

Grantee: Milwaukee, WI

Grant: B-09-LN-WI-0036

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-09-LN-WI-0036

Obligation Date:**Grantee Name:**

Milwaukee, WI

Award Date:

02/11/2010

Grant Amount:

\$25,000,000.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Steven Mahan

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

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

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

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

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

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

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>Capacity

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

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>Targeting and Approach

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

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

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

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

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

Target Geography:

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

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

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

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

Program Approach:

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

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

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

specific market conditions of the neighborhood.

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

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

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

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

Consortium Members:

How to Get Additional Information:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$25,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$25,000,000.00
Program Funds Drawdown	\$1,312,005.10	\$2,515,396.93
Program Funds Obligated	\$3,465,275.60	\$8,449,723.68
Program Funds Expended	\$1,435,300.50	\$2,642,692.33
Match Contributed	\$0.00	\$0.00
Program Income Received	\$123,295.40	\$127,295.40
Program Income Drawdown	\$2,800.00	\$4,000.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,500,000.00	\$1,082,845.84
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

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

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,250,000.00	\$7,297,613.00

Overall Progress Narrative:

For the Quarter Ended 6/30/2011:

Although the City of Milwaukee and HUD entered into a contract for NSP 2 funds in February, 2010, the City was still actively working on NSP1 program activity into early 2011. NSP 2 efforts began in late 2010, after all NSP 1 funds were committed. Caseload administration (including construction management) for NSP 1 carried into 2011. Nonetheless, the City made significant progress for successful implementation of NSP 2. By the end of the 2nd quarter, over \$9 million of NSP activity was in process, committed, or under construction.

There was strong demand in the large rental project and new construction categories as the City worked collaboratively with local developers, and the state housing finance authority to pair NSP efforts with the low income tax credit program. Several projects involving vacant and foreclosed land and buildings received 2011 low income tax credit allocations and will be utilizing the NSP program. In addition, work on building development capacity and partnerships in the community have resulted in new development partners for the program. The NSP Acquisition/Rehab Program has significant activity underway, including a major targeted initiative involving a number of community partners in the Sherman Park neighborhood. Sales of properties developed under the Acquisition/Rehab program are strong.

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

Outreach activities continue and include meetings with local counseling agencies, realtors, lenders, and the community. A number of real estate open houses were also held showcasing NSP homeownership opportunities. In its NSP development activities, the City has placed a strong emphasis on providing job opportunities for local residents. Minority contractor and Section 3 contractor participation in NSP activities is high. Most recently, a

partnership was formed with Wisconsin Community Services in a program that assists ex-offenders in obtaining and retaining family-supporting employment.

The City is close to finalizing details for a loan pool for NSP development financing. Experience in the NSP 1 program revealed that access to financing was a continuing challenge for developers interested in acquiring and redeveloping foreclosed properties for home ownership and rental development. The loan pool will be used with other NSP resources (development subsidy dollars) as part of a comprehensive "financial package" for participating NSP developers.

During the second quarter, the City submitted a budget amendment to HUD to reflect changing market conditions and changing demands for programs. While the amendment shifts funding among several NSP activities, the goals for the NSP 2 program remain the same : utilizing a targeted neighborhood approach to create sustainable change in neighborhoods impacted by the foreclosure crisis.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NS2100000000, ADMINISTRATION	\$309,986.49	\$2,500,000.00	\$1,082,845.84
NS2200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE A	\$132,262.00	\$2,000,000.00	\$214,462.00
NS2300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$283,713.88	\$3,400,000.00	\$283,713.88
NS2400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$285,347.46	\$6,450,000.00	\$350,097.45
NS2500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$83,469.73	\$1,250,000.00	\$83,469.73
NS2510000000, RENTAL REHABILITATION (MULTI-FAMILY	\$0.00	\$0.00	\$0.00
NS2600000000, RENTAL DEVELOPMENT LARGE PROJECTS -	\$8,470.54	\$3,400,000.00	\$8,470.54
NS2610000000, RENTAL DEVELOPMENT LARGE PROJECTS	\$0.00	\$0.00	\$0.00
NS2700000000, BUY IN YOUR NEIGHBORHOOD - ELIGIBLE USE	\$0.00	\$0.00	\$0.00
NS2800000000, DEMOLITION - ELIGIBLE USE D	\$81,190.50	\$2,500,000.00	\$200,619.50
NS2900000000, LAND BANK - ELIGIBLE USE C	\$127,564.50	\$2,000,000.00	\$291,717.99
NS2910000000, LAND BANK - LEVERAGED LOAN FUND -	\$0.00	\$1,500,000.00	\$0.00

Activities

Grantee Activity Number: NS2100100211

Activity Title: Administration

Activity Category:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Comptroller's Office

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$150,847.00
Total CDBG Program Funds Budgeted	N/A	\$150,847.00
Program Funds Drawdown	\$16,517.07	\$47,534.47
Program Funds Obligated	\$0.00	\$150,847.00
Program Funds Expended	\$16,517.07	\$47,534.47
Comptroller's Office	\$16,517.07	\$47,534.47
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

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

Reviewed and approved project Budgets and Amendments.

