

Grantee: Milwaukee, WI

Grant: B-08-MN-55-0006

April 1, 2010 thru June 30, 2010 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:

Original - In Progress

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Plan Description:

As an entitlement community, the City of Milwaukee was awarded \$9.2 million in Neighborhood Stabilization Program (NSP) funding under the Housing and Economic Recovery Act of 2008. The attached Neighborhood Stabilization Plan Amendment provides a proposed plan of how the City will utilize those funds to address the issue of foreclosed properties in its community. NSP funding is only one component of a broader community strategy to address the issues of foreclosures in the City of Milwaukee. For the last two years, the City of Milwaukee and many partners in the community have been working to address foreclosure issues and the impacts of subprime and predatory lending in the community. In September, Mayor Tom Barrett convened the Milwaukee Foreclosure Partnership Initiative (MFPI) a public-private partnership made up of lenders, foundations and community stakeholders with the primary goal of addressing the foreclosure crisis using a three tiered approach: Prevention, Intervention and Stabilization. Milwaukee's Common Council convened the Special Joint Committee on Redevelopment of Abandoned and Foreclosed Homes to guide the City's efforts for the use of NSP funding. The regulations for the NSP program provide that NSP funding can only be used to address abandoned and foreclosed properties those which have already been foreclosed on and for which ownership has transferred. NSP funding cannot be used to assist homeowners who are being foreclosed on, or who are in danger of losing their homes to foreclosure. The City and its partners recognize that intervention and prevention strategies for homeowners and prospective homeowners are critical to addressing the foreclosure issue in Milwaukee and are working through the MFPI to create and implement programs and resources to address these important issues in the community.

Recovery Needs:

As an entitlement community, the City of Milwaukee was awarded \$9.2 million in Neighborhood Stabilization Program funding under the Housing and Economic Recovery Act of 2008. The attached Neighborhood Stabilization Plan Amendment provides a plan for how the City will utilize those funds to address the issue of foreclosed properties in the community.

NSP funding will provide a considerable resource for the City's foreclosure efforts. However, it is important to note that Milwaukee's approach to the foreclosure crisis goes beyond tackling the issue of abandoned and foreclosed properties. It includes coordinated efforts to assist homeowners in danger of foreclosure, as well as establish a framework to address the root causes of foreclosures with the goal of preventing similar problems in the future.

The Problem--Foreclosures are resulting in significant costs for Milwaukee homeowners and neighborhoods.

Increasing numbers. For the first nine months of 2008, foreclosure filings in City of Milwaukee were up 35% compared to the same period in 2007. There are currently 1,619 bank owned foreclosed properties and 138 City owned foreclosed properties in Milwaukee neighborhoods. Looking forward, there are over 4,000 open foreclosure filings that are likely to result in additional vacant and abandoned properties.

Disproportionate impact. In Milwaukee, foreclosures and the related issues of subprime and predatory lending disproportionately impacted Milwaukee's poorest neighborhoods and low-income and minority families. There were over 17,800 subprime loans originated in Milwaukee County in 2005 and 2006, totaling over \$1.7 billion. In 2006, 59% of all of the mortgages issued in Milwaukee's Community Development Block Grant Area were either subprime or high interest mortgages. In 2006, over 2/3 (69%) of African American borrowers obtained high cost mortgages compared to less than 1/3 (30%) of whites.

Loss of homeownership. Over half of the subprime lending activity in Milwaukee was refinancing loans for existing homeowners. Long term homeowners, who have been a stabilizing force for City neighborhoods, are being displaced. Home equity, which is the single largest source of wealth building for most low and moderate income families, is being erased.

Effect on renters. Tenants are being impacted as well, as evictions are up significantly, and increasing numbers of them are foreclosure related. Many foreclosed homeowners turning to the rental market for housing are having difficulty securing rental property due to damage to their credit rating caused by the foreclosure.

Neighborhood impacts. Two-thirds of the bank owned foreclosures have open building code violations. Board ups have increased over 50% and vacant house fires have doubled. Left unattended, foreclosed properties are attractions for nuisance and criminal behavior.

A Coordinated Approach--There are a number of comprehensive and thoughtful initiatives that are currently underway that will complement and strengthen Neighborhood Stabilization Program efforts.

The Strategies to Overcome Predatory Practices (STOPP) Initiative has worked since 2002 through the Milwaukee Metropolitan Fair Housing Council in collaboration with local and state organizations to raise awareness of predatory and subprime lending activity and to provide consumer education and outreach in the community. Local housing counseling agencies have been providing foreclosure counseling services. Local academic institutions have provided research, education and consumer outreach within the community. Foreclosure Task Forces have been implemented by the City of Milwaukee and through the sponsorship of the U.S. Department of Housing and Urban Development to address neighborhood issues, intervention efforts and legislative reforms relating to the foreclosure issue.

