

Grantee: Milwaukee, WI

Grant: B-08-MN-55-0006

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-55-0006

Obligation Date:

03/18/2009

Grantee Name:

Milwaukee, WI

Award Date:

03/18/2009

Grant Amount:

\$9,197,465.00

Contract End Date:

03/18/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

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

Recovery Needs:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Program Funds Drawdown	\$645,883.11	\$1,295,499.90
Obligated CDBG DR Funds	\$1,118,731.03	\$2,759,346.85
Expended CDBG DR Funds	\$656,877.41	\$1,315,061.90
Match Contributed	\$0.00	\$0.00
Program Income Received	\$10,994.00	\$19,562.00
Program Income Drawdown	\$8,568.00	\$8,568.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,379,619.75	\$0.00
Limit on Admin/Planning	\$919,746.50	\$528,964.48
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

For the period ending December 31, 2009, the Department of City Development (DCD,) continued activities under all of the NSP activity categories it is responsible for. This included the following:

Homebuyer Assistance, Rental Rehabilitation, and Buy In Your Neighborhood Activities During the last quarter of 2009, staff continued outreach and informational meetings with local lenders, realtors and home buying counseling agencies. In September, DCD held a lunchtime "brown bag" information session about buying foreclosed properties, either for homeownership or as an investment opportunity. DCD also conducted outreach with several neighborhood organizations who are partners in the City's Targeted Investment Neighborhood and Healthy Neighborhood Initiatives. In October, the Milwaukee Homeownership Consortium, led by DCD, sponsored two housing fairs. The first was held at South Division High School, and the second at Hi Mount Community School. Over 700 interested homebuyers attended the 2 events. Lenders, home buying counseling agencies, mortgage brokers, real estate agents, insurance agents, and others helped staff the event and provided information and assistance to the attendees. The events primarily promoted NSP Home Buyer Assistance, but information about NSP's Buy In Your Neighborhood and Rental Rehabilitation were also provided.

Home Buyer Assistance (HBA). When the Program was originally designed, it was expected that, due to tight credit markets and overall economic conditions, a low number of families under 50% AMI would be able to participate in the Program. Fortunately, this has not been the case, and the number of very low income buyers has exceeded expectations. In December, DCD requested a budget amendment that would add \$100,000 to the set aside for "very low income" buyers (defined as buyers with incomes less than 50% AMI.) Due to higher-than-expected demand, an additional approximately \$300,000 was proposed for the regular HBA Program, which assists buyers up to 120% AMI.

Overall, the number of applications received as of December 31, 2009, puts the HBA Program on track for obligating all funds by September 1, 2010, including the proposed additional \$400,000.

Rental Rehabilitation (RR). RR demand has met expectations, and is on track to obligate all funds by September 1, 2010. No further changes to Program design are expected, since most landlords are opting to commit to 50% AMI rent levels.

Investors are having difficulty getting private financing. For the most part, this has not been problematic because the purchase price for foreclosed homes in the targeted area are very low. However, there is concern about the low participation of lenders. Staff will continue to reach out to the lending industry in hopes banks will participate in the Program.

In order to sustain demand, it is expected that outreach to investors will occur during the 1st quarter of 2010.

Buy In Your Neighborhood (BIYN). BIYN is a specialized program. Although DCD had conversations with 2 potential clients, no applications were received through December 1st. Feedback indicated potential participants were unable to get bank financing. Staff continued to work with lenders and two agreed to provide financing for the program. Additionally, staff may consider alternative Program design in order to implement BIYN.

Acquisition, Rehab and Resale (Acq/Rehab) As of December 31, one property (2 units) is under construction.

Acquisition/Rehab funding under NSP-1 was not as expected. The December requested budget amendment will have nearly \$300,000 moved to the Acquisition/Rehab budget, which will permit doing an estimated 4 additional units (for a total of 9 units under this program activity). The program is on track to obligate all funds by September 1, 2010.

Vacant Land Initiative and Rental Development Large Projects In December, staff met with Habitat for Humanity (HFH) to discuss new construction opportunities using NSP funds. HFH preliminarily committed to building 6-8 units in the Harambee and Martin Drive neighborhoods. Additional units in Milwaukee's Amani neighborhood are also contemplated.

When the budget for the project was originally proposed, new construction of units under the Low Income Housing Tax Credit Program were contemplated. Because of the depressed market for both tax credit investment and financing, it appears these may not come to fruition. Staff may consider whether to reallocate a portion of these funds to a different program activity.

