

Grantee: Milwaukee, WI

Grant: B-08-MN-55-0006

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-08-MN-55-0006

Obligation Date:

03/18/2009

Grantee Name:

Milwaukee, WI

Award Date:

03/18/2009

Grant Amount:

\$9,197,465.00

Contract End Date:

03/18/2013

Grant Status:

Active

Review by HUD:

Original - In Progress

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

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	\$9,044,406.00
Total CDBG Program Funds Budgeted	N/A	\$9,044,406.00

Program Funds Drawdown	\$676,396.22	\$3,375,192.34
Obligated CDBG DR Funds	\$634,115.97	\$7,260,751.00
Expended CDBG DR Funds	\$229,042.36	\$3,073,820.88
Match Contributed	\$0.00	\$0.00
Program Income Received	\$3,124.00	\$42,701.00
Program Income Drawdown	\$14,733.00	\$39,577.00

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	\$604,720.30
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,299,366.25	\$2,974,782.00

Overall Progress Narrative:

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

July Activity

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

During July, 2010, Milwaukee's NSP initiatives continued to adapt to changing demand and opportunities. As we enter the last month of NSP-1, \$2.05 million was un-obligated. However, several important projects are poised to

begin. Sufficient program applications are in process and sites have been acquired that are programmed for NSP assistance. Staff is confident that all Program dollars will be obligated on or before the deadline in mid-September. Outreach, marketing, and program infrastructure insure obligation will be achieved, and will carry the City into NSP 2.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NS1100000000, ADMINISTRATION	\$64,621.78	\$919,746.00	\$646,400.73
NS1200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE A	\$167,912.50	\$1,668,000.00	\$1,042,248.44
NS1300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$1,236.53	\$760,000.00	\$1,236.53
NS1400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$179,982.97	\$1,820,500.00	\$439,647.11
NS1500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$121,721.38	\$984,375.00	\$361,506.38
NS1510000000, RENTAL REHABILITATION (MULTI-FAMILY	\$0.00	\$0.00	\$0.00
NS1510100010, 136 W. Meinecke-RENTAL REHAB MULTI-	\$0.00	\$75,066.00	\$0.00
NS1600000000, RENTAL DEVELOPMENT - LARGE PROJECTS	\$0.00	\$500,000.00	\$0.00
NS1610000000, RENTAL DEVELOPMENT - LARGE PROJECTS	\$0.00	\$0.00	\$0.00
NS1700000000, BUY IN YOUR NEIGHBORHOOD - ELIGIBLE	\$0.00	\$0.00	\$0.00
NS1800000000, DEMOLITION - ELIGIBLE USE D	\$16,396.86	\$1,312,500.00	\$330,250.74
NS1900000000, LAND BANK - ELIGIBLE USE C	\$124,524.20	\$1,004,219.00	\$553,902.41

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

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$84,500.00
Total CDBG Program Funds Budgeted	N/A	\$84,500.00
Program Funds Drawdown	\$11,030.65	\$76,222.66
Obligated CDBG DR Funds	\$0.00	\$84,500.00
Expended CDBG DR Funds	\$5,367.81	\$71,486.53
Comptroller's Office	\$5,367.81	\$71,486.53
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 activities were accomplished by the Comptroller's Office in the month ending 7/31/10:

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

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

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources

N/A

\$147,000.00

Total CDBG Program Funds Budgeted

N/A

\$147,000.00

Program Funds Drawdown

\$8,503.65

\$35,941.89

Obligated CDBG DR Funds

\$0.00

\$147,000.00

Expended CDBG DR Funds

\$3,658.48

\$31,884.81

Community Development Grants Administration

\$3,658.48

\$31,884.81

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

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

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS1100300191**Activity Title: NS1100300191****Activity Category:**

Administration

Activity Status:

Under Way

Project Number:

NS1100000000

Project Title:

ADMINISTRATION

Projected Start Date:

10/01/2008

Projected End Date:

02/01/2013

National Objective:

N/A

Responsible Organization:

Department of City Development

Overall**Jul 1 thru Sep 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$688,246.00
Total CDBG Program Funds Budgeted	N/A	\$688,246.00
Program Funds Drawdown	\$45,087.48	\$534,236.18
Obligated CDBG DR Funds	\$0.00	\$688,246.00
Expended CDBG DR Funds	\$10,347.99	\$501,348.96
Department of City Development	\$10,347.99	\$501,348.96
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, Acquisition Rehab, Vacant Land Initiative, and Rental Development Large Projects. Staff administers these NSP Programs on an ongoing basis.