In September, Milwaukee Mayor Tom Barrett launched the Milwaukee Foreclosure Partnership Initiative (MFPI), a public-private partnership made up of lenders, foundations real estate professionals, government representatives and community stakeholders to coordinate and focus efforts to address the foreclosure crisis in Milwaukee. The MFPI is utilizing a three-pronged approach to address not only the issue of abandoned and foreclosed homes, but the issues of foreclosure prevention and intervention as well. Over 100 individuals representing a broad range of community interests are currently participating in MFPI workgroups to create strategies and increase resources to address foreclosures in Milwaukee. Milwaukee's Common Council has also convened the Special Joint Committee on Redevelopment of Abandoned and Foreclosed Homes to guide the City's efforts for the use of Neighborhood Stabilization Program funding.

The NSP Plan--The proposed plan for the use of NSP funding has been designed to utilize a number of different strategies to address the issue of foreclosed homes in City neighborhoods. The plan recognizes that a one size fits all approach will not meet the need of neighborhoods impacted by the foreclosure issue. It includes a set of tools that build on existing programs, as well bring new ones to the effort. Proposed activities include those which promote homeownership, affordable rental housing, blight elimination and the improvement of City neighborhoods. The plan includes roles for government, residents, nonprofits, developers, lenders, and the real estate community because all are important to achieving results.

Given the sheer number of foreclosed properties in the City, as well as the number of open foreclosure filings likely to result in increased numbers of abandoned and foreclosed homes, every effort will be made to leverage Neighborhood Stabilization Program funding and seek additional resources for the City's efforts.

The NSP Substantial Amendment is available for review on our website: www.milwaukee.gov/cdbg. (City of Milwaukee).

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,869,340.00
Total CDBG Program Funds Budgeted	N/A	\$8,869,340.00

Program Funds Drawdown	\$847,069.00	\$2,698,796.12
Obligated CDBG DR Funds	\$2,425,662.18	\$6,626,635.03
Expended CDBG DR Funds	\$0.00	\$1,876,571.12
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$24,844.00
Program Income Drawdown	\$5,282.00	\$24,844.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,379,619.75	\$0.00
Limit on Admin/Planning	\$919,746.50	\$630,214.58
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,299,366.25	\$2,399,716.00

Overall Progress Narrative:

The foreclosure crisis has hit the City of Milwaukee hard. Thousands of homeowners lost their homes due to predatory lending and, later, job loss and general economic decline.

Budget projections and program design for the NSP-1 Program was formulated in the fall of 2008 when HUD first announced Milwaukee's eligibility for NSP funding. The City attempted to forecast needs as accurately as possible with the information then at hand. Over the course of the implementation, the array of uses proposed for the program generally proved on target to meet the needs in the community and City neighborhoods. However, in some instances, based on demand, specific budget allocations for the programs needed adjustment. For example, it was expected that few families earning less than 50% AMI would be able to get mortgage loans. In fact, as NSP-1 winds down, demand for Home Buyer Assistance - 25% Set Aside has been 3 to 4 times initial expectations. Similarly, the acquisition/rehab program grew significantly as strategically important properties fell into foreclosure. Other programs such as Buy In Your Neighborhood and New Construction had little or no demand and were either defunded or had dollars shifted to other Program activity. Previous changes to the Rental Rehabilitation Program shifted the amount of available matching funds in order to target funds to units for families earning less than 50% AMI.

In the second quarter of 2010, Milwaukee's NSP initiatives continued to adapt to changing demand and opportunities. As we enter that last 2 months of NSP-1, nearly three-fourths of NSP-1 funds are obligated. Important projects are either underway or poised to begin. Sufficient program applications are in process and sites have been acquired that are programmed for NSP assistance. Staff is confident that all Program dollars will be obligated on or before the September deadline. Outreach, marketing, and program infrastructure insure obligation will be achieved, and will carry the City into NSP-2.

