

**Grantee: Milwaukee, WI**

**Grant: B-09-LN-WI-0036**

**January 1, 2011 thru March 31, 2011 Performance Report**

**Grant Number:**

B-09-LN-WI-0036

**Obligation Date:****Grantee Name:**

Milwaukee, WI

**Award Date:**

02/11/2010

**Grant Amount:**

\$25,000,000.00

**Contract End Date:**

02/11/2013

**Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**QPR Contact:**

No QPR Contact Found

## Disasters:

### Declaration Number

NSP

## Narratives

### Executive Summary:

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

&gt;

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

&gt;

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

&gt;

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

&gt;

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

&gt;

>Capacity

&gt;

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

&gt;

>Targeting and Approach

&gt;

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

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

>

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

>

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

>

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

### **Target Geography:**

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

>

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

>

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

>

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

### **Program Approach:**

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

>

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

>

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

specific market conditions of the neighborhood.

>

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

>

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

>

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

>

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

#### **Consortium Members:**

#### **How to Get Additional Information:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$25,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$25,000,000.00
<b>Program Funds Drawdown</b>	\$713,521.45	\$1,203,391.83
<b>Program Funds Obligated</b>	\$3,490,215.75	\$4,984,448.08
<b>Program Funds Expended</b>	\$716,321.45	\$1,207,391.83
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$2,800.00	\$4,000.00
<b>Program Income Drawdown</b>	\$800.00	\$1,200.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,500,000.00	\$772,859.35
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

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

## Progress Toward National Objective Targets

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

## Overall Progress Narrative:

For the Quarter ended 3/31/2011

Although the City of Milwaukee and HUD entered into a contract for NSP-2 funds in February, 2010, the City was still actively working on NSP1 program activity during the 1st quarter of 2011. Caseload carryover (including construction management, loan settlements, etc) for NSP1 resulted in a continued lag in obligating NSP2 funding. Nonetheless, the City made significant progress for successful implementation of NSP2. For example, staff implemented the "Dollar House" Program that will sell City-owned tax-foreclosed properties coupled with NSP assistance for rehabilitation costs. Also underway is a major acquisition/rehab project in the Sherman Park neighborhood. Additionally, Department of City Development staff is actively marketing NSP Programs throughout the community. Meetings with Housing Counseling agencies and the real estate industry took place in late January. A meeting with real estate agents was attended by over 200 agents. At that meeting, NSP opportunities were presented.

One additional new construction project involving 40 units of new construction was approved, and 6 pre-commitments were issued for projects seeking Low Income Housing Tax Credit financing (234 units.) The LIHTC projects will be a mix of new construction and rehabilitation.

The City has continued to follow up with lenders to capitalize a loan pool of up to \$5 million for NSP development financing. NSP1 revealed that access to financing was a continuing challenge for developers interested in acquiring and redeveloping foreclosed properties for home ownership and rental development. The loan pool will be used with other NSP resources (development subsidy dollars) as part of a comprehensive "financial package" for participating NSP developers

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

NS2100000000, ADMINISTRATION	\$393,008.10	\$2,500,000.00	\$772,859.35
NS2200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE A	\$38,454.00	\$4,000,000.00	\$82,200.00
NS2300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$0.00	\$3,400,000.00	\$0.00
NS2400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$50,323.08	\$3,450,000.00	\$52,654.75
NS2500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$0.00	\$2,250,000.00	\$0.00
NS2510000000, RENTAL REHABILITATION (MULTI-FAMILY	\$0.00	\$0.00	\$0.00
NS2600000000, RENTAL DEVELOPMENT LARGE PROJECTS -	\$0.00	\$2,400,000.00	\$0.00
NS2610000000, RENTAL DEVELOPMENT LARGE PROJECTS	\$0.00	\$0.00	\$0.00
NS2700000000, BUY IN YOUR NEIGHBORHOOD - ELIGIBLE USE	\$0.00	\$480,000.00	\$0.00
NS2800000000, DEMOLITION - ELIGIBLE USE D	\$101,020.00	\$2,020,000.00	\$101,020.00
NS2900000000, LAND BANK - ELIGIBLE USE C	\$130,716.27	\$3,000,000.00	\$194,657.73
NS2910000000, LAND BANK - LEVERAGED LOAN FUND -	\$0.00	\$1,500,000.00	\$0.00