Rental Development - Large Projects In November, DCD held a walking tour of the Metcalfe Park neighborhood to help identify smaller sub-areas where partners could focus resources. Representatives from the Department of Neighborhood Services, the Police Department, North Avenue Community Development Corporation, an experienced housing developer of scattered site housing, and others accompanied DCD staff.

During the quarter, the plan was amended to make a decrease in the budget line. Reducing it by \$700,000; reserving \$500,000 for this activity. If demand for Rental-Large Projects remains low, staff may consider a decision about adjusting funding.

Demolition Recent budget constraints, in the City of Milwaukee and Statewide, have created an atmosphere where nuisance properties that are normally addressed quickly are now lingering due to the high number of bankruptcies, foreclosures and abandoned of properties. Those properties tend to have a blighting affect on neighborhoods and once abandoned or foreclosed become a target for vandals. Vandalized properties then become a fire risk and a life safety issue for the public. This program seeks to address the factors that create this atmosphere by demolishing the worst properties allowing us to stabilize neighborhoods.

Currently, we have 30 properties in various stages of demolition. Once the buildings are down, demolitions have an immediate impact on the neighborhood. The properties demolished are done on a worst case first basis and allow us opportunity to direct city resources into other areas to aid in the stabilization process. Despite economic conditions and thanks to agencies like Habitat for Humanity, new growth occurs in these areas almost immediately.

Land Bank Activity After HUD's acceptance of the City of Milwaukee's NSP Substantial Amendment, the City evaluated a number of alternatives for carrying out the proposed land bank activity. The City elected to form a limited liability corporation, the Milwaukee Neighborhood Reclamation Company (MNRC) to undertake this work. By September of 2009, the MNRC had been formally incorporated, funding had been transferred to the MNRC by a Common Council resolution, and the required operating agreements and fiscal and accounting policies had been implemented, allowing the MNRC to begin to acquire properties during the fourth quarter of 2009.

The MNRC has acquired three foreclosed properties (containing a total of six units) and has another property under contract with closing scheduled for January of 2010. The total budget for acquisition and holding costs for these four properties is roughly \$95,000.

These totals differ from the original forecast in two important respects. At the time of the submission of the NSP Substantial Amendment to HUD, the City planned to seek acquisition financing for the purchase of landbank properties, with NSP landbank funds budgeted to be used solely for holding costs. Based on the availability of financing, and the risk associated with this activity, the City elected not to pursue acquisition financing at this time. Rather, NSP landbank funds are being used for both purchase and holding costs for MNRC properties. The result is that NSP funds required per property exceed what was originally proposed. This has resulted in a corresponding decrease in the amount of units expected to be acquired utilizing NSP landbank funds. Updated forecasts are in the process of submittal. It should be noted that the City was aware of this issue prior to submitting its NSP2 application, and the amount of NSP2 funds budgeted per landbank unit in that submission does reflect both acquisition and holding costs.

The MNRC is on track to increase the volume of acquisitions during early 2010 and will be able to obligate all funds (\$864,000) within the required 18 month timeline to acquire at least 25 properties (35+ units) Relationships have been developed with a number of lenders to provide "first look" and donation candidates for acquisition by the MNRC. The MNRC will "go live" with the National Community Stabilization Trust during the first quarter of 2010. Contracts are in place with service providers to provide all the required property management services (shoveling, grass cutting, inspections, board up, etc.) associated with the landbank. The MNRC has engaged a broker to negotiate offers on its behalf, and is currently evaluating 3-5 properties per week for acquisition.

MNRC staff continue to meet regularly with community based organizations and developers to coordinate MNRC acquisitions and property disposition strategies with complementary neighborhood revitalization efforts.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
NS1100000000, ADMINISTRATION	\$0.00	\$108,048.68	\$919,746.00	\$528,964.48
NS1200000000, HOMEBUYER ASSISTANCE	\$400,000.00	\$330,977.75	\$2,068,000.00	\$445,554.75
NS1300000000, VACANT LAND INITIATIVE	\$0.00	\$0.00	\$1,300,000.00	\$0.00
NS1400000000, ACQUISTION/REHAB/RESALE PROGRAM	\$300,000.00	\$0.00	\$680,500.00	\$0.00
NS1500000000, RENTAL REHABILITATION	\$0.00	\$146,201.00	\$984,375.00	\$180,561.00
NS1510000000, RENTAL REHABILITATION (MULTI-FAMILY	\$0.00	\$0.00	\$328,125.00	\$0.00
NS1600000000, RENTAL DEVELOPMENT - LARGE PROJECTS	(\$400,000.00)	\$0.00	\$500,000.00	\$0.00
NS1610000000, RENTAL DEVELOPMENT - LARGE PROJECTS	(\$300,000.00)	\$0.00	\$0.00	\$0.00
NS1700000000, BUY IN YOUR NEIGHBORHOOD	\$0.00	\$0.00	\$240,000.00	\$0.00
NS1800000000, DEMOLITION	\$0.00	\$25,869.00	\$1,312,500.00	\$105,632.99
NS1900000000, LAND BANK	\$0.00	\$34,786.68	\$864,219.00	\$34,786.68