Performance Measures**No Performance Measures found.**

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS120010000A

Activity Title: Homeowner Financial Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NS1200000000

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$890,400.00
Total CDBG Program Funds Budgeted	N/A	\$890,400.00
Program Funds Drawdown	\$105,267.00	\$567,001.70
Obligated CDBG DR Funds	\$84,486.00	\$721,393.00
Expended CDBG DR Funds	\$34,684.00	\$525,744.70
Department of City Development	\$34,684.00	\$525,744.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$726.00	\$10,252.00
Program Income Drawdown	\$1,864.00	\$9,526.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

July Activity

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

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

The number of applications received as of July 31 puts the HBA Program on track for obligating all but approximately \$260,000 of Program funds. A budget amendment will re-allocate these dollars to other program activity.

Performance Measures

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

Activity Locations

Address	City	State	Zip
3400-02 N. 55th Street	Milwaukee	NA	53216-

1701 S, 37th Street

Milwaukee

NA

53215-

4435 S. 5th Street

Milwaukee

NA

53207-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS120020000A

Activity Title: Homebuyer Counseling

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NS1200000000

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources

N/A

\$44,900.00

Total CDBG Program Funds Budgeted

N/A

\$44,900.00

Program Funds Drawdown

\$1,000.00

\$14,000.00

Obligated CDBG DR Funds

\$500.00

\$35,000.00

Expended CDBG DR Funds

\$500.00

\$13,500.00

Department of City Development

\$500.00

\$13,500.00

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:

July Activity

The Department continued to reach out to the counseling agencies involved with the Program. Meetings with counseling agencies have resolved and refined several process issues.

Performance Measures

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

Activity Locations

Address	City	State	Zip
3400-02 N. 55th Street	Milwaukee	NA	53216-
4435 S. 5th Street	Milwaukee	NA	53207-
1701 S. 37th Street	Milwaukee	NA	53215-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS120030000A

Activity Title: Homebuyer Assistance - 25% Set -Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NS1200000000

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$708,500.00
Total CDBG Program Funds Budgeted	N/A	\$708,500.00
Program Funds Drawdown	\$61,645.50	\$461,246.74
Obligated CDBG DR Funds	(\$41,664.00)	\$535,918.00
Expended CDBG DR Funds	\$20,561.00	\$471,673.74
Department of City Development	\$20,561.00	\$471,673.74
Match Contributed	\$0.00	\$0.00
Program Income Received	\$246.00	\$12,477.00
Program Income Drawdown	\$7,147.00	\$12,231.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

July Activity

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

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

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

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	3/44
# of Households benefitting	0	0	0	0/35	0/0	0/35

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS120040000A

Activity Title: Homebuyer Counseling - 25% Set-Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NS1200000000

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall

Jul 1 thru Sep 30, 2010

To Date

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

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

July Activity

The Department continued to reach out to the counseling agencies involved with the Program. Meetings with counseling agencies have resolved and refined several process issues.

Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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

Disposition

Activity Status:

Under Way

Project Number:

NS1300000000

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall**Jul 1 thru Sep 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
Program Funds Drawdown	\$1,236.53	\$1,236.53
Obligated CDBG DR Funds	\$1,236.53	\$1,236.53
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

July Activity

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

The City's Planning Department created a "pattern book" of suggestion for landscaping approaches for vacant lots. During the second quarter, the City worked with local community organizations and the City's Department of Public Works to identify sites for community gardens and landscape treatments for lots that will be repurposed for this initiative. Funds for these projects will be obligated by September 1.

