

**Grantee: Milwaukee, WI**

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

**July 1, 2010 thru September 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

## 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 Disclose 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 arisinthamount of abandoned 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>	\$1,021,271.18	\$3,720,067.30
<b>Obligated CDBG DR Funds</b>	\$2,570,829.97	\$9,197,465.00
<b>Expended CDBG DR Funds</b>	\$66,990.61	\$2,911,769.13
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$100,697.10	\$140,274.10
<b>Program Income Drawdown</b>	\$18,575.00	\$43,419.00

## 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	\$596,997.63
<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:

As instructed on Page 58341, Section O. 1.b.i. of the NSP1 Notice, grantees whom are not 100% obligated at 15 months must report monthly on its NSP obligations and expenditures. The NSP1 Policy Alert dated August 19, 2010, instructs grantees to provide monthly reporting information using the QPR for the next quarter (July - September 2010). Due to the QPR being a live time reporting system, the obligations reported are continuously being updated on a weekly basis. However, the expenditures reflected in the QPR are cumulative totals ending July 31, 2010.

### July Activity

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 Department 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 of no demand and were either de-funded 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.

During July, 2010, Milwaukee's NSP initiatives continued to adapt to changing demand and opportunities. As we enter the last month of NSP-1, \$2.05 million was un-obligated. However, several important projects are 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 deadline in mid-September. Outreach, marketing, and program infrastructure insure obligation will be achieved, and will carry the City into NSP 2.

### August Activity

During August of 2010, Milwaukee's NSP initiatives continued to adapt to changing demand and opportunities. As we enter the last month of NSP-1, \$1.6 million was un-obligated. However, several obligations were pending set-up awaiting a funding shift between NSP categories. Sufficient program applications are in process and sites have been acquired and projects are out to bid that are programmed for NSP assistance that will obligate all remaining funds by mid-September. Outreach, marketing, and program infrastructure insure obligation will be achieved, and will carry the City into the NSP 2 Program.

## 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	\$86,531.37	\$919,746.00	\$668,310.32
NS1200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE A	\$209,747.75	\$1,522,705.00	\$1,084,083.69
NS1300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$1,236.53	\$713,778.00	\$1,236.53
NS1400000000, ACQUISITION/REHAB/RESALE PROGRAM -	\$414,608.48	\$2,584,820.00	\$674,272.62
NS1500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$200,335.38	\$994,306.00	\$440,120.38

NS1510000000, RENTAL REHABILITATION (MULTI-FAMILY	\$0.00	\$0.00	\$0.00
NS1510100010, 136 W. Meinecke-RENTAL REHAB MULTI-	\$0.00	\$75,066.00	\$0.00
NS1600000000, RENTAL DEVELOPMENT - LARGE PROJECTS	\$0.00	\$346,969.00	\$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	\$20,724.04	\$1,312,500.00	\$334,577.92
NS1900000000, LAND BANK - ELIGIBLE USE C	\$88,087.63	\$727,575.00	\$517,465.84

## Activities



**Grantee Activity Number:** NS1100100211

**Activity Title:** NS1100100211

**Activity Category:**

Administration

**Project Number:**

NS1100000000

**Projected Start Date:**

10/01/2008

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Comptroller's Office

**Overall**

**Jul 1 thru Sep 30, 2010**

**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>	\$17,121.53	\$82,313.54
<b>Obligated CDBG DR Funds</b>	\$0.00	\$84,500.00
<b>Expended CDBG DR Funds</b>	\$11,651.61	\$77,770.33
Comptroller's Office	\$11,651.61	\$77,770.33
<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:**

The following activities were accomplished by the Comptroller's Office in the month ending 8/31/10:

- 1) Reviewed and Approved Project Budget and Amendments
- 2) Establish and 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

**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

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**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

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Community Development Grants Administration

**Overall**

**Jul 1 thru Sep 30, 2010**

**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>	\$12,633.00	\$40,071.24
<b>Obligated CDBG DR Funds</b>	\$0.00	\$147,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$28,226.33
Community Development Grants Administration	\$8,845.45	\$37,071.78
<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:**