## Activities

**Grantee Activity Number:** NS2100100211

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NS2100000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Comptroller's Office

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$150,847.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$150,847.00
<b>Program Funds Drawdown</b>	\$13,990.65	\$31,017.40
<b>Program Funds Obligated</b>	\$133,820.25	\$150,847.00
<b>Program Funds Expended</b>	\$13,990.65	\$31,017.40
Comptroller's Office	\$13,990.65	\$31,017.40
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

N/A

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

The following quarterly activities were accomplished by the comptrollers office in the quarter 03/31/11

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
7. Obligated program activities and admin in DRGR

### Accomplishments Performance Measures

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS2100200151

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NS2100000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Community Development Grants Administration

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$310,568.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$310,568.00
<b>Program Funds Drawdown</b>	\$16,367.70	\$38,373.42
<b>Program Funds Obligated</b>	\$288,562.28	\$310,568.00
<b>Program Funds Expended</b>	\$16,367.70	\$38,373.42
Community Development Grants Administration	\$16,367.70	\$38,373.42
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

N/A

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

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

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS2100300191

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NS2100000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,419,741.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,419,741.00
<b>Program Funds Drawdown</b>	\$224,193.68	\$489,000.80
<b>Program Funds Obligated</b>	\$1,154,933.88	\$1,419,741.00
<b>Program Funds Expended</b>	\$224,193.68	\$489,000.80
Department of City Development	\$224,193.68	\$489,000.80
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

N/A

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

During the 1st quarter of 2011, staff worked on program design, outreach, and implementation of the NSP 2 Programs.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS2100400360

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NS2100000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of Neighborhood Services

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$195,214.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$195,214.00
<b>Program Funds Drawdown</b>	\$22,054.58	\$22,054.58
<b>Program Funds Obligated</b>	\$195,214.00	\$195,214.00
<b>Program Funds Expended</b>	\$22,054.58	\$22,054.58
Department of Neighborhood Services	\$22,054.58	\$22,054.58
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

**Activity Progress Narrative:**

For the Quarter Ended: 3/31/2011

Our new Program Assistant I started on February 6th. The clerical functions are now being performed by her and our Program Assistant II. They are working on bid packages, contracts and payment of invoices. Our 4 inspectors are each charging a portion of their time to the grant, as they continue to inspect buildings that are candidates for demolition and issue raze orders.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS2100500381

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NS2100000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Milwaukee Health Department

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$141,975.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$141,975.00
<b>Program Funds Drawdown</b>	\$10,318.89	\$49,603.51
<b>Program Funds Obligated</b>	\$102,690.38	\$141,975.00
<b>Program Funds Expended</b>	\$10,318.89	\$49,603.51
Milwaukee Health Department	\$10,318.89	\$49,603.51
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

QUARTERLY NARRATIVE:

NSP2 funding supports a percentage of one Lead Risk Assessor in the Milwaukee Health Department's Home Environmental Health Program. The Lead Risk Assessor assures that all applicable laws and regulations relating to lead based paint are addressed in all NSP properties, and that lead work is done by a certified lead abatement contractor/ rehabilitation crew in a lead safe manner.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS2100600331

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NS2100000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Milwaukee Police Department

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$200,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$200,000.00
<b>Program Funds Drawdown</b>	\$87,916.92	\$87,916.92
<b>Program Funds Obligated</b>	\$200,000.00	\$200,000.00
<b>Program Funds Expended</b>	\$87,916.92	\$87,916.92
Milwaukee Police Department	\$87,916.92	\$87,916.92
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

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

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

North: W. Capital Drive

South: W. Vliet St.

East: N. Holton Ave.

West: N. 55 St.

Southside Target Enforcement Area &ndash District 2

North: W. National Ave.

South: W. Beecher St.

East: S. 6 St.

West: S. 27 St.