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	\$24,125.41	\$919,746.00	\$581,778.95
NS1200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE A	\$278,615.91	\$2,068,000.00	\$874,335.94
NS1300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$0.00	\$260,000.00	\$0.00
NS1400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$159,053.10	\$1,820,500.00	\$259,664.14
NS1500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$9,108.00	\$984,375.00	\$239,785.00
NS1510000000, RENTAL REHABILITATION (MULTI-FAMILY	\$0.00	\$328,125.00	\$0.00
NS1600000000, RENTAL DEVELOPMENT - LARGE PROJECTS	\$0.00	\$500,000.00	\$0.00
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	\$59,166.41	\$1,312,500.00	\$313,853.88
NS1900000000, LAND BANK - ELIGIBLE USE C	\$317,000.17	\$1,004,219.00	\$429,378.21

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

National Objective:

N/A

Responsible Organization:

Comptroller's Office

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$84,500.00
Total CDBG Program Funds Budgeted	N/A	\$84,500.00
Program Funds Drawdown	\$17,065.70	\$65,192.01
Obligated CDBG DR Funds	\$0.00	\$84,500.00
Expended CDBG DR Funds	\$0.00	\$48,126.31
Comptroller's Office	\$0.00	\$48,126.31
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program Administration will be used for the reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include (but not limited to) salaries, wages and related costs of staff engaged in program administration, which includes (but is not limited to) providing information about the program, preparing program budget and schedules, preparing reports, and other costs for goods or services needed for administration of the program.

Location Description:

N/A

Activity Progress Narrative:

The following quarterly activities were accomplished by the Comptroller's Office in the quarter ending 6/30/10:

1. Reviewed and Approved Project Budget and Amendments
2. Eestablish/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

Performance Measures

No 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

National Objective:

N/A

Responsible Organization:

Community Development Grants Administration

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources

N/A

\$147,000.00

Total CDBG Program Funds Budgeted

N/A

\$147,000.00

Program Funds Drawdown

\$6,559.70

\$27,438.24

Obligated CDBG DR Funds

\$0.00

\$147,000.00

Expended CDBG DR Funds

\$0.00

\$20,878.54

Community Development Grants Administration

\$0.00

\$20,878.54

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Program Administration will be used for the reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include (but not limited to) salaries, wages and related costs of staff engaged in program administration, which includes (but is not limited to) providing information about the program, preparing program budget and schedules, preparing reports, and other costs for goods or services needed for administration of the program.

Location Description:

N/A

Activity Progress Narrative:

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

Performance Measures

No 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

Activity Status:

Under Way

Project Number:

NS1100000000

Project Title:

ADMINISTRATION

Projected Start Date:

10/01/2008

Projected End Date:

02/01/2013

National Objective:

N/A

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$688,246.00
Total CDBG Program Funds Budgeted	N/A	\$688,246.00
Program Funds Drawdown	\$500.01	\$489,148.70
Obligated CDBG DR Funds	\$0.00	\$688,246.00
Expended CDBG DR Funds	\$0.00	\$561,209.73
Department of City Development	\$0.00	\$561,209.73
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program Administration will be used for the reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include (but not limited to) salaries, wages and related costs of staff engaged in program administration, which includes (but is not limited to) providing information about the program, preparing program budget and schedules, preparing reports, and other costs for goods or services needed for administration of the program.

Location Description:

N/A

Activity Progress Narrative:

The Department of City Development administers Home Buyer Assistance, Rental Rehabilitation, Land Bank, Buy In Your Neighborhood, Acquisition Rehab, Vacant Land Initiative, and Rental Development Large Projects. Staff are administering these NSP programs on an ongoing basis.

Performance Measures

No 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

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,290,400.00
Total CDBG Program Funds Budgeted	N/A	\$1,290,400.00
Program Funds Drawdown	\$128,512.00	\$461,734.70
Obligated CDBG DR Funds	\$160,062.00	\$636,907.00
Expended CDBG DR Funds	\$0.00	\$340,884.70
Department of City Development	\$0.00	\$340,884.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$7,662.00
Program Income Drawdown	\$1,244.00	\$7,662.00

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:

During the second quarter of 2010, staff continued outreach and informational meetings with local lenders, realtors and home buying counseling agencies. Because few banks have purchase-rehab loan products, direct outreach to lenders to increase their product offerings is ongoing. Additionally, staff holds weekly meetings with real estate agents working in the NSP Program area, and attendance once-or twice-weekly neighborhood meetings.

The Department continued to reach out to the counseling agencies involved with the Program.