Activities

Grantee Activity Number: NS1100100211

Activity Title: NS1100100211

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NS1100000000

Project Title:

ADMINISTRATION

Projected Start Date:

10/01/2008

Projected End Date:

02/01/2013

National Objective:

N/A

Responsible Organization:

Comptroller's Office

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$84,500.00

Total CDBG Program Funds Budgeted

N/A

\$84,500.00

Program Funds Drawdown

\$12,954.83

\$32,394.03

Obligated CDBG DR Funds

\$0.00

\$84,500.00

Expended CDBG DR Funds

\$12,954.83

\$32,394.03

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

The following quarterly activities were accomplished by the Comptroller's Office in the quarter ended 12/31/09

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

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS1100200151

Activity Title: NS1100200151

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NS1100000000

Project Title:

ADMINISTRATION

Projected Start Date:

10/01/2008

Projected End Date:

02/01/2013

National Objective:

N/A

Responsible Organization:

Community Development Grants Administration

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$147,000.00
Total CDBG Program Funds Budgeted	N/A	\$147,000.00
Program Funds Drawdown	\$4,988.43	\$7,921.76
Obligated CDBG DR Funds	\$0.00	\$147,000.00
Expended CDBG DR Funds	\$4,988.43	\$7,921.76
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

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

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS1100300191

Activity Title: NS1100300191

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NS1100000000

Project Title:

ADMINISTRATION

Projected Start Date:

10/01/2008

Projected End Date:

02/01/2013

National Objective:

N/A

Responsible Organization:

Department of City Development

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$688,246.00

Total CDBG Program Funds Budgeted

N/A

\$688,246.00

Program Funds Drawdown

\$90,105.42

\$488,648.69

Obligated CDBG DR Funds

\$0.00

\$688,246.00

Expended CDBG DR Funds

\$90,105.42

\$488,648.69

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

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

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS120010000A

Activity Title: Homeowner Financial Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NS1200000000

Project Title:

HOMEBUYER ASSISTANCE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,290,400.00
Total CDBG Program Funds Budgeted	N/A	\$1,290,400.00
Program Funds Drawdown	\$192,953.75	\$276,301.75
Obligated CDBG DR Funds	\$256,284.00	\$407,764.00
Expended CDBG DR Funds	\$195,325.75	\$282,719.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$2,372.00	\$6,418.00
Program Income Drawdown	\$4,046.00	\$4,046.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Staff continues to work with the counseling agencies to assemble offers to purchase on foreclosed properties. The counseling agencies are successfully pre-screening homebuyer candidates before they begin to look for a foreclosure to purchase.

6 properties were rehabbed totaling 8 units.
10 properties were set-up totaling 12 units.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	5/10

Activity Locations

Address	City	State	Zip
2528-30 N 1st St	Milwaukee	NA	53212-
7628 W Courtland Ave	Milwaukee	NA	53218-
3329 S Lenox St	Milwaukee	NA	53207-
4048 N 67th St	Milwaukee	NA	53216-
2566-68 N 20th St	Milwaukee	NA	53206-

4303-05 N 13th St	Milwaukee	NA	53209-
4029 N 11th St.	Milwaukee	NA	53209-
4151 N 61st St	Milwaukee	NA	53216-
3039-41 N Sherman Blvd	Milwaukee	NA	53210-
2729 N Booth St	Milwaukee	NA	53212-
1312 E Saveland Ave	Milwaukee	NA	53207-
7613 N 60th St	Milwaukee	NA	53223-
1520 N 48th St	Milwaukee	NA	53208-
1134A N 44th St	Milwaukee	NA	53208-
3854 N 80th St	Milwaukee	NA	53222-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS120020000A

Activity Title: Homebuyer Counseling

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NS1200000000

Project Title:

HOMEBUYER ASSISTANCE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$69,100.00
Total CDBG Program Funds Budgeted	N/A	\$69,100.00
Program Funds Drawdown	\$3,250.00	\$3,250.00
Obligated CDBG DR Funds	\$15,000.00	\$22,000.00
Expended CDBG DR Funds	\$3,250.00	\$3,250.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

