funds Obligated</b>	\$0.00	\$147,000.00
<b>Program Funds Expended</b>	\$7,592.98	\$73,287.81
Community Development Grants Administration	\$7,592.98	\$73,287.81
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 NSP1 funded activities. Such activities include budget approvals; review set-ups and feasibility packets, maintain and submit quarterly reports, and completes any updates to the NSP1 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:** NS1100300191

**Activity Title:** NS1100300191

**Activity Category:**

Administration

**Project Number:**

NS1100000000

**Projected Start Date:**

10/01/2008

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$688,246.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$688,246.00
<b>Program Funds Drawdown</b>	\$17,980.48	\$632,345.01
<b>Program Funds Obligated</b>	\$0.00	\$688,246.00
<b>Program Funds Expended</b>	\$17,980.48	\$632,345.01
Department of City Development	\$17,980.48	\$632,345.01
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 Department of City Development administers Home Buyer Assistance, Rental Rehabilitation, Land Bank, Acquisition Rehab, Vacant Land Initiative, and Rental Development Large Projects. Staff administers these NSP Programs on an ongoing basis, and that work continued through the 3rd quarter of 2011.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS120010000A

**Activity Title:** Homeowner Financial Assistance

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NS1200000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$818,827.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$818,827.00
<b>Program Funds Drawdown</b>	\$10,001.47	\$777,823.00
<b>Program Funds Obligated</b>	\$0.00	\$818,827.00
<b>Program Funds Expended</b>	\$10,001.47	\$790,721.00
Department of City Development	\$10,001.47	\$790,721.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$12,898.00
<b>Program Income Drawdown</b>	\$400.00	\$12,898.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

At NSP1 obligation, there were 44 Home Buyer Assistance projects. Completions totaled 9 during the third quarter, which includes 1 duplex (2 units). Please see below:

- David Johnson 1134-34A N 44th ST
- Yamilka Cortes 224 W Saveland Ave
- Mario Martinez 1701 S 37th ST
- Julia Odom 3008 N 53rd ST
- Shawndrika Adams 7628 W Courtland Ave
- Miklyn Stout 5330 N 54th ST
- Matthias Seisay 5260 N 103rd ST
- Eric Yanke 3002 S 9th PL
- Ntxuam Yang \*\* 1336-38 N 39th ST
- Richanda Proctor\*\*\* 2566 N. 20th ST.
- Danelle Howard\*\*\* 3148-50 N. 54th ST.

\*\* Although the address reflects a two unit home, due to a unique family situation, the home is being used as a single family.\*\*\* These projects were completed during the 1st Quarter of 2011, but due to oversight; not reported in the DRGR System. The system is now up to date. Note: In efforts to correct Housing/Beneficiary Data Performance Measures for 1st and 2nd Quarter

cumulative totals were adjusted to reflect the accurate total.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	14		25/51	
# of Singlefamily Units	14		25/51	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	9	12	0/0	18/30	25/43	72.00
# Owner Households	0	9	12	0/0	18/30	25/43	72.00

### 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:** NS120020000A

**Activity Title:** Homebuyer Counseling

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NS1200000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$38,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$38,500.00
<b>Program Funds Drawdown</b>	\$1,500.00	\$36,500.00
<b>Program Funds Obligated</b>	\$0.00	\$38,500.00
<b>Program Funds Expended</b>	\$1,500.00	\$36,500.00
Department of City Development	\$1,500.00	\$36,500.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

All Home Buyer Assistance (HBA) clients must have a counseling certificate accompany their application. There were no new clients accepted into the program, therefore there was no new counseling activity for HBA clients during the third quarter.