Establish/ Amend Budget Lines.

Reviewed Contracts/ agreements and Common Council Resolutions.

Reviewed and processed project set-ups.

Reviewed and approved vouchers for payment.

Prepared Request for Payment invoices.

Reviewed and processed project completions.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS2100200151

Activity Title: Administration

Activity Category:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Development Grants Administration

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$310,568.00
Total CDBG Program Funds Budgeted	N/A	\$310,568.00
Program Funds Drawdown	\$17,797.41	\$56,170.83
Program Funds Obligated	\$0.00	\$310,568.00
Program Funds Expended	\$17,797.41	\$56,170.83
Community Development Grants Administration	\$17,797.41	\$56,170.83
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

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

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS2100300191

Activity Title: Administration

Activity Category:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,419,741.00
Total CDBG Program Funds Budgeted	N/A	\$1,419,741.00
Program Funds Drawdown	\$217,325.82	\$706,326.62
Program Funds Obligated	\$0.00	\$1,419,741.00
Program Funds Expended	\$217,325.82	\$706,326.62
Department of City Development	\$217,325.82	\$706,326.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:
During the second quarter of 2011, staff continued to work on program design, outreach, and implementation of the NSP2 Programs.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS2100400360

Activity Title: Administration

Activity Category:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of Neighborhood Services

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$195,214.00
Total CDBG Program Funds Budgeted	N/A	\$195,214.00
Program Funds Drawdown	\$30,002.41	\$52,056.99
Program Funds Obligated	\$0.00	\$195,214.00
Program Funds Expended	\$30,002.41	\$52,056.99
Department of Neighborhood Services	\$30,002.41	\$52,056.99
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program Administration will be used for the reasonable costs of overall program management, coordination, monitoring and evaluation. Including providing information about the program, preparing budget and schedules, reports, and other costs of goods or services needed for administration of the program.

Location Description:

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

The clerical functions are being performed by our Program Assistant I and our Program Assistant II. They are working on bid packages, contracts and payment of invoices. Our 4 inspectors are each charging a portion of their time to the grant, as they continue to inspect buildings that are candidates for demolition and issue raze orders.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS2100500381

Activity Title: Administration

Activity Category:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Health Department

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$141,975.00
Total CDBG Program Funds Budgeted	N/A	\$141,975.00
Program Funds Drawdown	\$8,495.72	\$58,099.23
Program Funds Obligated	\$0.00	\$141,975.00
Program Funds Expended	\$8,495.72	\$58,099.23
Milwaukee Health Department	\$8,495.72	\$58,099.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program Administration will be used for the reasonable costs of overall program management, coordination, monitoring and evaluation. Including providing information about the program, preparing budget and schedules, reports, and other costs of goods or services needed for administration of the program.

Location Description:

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

NSP2 funding supports a percentage of one Lead Risk Assessor in the Milwaukee Health Department's Home Environmental Health Program. The Lead Risk Assessor assures that all applicable laws and regulations relating to lead based paint are addressed in all NSP properties, and that lead work is done by a certified lead abatement contractor/ rehabilitation crew in a lead safe manner. In 2011 so far, 49 inspections were performed and 38 units were cleared as being lead safe.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS2100600331

Activity Title: Administration

Activity Category:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Police Department

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$87,657.00
Program Funds Obligated	\$0.00	\$200,000.00
Program Funds Expended	(\$259.92)	\$87,657.00
Milwaukee Police Department	(\$259.92)	\$87,657.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program Administration will be used for the reasonable costs of overall program management, coordination, monitoring and evaluation. Including providing information about the program, preparing budget and schedules, reports, and other costs of goods or services needed for administration of the program.

Location Description:

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

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

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

North: W. Capital Drive

South: W. Vliet St.

East: N. Holton Ave.

West: N. 55 St.

Southside Target Enforcement Area - District 2

North: W. National Ave.

South: W. Beecher St.

East: S. 6 St.

West: S. 27 St.

To address this situation, the MPD developed a Vacant Property Inspection (VPI) - Safe Streets Initiative (SSI) plan, which was active during the second of 2011. The MPD partnered with DNS and the Department of Public Works (DPW) to conduct exterior and interior inspections of potentially vacant and foreclosed properties within the designated geographical areas. All properties in the target areas were identified, inspected and secured, DNS enrolled them into their Abandon Property in Foreclosure (APIF) program. During the 2nd quarter 759.6 hours of overtime was used by officers, 81 properties were boarded-up, 2882 properties were inspected, 2 properties were found to be illegally occupied and 1 person was arrested.