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 NSP Plan in DRGR system as needed etc. CDGA receives and reviews all 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

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**Grantee Activity Number:** NS1100300191

**Activity Title:** NS1100300191

**Activity Category:**

Administration

**Project Number:**

NS1100000000

**Projected Start Date:**

10/01/2008

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Department of City Development

**Overall**

**Jul 1 thru Sep 30, 2010**

**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>	\$56,776.84	\$545,925.54
<b>Obligated CDBG DR Funds</b>	\$0.00	\$688,246.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$491,000.97
Department of City Development	\$42,347.32	\$533,348.29
<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:**

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.

**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

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**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

**Activity Status:**

Under Way

**Project Title:**

HOMEBUYER ASSISTANCE - 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

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$808,827.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$808,827.00
<b>Program Funds Drawdown</b>	\$90,078.25	\$551,812.95
<b>Obligated CDBG DR Funds</b>	\$171,920.00	\$808,827.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$491,060.70
Department of City Development	\$85,033.00	\$576,093.70
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$2,126.00	\$11,652.00
<b>Program Income Drawdown</b>	\$1,864.00	\$9,526.00

**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:**

**July Activity**

During July, 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 attends once- or twice- weekly neighborhood partner meetings.

**August Activity**

During August 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.

As of August 31, 90% of the funds were obligated in this category and the number of applications in process puts the HBA 25% Set Aside Program on track for obligating all funds.

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	5/81

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

## Activity Locations

Address	City	State	Zip
1514 N. 49th Street	Milwaukee	NA	53208-
840 N. 26th Street	Milwaukee	NA	53233
8724 W. Herbert Ave.	Milwaukee	NA	53225-
5330 N. 54th Street	Milwaukee	NA	53218-
2748 N. 15th Street	Milwaukee	NA	53206-
3400-02 N. 55th Street	Milwaukee	NA	53216-
1336-38 N. 39th Street	Milwaukee	NA	53208-
2238 S. 36th Street	Milwaukee	NA	53215-
1701 S. 37th Street	Milwaukee	NA	53215-
3008 N. 53rd Street	Milwaukee	NA	53210-
4435 S. 5th Street	Milwaukee	NA	53207-

## 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

**Activity Status:**

Under Way

**Project Title:**

HOMEBUYER ASSISTANCE - 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

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$38,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$38,000.00
<b>Program Funds Drawdown</b>	\$13,250.00	\$26,250.00
<b>Obligated CDBG DR Funds</b>	\$3,500.00	\$38,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$13,000.00
Department of City Development	\$5,250.00	\$18,250.00
<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:**

July Activity

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.

August Activity

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

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/81

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

## Activity Locations

Address	City	State	Zip
1514 N. 49th Street	Milwaukee	NA	53208-
3008 N. 53rd Street	Milwaukee	NA	53210
3400-02 N. 55th Street	Milwaukee	NA	53216-
5330 N. 54th Street	Milwaukee	NA	53218-
4435 S. 5th Street	Milwaukee	NA	53207-
840 N. 26th Street	Milwaukee	NA	53233
1336-38 N. 39th Street	Milwaukee	NA	53208-
3745 N. 58th blvd	Milwaukee	NA	53216-
2238 S. 36th Street	Milwaukee	NA	53215-
8724 W. Herbert Ave.	Milwaukee	NA	53225-
1701 S. 37th Street	Milwaukee	NA	53215-
2748 N. 15th Street	Milwaukee	NA	53206-
4840 N. 37th 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:** NS120030000A

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

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NS1200000000

**Projected Start Date:**

04/01/2009

**Activity Status:**

Under Way

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected End Date:**

02/01/2013

**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, 2010**

**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>	\$106,419.50	\$506,020.74
<b>Obligated CDBG DR Funds</b>	\$93,046.00	\$670,628.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$451,112.74
Department of City Development	\$27,211.00	\$478,323.74
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$1,522.00	\$13,753.00
<b>Program Income Drawdown</b>	\$7,147.00	\$12,231.00

**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:**

July Activity

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 attends once- or twice- weekly neighborhood partner meetings.