Name:	Address:	Completion Date:
David Johnson	1134-34A N 44th ST	7/18/2011
Yamilka Cortes	224 W Saveland Ave	8/15/2011
Mario Martinez	1701 S 37th ST	8/15/2011
Julia Odom	3008 N 53rd ST	8/17/2011
Shawndrika Adams	7628 W Courtland Ave	8/18/2011
Miklyn Stout	5330 N 54th ST	8/30/2011
Matthias Seisay	5260 N 103rd ST	9/9/2011
Eric Yanke	3002 S 9th PL	9/21/2011
Ntxuam Yang	1336-38 N 39th ST	9/28/2011
Jeremiah Yang	6872 W Grantosa DR	7/28/2011
Zoua Chang	1915 N 33rd ST	8/09/2011
Somloth Lathavong	1945 N 25th ST	8/15/2011
Veronica Santiago	3324 S 14th ST	8/31/2011



Note: Due to systematic restrictions, the City of Milwaukee was unable to enter "# of Housing Units" into the "Accomplishments Performance Measures" field.

### Accomplishments Performance Measures

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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	9	16	4/0	20/63	29/63	82.76
# Owner Households	4	9	16	4/0	20/63	29/63	82.76

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** NS120030000A

**Activity Title:** Homebuyer Assistance - 25% Set -Aside

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

NS1200000000

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Department of City Development

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$670,628.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$670,628.00
<b>Program Funds Drawdown</b>	\$0.00	\$644,193.74
<b>Program Funds Obligated</b>	\$0.00	\$670,628.00
<b>Program Funds Expended</b>	\$0.00	\$657,746.74
Department of City Development	\$0.00	\$657,746.74
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$8,238.00
<b>Program Income Drawdown</b>	\$922.00	\$16,507.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

At the deadline for NSP1 obligation, there were 28 Home Buyer Assistance 25% set aside projects approved for set-up in the NSP system. Completions totaled 4 during the third quarter, ending on September 30, 2011. Please see below:

Name:	Address:	Completion Date:
Jeremiah Yang	6872 W Grantosa DR	7/28/2011
Zoua Chang	1915 N 33rd ST	8/09/2011
Somloth Lathavong	1945 N 25th ST	8/15/2011
Veronica Santiago	3324 S 14th ST	8/31/2011

Note: Due to system restrictions, the total # of Single Family homes/ total# of Housing units reported do not accurately reflect activity performance to date. Our records show that the total units program to date is 8: 8 single family and 8 housing units.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	17/36
# of Singlefamily Units	8	17/36

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	8	0	8	17/36	0/0	17/36	100.00
# Owner Households	8	0	8	17/36	0/0	17/36	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** NS120040000A

**Activity Title:** Homebuyer Counseling - 25% Set-Aside

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NS1200000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$5,250.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$5,250.00
<b>Program Funds Drawdown</b>	\$0.00	\$4,500.00
<b>Program Funds Obligated</b>	\$0.00	\$5,250.00
<b>Program Funds Expended</b>	\$0.00	\$4,500.00
Department of City Development	\$0.00	\$4,500.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

All Home Buyer Assistance (HBA) clients must have a counseling certificate accompany their application. There were no new clients accepted into the program, therefore there was no new counseling activity for HBA clients during the third quarter.

Note: System restrictions will not permit entry of Race/Ethnicity and Income Levels. The current cumulative total # of households reads "9" while our records indicate "2 households/2 units" Below is the correct beneficiary data for the 3rd Quarter:

Race:  
Black (2)  
FHOH (2)  
Total:2

Income Level:  
Low (2)  
Total:2

Note: Due to systematic restrictions, the City of Milwaukee was unable to enter "# of Housing Units" into the "Accomplishments Performance Measures" field.

## Accomplishments Performance Measures

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	7	0	7	16/7	0/0	16/7	100.00
# Owner Households	7	0	7	16/7	0/0	16/7	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** NS130010000A

**Activity Title:** Vacant Lot Reuse

**Activity Category:**

Disposition

**Project Number:**

NS1300000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Persons)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

VACANT LAND INITIATIVE - ELIGIBLE USE E

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,448.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,448.00
<b>Program Funds Drawdown</b>	\$11.47	\$3,448.00
<b>Program Funds Obligated</b>	\$0.00	\$3,448.00
<b>Program Funds Expended</b>	\$11.47	\$3,448.00
Department of City Development	\$11.47	\$3,448.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

Under this Program, Bank and tax-foreclosed vacant lots are landscaped according to the commitment in the substantial amendment originally submitted to HUD. Landscaped lots will be 1) sold to adjoining homeowners for use as green space, 2) used by neighborhood associations as urban gardens or 3) landscaped and either held for future development or placed in the City's storm water land bank.