In summary, the NSP-VPI grant continues to achieve its intended purpose. There have been no significant concerns reported by MPD or DNS members. During this reporting period.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS2100700221

Activity Title: Administration

Activity Category:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

City Treasurer

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$81,655.00
Total CDBG Program Funds Budgeted	N/A	\$81,655.00
Program Funds Drawdown	\$19,848.06	\$75,000.70
Program Funds Obligated	\$0.00	\$81,655.00
Program Funds Expended	\$20,107.98	\$75,000.70
City Treasurer	\$20,107.98	\$75,000.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program Administration will be used for the reasonable costs of overall program management, coordination, monitoring and evaluation. Including providing information about the program, preparing budget and schedules, reports, and other costs of goods or services needed for administration of the program.

Location Description:

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

Delinquent Tax Enforcement:

- Staff collated and inserted certified mailing for the 2011-02 In Rem Foreclosure File.
- 2011-02 In Rem Foreclosure Certified Mailing Postage Expense.

Taxpayer Servicing:

Staff responded to customer inquiries related to tax collection and tax enforcement actions by answering telephone calls or addressing service counter in person queries and by drafting written replies to correspondence received and preparing property tax bills to process tax payment tendered.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS220010000A

Activity Title: Homebuyer Financial Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2200000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,663,500.00
Total CDBG Program Funds Budgeted	N/A	\$1,663,500.00
Program Funds Drawdown	\$123,662.00	\$166,747.00
Program Funds Obligated	\$168,012.00	\$274,036.00
Program Funds Expended	\$123,794.00	\$170,347.00
Department of City Development	\$123,794.00	\$170,347.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$2,000.00	\$3,600.00
Program Income Drawdown	\$800.00	\$1,600.00

Activity Description:

Increasing homeownership in City neighborhoods is an important goal of the NSP 2 Program. The activity will provide soft second mortgage financing of up to 30% of the acquisition and rehabilitation costs to owner occupant purchasers of foreclosed homes. Families with incomes less than 120% of area median will be eligible for the program and the amount of assistance will vary based on income. The financing is intended to serve as an incentive to encourage the purchase of foreclosed homes for owner occupancy, as well as eliminate the need for private mortgage insurance, increasing access to mortgage financing for potential purchasers. A minimum of 8 hours of home buying counseling by a HUD approved counseling agency will be condition of participation in the program.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

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

During the 2nd quarter, NIDC in collaboration with the City of Milwaukee real estate division continued to make strides to promote the "Dollar House" Program.

The "Dollar House" program was designed to offer foreclosed "fixer-upper" properties that the City of Milwaukee has acquired through the tax foreclosure process and has agreed to offer for a purchase price of \$1 to NSP eligible homebuyers.

Prospective buyers, who are eligible under the NSP guidelines, will use a combination of mortgage loan and NSP funds to pay for the rehabilitation. In the second quarter, to encourage use of the program, and provide prospective buyers the opportunity to see a "finished product," two of the "Dollar House" homes were selected and will be rehabbed through Acquisition/Rehab and sold to NSP eligible buyers. These homes will also serve as model homes to encourage additional

sales and participation in the \$1 house program. Completion of these homes is expected by the end of the 3rd quarter.

Due to an increase in the demand for home buyer counseling services, many of the interested buyers of the "Dollar House" program were placed on waiting lists with the various HUD counseling agencies. As a result, staff in collaboration with a select number of HUD counseling agencies is in works to develop an in-house NSP promotion event to help move interested families through the pipeline. It is anticipated that the event will draw over 200 prospective buyers and NSP clients.

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

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS220020000A

Activity Title: Homebuyer Counseling

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2200000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$36,500.00
Total CDBG Program Funds Budgeted	N/A	\$36,500.00
Program Funds Drawdown	\$4,000.00	\$5,750.00
Program Funds Obligated	\$3,000.00	\$7,750.00
Program Funds Expended	\$4,000.00	\$5,750.00
Department of City Development	\$4,000.00	\$5,750.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Increasing homeownership in City neighborhoods is an important goal of the NSP 2 Program. The activity will provide soft second mortgage financing of up to 30% of the acquisition and rehabilitation costs to owner occupant purchasers of foreclosed homes. Families with incomes less than 120% of area median will be eligible for the program and the amount of assistance will vary based on income. The financing is intended to serve as an incentive to encourage the purchase of foreclosed homes for owner occupancy, as well as eliminate the need for private mortgage insurance, increasing access to mortgage financing for potential purchasers. A minimum of 8 hours of home buying counseling by a HUD approved counseling agency will be condition of participation in the program.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