The number of applications received as June 30 puts the HBA program on track for obligating all but approximately \$350,000 of Program funds. A budget amendment will re-allocate these dollars to other program activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	5/81
# of Households benefitting	0	0	0	0/57	0/8	0/65

Activity Locations

Address	City	State	Zip
5335 W Melvina Street	Milwaukee	NA	53216-

9613 W Good Hope Rd	Milwaukee	NA	53224-
2858 N Fratney Street	Milwaukee	NA	53212-
5260 N 103rd Street	Milwaukee	NA	53225-
834-38 N 26th Street	Milwaukee	NA	53233
1012 S 4th Street	Milwaukee	NA	53204-
1200 W Birch Ave	Milwaukee	NA	53209-
8735 W Greenwood Terrace	Milwaukee	NA	53224-
3002 S 9th Place	Milwaukee	NA	53221-
6818 N. 41st Street	Milwaukee	NA	53209-

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

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$44,900.00
Total CDBG Program Funds Budgeted	N/A	\$44,900.00
Program Funds Drawdown	\$4,000.00	\$13,000.00
Obligated CDBG DR Funds	\$7,250.00	\$34,500.00
Expended CDBG DR Funds	\$0.00	\$9,000.00
Department of City Development	\$0.00	\$9,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

During the second quarter of 2010, the Department continued to reach out to the counseling agencies involved with the Program. Meetings with counseling agencies have resolved and refined several process issues.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/81
# of Households benefitting	0	0	0	0/57	0/8	0/65

Activity Locations

Address	City	State	Zip
9613 W Good Hope Road	Milwaukee	NA	53224-
8735 W Greenwood Terrace	Milwaukee	NA	53224-
3002 S 9th Street	Milwaukee	NA	53215-
6306 W Boehlke Ave	Milwaukee	NA	53223-
2858 N Fratney Street	Milwaukee	NA	53212-

834-38 N 26th Street	Milwaukee	NA	53233
5335 W Melvina Street	Milwaukee	NA	53216-
6818 N 41st Street	Milwaukee	NA	53209-
1012 S 4th Street	Milwaukee	NA	53204-
2365 N Buffum Street	Milwaukee	NA	53212-
1200 W Birch Ave	Milwaukee	NA	53209-
5260 N 103rd Street	Milwaukee	NA	53225-
6544 W Hustis Street	Milwaukee	NA	53223-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

1915 N 33rd Street	Milwaukee	NA	53208-
2847A N 51st Street	Milwaukee	NA	53210-
2365 N Buffum Street	Milwaukee	NA	53212-
6306 W Boehlke Ave	Milwaukee	NA	53223-
6544 W Hustis Street	Milwaukee	NA	53223-
3904-06 N 4th Street	Milwaukee	NA	53212-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS120040000A

Activity Title: Homebuyer Counseling - 25% Set-Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NS1200000000

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$24,200.00
Total CDBG Program Funds Budgeted	N/A	\$24,200.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,500.00	\$1,500.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The 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:

During the second quarter of 2010, the Department continued to reach out to the counseling agencies involved with the Program. Meetings with counseling agencies have resolved and refined several process issues.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/44
# of Households benefitting	0	0	0	0/35	0/0	0/35

Activity Locations

Address	City	State	Zip
3904-06 N 4th Street	Milwaukee	NA	53212-
2847A N 51st Street	Milwaukee	NA	53210-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS130010000A**Activity Title: Vacant Lot Reuse****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

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall**Apr 1 thru Jun 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The program will involve the 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:

Bank and tax-foreclosed vacant lots will be landscaped according to the commitment in the substantial amendment originally submitted to HUD. Landscaped lots will be 1) sold to adjoining for use as green space, 2) used by neighborhood association as urban gardens or 3) landscaped and either held for future development or placed in the City's storm water land bank. In regard to the latter, the storm water land bank permits offsetting new hardscape (such as buildings or parking lots) with permanent green space. This designation helps improve water quality in area streams and rivers and lowers construction costs elsewhere in the same watershed.

The City's Planning Department created a "pattern book" of suggestion for landscaping approaches for vacant lots. During the second quarter, the City worked with local community organizations and the City's Department of Public Works to identify sites for community gardens and landscape treatments for lots that will be repurposed for this initiative. Funds for these projects will be obligated by August 30th.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/25

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

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$60,000.00
Total CDBG Program Funds Budgeted	N/A	\$60,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The program will involve the 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 NSP1, there were fewer request than anticipated for funding for new construction activity. When the budget was originally proposed at the end of 2008, the City anticipated that this activity would support new construction activity relating to affordable rental development on foreclosed property utilizing the Low Income Housing Tax Credit (LIHTC) Program. In 2009, necessary development subsidies for a number of 2009 LIHTC projects were funded using TCAP or Exchange funds through the Wisconsin Housing and Economic Development Authority (WHEDA). As a result, a budget shift was made in the second quarter to transfer \$540,000 from this budget to Acquisition/Rehab.