One project was closed out during the 3rd Quarter:  
1904-06 W. Arrow St.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	1/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Persons	1	0	1	1/0	0/2	1/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** NS130020000A

**Activity Title:** Vacant Lot Reuse - New Construction

**Activity Category:**

Construction of new housing

**Project Number:**

NS1300000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

VACANT LAND INITIATIVE - ELIGIBLE USE E

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$60,099.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$60,099.00
<b>Program Funds Drawdown</b>	\$0.00	\$60,099.00
<b>Program Funds Obligated</b>	\$0.00	\$60,099.00
<b>Program Funds Expended</b>	\$0.00	\$60,099.00
Department of City Development	\$0.00	\$60,099.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

Habitat for Humanity committed to build 2 units in NSP-1 census tracts. Both units are completed and occupied. Completion packages will be forwarded to the Community Development Grants Administration by the end of the 4th quarter.

**Accomplishments Performance Measures**

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



## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS130030000A

**Activity Title:** Vacant Land - 25% Set-Aside

**Activity Category:**

Disposition

**Activity Status:**

Under Way

**Project Number:**

NS1300000000

**Project Title:**

VACANT LAND INITIATIVE - ELIGIBLE USE E

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Department of City Development

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$650,231.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$650,231.00
<b>Program Funds Drawdown</b>	\$0.00	\$463,734.92
<b>Program Funds Obligated</b>	\$0.00	\$650,231.00
<b>Program Funds Expended</b>	\$0.00	\$463,734.92
Department of City Development	\$0.00	\$463,734.92
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

Capuchin Apartments, an affordable housing development consisting of 38 housing units located at 25th and Fond du Lac was completed during the third quarter and was in the final stages of lease up. The project will provide permanent housing for the homeless as well as onsite supportive services for residents. 28 units in the project are targeted to households with incomes under 50% of AMI. The Project is being developed by Heartland Housing, Inc. ("the Developer"), in collaboration with St. Benedict the Moor church.

Habitat for Humanity committed to build 4 units in NSP-1 census tracts. All units are completed and occupied. Completion packages will be forwarded to the Community Development Grants Administration by the end of the 4th quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/5

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

## Beneficiaries Performance Measures

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

**Activity Title:** Development Subsidies

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS140000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,421,607.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,421,607.00
<b>Program Funds Drawdown</b>	\$17,864.61	\$1,468,011.14
<b>Program Funds Obligated</b>	\$0.00	\$2,421,607.00
<b>Program Funds Expended</b>	\$103,881.76	\$2,027,786.89
Department of City Development	\$103,881.76	\$2,027,786.89
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$86,017.15	\$559,775.75
<b>Program Income Drawdown</b>	\$0.00	\$473,758.60

**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 Ended 9/30/2011:

At the end of the third quarter, 8 NSP1-funded properties were listed for sale with licensed real estate agencies. As of September 30, an offer for 1 of those properties (2 units) was received and was under review by staff. However, no NSP-1 acquisition/rehab properties were sold to income eligible buyers during the 3rd quarter.

Regarding construction activity, one property, 814 N 26th Street, was completed in the 3rd quarter and promptly placed on the market. 3 NSP1-funded acquisition/rehab projects remained under construction at the end of the 3rd quarter. Work on one of the properties, 1950 S 30th Street, has been delayed because the non-profit agency redeveloping the property had to find a new contractor to complete the work on the project. The agency indicated a replacement contractor had been hired and the work is expected to be completed by the end of the 4th quarter. The other 2 projects, 822 N 26th Street and 934 N 29th Street, have been delayed because the same contractor is working on both projects, and has taken on more work than he can manage. As of September 30, a replacement contractor has been identified for one of the projects, and it is expected both will be completed by the end of the 4th quarter.