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

The number of applications received as of July 31 puts the HBA 25% Set Aside Program on track for obligating all funds by September 1, 2010. It is possible that additional dollars will be needed to satisfy demand. As necessary, funds from other programmatic activity will be shifted to this Program.

August Activity

During August 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.

As of August 31, 90% of the funds were obligated in this category and the number of applications in process puts the HBA 25% Set Aside Program on track for obligating all funds.

# of Housing Units	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	0	3/44

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

### Activity Locations

Address	City	State	Zip
2847A N. 51st Street	Milwaukee	NA	53210-
2932 N. 7th Street	Milwaukee	NA	53212-
2617-19 N. 41st Street	Milwaukee	NA	53210-
1548 S. 30th Street	Milwaukee	NA	53215-
2646-46A S 14th Street	Milwaukee	NA	53215-
3745 N. 58th Blvd.	Milwaukee	NA	53216-
4840 N. 37th Street.	Milwaukee	NA	53209-
2439-41 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

**Project Number:**

NS1200000000

**Projected Start Date:**

04/01/2009

**Activity Status:**

Under Way

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected End Date:**

02/01/2013

**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, 2010**

**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	\$0.00
<b>Obligated CDBG DR Funds</b>	\$3,750.00	\$5,250.00
<b>Expended CDBG DR Funds</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:**

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:**

July Activity

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.

August Activity

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

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/44

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

## Activity Locations

Address	City	State	Zip
1548 S. 30th Street	Milwaukee	NA	53215-
2646-46A S. 14th Street	Milwaukee	NA	53215-
2439-41 N. 4th Street	Milwaukee	NA	53212-
2617-19 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:** NS130010000A

**Activity Title:** Vacant Lot Reuse

**Activity Category:**

Disposition

**Project Number:**

NS1300000000

**Projected Start Date:**

04/01/2009

**Activity Status:**

Under Way

**Project Title:**

VACANT LAND INITIATIVE - ELIGIBLE USE E

**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, 2010</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>	\$1,236.53	\$1,236.53
<b>Obligated CDBG DR Funds</b>	\$3,448.00	\$3,448.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Department of City Development	\$1,236.53	\$1,236.53
<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:**

July Activity

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 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. 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 September 1.

August Activity

During August, 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. While a number of projects are being lined up, most of them will be funded with NSP 2 funds. A funding shift will be proposed that will transfer all but

approximately \$3,500 of these funds to Acq/Rehab.

### Accomplishments Performance Measures

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

### Accomplishments Performance Measures

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

Address	City	State	Zip
1904-06 W. Arrow St.	Milwaukee	NA	53204-
2939 N. 24th Street	Milwaukee	NA	53202

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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**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

**Activity Status:**

Under Way

**Project Title:**

VACANT LAND INITIATIVE - ELIGIBLE USE E

**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, 2010</b>	<b>To Date</b>
<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	\$0.00
<b>Obligated CDBG DR Funds</b>	\$60,099.00	\$60,099.00
<b>Expended CDBG DR Funds</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:**

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:**

July Activity

For NSP 1, there were fewer requests 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 TARP 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 regard 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.

August Activity

Activity remained unchanged in August. This activity will obligate all funds.

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

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

## Activity Locations

Address	City	State	Zip
3256 N. 3rd. 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	

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**Grantee Activity Number:** NS130030000A

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

**Activity Category:**

Disposition

**Project Number:**

NS1300000000

**Projected Start Date:**

04/01/2009

**Activity Status:**

Under Way

**Project Title:**

VACANT LAND INITIATIVE - ELIGIBLE USE E

**Projected End Date:**

02/01/2013

**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, 2010**

**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	\$0.00
<b>Obligated CDBG DR Funds</b>	\$650,231.00	\$650,231.00
<b>Expended CDBG DR Funds</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:**

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:**

July Activity

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 worked with Habitat to set these projects up in July, 2010. This activity will obligate all funds.