In regards to the remaining funds, Habitat for Humanity has committed to build 2 units in NSP-1 census tracts and will receive \$30,000 of NSP assistance per property. The Department is working with Habitat to set these 2 projects up in July 2010, This activity will obligate all funds.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/2	0/0	0/2

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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The program will involve the 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:

Like the vacant land re-use new construction category, \$500,000 was transferred from this budget to reflect reduced demand. In regard to the remaining funds, Habitat for Humanity has committed to build 5 units in NSP-1 census tracts and will receive \$30,000 of NSP assistance per property. The Department is working with Habitat to set these 5 projects up in July 2010. This activity will obligate all funds.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/5	0/0	0/5

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

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall**Apr 1 thru Jun 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$1,712,600.00
Total CDBG Program Funds Budgeted	N/A	\$1,712,600.00
Program Funds Drawdown	\$159,053.10	\$259,664.14
Obligated CDBG DR Funds	\$1,141,182.00	\$1,562,182.00
Expended CDBG DR Funds	\$0.00	\$28,050.00
Department of City Development	\$0.00	\$28,050.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Homes for this program are carefully selected. As 70% of the foreclosures in Milwaukee have been filed against homeowners, an important goal of the program is to promote homeownership in neighborhoods that have been hard hit by foreclosures. Staff seeks out properties on blocks or areas that had relatively high rates of homeownership before the foreclosure crisis hit Milwaukee. Also targeted are neighborhoods where the City and its partners have been engaged in other neighborhood redevelopment activities. Suitable homes are those in fair to poor condition, but located on otherwise well-maintained blocks. Typically homes are single family, although some duplexes are considered if they meet a housing need for the neighborhood.

The strategy is to rehab the buildings to a high standard and then offer them to income eligible buyers. Exteriors get new roofs, gutters, siding, windows, doors, porches, sidewalks and landscaping. These improvements strengthen the neighborhood, and insure long-term affordability for the new homeowners. On the interior, bathrooms and kitchens are upgraded, floors replaced or refinished, and other finishes repaired and upgraded. Energy efficiency is also stressed, with new insulation and high efficiency mechanicals. When completed, all homes have modern amenities and are in move-in condition.

Contractors have taken a high interest in Acq/Rehab projects and are hiring new sub-contractors, signaling that NSP dollars are

creating and sustaining jobs in a sector of the economy hard-hit by the economic downturn.

An important shift of funds during the second quarter moved \$1.04 million from other programmatic activity to Acq/Rehab. These additional funds permitted the Department to plan for rehabilitating several additional properties of historic and other significance, and then make them available to income eligible buyers. Also, \$100,000 was re-allocated to assist low-income (<50% AMI) buyers. A companion budget amendment shifted an additional \$140,000 to the Land Bank, for the purpose of acquiring Acq/Rehab properties.

A request for proposal for real estate services was issued in March, with proposals due in late April. Four brokers were under contract on June 30 and have begun marketing the properties as they near completion.

As of June 30, 19 units were inventory and were either having scopes of work developed (7), were in bidding (6), or were under construction (6). The estimated drawdown of NSP dollars obligates over 90% of programmatic funds. In order to fund 4 additional projects, a budget amendment shifting more funds into the Program will be required. All funds will be obligated by the September deadline.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/12
# of housing units	0	0	0	0/0	0/0	0/18
# of Households benefitting	0	0	0	0/6	0/6	0/12

Activity Locations

Address	City	State	Zip
8860K N 95th Street	Milwaukee	NA	53224
1838-40 N 14th Street	Milwaukee	NA	53205-
934 N 29th Street	Milwaukee	NA	53208-
8830D N 95th Street	Milwaukee	NA	53224
9325 West Allyn	Milwaukee	NA	53224
9040E N 95th Street	Milwaukee	NA	53224
8860B N 95th Street	Milwaukee	NA	53224
7056 W Thurston Ct	Milwaukee	NA	53218
2969 N 39th Street	Milwaukee	NA	53210-
814 N 26th Street	Milwaukee	NA	53233-
1630 N 20th Street	Milwaukee	NA	53205-
1034 S 34th Street	Milwaukee	NA	53215-
3175-77 N Sherman Blvd	Milwaukee	NA	53216-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	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

National Objective:
NSP Only - LMMI

Responsible Organization:
Department of City Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$6,400.00
Total CDBG Program Funds Budgeted	N/A	\$6,400.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$6,000.00	\$6,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

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

As of June 30, there were no offers on any properties, and therefore no referrals to counseling agencies.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/12
# of housing units	0	0	0	0/0	0/0	0/18
# of Households benefitting	0	0	0	0/6	0/6	0/12