The department continued its work with local counseling agencies that provided support for homebuyers participating in the program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	0/80	4/80	50.00
# Owner Households	0	0	0	2/0	0/80	4/80	50.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS220030000A

Activity Title: Homebuyer Assistance - 25% Set-Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2200000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$4,600.00	\$41,965.00
Program Funds Obligated	\$0.00	\$77,550.00
Program Funds Expended	\$5,000.00	\$42,765.00
Department of City Development	\$5,000.00	\$42,765.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$400.00	\$800.00
Program Income Drawdown	\$0.00	\$400.00

Activity Description:

Increasing homeownership in City neighborhoods is an important goal of the NSP 2 Program. The activity will provide soft second mortgage financing of up to 30% of the acquisition and rehabilitation costs to owner occupant purchasers of foreclosed homes. Families with incomes less than 120% of area median will be eligible for the program and the amount of assistance will vary based on income. The financing is intended to serve as an incentive to encourage the purchase of foreclosed homes for owner occupancy, as well as eliminate the need for private mortgage insurance, increasing access to mortgage financing for potential purchasers. A minimum of 8 hours of home buying counseling by a HUD approved counseling agency will be condition of participation in the program.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

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

During the 2nd quarter, NIDC in collaboration with the City of Milwaukee real estate division continued to make strides to promote the "Dollar House" Program.

The "Dollar House" program was designed to offer foreclosed "fixer-upper" properties that the City of Milwaukee has acquired through the tax foreclosure process and has agreed to offer for a purchase price of \$1 to NSP eligible homebuyers. Prospective buyers, who are eligible under the NSP guidelines, will use a combination of mortgage loan and NSP funds to pay for the rehabilitation. In the second quarter, to encourage use of the program, and provide prospective buyers the opportunity to see a "finished product," two of the "Dollar House" homes were selected and will be rehabbed through Acquisition/Rehab and sold to NSP eligible buyers. These homes will also serve as model homes to encourage additional sales and participation in the \$1

house program. Completion of these homes is expected by the end of the 3rd quarter.

Due to an increase in the demand for home buyer counseling services, many of the interested buyers of the "Dollar House" program were placed on waiting lists with the various HUD counseling agencies. As a result, staff in collaboration with a select number of HUD counseling agencies is in works to develop an in-house NSP promotion event to help move interested families through the pipeline. It is anticipated that the event will draw over 200 prospective buyers and NSP clients.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS230010000A

Activity Title: Vacant Land Reuse

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

NS2300000000

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

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

Activity Description:

The program will involve the reprogramming and reuse of vacant land resulting from the demolition of abandoned, foreclosed and blighting structures. It will include two components. Where the demolition has resulted in a site that in itself, or combined with other land, represents an opportunity for the development of affordable housing for individuals or families earning <120% of AMI, gap financing will be provided for of the "reuse" of the property for new development.

>

>Where demolition has resulted in sites that because of size, topography, or other site conditions, are not suitable for redevelopment, resources will be provided so that the sites can be "reprogrammed" for uses that benefit residents and neighborhoods.

>

>This includes Urban gardening on vacant lots to beautify neighborhoods and eliminate blight. Urban agriculture to produce healthy fresh food on vacant lots in neighborhoods underserved by local grocery stores. Urban forestry to sequester greenhouse gases and absorb storm-water runoff. Storm-water management with lots being planted with rain gardens and bio-swales, to be placed in the City's "storm water bank" to offset the effects of other new development.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

This category involves the use of bank and tax-foreclosed vacant lots that will be landscaped according to the commitment in the application originally submitted to HUD. Although the City's NSP2 grant application included this activity and was approved by HUD, it was later determined the activity is ineligible for NSP activity. As part of the City's proposed NSP2 budget amendment, funds for this category will be transferred to other NSP2 activities.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS230020000A

Activity Title: Vacant Lot Reuse - New Construction

Activity Category:

Construction of new housing

Project Number:

NS2300000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,200,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The program will involve the reprogramming and reuse of vacant land resulting from the demolition of abandoned, foreclosed and blighting structures. It will include two components. Where the demolition has resulted in a site that in itself, or combined with other land, represents an opportunity for the development of affordable housing for individuals or families earning <120% of AMI, gap financing will be provided for of the "reuse" of the property for new development.

>

>Where demolition has resulted in sites that because of size, topography, or other site conditions, are not suitable for redevelopment, resources will be provided so that the sites can be "reprogrammed" for uses that benefit residents and neighborhoods.