Performance Measures

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

Activity Locations

Address	City	State	Zip
2939 N. 24th Street	Milwaukee	NA	53202

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS130020000A

Activity Title: Vacant Lot Reuse - New Construction

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

NS1300000000

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$60,000.00
Total CDBG Program Funds Budgeted	N/A	\$60,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$30,066.00	\$30,066.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

July Activity

For NSP 1, there were fewer requests than anticipated for funding for new construction activity. When the budget was originally proposed at the end of 2008, the City anticipated that this activity would support new construction activity relating to affordable rental development on foreclosed property utilizing the Low Income Housing Tax Credit (LIHTC) Program. In 2009, necessary development subsidies for a number of 2009 LIHTC projects were funded using TARP or Exchange funds through the Wisconsin Housing and Economic Development Authority (WHEDA). As a result, a budget shift was made in the second quarter to transfer \$540,000 from this budget to Acquisition/Rehab.

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

Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS130030000A

Activity Title: Vacant Land - 25% Set-Aside

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

NS1300000000

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$650,000.00
Total CDBG Program Funds Budgeted	N/A	\$650,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$60,132.00	\$60,132.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

July Activity

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

Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS140010000A

Activity Title: Development Subsidies

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS140000000

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,712,600.00
Total CDBG Program Funds Budgeted	N/A	\$1,712,600.00
Program Funds Drawdown	\$179,982.97	\$439,647.11
Obligated CDBG DR Funds	\$87,915.00	\$1,650,097.00
Expended CDBG DR Funds	\$59,700.07	\$319,364.21
Department of City Development	\$59,700.07	\$319,364.21
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:

July Activity

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

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

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

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

As of July 31, 18 units were being redeveloped through the Department of City Development. Of those, 1 is completed, 6 will be completed by approximately September 1, and 11 were in bidding with bids due approximately September 1. An additional 5 units are being redeveloped by community-based organizations (CBO's.) 1 of the CBO units is done and for sale, another is

under construction, and scopes or work are being developed on the remaining 3. Based on projections on July 31, an additional approximately \$600,000 will be required to satisfy demand for these remaining projects.

Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS140020000A

Activity Title: Development Subsidies - Homebuyer Counseling

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS140000000

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

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

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

July Activity

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

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

Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS140030000A

Activity Title: Development Subsidies - 25% Set Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS140000000

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

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

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

July Activity

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

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

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

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

As of July 31, 18 units were being redeveloped through the Department of City Development. Of those, 1 is completed, 6 will be completed by approximately September 1, and 11 were in bidding with bids due approximately September 1. An additional 5 units are being redeveloped by community-based organizations (CBO's.) 1 of the CBO units is done and for sale, another is

under construction, and scopes or work are being developed on the remaining 3. Based on projections on July 31, an additional approximately \$600,000 will be required to satisfy demand for these remaining projects.

Performance Measures

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

Activity Locations

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS140000000

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

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

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

July Activity

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

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

Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS150010000A

Activity Title: Rental Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS1500000000

Project Title:

RENTAL REHABILITATION - ELIGIBLE USE A

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$328,125.00
Total CDBG Program Funds Budgeted	N/A	\$328,125.00
Program Funds Drawdown	\$41,982.00	\$77,207.00
Obligated CDBG DR Funds	\$0.00	\$120,559.00
Expended CDBG DR Funds	\$15,076.00	\$57,511.00
Department of City Development	\$15,076.00	\$57,511.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$200.00	\$7,410.00
Program Income Drawdown	\$2,722.00	\$7,210.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

July Activity

As of July 31, approximately 47% of program funds were obligated, and there is insufficient demand to obligate all funds by September 1. Demand for the program has shifted to the 25% set aside category, as a result of a change in the program that tiered the level of NSP assistance to incentivize units being developed for families earning under 50% of AMI.

Investors continue to have difficulty getting private financing and feedback from clients indicates that most banks are unwilling to make loans to smaller investors. Consequently, investors are purchasing foreclosed properties with cash. The Department is working with local lenders to address this.

Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS150020000A

Activity Title: Rental Rehabilitation - 25% Set-Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS1500000000

Project Title:

RENTAL REHABILITATION - ELIGIBLE USE A

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$656,250.00
Total CDBG Program Funds Budgeted	N/A	\$656,250.00
Program Funds Drawdown	\$79,739.38	\$284,299.38
Obligated CDBG DR Funds	\$117,147.00	\$652,481.00
Expended CDBG DR Funds	\$32,637.38	\$247,807.38
Department of City Development	\$32,637.38	\$247,807.38
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,952.00	\$12,562.00
Program Income Drawdown	\$3,000.00	\$10,610.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

July Activity

Over 90% of the budget is obligated. An additional 12 units are in process and will obligate an estimated \$180,000. A budget amendment will move funds into this category in order to satisfy demand.

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

Performance Measures

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

Activity Locations

Address	City	State	Zip
3157-59 N. Buffum Street	Milwaukee	NA	53212-

2617-17A N. 52nd Street

Milwaukee

NA

53210-

8214 W. Bender Avenue

Milwaukee

NA

53218-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS160020000A

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS1600000000

Project Title:

RENTAL DEVELOPMENT - LARGE PROJECTS -

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Department of City Development

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$248,132.00	\$248,132.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

July Activity

The Department is currently utilizing two strategies for development in this category. First, units are purchased through the City's NSP land bank, and then marketed to responsible investors for rehab. Similar to the Rental Rehab Program, NSP funds for Rental Development-Large will take the form of forgivable loans.

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

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

The partnerships with private landlords and HACM will obligate all funds by September 1.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	0	0/0	0/0	0/17
# of housing units	0	0	0	0/0	0/0	0/17
# of Households benefitting	0	0	0	0/17	0/0	0/17

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS180010000A

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

NS1800000000

Projected Start Date:

04/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMOLITION - ELIGIBLE USE D

Projected End Date:

02/01/2013

Responsible Organization:

Department of Neighborhood Services

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,312,500.00
Total CDBG Program Funds Budgeted	N/A	\$1,312,500.00
Program Funds Drawdown	\$16,396.86	\$330,250.74
Obligated CDBG DR Funds	\$139.67	\$1,275,052.70
Expended CDBG DR Funds	\$10,671.46	\$324,525.34
Department of Neighborhood Services	\$10,671.46	\$324,525.34
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:

July Activity

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

Performance Measures

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

Activity Locations

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: NS190010000A

Activity Title: Financial Assistance for Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NS1900000000

Projected Start Date:

04/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/01/2013

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$744,953.00
Total CDBG Program Funds Budgeted	N/A	\$744,953.00
Program Funds Drawdown	\$103,202.00	\$415,457.65
Obligated CDBG DR Funds	(\$23,894.23)	\$696,902.77
Expended CDBG DR Funds	\$34,918.49	\$387,661.83
Milwaukee Neighborhood Reclamation Company, LLC	\$34,918.49	\$387,661.83
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:

July Activity

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

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

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

Also during July 2010, the MNRC began to convey properties out of the landbank. Nine properties which were purchased using NSP funds in this category were conveyed for rehabilitation using NSP funds. As a result of these dispositions and shorter than anticipated holding periods, funds which had been previously obligated for the holding costs associated with these properties

will become liquidated and will be made available for the other NSP projects which can be obligated prior to the September deadline.

Performance Measures

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

Activity Locations

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: NS190020000A

Activity Title: Land Bank-25% Set-Aside

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

NS1900000000

Project Title:

LAND BANK - ELIGIBLE USE C

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$259,266.00
Total CDBG Program Funds Budgeted	N/A	\$259,266.00
Program Funds Drawdown	\$21,322.20	\$138,444.76
Obligated CDBG DR Funds	\$69,920.00	\$237,228.00
Expended CDBG DR Funds	\$919.68	\$121,312.38
Milwaukee Neighborhood Reclamation Company, LLC	\$919.68	\$121,312.38
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:

July Activity

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

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

Performance Measures

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

Activity Locations

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

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