Activity Locations

Address	City	State	Zip
1034 S 34th Street	Milwaukee	NA	53215-

1630 N 20th Street	Milwaukee	NA	53205-
8860K N 95th Street	Milwaukee	NA	53224
8930D N 95th Street	Milwaukee	NA	53224
8860B N 95th Street	Milwaukee	NA	53224
2969 N 39th Street	Milwaukee	NA	53210-
934 N 29th Street	Milwaukee	NA	53208-
3175-77 N Sherman Blvd	Milwaukee	NA	53216-
814 N 26th Street	Milwaukee	NA	53233-
2801 W State Street	Milwaukee	NA	53208-
1408 W Capitol Drive	Milwaukee	NA	53206-
9040E N 95th Street	Milwaukee	NA	53224

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS140030000A

Activity Title: Development Subsidies - 25% Set Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS140000000

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$68,557.00	\$68,557.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Homes for this program are carefully selected. As 70% of the foreclosures in Milwaukee have been filed against homeowners, an important goal of the program is to promote homeownership in neighborhoods that have been hard hit by foreclosures. Staff seeks out properties on blocks or areas that had relatively high rates of homeownership before the foreclosure crisis hit Milwaukee. Also targeted are neighborhoods where the City and its partners have been engaged in other neighborhood redevelopment activities. Suitable homes are those in fair to poor condition, but located on otherwise well-maintained blocks. Typically homes are single family, although some duplexes are considered if they meet a housing need for the neighborhood.

The strategy is to rehab the buildings to a high standard and then offer them to income eligible buyers. Exteriors get new roofs, gutters, siding, windows, doors, porches, sidewalks and landscaping. These improvements strengthen the neighborhood, and insure long-term affordability for the new homeowners. On the interior, bathrooms and kitchens are upgraded, floors replaced or refinished, and other finishes repaired and upgraded. Energy efficiency is also stressed, with new insulation and high efficiency mechanicals. When completed, all homes have modern amenities and are in move-in condition.

Contractors have taken a high interest in Acq/Rehab projects and are hiring new sub-contractors, signaling that NSP dollars are creating and sustaining jobs in a sector of the economy hard-hit by the economic downturn.

An important shift of funds during the second quarter moved \$1.04 million from other programmatic activity to Acq/Rehab. These additional funds permitted the Department to plan for rehabilitating several additional properties of historic and other significance, and then make them available to income eligible buyers. Also, \$100,000 was re-allocated to assist low-income (<50% AMI) buyers. A companion budget amendment shifted an additional \$140,000 to the Land Bank, for the purpose of acquiring Acq/Rehab properties.

A request for proposal for real estate services was issued in March, with proposals due in late April. Four brokers were under contract on June 30 and have begun marketing the properties as they near completion.

As of June 30, 19 units were inventory and were either having scopes of work developed (7), were in bidding (6), or were under construction (6). The estimated drawdown of NSP dollars obligates over 90% of programmatic funds. In order to fund 4 additional projects, a budget amendment shifting more funds into the Program will be required. All funds will be obligated by the September deadline.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2
# of housing units	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/2	0/0	0/2

Activity Locations

Address	City	State	Zip
8821J N Swan Road	Milwaukee	NA	53224

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NS140040000A
Activity Title:	Development Subsidies - 25% Set-Aside Counseling

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS140000000

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,500.00
Total CDBG Program Funds Budgeted	N/A	\$1,500.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$750.00	\$750.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

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

As of June 30, there were no offers on any properties, and therefore no referrals to counseling agencies.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2
# of housing units	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/2	0/0	0/2

Activity Locations

Address	City	State	Zip
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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

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$328,125.00
Total CDBG Program Funds Budgeted	N/A	\$328,125.00
Program Funds Drawdown	\$944.00	\$35,225.00
Obligated CDBG DR Funds	\$58,315.00	\$120,559.00
Expended CDBG DR Funds	\$0.00	\$40,013.00
Department of City Development	\$0.00	\$40,013.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$4,488.00
Program Income Drawdown	\$600.00	\$4,488.00

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:

As of June 30, approximately 47% of program funds are obligated, and there is sufficient demand to obligate all funds by the September deadline. Demand for the program has shifted to the 25% set aside category, as a result of a change in the program that tiered the level of NSP assistance to incentivize units being developed for families earning under 50% AMI.