We are working with eight counseling agencies that provide the required homebuyer counseling to our customers. We continue to meet with them periodically to facilitate a smooth home buying process.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/10

Activity Locations

Address	City	State	Zip
1520 N 48th St	Milwaukee	NA	53208-
4029 N 11th St	Milwaukee	NA	53209-
2757 N 54th St	Milwaukee	NA	53210-
3039-41 N Sherman Bl	Milwaukee	NA	53210-
4048 N 67th St	Milwaukee	NA	53216-
2176 S 36th St	Milwaukee	NA	53215-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NS120030000A
Activity Title:	Homebuyer Assistance - 25% Set -Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NS1200000000

Project Title:

HOMEBUYER ASSISTANCE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$708,500.00
Total CDBG Program Funds Budgeted	N/A	\$708,500.00
Program Funds Drawdown	\$134,774.00	\$166,003.00
Obligated CDBG DR Funds	\$276,065.00	\$352,142.00
Expended CDBG DR Funds	\$138,060.00	\$170,023.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$3,286.00	\$4,020.00
Program Income Drawdown	\$734.00	\$734.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Of the completed Homebuyer Assistance projects, two units qualify as set asides.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	3/10

Activity Locations

Address	City	State	Zip
2222-24 N 49th St	Milwaukee	NA	53208-
3745 N 58th Blvd	Milwaukee	NA	53216-
8001-03 W Villard Ave	Milwaukee	NA	53218-
6201 N 95th St	Milwaukee	NA	53225-
1929 W Kneeland St	Milwaukee	NA	53205-
6700 N 54th St	Milwaukee	NA	53223-
6872 S Grantosa Dr	Milwaukee	NA	53212-
3223 S 15th St	Milwaukee	NA	53215-
2757 N 54th St	Milwaukee	NA	53210-
3425-27 N 54th St	Milwaukee	NA	53215-
3324 S 14th St	Milwaukee	NA	53215-
8834 W Brentwood Ave	Milwaukee	NA	53224-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS140010000A

Activity Title: Development Subsidies

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS140000000

Project Title:

ACQUISTION/REHAB/RESALE PROGRAM

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$672,600.00
Total CDBG Program Funds Budgeted	N/A	\$672,600.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$127,350.00	\$127,350.00
Expended CDBG DR Funds	\$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:

One property (2 units) located at 2801 W. State Street was under construction as of December 31. During the last quarter of 2009, staff worked to identify other possible properties in eligible census tracts.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/5

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS150010000A

Activity Title: Rental Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS1500000000

Project Title:

RENTAL REHABILITATION

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$328,125.00
Total CDBG Program Funds Budgeted	N/A	\$328,125.00
Program Funds Drawdown	\$13,250.00	\$13,250.00
Obligated CDBG DR Funds	\$0.00	\$46,496.00
Expended CDBG DR Funds	\$17,092.00	\$17,138.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$3,842.00	\$3,888.00
Program Income Drawdown	\$46.00	\$46.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Staff continue to receive and process applications to the Rental Rehabilitation Program. Most applicants prefer to enroll in the 25% set aside program, because the per-unit amount is up to \$17,500, as compared to \$7,500 for rental rehab. There were no completions in Rental Rehab during the quarter ending December 31.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	1/40

Activity Locations

Address	City	State	Zip
2512 N 48th St	Milwaukee	NA	53210-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS150020000A

Activity Title: Rental Rehabilitation - 25% Set-Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS1500000000

Project Title:

RENTAL REHABILITATION

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$656,250.00
Total CDBG Program Funds Budgeted	N/A	\$656,250.00
Program Funds Drawdown	\$132,951.00	\$167,311.00
Obligated CDBG DR Funds	\$17,898.00	\$228,834.00
Expended CDBG DR Funds	\$134,445.00	\$172,547.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,494.00	\$5,236.00
Program Income Drawdown	\$3,742.00	\$3,742.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Staff continue to receive and process applications to the Rental Rehabilitation Low Income Set Aside Program. Construction on 3 projects (3 units) was completed during the quarter ending December 31. The units are leased and the landlords have complied by submitting proof that the tenants are income eligible.