To address this situation, the MPD developed a Vacant Property Inspection (VPI) - Safe Streets Initiative (SSI) plan, which was active during the first quarter of 2011. The MPD partnered with DNS and the Department of Public Works (DPW) to conduct exterior and interior inspections of potentially vacant and foreclosed properties within the designated geographical areas. All properties in the target areas were identified, inspected and secured, DNS enrolled them into their Abandon Property in Foreclosure (APIF) program. During the 1st quarter 857.7 hours of overtime was used by officers, 84 properties were boarded-up, 2979 properties were inspected, 7 properties were found to be illegally occupied and 3 persons were arrested.

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

## Accomplishments Performance Measures

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

## Activity Locations

**No Activity Locations found.**

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

### Other Funding Sources

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS2100700221

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NS2100000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City Treasurer

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$81,655.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$81,655.00
<b>Program Funds Drawdown</b>	\$18,165.68	\$54,892.72
<b>Program Funds Obligated</b>	\$44,927.96	\$81,655.00
<b>Program Funds Expended</b>	\$18,165.68	\$54,892.72
City Treasurer	\$18,165.68	\$54,892.72
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

Delinquent Tax Enforcement

1. Maintained appropriate enforcement status and inrem number coding for all delinquent tax accounts.
2. Identified and flagged delinquent property tax accounts eligible for inrem foreclosure in accordance with the City's adopted policies and procedures for 2011-01- 2011-02, 2011-03 and 2011-04 In Rem Foreclosure files.
3. Maintained inrem foreclosure file database.
4. Ordered title reports from Chicago Title Co. for the 2011-01 and 2011-02 In Rem Foreclosure file.
5. Prepared required filing documents for the 2011-01 In Rem Foreclosure file.
6. Prepared required documents relative to proceeds of sale of foreclosed properties for the 2010-03 In Rem Foreclosure file.
7. Conferred with taxpayers and their legal counsel regarding tax account status, payments, complaints, ownership difficulties, and vacated judgments through office visits, written correspondence, and/ or telephone contact.
8. Maintained working relationships with various City departments and elected officials relative to tax enforcement actions being contemplated or in progress.

Vacated Judgment Administration

Performed tasks related to vacating judgments taken by the City to enforce the collection of delinquent property tax accounts in accordance with the City's policies and procedures, which included, but was not limited to, the preparation of documents and mailings required relative to taxpayer's applications to vacate judgments taken.

>

### Accomplishments Performance Measures

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS220010000A

**Activity Title:** Homebuyer Financial Assistance

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NS2200000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,328,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,328,000.00
<b>Program Funds Drawdown</b>	\$9,505.00	\$43,085.00
<b>Program Funds Obligated</b>	\$32,288.00	\$106,024.00
<b>Program Funds Expended</b>	\$12,173.00	\$46,553.00
Department of City Development	\$12,173.00	\$46,553.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$800.00	\$1,600.00
<b>Program Income Drawdown</b>	\$600.00	\$800.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

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

During the last quarter, NIDC in collaboration with the City of Milwaukee real estate division made strides to create the "Dollar House" Program. The program was designed to offer foreclosed "fixer-upper" properties that the City of Milwaukee real estate division has agreed to offer for a purchase price of \$1. Prospective buyers, who are eligible under the NSP guidelines, will use a combination of mortgage loan and NSP funds to pay for the rehabilitation. The source of the homes will be City-owned tax foreclosed properties, and possibly REO properties purchased through the City's land bank, MNRC.

The "Dollar House" Program officially went underway during the 1st quarter. Staff continued outreach efforts to promote the program as well as work with lenders and interested buyers on the application process.

## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	0/120	3/130	33.33
# Owner Households	0	0	0	1/0	0/120	3/130	33.33

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** NS220020000A

**Activity Title:** Homebuyer Counseling

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NS2200000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$72,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$72,000.00
<b>Program Funds Drawdown</b>	\$1,250.00	\$1,750.00
<b>Program Funds Obligated</b>	\$500.00	\$4,750.00
<b>Program Funds Expended</b>	\$1,250.00	\$1,750.00
Department of City Development	\$1,250.00	\$1,750.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

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

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	0/130	4/130	50.00
# Owner Households	0	0	0	2/0	0/130	4/130	50.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** NS220030000A

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

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NS2200000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$600,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$600,000.00
<b>Program Funds Drawdown</b>	\$27,699.00	\$37,365.00
<b>Program Funds Obligated</b>	\$0.00	\$77,550.00
<b>Program Funds Expended</b>	\$27,699.00	\$37,765.00
Department of City Development	\$27,699.00	\$37,765.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$400.00
<b>Program Income Drawdown</b>	\$200.00	\$400.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