August Activity

In August, a shift of \$500,000 was proposed in for this category to accommodate a request for funding for a supportive housing project utilizing the low income tax credit program.

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.

These activities will obligate all funds.

## Accomplishments Performance Measures

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

## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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

## Activity Locations

Address	City	State	Zip
3206 N. 3rd Street	Milwaukee	NA	53212-
3262 N. 3rd 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:** NS140010000A

**Activity Title:** Development Subsidies

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS140000000

**Projected Start Date:**

04/01/2009

**Activity Status:**

Under Way

**Project Title:**

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of City Development

**Overall**

**Jul 1 thru Sep 30, 2010**

**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>	\$414,608.48	\$674,272.62
<b>Obligated CDBG DR Funds</b>	\$859,425.00	\$2,421,607.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$259,664.14
Department of City Development	\$271,666.35	\$531,330.49
<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 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:**

July Activity

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 the 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.

During July, it became apparent that it will be necessary to move funds from other programs to fund the demand for Acq/Rehab activity. These additional funds will permit the Department to rehabilitate several properties of historic or other significance, and

then make them available to income eligible buyers.

As of July 31, 18 units were being redeveloped through the Department of City Development. Of those, 1 is completed, 6 will be completed by approximately September 1, and 11 were in bidding with bids due approximately September 1. An additional 5 units are being redeveloped by community-based organizations (CBO's.) 1 of the CBO units is done and for sale, another is under construction, and scopes or work are being developed on the remaining 3. Based on projections on July 31, an additional approximately \$600,000 will be required to satisfy demand for these remaining projects.

#### August Activity

During August a budget amendment was in the works that would move significant funding into the Acq/Rehab category to fund the demand for the program. These additional funds will permit the Department to rehabilitate several properties of historic or other significance, and then make them available to income eligible buyers.

As of August 31, 25 units were being redeveloped through the Department of City Development or non-profit partners. All projects were either under construction, in the bidding process or nearing completion.

### Accomplishments Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Total			Total			
<b># of Properties</b>	0			0/12			
	This Report Period			Cumulative Actual Total / Expected			
	Total			Total			
<b># of Housing Units</b>	0			0/18			
	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
<b># of Households benefitting</b>	0	0	0	0/6	0/6	0/12	0

### Activity Locations

Address	City	State	Zip
3122 W. Mitchell Street	Milwaukee	NA	53215-

### 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>NS140020000A</b>
<b>Activity Title:</b>	<b>Development Subsidies - Homebuyer Counseling</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS140000000

**Projected Start Date:**

04/01/2009

**Activity Status:**

Under Way

**Project Title:**

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

**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, 2010</b>	<b>To Date</b>
<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	\$0.00
<b>Obligated CDBG DR Funds</b>	\$3,000.00	\$9,000.00
<b>Expended CDBG DR Funds</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 prospective 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:**

July and August Activity

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 July 31, there was one offer to purchase from a potential buyer. That buyer was referred to an agency.

**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	0/12

# of Housing Units	This Report Period			Cumulative Actual Total / Expected			
	Total			Total			
	0			0/18			

  

# of Households benefitting	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
	0	0	0	0/6	0/6	0/12	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	

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<b>Grantee Activity Number:</b>	<b>NS140030000A</b>
<b>Activity Title:</b>	<b>Development Subsidies - 25% Set Aside</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NS140000000

**Projected Start Date:**  
04/01/2009

**Activity Status:**  
Under Way

**Project Title:**  
ACQUISTION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected End Date:**  
02/01/2013

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
Department of City Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<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>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$84,156.00	\$152,713.00
<b>Expended CDBG DR Funds</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.

**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:**

July Activity

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 the 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.