Two new properties (3 units) were set up during the quarter ending December 31. As of December 31, construction was underway on these 2 projects.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	8/35

Activity Locations

Address	City	State	Zip
911 S 26th St	Milwaukee	NA	53204-
2600 N 53rd St	Milwaukee	NA	53210-
1225 S 37th St	Milwaukee	NA	53215-
2747 N 56th St	Milwaukee	NA	53210-
2670 S 8th St, Namin	Milwaukee	NA	53215-

2568 N 34th St	Milwaukee	NA	53210-
2510 W Juneau Ave	Milwaukee	NA	53233-
2395 W Walnut St	Milwaukee	NA	53205
3400-02 W Scott St	Milwaukee	NA	53215-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS170010000A

Activity Title: Buy In Your Neighborhood

Activity Category:

Acquisition - general

Project Number:

NS1700000000

Projected Start Date:

04/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

BUY IN YOUR NEIGHBORHOOD

Projected End Date:

02/01/2013

Responsible Organization:

Department of City Development

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$240,000.00
Total CDBG Program Funds Budgeted	N/A	\$240,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
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 provide financial assistance to homeowners to buy a foreclosed property within 3 blocks of their home

Location Description:

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

Activity Progress Narrative:

There were no new projects or completions for the Buy In Your Neighborhood Program. Staff continued to solicit interest in the program, but unfortunately lenders are not interested in participating in the program. Outreach to lenders continued through December 31.

Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/20

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS180010000A

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

NS1800000000

Project Title:

DEMOLITION

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of Neighborhood Services

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,312,500.00
Total CDBG Program Funds Budgeted	N/A	\$1,312,500.00
Program Funds Drawdown	\$25,869.00	\$105,632.99
Obligated CDBG DR Funds	\$324,818.03	\$553,698.85
Expended CDBG DR Funds	\$25,869.30	\$105,632.99
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

We have seen an increase in activity in this quarter. However, we have experienced a lot of delays due to re-tooling our processes and procedures. Also, as a result of the starving economy, many contractors have closed their operation or left this industry. This creates delays in contracting. We have also had an influx of new contractors who are not accustomed to our regulatory scheme. This also creates delays. All of the necessary adjustments have been made and significant training has occurred between our contractors and us. We are optimistic that as additional grants are set-up we will out-perform are current projections and demolitions will occur at a steady incline, thereby, exceeding our projected goals. The first quarter of 2010 promises to out-perform all others.

Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	8/75

Activity Locations

Address	City	State	Zip
2038-40 N 34th St	Milwaukee	NA	53208-
2513-15 N 40th St	Milwaukee	NA	53210-
6620 W Villard Ave	Milwaukee	NA	53218-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS190010000A

Activity Title: Financial Assistance for Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NS1900000000

Projected Start Date:

04/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

LAND BANK

Projected End Date:

02/01/2013

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$604,953.00
Total CDBG Program Funds Budgeted	N/A	\$604,953.00
Program Funds Drawdown	\$34,786.68	\$34,786.68
Obligated CDBG DR Funds	\$101,316.00	\$101,316.00
Expended CDBG DR Funds	\$34,786.68	\$34,786.68
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

After being set up to carry out the City of Milwaukee's NSP land bank activity, the Milwaukee Neighborhood Reclamation Company, LLC (MNRC) began operations during the fourth quarter of 2009. During the quarter ending 12/31/2009, the MNRC made offers to purchase on seven properties. Three properties were acquired by the MNRC, another property was placed under contract with closing scheduled for January 2010, and another offer remains pending.

Acquisition prices during the fourth quarter were in the \$10,000 - \$20,000 range. All took place within the primary target areas of greatest need as identified in the NSP Substantial Amendment. Of the four properties acquired or under contract, three are slated for rehabilitation using NSP funds, while one is scheduled for demolition. While each property acquired has an accompanying disposition strategy, landbank funds have been conservatively budgeted to cover a holding period of up to two years per property.

During the fourth quarter of 2009, staff completed vendor service contracts for property management services such as snow shoveling, grass cutting, board-up, etc. Staff also met regularly with community based organizations and developers working on neighborhood revitalization to coordinate land bank acquisitions with ongoing efforts. Additionally, the MNRC worked extensively during the fourth quarter to establish relationships with a number of lenders and servicers to facilitate the transfer of REO properties. One of the acquisitions made during the fourth quarter came under Fannie Mae's First Look Program. Additionally, both Chase Bank and CitiMortgage have agreed to provide the MNRC with a list of REO properties they are willing to donate on an ongoing basis. This work was carried out in tandem with ongoing efforts with the National Community Stabilization Trust. The MNRC approved purchase agreements and other operating arrangements with the NCST during the quarter and it is anticipated that the MNRC will begin to access properties through the trust early in 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/70

Activity Locations

Address	City	State	Zip
2539-2541 N 28th St	Milwaukee	NA	53210-
1904-1906 W Arrow St	Milwaukee	NA	53204-
2205-2207 N 16th St	Milwaukee	NA	53205-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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