Staff continued outreach and informational meetings with local lenders, realtors and home buying counseling agencies. Because few banks offer purchase-rehab loan products, direct outreach to lenders to increase their product offerings is ongoing.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/20	1/0	3/20	100.00
# Owner Households	0	0	0	2/20	1/0	3/20	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** NS230010000A

**Activity Title:** Vacant Land Reuse

**Activity Category:**

Disposition

**Project Number:**

NS2300000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

VACANT LAND INITIATIVE - ELIGIBLE USE E

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

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

**Activity Description:**

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

>

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

>

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

This category involves the use of bank and tax-foreclosed vacant lots that will be landscaped according to the commitment in the application originally submitted to HUD. Although the City's NSP2 grant application included this activity and was approved by HUD, it was later determined the activity is ineligible for NSP activity. It is expected that funds for this category will be transferred to the new construction budget during the 2nd quarter of 2011.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/100

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS230020000A

**Activity Title:** Vacant Lot Reuse - New Construction

**Activity Category:**

Construction of new housing

**Project Number:**

NS2300000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

VACANT LAND INITIATIVE - ELIGIBLE USE E

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,600,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,600,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

>

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

>

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

This NSP activity will augment the Low Income Housing Tax Credit (LIHTC) Program. Through LIHTC, affordable rental development will be produced on foreclosed properties. Approved during the first quarter was North Side Homes. North Side Homes will involve construction of 40 new single-family homes for affordable rental. The project will be located in the Metcalfe Park and North Division neighborhoods.

Two projects received a pre-commitment of NSP funds. If funded through the Federal Low Income Housing Tax Credit

program (LIHTC), the two projects will build 100 units. LIHTC funding awards will be announced on April 15.

### Accomplishments Performance Measures

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS230030000A

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

**Activity Category:**

Disposition

**Project Number:**

NS2300000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

VACANT LAND INITIATIVE - ELIGIBLE USE E

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,600,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,600,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

>

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

>

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

This NSP activity will augment the Low Income Housing Tax Credit (LIHTC) Program. Through LIHTC, affordable rental development will be produced on foreclosed properties. Approved during the first quarter was North Side Homes. North Side Homes will involve construction of 40 new single-family homes for affordable rental. The project will be located in the Metcalfe Park and North Division neighborhoods.

Two projects received a pre-commitment of NSP funds. If funded through the Federal Low Income Housing Tax Credit

program (LIHTC), the two projects will build 100 units. LIHTC funding awards will be announced on April 15.

### Accomplishments Performance Measures

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS240010000A

**Activity Title:** Development Subsidies

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS2400000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,427,200.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,427,200.00
<b>Program Funds Drawdown</b>	\$50,323.08	\$52,654.75
<b>Program Funds Obligated</b>	\$157,735.00	\$555,702.00
<b>Program Funds Expended</b>	\$50,323.08	\$52,654.75
Department of City Development	\$50,323.08	\$52,654.75
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011  
During the 1st quarter, staff worked to ramp up activity for NSP2 acquisition/rehab activity. Several properties were identified, and staff developed scopes of work in order to get the jobs bid out. One project was approved for "set-up" in the NSP system. Staff continued work with the development industry and is working with new partners to redevelop foreclosed housing for sale to new homeowners.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>NS240020000A</b>
<b>Activity Title:</b>	<b>Development Subsidies - Homebuyer Counseling</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS2400000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$22,800.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$22,800.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$1,500.00	\$2,500.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011  
 All purchasers of Acq/rehab properties are 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 provide counseling services for Acq/rehab clients. A list of available properties is forwarded to the agencies as part of marketing efforts for the program.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS250010000A

**Activity Title:** Rental Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS2500000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

RENTAL REHABILITATION - ELIGIBLE USE A

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$900,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$900,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

The Program continued outreach to investors and processed applications for this NSP-2 Program. Applications for 22 units were received during the 1st quarter. At the time the applications were submitted, it was not known if the units would be Rental Rehab or Rental Rehab-25% set aside

## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
1234 W. 51st 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:** NS250020000A

**Activity Title:** Rental Rehabilitation - 25% Set-Aside

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS2500000000

**Projected Start Date:**

12/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

RENTAL REHABILITATION - ELIGIBLE USE A

**Projected End Date:**

12/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,350,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,350,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$95,283.00	\$95,283.00
<b>Program Funds Expended</b>	\$132.00	\$132.00
Department of City Development	\$132.00	\$132.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$2,000.00	\$2,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

The Program continued outreach to investors and processed applications for this NSP-2 Program. Applications for 22 units were received during the 1st quarter. At the time the applications were submitted, it was not known if the units would be Rental Rehab or Rental Rehab-25% set aside.

By the end of the 1st quarter, 3 projects were approved and referred to Block grant for set-up.

## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS260010000A

**Activity Title:** Rental Development - Large Projects

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS2600000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

RENTAL DEVELOPMENT LARGE PROJECTS - ELIGIBLE

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Community Development Grants Administration

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,200,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,200,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Community Development Grants Administration	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

>

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

During the 1st quarter, no funds were allocated for use under the Rental Rehabilitation Program-Multi Family Properties activity. However, staff has and will continue outreach efforts and awareness of the NSP program to assist with building relationships with potential investors. With the use of funds allocated under Loan Leveraged activity, it is our goal to assist investors in securing financing through traditional lending institutions to fund large projects.

### Accomplishments Performance Measures

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS260020000A

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS2600000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

RENTAL DEVELOPMENT LARGE PROJECTS - ELIGIBLE

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,200,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,200,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$476,099.00	\$476,099.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

>

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

The City is currently utilizing various strategies in this category, including purchasing units through the City's NSP land bank and marketing them to responsible investors for rehab. Staff also works with developers of multifamily properties. Similar to the Rental Rehab Program, NSP funds for Rental Development-Large take the form of forgivable loans. Four projects (134 units) received pre-commitments of funds and have submitted applications for Low Income Housing Tax Credits (LIHTC.) Two projects involve foreclosed multi-family buildings, while the other 2 involve scattered site duplexes that were acquired through tax foreclosure. The LIHTC credit awards will be announced on April 15.

In the first quarter, the City provided NSP assistance to the United Homes Project. The project consists of construction of 10 single family homes and 14 townhomes with a mix of 3 and 4 bedroom units. The project is utilizing low income housing tax

credits, and after the 20 year NSP compliance period, units will be sold for homeownership. NSP funds will be utilized to assist the 12 units in the project that are targeted to families earning under 50% of Area Median Income. The City's NSP contribution of \$476,000 will leverage an additional \$5 million in investment for the project.

### Accomplishments Performance Measures

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS270010000A

**Activity Title:** Buy In Your Neighborhood

**Activity Category:**

Acquisition - general

**Project Number:**

NS270000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

BUY IN YOUR NEIGHBORHOOD - ELIGIBLE USE A

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$480,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$480,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

There is no activity to report during the 1st quarter. Due to the low cost to purchase foreclosed properties, many investors are finding it more favorable to use the Rental Rehabilitation to assist with repairs to the property, as purchase assistance is not needed. However, staff has and will continue outreach efforts and awareness of the NSP program to assist with building relationships with potential investors

## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS280010000A

**Activity Title:** Demolition

**Activity Category:**

Clearance and Demolition

**Project Number:**

NS2800000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

DEMOLITION - ELIGIBLE USE D

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of Neighborhood Services

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,020,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,020,000.00
<b>Program Funds Drawdown</b>	\$101,020.00	\$101,020.00
<b>Program Funds Obligated</b>	\$383,917.00	\$852,269.08
<b>Program Funds Expended</b>	\$101,020.00	\$101,020.00
Department of Neighborhood Services	\$101,020.00	\$101,020.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

>

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

Condemnation has seen an increase in set-up activity for this quarter. We plan to obligate an additional 29 parcels for a total of \$852,269 in obligated funds (41% of total obligations). Several parcels are being prepped for set-ups and we anticipate more than enough activity in the next quarter to meet our obligations. We have scheduled more frequent bid openings in 2011 to ensure that our goals are met. Based on the change in how set-ups are done, we do not anticipate any large recovery of funds, which will reduce adjustment vouchers and ensure that the set-ups more accurately reflect funds expended.