Investors continue to have difficulty getting private financing and feedback from clients indicates that most banks are unwilling to make loans to smaller investors. Consequently, investors are purchasing foreclosed properties with cash. The Department is working with local lenders to address this. One bank, Pyramax, financed 2 Rental Rehab projects in the second quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/15
# of housing units	0	0	0	0/0	0/0	1/15
# of Households benefitting	0	0	0	0/15	0/0	0/15

Activity Locations

Address	City	State	Zip
7018 W Alder Street	Milwaukee	NA	53214-

4240-40A N 14th Street

Milwaukee

NA

53209-

2632-24 N 49th Street

Milwaukee

NA

53210-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS150020000A

Activity Title: Rental Rehabilitation - 25% Set-Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS1500000000

Project Title:

RENTAL REHABILITATION - ELIGIBLE USE A

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$656,250.00
Total CDBG Program Funds Budgeted	N/A	\$656,250.00
Program Funds Drawdown	\$8,164.00	\$204,560.00
Obligated CDBG DR Funds	\$213,655.00	\$535,334.00
Expended CDBG DR Funds	\$0.00	\$202,762.00
Department of City Development	\$0.00	\$202,762.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$7,610.00
Program Income Drawdown	\$2,374.00	\$7,610.00

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:

Nearly 90% of the budget is obligated. An additional 23 units are in process and will obligate an estimated \$325,000 but there was only approximately \$71,000 left. A budget amendment will move funds into this category in order to satisfy demand.

Changes to program design that incent 50% AMI rent levels have been very successful, with nearly all loan clients committing to serving low income renters. No further changes to Program design are expected.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/30
# of housing units	0	0	0	0/0	0/0	8/30
# of Households benefitting	0	0	0	0/60	0/0	0/60

Activity Locations

Address	City	State	Zip
3172 N 40th Street	Milwaukee	NA	53216-
2932-34 N Fratney Street	Milwaukee	NA	53212-

2967-69 N 62nd Street	Milwaukee	NA	53210-
6215 N 84th Street	Milwaukee	NA	53225-
2562-64 N 38th Street	Milwaukee	NA	53210-
4022-24 W Vera Avenue	Milwaukee	NA	53209
2510 W Juneau Avenue	Milwaukee	NA	53233-
1211-13 N 30th Street	Milwaukee	NA	53208-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS160020000A

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS1600000000

Project Title:

RENTAL DEVELOPMENT - LARGE PROJECTS -

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

The Department is currently utilizing two strategies for development in this category. First, units are purchased through the City's NSP land bank, and then marketed to responsible investors for rehab. Similar to the Rental Rehab Program, NSP funds for Rental Development - Large will take the form of forgivable loans. During the second quarter, the City land bank (MNRC) purchased 5 buildings (14 units) for redevelopment under this category. Scopes of work were finalized for all units. Additionally, a request for proposals for real estate services was issued in March, with proposals due in late April. Four brokers were under contract on June 30 and have begun marketing the properties. In late June, the Department received offers to purchase 2 of the buildings (8 units).

A second strategy for this activity involves a partnership the Department has formed with the Housing Authority of the City of Milwaukee (HACM) for the purpose of undertaking Neighborhood Stabilization Program Activities. This will include the acquisition and rehabilitation of foreclosed properties nearby HACM's development sites for the purpose of making both homeownership and rental opportunities available to low and moderate income families and stabilizing and improving the surrounding neighborhoods.

Currently, the Department is working with HACM in the neighborhood arounds its Westlawn Housing Initiative. HACM completed a master plan for redevelopment of the site and was recently awarded \$7.5 million in low income housing tax credits for the first phase of the site's redevelopment. To support the redevelopment effort by working to stabilize the surrounding neighborhood, the City's land bank is purchasing properties and providing development subsidies for redevelopment of the properties.

The partnerships with private landlords and HACM will obligate all funds by the September deadline.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/17
# of housing units	0	0	0	0/0	0/0	0/17
# of Households benefitting	0	0	0	0/17	0/0	0/17

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

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMOLITION - ELIGIBLE USE D

Projected End Date:

02/01/2013

Responsible Organization:

Department of Neighborhood Services

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,312,500.00
Total CDBG Program Funds Budgeted	N/A	\$1,312,500.00
Program Funds Drawdown	\$59,166.41	\$313,853.88
Obligated CDBG DR Funds	\$290,283.18	\$1,274,913.03
Expended CDBG DR Funds	\$0.00	\$254,687.47
Department of Neighborhood Services	\$0.00	\$254,687.47
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 be used to demolished approximately 75 structures representing the properties most severely blighted and detrimental to neighborhood stability.