During July, it became apparent that it will be necessary to move funds from other programs to fund the demand for Acq/Rehab activity. These additional funds will permit the Department to rehabilitate several properties of historic or other significance, and

then make them available to income eligible buyers.

As of July 31, 18 units were being redeveloped through the Department of City Development. Of those, 1 is completed, 6 will be completed by approximately September 1, and 11 were in bidding with bids due approximately September 1. An additional 5 units are being redeveloped by community-based organizations (CBO's.) 1 of the CBO units is done and for sale, another is under construction, and scopes or work are being developed on the remaining 3. Based on projections on July 31, an additional approximately \$600,000 will be required to satisfy demand for these remaining projects.

**August Activity**

During August a budget amendment was in the works that would move significant funding into the Acq/Rehab category to fund the demand for the program. These additional funds will permit the Department to rehabilitate several properties of historic or other significance, and then make them available to income eligible buyers.

**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>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>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total Low/Mod%</b>	
<b># of Households benefitting</b>	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**

<b>Other Funding Sources</b>	<b>Amount</b>
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:**

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**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, 2010	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>Obligated CDBG DR Funds</b>	\$750.00	\$1,500.00
<b>Expended CDBG DR Funds</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:**

July and August Activity

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 July 31, there was one offer to purchase from a potential buyer. That buyer was referred to an agency.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/2

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

  

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

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**Grantee Activity Number:** NS150010000A

**Activity Title:** Rental Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS1500000000

**Projected Start Date:**

04/01/2009

**Activity Status:**

Under Way

**Project Title:**

RENTAL REHABILITATION - 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, 2010</b>	<b>To Date</b>
<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>	\$63,639.00	\$98,864.00
<b>Obligated CDBG DR Funds</b>	(\$3,888.00)	\$116,671.00
<b>Expended CDBG DR Funds</b>	\$55,339.00	\$97,774.00
Department of City Development	\$55,339.00	\$97,774.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$7,210.00
<b>Program Income Drawdown</b>	\$5,764.00	\$10,252.00

**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:**

July Activity

As of July 31, approximately 47% of program funds were obligated, and there is insufficient demand to obligate all funds by September 1. 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% of 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.

August Activity

As of August 31, approximately 35% of program funds were obligated, and there is insufficient demand to obligate all funds by September 1. This is a result of demand for the program shift 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% of AMI. It is anticipated that remaining funds will be shifted to the 25% set aside category.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/15

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/15	0/0	0/15	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	

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**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

**Activity Status:**

Under Way

**Project Title:**

RENTAL REHABILITATION - ELIGIBLE USE A

**Projected End Date:**

02/01/2013

**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, 2010**

**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>	\$136,696.38	\$341,256.38
<b>Obligated CDBG DR Funds</b>	\$342,301.00	\$877,635.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$215,170.00
Department of City Development	\$82,037.38	\$297,207.38
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$3,464.00	\$14,074.00
<b>Program Income Drawdown</b>	\$3,800.00	\$11,410.00

**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:**

July Activity

Over 90% of the budget is obligated. An additional 12 units are in process and will obligate an estimated \$180,000. 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.

August Activity

Almost 100% of the budget is obligated. Additional units are in process and will obligate an estimated \$220,000. 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.

## Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/30

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/60	0/0	0/60	0

## Activity Locations

Address	City	State	Zip
2967-69 N. 62nd Street	Milwaukee	NA	53210-
4022-24 W, Vera Ave.	Milwaukee	NA	53209-
2562-64 N. 38th Street	Milwaukee	NA	53210-
3212 N. 60th Street	Milwaukee	NA	53216-
4054 N. 19th Street	Milwaukee	NA	53209-
3157-59 N. Buffum Street	Milwaukee	NA	53212-
2617-17A N. 52nd Street	Milwaukee	NA	53210-
2932-34 N. Fratney Street	Milwaukee	NA	53212-
8214 W. Bender Avenue	Milwaukee	NA	53218-

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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



**Grantee Activity Number:** 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

**Activity Status:**

Under Way

**Project Title:**

136 W. Meinecke-RENTAL REHAB MULTI-FAMILY-

**Projected End Date:**

02/01/2013

**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, 2010**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$75,066.00

**Total CDBG Program Funds Budgeted**

N/A

\$75,066.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$75,066.00

\$75,066.00

**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:**

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:**

August Activity

Over 90% of the foreclosures are 1-4 family properties. As a result, there has been limited demand for this funding category. A budget shift in August reduced the balance of this category by \$100,000.