At this time we are concentrating on expenditures but, do expect the number of completions to escalate during the summer landscape season.

### **Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

### **Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

### **Activity Locations**

**No Activity Locations found.**

### **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

#### **Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS290010000A

**Activity Title:** Financial Assistance for Acquisition

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

NS2900000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

LAND BANK - ELIGIBLE USE C

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Milwaukee Neighborhood Reclamation Company, LLC

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,100,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,100,000.00
<b>Program Funds Drawdown</b>	\$129,436.37	\$147,044.83
<b>Program Funds Obligated</b>	\$222,745.00	\$252,311.00
<b>Program Funds Expended</b>	\$129,436.37	\$147,044.83
Milwaukee Neighborhood Reclamation Company, LLC	\$129,436.37	\$147,044.83
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

>

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

Narrative:

During the first quarter of 2011, the MNRC submitted offers to purchase on 11 properties. During the quarter, five properties were acquired, containing seven units of housing. The majority of these properties were acquired in the Sherman Park neighborhood, where the City is working with a number of developers to concentrate NSP funded rehabilitation activity. It is expected that the holding period for these properties will be brief, as the City is in the final stages of negotiating development agreements for their rehabilitation. At the close of the quarter, the MNRC had accepted offers on five additional properties, containing 13 units of housing. Closings for these properties are expected to occur during April of 2011.

The MNRC continues to evaluate numerous properties for potential landbank acquisition and it is expected that acquisition

activities will increase during the second quarter of 2011 as opportunities arise in neighborhoods where the City is working to concentrate NSP activity with ongoing neighborhood revitalization initiatives.

### Accomplishments Performance Measures

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS290020000A

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

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

NS2900000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

LAND BANK - ELIGIBLE USE C

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Milwaukee Neighborhood Reclamation Company, LLC

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$900,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$900,000.00
<b>Program Funds Drawdown</b>	\$1,279.90	\$47,612.90
<b>Program Funds Obligated</b>	\$0.00	\$61,960.00
<b>Program Funds Expended</b>	\$1,279.90	\$47,612.90
Milwaukee Neighborhood Reclamation Company, LLC	\$1,279.90	\$47,612.90
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

>

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

During the first quarter of 2011, the MNRC entered into a sales contract to convey a four unit property which is held in the MNRC inventory to a developer to be used to provide housing for families at or below 50% of AMI. This property is located in the City's Bender Avenue Target Investment Neighborhood, where the MNRC has made a number of past acquisitions. Those properties have already been conveyed to responsible investors, rehabilitated, rented to income eligible families. This sale is scheduled to close in April of 2011.

During the second quarter of 2011, the MNRC will continue to evaluate potential opportunities to acquire additional properties in target neighborhoods which will assist the City in meeting its low income set aside targets.

## Accomplishments Performance Measures

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

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** NS291010000A

**Activity Title:** Leveraged Loan Fund

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NS2910000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

LAND BANK - LEVERAGED LOAN FUND - ELIGIBLE USE

**Projected End Date:**

02/11/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

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

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011

The City worked with local lenders to solicit their participation in a leveraged loan fund which would provide financing for NSP development activity. In the first quarter, discussions were had with several major lenders regarding their participation in the fund. As of March 31, lenders have indicated a pre-commitment of approximately \$2.5 million. Additionally, the contract for administration of the loan fund was awarded during the 1st quarter.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>NS29102000A</b>
<b>Activity Title:</b>	<b>Leveraged Loan Fund - 25% Set-Aside</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

NS2910000000

**Project Title:**

LAND BANK - LEVERAGED LOAN FUND - ELIGIBLE USE

**Projected Start Date:**

02/11/2010

**Projected End Date:**

02/11/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Department of City Development

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$600,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$600,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

For the Quarter Ended 3/31/2011  
 The City worked with local lenders to solicit their participation in a leveraged loan fund which would provide financing for NSP development activity. In the first quarter, discussions were had with several major lenders regarding their participation in the fund. As of March 31, lenders have indicated a pre-commitment of approximately \$2.5 million. Additionally, the contract for administration of the loan fund was awarded during the 1st quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---