There were two projects closed out this quarter:

Name:	Address:	Completion
-------	----------	------------

Gracie Edwards	1630 N. 20th St.	8/15/2011
Mary Hamilton	1408 W. Capitoli Drive	8/03/2011

Note: Due to oversight, one unit from a previous quarter was not reported in the "Accomplishments Performance Measures" field. Because of this, one additional unit is reported in the "# of properties/#of housing units/# of single family units."

### Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	3/18
# of Singlefamily Units	3	3/18

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	2	3	2/0	2/18	4/18	100.00
# Owner Households	1	2	3	2/0	2/18	4/18	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:** NS140020000A  
**Activity Title:** Development Subsidies - Homebuyer Counseling

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NS140000000

**Project Title:**

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$9,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$9,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$2,000.00
<b>Program Funds Obligated</b>	\$0.00	\$9,000.00
<b>Program Funds Expended</b>	\$0.00	\$2,000.00
Department of City Development	\$0.00	\$2,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

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. A list of available properties is forwarded to the agencies as part of marketing efforts for the program. There were two projects closed out this quarter:

Name:	Address:	Completion
Gracie Edwards	1630 N. 20th St.	8/15/2011
Mary Hamilton	1408 W. Capitil Drive	8/03/2011

Note: Due to systematic restrictions, the City of Milwaukee was unable to enter "# of Housing Units" into the "Accomplishments Performance Measures" field.

**Accomplishments Performance Measures**

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties

3

3/18

This Report Period  
Total

Cumulative Actual Total / Expected  
Total

# of Housing Units

0

0/0

### Beneficiaries Performance Measures

This Report Period

Cumulative Actual Total / Expected

	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	2	3	2/0	2/18	4/18	100.00
# Owner Households	1	2	3	2/0	2/18	4/18	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:** NS140030000A

**Activity Title:** Development Subsidies - 25% Set Aside

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS140000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$152,713.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$152,713.00
<b>Program Funds Drawdown</b>	\$2,639.42	\$138,591.73
<b>Program Funds Obligated</b>	\$0.00	\$152,713.00
<b>Program Funds Expended</b>	\$2,639.42	\$138,591.73
Department of City Development	\$2,639.42	\$138,591.73
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

2 projects were set up under the low income set aside program. The units were completed, and then listed with real estate agents, during the 2nd quarter of 2011. There was no activity during the 3rd quarter; i.e. neither has sold to date.

**Accomplishments Performance Measures**

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

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>NS140040000A</b>
<b>Activity Title:</b>	<b>Development Subsidies - 25% Set-Aside Counseling</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NS140000000

**Project Title:**

ACQUISTION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$1,500.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

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. 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
<b># of Properties</b>	0	0/2
<b># ELI Households (0-30% AMI)</b>	0	0/0

  

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units

0

0/0

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS150010000A

**Activity Title:** Rental Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NS1500000000

**Project Title:**

RENTAL REHABILITATION - ELIGIBLE USE A

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$116,671.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$116,671.00
<b>Program Funds Drawdown</b>	\$0.00	\$106,261.00
<b>Program Funds Obligated</b>	\$0.00	\$116,671.00
<b>Program Funds Expended</b>	\$0.00	\$112,271.00
Department of City Development	\$0.00	\$112,271.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$6,010.00
<b>Program Income Drawdown</b>	\$2,522.00	\$8,732.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

Completions totaled 2 during the third quarter, ending on September 30, 2011. Please see list below. Staff is working with owners to obtain documentation needed for closeout and additional completions are expected by the end of the fourth quarter.

Name:	Address:	Completion Date:
Cornelius Whiteside	4240-4240A N 14th ST	8/15/2011
Steven Schwid	7018 W Adler ST	8/30/2011

Note: Due to system restrictions, the total # of Single Family homes/ total# of Housing units reported do not accurately reflect activity performance to date. Our records show that the total units program to date is 5: 1 single family and 2 duplexes (4 units).