One project was set up in August. Remaining funds will be transferred to meet demand in other funding categories.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	State	Zip
136 W. Meinecke	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	

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**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

**Activity Status:**

Under Way

**Project Title:**

RENTAL DEVELOPMENT - LARGE PROJECTS -

**Projected End Date:**

02/01/2013

**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, 2010	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	\$0.00
<b>Obligated CDBG DR Funds</b>	\$346,969.00	\$346,969.00
<b>Expended CDBG DR Funds</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 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:**

July Activity

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.

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 near 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 around its Westlawn Housing Initiative. HACM completed a master plan for the 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 September 1.

August Activity

It is anticipated that based on demand, a funding shift of reducing the balance by approximately \$150,000 in this category will be needed with those funds transferred

### 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			0/17			
	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Total</b>			<b>Total</b>			
<b># of Housing Units</b>	0			0/17			
	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total Low/Mod%</b>	
<b># of Households benefitting</b>	0	0	0	0/17	0/0	0/17	0

### Activity Locations

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
7723 W. Bender Ave	Milwaukee	NA	53218-
7939 W. Bender Ave	Milwaukee	NA	53218-

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

<b>Other Funding Sources</b>	<b>Amount</b>
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** NS180010000A

**Activity Title:** Demolition

**Activity Category:**

Clearance and Demolition

**Project Number:**

NS1800000000

**Projected Start Date:**

04/01/2009

**Activity Status:**

Under Way

**Project Title:**

DEMOLITION - ELIGIBLE USE D

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of Neighborhood Services

**Overall**

**Jul 1 thru Sep 30, 2010**

**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>	\$20,724.04	\$334,577.92
<b>Obligated CDBG DR Funds</b>	\$37,586.97	\$1,312,500.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$313,853.88
Department of Neighborhood Services	\$16,396.86	\$330,250.74
<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:**

**July Activity**

In the month of July, DNS had no new grants requested. Although we have significant demolition activity, no projects were completed. We focused heavily on landscaping and seeding and adjustment vouchers to transfer seeding costs to grants that previously did not include the seeding. We awarded four contracts for NSP-1 and focused primarily on reaching our obligation goal and parcel goal. Contracts were issued for our deconstruction pilot project.

**August Activity**

In the month of August, DNS had no new grants requested. We continue to have significant demolition activity but recorded no completions. Our landscape contractor continues to finish-up our remaining parcels that will allow us to close out contracts. We awarded four additional demolition contracts and two parcels for Deconstruction.

**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

## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	State	Zip
2372 N. 21st Street	Milwaukee	NA	53206-
2842 N. 21st Street	Milwaukee	NA	53206-
2933 W. Burleigh Street	Milwaukee	NA	53210-
3843 N. 5th Street	Milwaukee	NA	53212-
2236-38 N 44th Street	Milwaukee	NA	53208-
1219 W. Chambers Street	Milwaukee	NA	53206-

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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**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

**Activity Status:**

Under Way

**Project Title:**

LAND BANK - ELIGIBLE USE C

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Milwaukee Neighborhood Reclamation Company, LLC

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$514,717.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$514,717.00
<b>Program Funds Drawdown</b>	\$73,262.77	\$385,518.42
<b>Obligated CDBG DR Funds</b>	(\$206,080.00)	\$514,717.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$352,743.34
Milwaukee Neighborhood Reclamation Company, LLC	\$63,462.97	\$416,206.31
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$42,111.38	\$42,111.38
<b>Program Income Drawdown</b>	\$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:**

July Activity

During the month ending 7/31/2010, the MNRC submitted offers to purchase three properties. One property, containing one unit of housing, was purchased using Federal NSP funds associated with this activity during the month.