>

>This includes Urban gardening on vacant lots to beautify neighborhoods and eliminate blight. Urban agriculture to produce healthy fresh food on vacant lots in neighborhoods underserved by local grocery stores. Urban forestry to sequester greenhouse gases and absorb storm-water runoff. Storm-water management with lots being planted with rain gardens and bio-swales, to be placed in the City's "storm water bank" to offset the effects of other new development.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

While there was activity involving the new construction of housing on vacant land in the 2nd quarter, it all involved units targeted towards families earning under 50% of AMI (low income set aside category). It is anticipated that going forward, most of the use for the City's NSP new construction funding will involve units in the low income set aside category.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Construction of new housing

Project Number:

NS2300000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,200,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,200,000.00
Program Funds Drawdown	\$283,713.88	\$283,713.88
Program Funds Obligated	\$810,464.00	\$810,464.00
Program Funds Expended	\$283,713.88	\$283,713.88
Department of City Development	\$283,713.88	\$283,713.88
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The program will involve the reprogramming and reuse of vacant land resulting from the demolition of abandoned, foreclosed and blighting structures. It will include two components. Where the demolition has resulted in a site that in itself, or combined with other land, represents an opportunity for the development of affordable housing for individuals or families earning <120% of AMI, gap financing will be provided for of the "reuse" of the property for new development.

>
> Where demolition has resulted in sites that because of size, topography, or other site conditions, are not suitable for redevelopment, resources will be provided so that the sites can be "reprogrammed" for uses that benefit residents and neighborhoods.

>
> This includes Urban gardening on vacant lots to beautify neighborhoods and eliminate blight. Urban agriculture to produce healthy fresh food on vacant lots in neighborhoods underserved by local grocery stores. Urban forestry to sequester greenhouse gases and absorb storm-water runoff. Storm-water management with lots being planted with rain gardens and bio-swales, to be placed in the City's "storm water bank" to offset the effects of other new development.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

In the second quarter, a loan for the Northside Homes project was closed, involving the new construction of 28 new single

family rental units the Metcalfe Park and North Division neighborhoods. The projects involved the use of low income tax credits. There are also 81 additional unites for which loans have been approved, or have recently received a commitment for low income housing tax credits, including the Century City project (19 set- aside units), the United Methodist Children Services project will close in the third quarter. A firm date for the King Heights project has not yet been established.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS240010000A

Activity Title: Development Subsidies

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2400000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISTION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$5,413,500.00
Total CDBG Program Funds Budgeted	N/A	\$5,413,500.00
Program Funds Drawdown	\$285,347.46	\$350,097.45
Program Funds Obligated	\$1,334,016.46	\$1,889,718.46
Program Funds Expended	\$297,442.70	\$350,097.45
Department of City Development	\$297,442.70	\$350,097.45
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The program will help increase homeownership in neighborhoods impacted by foreclosures. The Acquisition/Rehab program will involve purchase and redevelopment of vacant foreclosed properties by private developers for sale for affordable homeownership. Developers will apply to the program for subsidies to provide "gap funding" for the difference between the cost to purchase and rehabilitate a property and the sale price for affordable homeownership. These properties will be targeted for purchase by families with income of less than 120% of area median income.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

During the 2nd quarter of 2011, staff continued to ramp up activity for NSP2 acquisition/ rehab activity. 9 properties (10 units) were enrolled in the program. As of June 30th, 13 properties were under construction. Several new contractors, many with a section 3 status, are working on the NSP2 Acq/Rehab jobs. Staff continued work with the development industry and is working with new partners to redevelop up to 25 properties a year through the NSP2 program. Additionally, other partners including 2 Community Based Organizations continued their involvement with the Acq/Rehab program.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/59	0/73	0
# Owner Households	0	0	0	0/0	0/59	0/73	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS2400000000

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$36,500.00
Total CDBG Program Funds Budgeted	N/A	\$36,500.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$3,500.00	\$6,000.00
Program Funds Expended	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The program will help increase homeownership in neighborhoods impacted by foreclosures. The Acquisition/Rehab program will involve purchase and redevelopment of vacant foreclosed properties by private developers for sale for affordable homeownership. Developers will apply to the program for subsidies to provide "gap funding" for the difference between the cost to purchase and rehabilitate a property and the sale price for affordable homeownership. These properties will be targeted for purchase by families with income of less than 120% of area median income.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

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

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/73	0/73	0
# Owner Households	0	0	0	0/0	0/73	0/73	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS240031000A

Activity Title: Development Subsidies - 25% Set Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2400000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the City of Milwaukee

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Housing Authority of the City of Milwaukee	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:
Effective the 2nd quarter of 2011, through a HUD-approved amendment, the Department of City Development has transferred \$1,000,000 to the Housing Authority of the City of Milwaukee (HACM). With these funds HACM will complete the Acquisition/Rehab of 13 units with the intent to sell them to a qualified homebuyer once rehab is complete. Rehab work will begin during the 3rd quarter of 2011.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/13	0/0	0/13	0
# Owner Households	0	0	0	0/13	0/0	0/13	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS250010000A