**Accomplishments Performance Measures**

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties	3	3/8
-----------------	---	-----

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	5/8
# of Singlefamily Units	4	5/8

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	1	3	4/0	1/8	5/8	100.00
# Renter Households	2	1	3	4/0	1/8	5/8	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** NS150020000A

**Activity Title:** Rental Rehabilitation - 25% Set-Aside

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS1500000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

RENTAL REHABILITATION - ELIGIBLE USE A

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$877,635.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$877,635.00
<b>Program Funds Drawdown</b>	\$155,268.98	\$759,167.61
<b>Program Funds Obligated</b>	\$0.00	\$877,635.00
<b>Program Funds Expended</b>	\$181,494.47	\$775,641.61
Department of City Development	\$181,494.47	\$775,641.61
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$16,474.00
<b>Program Income Drawdown</b>	\$0.00	\$16,474.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

Completions totaled 6 during the third quarter, ending on September 30, 2011. Please see list below.

Staff is working with owners to obtain documentation needed for closeout and additional completions are expected by the end of the fourth quarter.

Name:	Address:	Completion Date:
Dominic LoDuca	537 N 25th	
Chad Wasielewski	4614-16 W Stark	
Todd Heltemes	1225 S 37th ST	
Dian Palmer	2600 N 53rd ST	
Reza Namin	2422 S 7th ST	
Renee Deuel	2617-17A N 52nd ST	
Brian Elliot*	6215 N. 84th St.	

Note: Due to system restrictions, the total # of Single Family homes/ total# of Housing units reported do not accurately reflect the activity performance to date. Our records show that the total units program to date is 20: with only 2 single family units.

\*Due to oversight, a project that was completed during the 1st quarter 2011 was not entered into the system. It has been in the

3rd Quarter QPR, and its beneficiary data has been included in Housing and Beneficiary Measures.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	9		9/36	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	12		20/58	
# of Singlefamily Units	12		20/58	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	14	0	14	20/58	0/0	20/58	100.00
# Renter Households	14	0	14	20/58	0/0	20/58	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** NS1510100010

**Activity Title:** 136 W. Meinecke-10-RENTAL REHAB MULTI-FAMILY

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS1510100010

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

136 W. Meinecke-RENTAL REHAB MULTI-FAMILY-

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$75,066.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$75,066.00
<b>Program Funds Drawdown</b>	\$23,025.17	\$69,355.37
<b>Program Funds Obligated</b>	\$0.00	\$75,066.00
<b>Program Funds Expended</b>	\$23,025.17	\$70,555.37
Department of City Development	\$23,025.17	\$70,555.37
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$1,200.00
<b>Program Income Drawdown</b>	\$0.00	\$1,200.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

One project (6 units) was funded under NSP-1. The project rehab was completed during the third quarter of 2011, and close out is expected in the 4th quarter.

**Accomplishments Performance Measures**

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

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** NS160010000A

**Activity Title:** Rental Development - Large Projects

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS1600000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

RENTAL DEVELOPMENT - LARGE PROJECTS -

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

Overall	Jul 1 thru Sep 30, 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:**

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

**Location Description:**

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

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

# of Households	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
	0	0	0	0/0	0/0	0/0	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:** NS160020000A

**Activity Title:** Rental Rehab - Large Projects 25% Set-Aside

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS1600000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

RENTAL DEVELOPMENT - LARGE PROJECTS -

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$346,969.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$346,969.00
<b>Program Funds Drawdown</b>	\$0.00	\$248,044.00
<b>Program Funds Obligated</b>	\$0.00	\$346,969.00
<b>Program Funds Expended</b>	\$0.00	\$248,444.00
Department of City Development	\$0.00	\$248,444.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$400.00
<b>Program Income Drawdown</b>	\$0.00	\$400.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

The department has formed a partnership with the City's Housing Authority (HACM) for the purpose of undertaking Neighborhood Stabilization Program activities. These activities include acquisition and rehabilitation of foreclosed properties near HACM's development sites for the purpose of making both homeownership and rental opportunities available to low to moderate income families and stabilizing and improving the surrounding neighborhoods.