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

During the month of July, the MNRC had one cancelled activity, as the appraisal for the property at 2213-15 N. Hi Mount Blvd did not reflect the required NSP purchase discount and the MNRC elected to abandon the transaction.

Also during July 2010, the MNRC began to convey properties out of the landbank. Nine properties which were purchased using NSP funds in this category were conveyed for rehabilitation using NSP funds. As a result of these dispositions and shorter than anticipated holding periods, funds which had been previously obligated for the holding costs associated with these properties will become liquidated and will be made available for the other NSP projects which can be obligated prior to the September deadline.

August Activity

During the month ending 8/31/2010, the MNRC acquired two properties containing two housing units. The MNRC also conveyed one property to a developer for rehabilitation using NSP funds.

During the month of August, the MNRC had one cancelled activity, as a property (2739 N. 41st St.) which the MNRC had under contract to purchase was damaged during a heavy rain event while under contract. The water and mold damage were significant and the MNRC and the seller were unable to agree on an adjusted purchase price to reflect the condition of the property after the rain.

During August of 2010, the MNRC continued to work to convey properties out of the landbank in accordance with each property's disposition plan. The MNRC utilizes both public listings and relationships with area developers to identify development partners and end users for land banked property. MNRC staff continued to negotiate development agreements with participating developers to return land banked properties to productive use. It is anticipated that a number of properties will be conveyed to developers for rehab during September of 2010.

As the MNRC began to convey properties and holding periods were shorter than anticipated, additional funds which had previously been obligated for holding costs became unobligated through budget amendments and available for transfer to other NSP activity types to be obligated prior to the September obligation deadline.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/19

  

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/28

## Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

## Activity Locations

Address	City	State	Zip
8950G N. 95th Street	Milwaukee	NA	53224-
1950 S. 30th Street	Milwaukee	NA	53215-
2969 N. 39th 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	



<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

**Activity Status:**

Under Way

**Project Title:**

LAND BANK - ELIGIBLE USE C

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Milwaukee Neighborhood Reclamation Company, LLC

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</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>	\$14,824.86	\$131,947.42
<b>Obligated CDBG DR Funds</b>	\$45,550.00	\$212,858.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$120,392.70
Milwaukee Neighborhood Reclamation Company, LLC	\$60,163.44	\$180,556.14
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$51,473.72	\$51,473.72
<b>Program Income Drawdown</b>	\$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:**

July Activity

At the close of the month, the MNRC had two properties under contract for purchase using funds in this activity category. During August, the MNRC will identify the final property needed to meet its performance targets for acquisition under this activity.

Also during August, the MNRC is scheduled to convey a four unit property purchased with NSP funds provided under this activity to a developer to be rehabilitated for use as rental housing for households at or below 50% AMI.

August Activity

During August of 2010, the MNRC acquired two properties which will eventually be used to provide housing for household with incomes below 50% of area median income. Both properties acquired were in the Westlawn neighborhood, where the MNRC is working with the Housing Authority of the City of Milwaukee to support the redevelopment efforts that are occurring at that complex. These units will be conveyed to the Housing Authority to be rehabilitated and used for replacement rental housing to allow families displaced by the Westlawn redevelopment to remain in the area.

The MNRC conveyed one property to a private developer to be rehabbed and used as affordable rental housing for households below 50% AMI during August. This property is in the Bender Avenue Targeted Investment Neighborhood and the rehabilitation of this property, along with other area properties being rehabbed by the developer in the area, will help stabilize this area and provide high quality rental housing to low income families.

### Accomplishments Performance Measures

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

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

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

Address	City	State	Zip
5226 N 65th Street	Milwaukee	NA	53218-
5544 N 55th 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	