Activity Title: Rental Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS2500000000

Project Title:

RENTAL REHABILITATION - ELIGIBLE USE A

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$400.00	\$400.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

The program continued outreach to investors and processed applications for this NSP2 Program. Marketing included outreach efforts with the Apartment Association of Southeast Wisconsin and the City's Landlord Training Program. Applications for the 10 units were received during the 2nd quarter. At the time the applications were submitted, it was not known if the units would be Rental Rehab or Rental Rehab-25% set aside.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/33	0/33	0
# Renter Households	0	0	0	0/0	0/33	0/33	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS250020000A

Activity Title: Rental Rehabilitation - 25% Set-Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2500000000

Projected Start Date:

12/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

RENTAL REHABILITATION - ELIGIBLE USE A

Projected End Date:

12/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$83,469.73	\$83,469.73
Program Funds Obligated	\$31,870.00	\$127,153.00
Program Funds Expended	\$85,937.73	\$86,069.73
Department of City Development	\$85,937.73	\$86,069.73
Match Contributed	\$0.00	\$0.00
Program Income Received	\$600.00	\$2,600.00
Program Income Drawdown	\$2,000.00	\$2,000.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

The program continued outreach to investors and processed applications for this NSP2 Program. Marketing included outreach efforts with the Apartment Association of Southeast Wisconsin and the City's Landlord Training Program. Applications for the 10 units were received during the 2nd quarter. At the time the applications were submitted, it was not known if the units would be Rental Rehab or Rental Rehab-25% set aside. We anticipate two projects involving four units to be completed by next quarter.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS260010000A

Activity Title: Rental Development - Large Projects

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2600000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

RENTAL DEVELOPMENT LARGE PROJECTS - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$4,202.27	\$4,202.27
Program Funds Obligated	\$240,504.66	\$240,504.66
Program Funds Expended	\$4,202.27	\$4,202.27
Department of City Development	\$4,202.27	\$4,202.27
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Like the Rental Rehabilitation Program, this activity will help address the loss of quality affordable rental housing for low income families resulting from the foreclosure crisis.

>

>This activity will involve the large scale acquisition through bulk purchase (generally, single transactions of 20-100 units) of abandoned and foreclosed properties. Properties may include multifamily and scattered site single family and duplex properties. The pool of properties will be acquired by a City of Milwaukee Land Bank or directly by participating developers. NSP 2 funds will be used to provide gap financing for development and will leverage other funding sources, including low income housing tax credits, private mortgage financing and developer equity. Developers participating in the program will have to commit to income and rent restrictions consistent with those required on the federal HOME program.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

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

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/40	0/40	0
# Renter Households	0	0	0	0/0	0/40	0/40	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS260020000A

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2600000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

RENTAL DEVELOPMENT LARGE PROJECTS - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,400,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,400,000.00
Program Funds Drawdown	\$4,268.27	\$4,268.27
Program Funds Obligated	(\$71,369.33)	\$404,729.67
Program Funds Expended	\$4,268.27	\$4,268.27
Department of City Development	\$4,268.27	\$4,268.27
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Like the Rental Rehabilitation Program, this activity will help address the loss of quality affordable rental housing for low income families resulting from the foreclosure crisis.

>

>This activity will involve the large scale acquisition through bulk purchase (generally, single transactions of 20-100 units) of abandoned and foreclosed properties. Properties may include multifamily and scattered site single family and duplex properties. The pool of properties will be acquired by a City of Milwaukee Land Bank or directly by participating developers. NSP 2 funds will be used to provide gap financing for development and will leverage other funding sources, including low income housing tax credits, private mortgage financing and developer equity. Developers participating in the program will have to commit to income and rent restrictions consistent with those required on the federal HOME program.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

In the second quarter, projects involving an additional 69 units set aside for families earning under 50% of AMI for which pre-commitments were issued in the first quarter, received allocations of low income tax credits and are undergoing final underwriting. These include a number of scattered site single family and duplex tax foreclosed properties that are being provided at nominal cost to NSP development partners. It is anticipated that these projects will close in the third quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/96

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/96	0/0	0/96	0
# Renter Households	0	0	0	0/96	0/0	0/96	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS270010000A

Activity Title: Buy In Your Neighborhood

Activity Category:

Acquisition - general

Project Number:

NS270000000

Projected Start Date:

02/11/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

BUY IN YOUR NEIGHBORHOOD - ELIGIBLE USE A

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2011

To Date

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

Activity Description:

The BIYN Program will provide financial assistance to homeowners to buy a foreclosed property within near proximity to their home. The concept is that rental property owned by a neighborhood resident is likely to be well-managed and maintained, because the owner has a vested interest in the neighborhood. BIYN will offer second mortgages for the purchase of foreclosed properties by neighborhood owners. The second mortgage loan will be amortizing, but at a reduced interest rate (3-4%). The buyer will provide 10% equity. When rehabilitation is required, buyers may be able to also utilize the Rental Rehabilitation Program to obtain matching funds for improvements. Participants will have to commit to income and rent restrictions consistent with those required for the federal HOME program.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

There is no activity to report during the 2nd quarter. Despite continued marketing, due to the low cost to purchase foreclosed properties, many investors are finding it more favorable to use the Rental Rehabilitation to assist with repairs to the property, as purchase assistance is not needed. In a budget amendment to HUD, the City of Milwaukee has proposed eliminating this line item, however, if Buy in Your Neighborhood opportunities are presented, they would be funded under the Rental Rehabilitation Program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS280010000A

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

NS2800000000

Projected Start Date:

02/11/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMOLITION - ELIGIBLE USE D

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of Neighborhood Services

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,500,000.00
Program Funds Drawdown	\$81,190.50	\$200,619.50
Program Funds Obligated	\$694,357.91	\$1,546,626.99
Program Funds Expended	\$99,599.50	\$200,619.50
Department of Neighborhood Services	\$99,599.50	\$200,619.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

>Approximately 50% of the foreclosed properties in the City of Milwaukee have outstanding building code violations. Many are blighting influences on the City's neighborhoods and are undermining neighborhood confidence and stability. Many of these properties have been on the market for a period of six months or more, and have been the target of significant vandalism and "cannibalization" of building components and materials. The cost of rehabilitating these properties to the standards prescribed for the NSP 2 program would be far in excess of their market value. As a result, NSP 2 funds will be used to selectively demolish those structures that are the most severely blighted and detrimental to neighborhood stability. The City will be proactive in its strategies for reuse of the vacant land resulting from demolition, as more fully described in the "Vacant Land Initiative" activity.

>

>Demolition activity may include a "deconstruction" component. In deconstruction, homes would be hand-dismantled and materials would be sorted and distributed for reuse. Experience shows that as much as 85% of a structure can be diverted from a landfill. Many items are salvageable, and those that can't be salvaged, can often be recycled to create new products.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

The Department of Neighborhood Services has requested 46 NSP2 grant set-ups in the second quarter of 2011. We completed one cancellation report during that period which reflects a property that will be renovated rather than being razed. To date, DNS has requested set-ups for 99 parcels for a total of \$1,546,626.00. We currently have 68 additional parcels in process working their way toward grant set-ups.

We should begin to see an increase in expenditures in the next quarter as contractors have recently been submitting invoices

for work completed earlier this year.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS290010000A

Activity Title: Financial Assistance for Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NS2900000000

Projected Start Date:

02/11/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,952,387.00
Total CDBG Program Funds Budgeted	N/A	\$1,952,387.00
Program Funds Drawdown	\$127,505.22	\$289,577.07
Program Funds Obligated	\$265,267.00	\$517,578.00
Program Funds Expended	\$217,596.70	\$364,641.53
Milwaukee Neighborhood Reclamation Company, LLC	\$217,596.70	\$364,641.53
Match Contributed	\$0.00	\$0.00
Program Income Received	\$74,664.46	\$74,664.46
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City has created a limited liability corporation which will acquire eligible property units own or with the assistance of the National Community Stabilization Trust. In general, this approach will be used for the acquisition of nuisance properties, where swift action is necessary because the property is having a significant negative impact on the neighborhood. If an opportunity presents itself for a bulk purchase of properties at a significantly discounted rate and the purchase would be consistent with a redevelopment strategy for a neighborhood.

>

>The primary interim and long term uses (it is not the intent of this program to hold properties for a protracted period of time - generally 24 months or less) of these properties would be for high quality affordable housing that benefits families earning <120% of AMI. Should a property not be feasible for redevelopment, selected demolition may be considered, with the reuse of vacant land consistent with the uses described in the "Vacant Land Initiative" activity of the plan.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

Number of Completions: 9 properties acquired (containing 18 units of housing); 4 properties conveyed (containing 5 units of housing)

Narrative:

During the second quarter of 2011, the MNRC submitted offers to purchase on 12 properties. During the quarter, nine properties were acquired, containing eighteen units of housing. A number of these properties were acquired in the Sherman Park neighborhood, where the City is working with a number of developers to concentrate NSP funded rehabilitation activity. Additional properties were also acquired in Lindsay Heights and the Layton Boulevard West Neighborhood, where the

City is concentrating NSP funded activity.