2 properties were acquired for HACM through the City's land bank, MNRC. Construction on those projects was nearly done as of September 30, and full completion is expected by the end of the 4th quarter.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/4

# ELI Households (0-30% AMI)

0

0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

<b>Grantee Activity Number:</b>	<b>NS170010000A</b>
<b>Activity Title:</b>	<b>Buy In Your Neighborhood</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NS1700000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

**Activity Status:**

Under Way

**Project Title:**

BUY IN YOUR NEIGHBORHOOD - ELIGIBLE USE A

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of City Development

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

**Activity Description:**

This program will provide financial assistance to homeowners to buy a foreclosed property within 3 blocks of their home

**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:

There is no activity to report during the duration of NSP 1. As was reported previously, due to the low cost to purchase foreclosed properties, many investors are finding it more favorable to use the Rental Rehabilitation to assist with repairs to the property, as purchase assistance is not needed. However, staff has and will continue outreach efforts and awareness of the NSP program to assist with building relationships with potential investors.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	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:** NS180010000A

**Activity Title:** Demolition

**Activity Category:**

Clearance and Demolition

**Project Number:**

NS1800000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

DEMOLITION - ELIGIBLE USE D

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of Neighborhood Services

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,312,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,312,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$849,285.83
<b>Program Funds Obligated</b>	\$0.00	\$1,312,500.00
<b>Program Funds Expended</b>	\$13,959.53	\$915,380.49
Department of Neighborhood Services	\$13,959.53	\$915,380.49
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

No completions have occurred this quarter. DNS has continued to process payments for completed demolition. We have also focused on adjustment vouchers necessary to prepare files for completion. Completion reports will begin in the fourth quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	8/75

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/144



### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>NS190010000A</b>
<b>Activity Title:</b>	<b>Financial Assistance for Acquisition</b>

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

NS1900000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

LAND BANK - ELIGIBLE USE C

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$504,217.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$504,217.00
<b>Program Funds Drawdown</b>	\$103.00	\$422,196.19
<b>Program Funds Obligated</b>	\$0.00	\$504,217.00
<b>Program Funds Expended</b>	\$1,232.39	\$492,648.67
Milwaukee Neighborhood Reclamation Company, LLC	\$1,232.39	\$492,648.67
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$27,351.45	\$70,452.48
<b>Program Income Drawdown</b>	\$1.00	\$43,101.03

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

During the third quarter of 2011, the MNRC conveyed two properties which had been acquired with NSP funds to developers who will rehabilitate them for sale to owner occupant purchasers through the City's NSP Acquisition/Rehabilitation Program. These properties were in the Sherman Park and Layton Boulevard West Neighborhoods, which are the City's NSP3 target neighborhoods.

Only one NSP1 funded improved property remains in the MNRC inventory. This property is being activity marketed for sale by one of the MNRC's contracted real estate agents.

During the fourth quarter of 2011, the MNRC will continue to evaluate potential properties for purchase utilizing the funds that have become available as holding costs for sold MNRC projects were less than initially projected.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/26
# of Singlefamily Units	0	0/26

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>NS190020000A</b>
<b>Activity Title:</b>	<b>Land Bank-25% Set-Aside</b>

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

NS1900000000

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

LAND BANK - ELIGIBLE USE C

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Milwaukee Neighborhood Reclamation Company, LLC

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$212,858.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$212,858.00
<b>Program Funds Drawdown</b>	\$359.06	\$135,541.69
<b>Program Funds Obligated</b>	\$0.00	\$212,858.00
<b>Program Funds Expended</b>	\$359.06	\$194,202.03
Milwaukee Neighborhood Reclamation Company, LLC	\$359.06	\$194,202.03
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$58,660.34
<b>Program Income Drawdown</b>	\$7,186.62	\$58,660.34

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 9/30/2011:

There are two properties remaining in the MNRC inventory which were acquired using funds in this activity category. During the fourth quarter of 2011, MNRC will continue to work to implement the disposition strategies for these properties and ensure that they are reoccupied by households at or below 50% AMI.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/6

<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
<b>Total</b>	<b>Total</b>

# of Housing Units	0	0/11
# of Singlefamily Units	0	0/11

### 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	

---