Location Description:

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

Activity Progress Narrative:

DNS has had a lot of activity this quarter. We set up 15 new accounts this reporting quarter and are close to the mark of 75 total demolitions. This includes 3 parcels for our Deconstruction program. To date, 27 demolitions have been completed using NSP-1 funding and we currently have 13 files ready to process for final grant closeout. Contractors continue to be active at submitting bids and taking down the parcels as quickly as possible. We are seeking a positive change in the neighborhoods impacted by the demolition of these blighted properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	8/75

Activity Locations

Address	City	State	Zip
3159 N Booth Street	Milwaukee	NA	53212-
2236-38 N 44th Street	Milwaukee	NA	53208-
2976-78 N 22nd Street	Milwaukee	NA	53206-
1411 W Atkinson Ave	Milwaukee	NA	53206-

2157 N 29th Street	Milwaukee	NA	53208-
2521 N 33rd Street	Milwaukee	NA	53210-
2624 N 28th Street	Milwaukee	NA	53210-
6800-02 W Mill Road	Milwaukee	NA	53218-
3905-09 N MLK	Milwaukee	NA	53206-
1316 N 39th Street	Milwaukee	NA	53208-
1219 W Chambers Street	Milwaukee	NA	53208-
2745-47 N 37th Street	Milwaukee	NA	53210-
2862 N 24th Street	Milwaukee	NA	53206-
3843 N 5th Street	Milwaukee	NA	53212-
4165 N 42nd Street	Milwaukee	NA	53216-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS190010000A

Activity Title: Financial Assistance for Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NS1900000000

Projected Start Date:

04/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/01/2013

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$744,953.00
Total CDBG Program Funds Budgeted	N/A	\$744,953.00
Program Funds Drawdown	\$217,249.33	\$312,255.65
Obligated CDBG DR Funds	\$328,450.00	\$720,797.00
Expended CDBG DR Funds	\$0.00	\$95,006.32
Milwaukee Neighborhood Reclamation Company, LLC	\$0.00	\$95,006.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

After being set up to carry out the City of Milwaukee's NSP land bank activity, the Milwaukee Neighborhood Reclamation Company, LLC (MNRC) began operations during the fourth quarter of 2009. During the quarter ending 6/30/2010, the MNRC submitted offers to purchase for twenty-three properties. Nine of these properties, containing eleven units of housing, were purchased using Federal NSP funds associated with this activity during the quarter.

At the close of the quarter, the MNRC had an additional four properties, containing six units of housing, under contract for purchase using funds in this activity category. After the acquisition of these four properties has been finalized, the MNRC will have exceeded its performance targets of acquiring 28 units of housing in 19 properties.

Of the properties acquired by the MNRC during the second quarter, eight of the nine are slated to be conveyed to developers for rehabilitation and resale to owner occupants using NSP funds.

During the second quarter of 2010, one blighted home owned by the MNRC was demolished using NSP funds. A number of additional demolitions are in the process of bidding. Also during the second quarter, the MNRC completed the procurement process to identify a number of realtors who will market those properties which will be conveyed from the landbank on an "as is" basis, with NSP funds provided to assist with needed rehabilitation work. During the third quarter, it is expected that the MNRC will begin to convey homes out of the landbank for rehabilitation.

There was one unsuccessful property for the quarter ending 6/30/10.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/19
# of housing units	0	0	0	0/0	0/0	0/28

Activity Locations

Address	City	State	Zip
1838-40 N. 14th Street	Milwaukee	NA	53205-
2432 N 28th Street	Milwaukee	NA	53210-
8930D N 95th Street	Milwaukee	NA	53224
9040E N 95th Street	Milwaukee	NA	53224
2817 N 19th Street	Milwaukee	NA	53206-
2213-15 N Hi Mount Blvd	Milwaukee	NA	53208-
2419 N 28th Street	Milwaukee	NA	53210-
8860K N 95th Street	Milwaukee	NA	53224
8860B N 95th Street	Milwaukee	NA	53224
2739-41 N 41st Street	Milwaukee	NA	53210-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NS190020000A
Activity Title:	Land Bank-25% Set-Aside

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

NS1900000000

Project Title:

LAND BANK - ELIGIBLE USE C

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$259,266.00
Total CDBG Program Funds Budgeted	N/A	\$259,266.00
Program Funds Drawdown	\$99,750.84	\$117,122.56
Obligated CDBG DR Funds	\$40,065.00	\$167,308.00
Expended CDBG DR Funds	\$0.00	\$17,371.72
Milwaukee Neighborhood Reclamation Company, LLC	\$0.00	\$17,371.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Three properties, containing seven units of housing, which will eventually be used as housing for households making <50% AMI were acquired by the MNRC this quarter. MNRC staff are currently in the process of identifying an appropriate party to convey this property to for rehabilitation and management as affordable rental housing.

At the close of the quarter, the MNRC had an additional one additional single family home, under contract for purchase using funds in this activity category.

During the third quarter, it is expected that the MNRC will begin to convey homes out of the landbank for rehabilitation by responsible investor owners.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/6
# of housing units	0	0	0	0/0	0/0	0/12

Activity Locations

Address	City	State	Zip
5044 n 62nd Street	Milwaukee	NA	53218-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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