It is expected that the holding period for the majority of these properties will be brief, as the City is in process of negotiating development agreements for their rehabilitation. At the close of the quarter, the MNRC had accepted offers on three additional properties, containing 5 units of housing. Closings for these properties are expected to occur during July of 2011.

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

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

During the second quarter, HUD approved a budget amendment proposed by the City which moved funds between NSP2 activity categories. The budget and performance measures for this activity category were changed only minimally. MNRC now proposes to acquire 63 units of housing using its NSP2 allocation. At the close of the quarter, MNRC had either acquired or has signed offers to purchase a total of 33 units of housing using NSP2 funds, so is on pace to successfully achieve its performance measures.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/45
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/63
# of Singlefamily Units	0	0/63

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NS2900000000

Projected Start Date:

02/11/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$47,613.00
Total CDBG Program Funds Budgeted	N/A	\$47,613.00
Program Funds Drawdown	\$59.28	\$2,140.92
Program Funds Obligated	(\$14,347.10)	\$47,612.90
Program Funds Expended	(\$241.04)	\$47,371.86
Milwaukee Neighborhood Reclamation Company, LLC	(\$241.04)	\$47,371.86
Match Contributed	\$0.00	\$0.00
Program Income Received	\$45,230.94	\$45,230.94
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City has created a limited liability corporation which will acquire eligible property units own or with the assistance of the National Community Stabilization Trust. In general, this approach will be used for the acquisition of nuisance properties, where swift action is necessary because the property is having a significant negative impact on the neighborhood. If an opportunity presents itself for a bulk purchase of properties at a significantly discounted rate and the purchase would be consistent with a redevelopment strategy for a neighborhood.

>
 >The primary interim and long term uses (it is not the intent of this program to hold properties for a protracted period of time - generally 24 months or less) of these properties would be for high quality affordable housing that benefits families earning <120% of AMI. Should a property not be feasible for redevelopment, selected demolition may be considered, with the reuse of vacant land consistent with the uses described in the "Vacant Land Initiative" activity of the plan.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

Number of Completions: 0 properties acquired (containing zero units of housing); 1 property conveyed (containing 4 units of housing)

Narrative:

During the second quarter of 2011, the MNRC conveyed the property which it had acquired using funds in this activity category. The property, a four-unit apartment building in the City's Bender Avenue Target Investment Neighborhood, was sold to a developer to be used to provide housing for families at or below 50% of AMI. Rehabilitation is currently underway at this property.

During the second quarter, HUD approved a budget amendment proposed by the City which moved funds between NSP2

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

Once rehabilitation at the property on Bender Avenue is complete, the property occupied, and a completion report submitted, activity in this category will be completed.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS291010000A

Activity Title: Leveraged Loan Fund

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2910000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

LAND BANK - LEVERAGED LOAN FUND - ELIGIBLE USE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2011

To Date

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

Activity Description:

>Access to capital is a continuing challenge in addressing redevelopment of foreclosed and vacant properties for both private and non-profit developers. Funding for this activity would be used to leverage other financing programs offered by 3rd party capital providers (including the National Community Stabilization Trust or other lenders) to provide financing for the purchase and/or rehabilitation of foreclosed properties. This activity would complement the other activities included in the City's application for NSP 2 activities.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

The City worked with local lenders to solicit their participation in a leveraged loan fund which would provide financing for NSP development activity. After lenders expressed interest in participation in the fund, DCD submitted a formal proposal to each of them for their participation. Decisions on the levels of commitment are anticipated in July. After awarding the contract for a loan fund administrator in the first quarter, the preliminary underwriting guidelines and operating procedures for the fund were completed.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/72	
# of Multifamily Units	0		0/16	
# of Singlefamily Units	0		0/56	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/72	0/72	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS291020000A

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2910000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

LAND BANK - LEVERAGED LOAN FUND - ELIGIBLE USE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Apr 1 thru Jun 30, 2011

To Date

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

Activity Description:

>Access to capital is a continuing challenge in addressing redevelopment of foreclosed and vacant properties for both private and non-profit developers. Funding for this activity would be used to leverage other financing programs offered by 3rd party capital providers (including the National Community Stabilization Trust or other lenders) to provide financing for the purchase and/or rehabilitation of foreclosed properties. This activity would complement the other activities included in the City's application for NSP 2 activities.

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 6/30/2011:

The City worked with local lenders to solicit their participation in a leveraged loan fund which would provide financing for NSP development activity. After lenders expressed interest in participation in the fund, DCD submitted a formal proposal to each of them for their participation. Decisions on the levels of commitment are anticipated in July. After awarding the contract for a loan fund administrator in the first quarter, the preliminary underwriting guidelines and operating procedures for the fund were completed.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/48	
# of Multifamily Units	0		0/8	
# of Singlefamily Units	0		0/40	

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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