

Grantee: Milwaukee, WI

Grant: B-09-LN-WI-0036

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-09-LN-WI-0036

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Milwaukee, WI

Contract End Date:

02/11/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$25,000,000.00

Grant Status:

Active

QPR Contact:

Darlene Hayes

Estimated PIRL Funds:

\$289,521.84

Total Budget:

\$25,289,521.84

Disasters:

Declaration Number

No Disasters Found

Narratives

Executive Summary:

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

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

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

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

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

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>Capacity

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>Milwaukee City government has been mobilized to address the foreclosure issue. With a strong start in the NSP 1 program, Milwaukee is uniquely qualified to implement the proposed activities in its NSP 2 application in a manner that will result in stabilization of the neighborhoods targeted for the program. Milwaukee brings a broad range of experience in the administration of federal programs, neighborhood planning, the acquisition, management and development of real estate leveraging resources, sustainable dev

Executive Summary:

tion and code enforcement and most importantly, collaboration with partners in the community. Key City staff that will be administering the program have over 100 years of combined experience in administering federal programs and working to achieve positive change in City neighborhoods.

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>Targeting and Approach

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>Milwaukee's NSP 2 target neighborhood census tracts have an average combined risk score of 19.6 - clearly "areas of greatest need." Two thirds of the census tracts have a risk score of 20 - the highest possible score. There are 1,004 vacant foreclosed properties in the target area, and 2,415 properties in the foreclosure process. Beyond demonstrated need, Milwaukee's NSP 2 neighborhoods were chosen because of the presence of significant redevelopment efforts, quality of life initiatives, and strong neighborhood partners that will be key to insuring that the neighborhood stabilization goals for the NSP 2 program are achieved. Milwaukee is applying for \$25 million in NSP 2 resources that will be vital to addressing foreclosed and abandoned properties in Milwaukee neighborhoods. However, Milwaukee's approach recognizes that addressing vacant properties in itself will not fully address the foreclosure crisis in a way that results in meaningful and sustainable change for City neighborhoods. As a result, Milwaukee's strategy includes three key components.

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

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

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

Executive Summary:

ral resources. Together with a broad-based and innovative approach to addressing the foreclosure crisis, Milwaukee stands ready to implement the NSP 2 program.

Target Geography:

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

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

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

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

Program Approach:

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

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

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

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

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

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>Vacant and boarded properties are only one component of the foreclosure crisis in Milwaukee. Recognizing this, in September of 2008, the City formed the Milwaukee Foreclosure Partnership Initiative (MFPI). The charge of the MFPI was to build on the work that was already underway in the community to carry out a coordinated strategy to address the foreclosure crisis in Milwaukee. The full report of the MFPI recommendations is available at www.milwaukeehousinghelp.org. While many recommendations resulted from this work, several are noteworthy, they will provide e

Program Approach:

essential support to insuring the overall success of NSP 2 neighborhood stabilization efforts. These include The Milwaukee Foreclosure Mediation Program, The Milwaukee Homeownership Consortium, The Milwaukee Vacant Property Ordinance/Department of Neighborhood Services Strike Force and Foreclosure Intervention Efforts.

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

Consortium Members:

How to Get Additional Information:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$25,000,400.00
Total Budget	\$0.00	\$25,000,400.00
Total Obligated	\$5,197,459.51	\$16,777,198.19
Total Funds Drawdown	\$4,015,430.53	\$8,397,996.67
Program Funds Drawdown	\$3,853,204.09	\$8,108,474.83
Program Income Drawdown	\$162,226.44	\$289,521.84
Program Income Received	\$0.00	\$289,521.84
Total Funds Expended	\$3,731,230.52	\$8,494,927.47
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,500,000.00	\$1,818,895.56
Limit on State Admin	\$0.00	\$1,818,895.56

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	\$6,897,613.00

Overall Progress Narrative:

For the Quarter Ended 12/31/2011:

The City of Milwaukee has made significant progress for successful implementation of NSP 2. By the end of the 4th quarter, over \$12 million of NSP activity was obligated, with over \$6 million actually expended. DCD must expend at least \$9.5 million by February 11, 2012 in order to meet HUD requirements. There are several projects in queue that insure DCD will meet or exceed the required amount. Among the expenditures by December 31 were nearly \$450,000 for Home Buyer Assistance, nearly \$2.5 million for the Acquisition/Rehab Program, \$1.2 million in new construction, approximately \$800,000 for Rental Large, and nearly \$800,000 for land bank activity.

The City is collaborating closely with the City's real estate division to provide opportunities for developers and prospective homeowners under the NSP Program. A number of buildings and sites in the large rental project category and new construction categories involved City owned tax foreclosed properties. Also, several In Rem (tax foreclosed) properties are planned for homeownership activity either through the "Dollar House" Program that will sell City-owned tax-foreclosed properties to eligible NSP homebuyers for \$1 and provide NSP assistance for rehabilitation costs, or through the Acquisition/Rehab program.

Outreach activities continue and include meetings with local counseling agencies, realtors, lenders, City of Milwaukee employees, and the general community. A number of real estate open houses were held showcasing NSP homeownership opportunities.

In its NSP development activities, the City has placed a strong emphasis on providing job opportunities for local residents. Minority contractor and Section 3 contractor participation in NSP activities is high. A partnership with Wisconsin Community Services assists ex-offenders by providing job training and family-supporting employment.

The City has finalized details for a loan pool for NSP development financing. 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
NS2100000000, ADMINISTRATION	\$293,583.71	\$2,500,000.00	\$1,818,895.56
NS2200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE A	\$190,886.88	\$2,000,000.00	\$532,881.88
NS2300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$861,273.92	\$3,400,000.00	\$1,144,987.80
NS2400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$1,386,357.18	\$6,450,000.00	\$2,308,700.61
NS2500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$114,615.28	\$1,250,400.00	\$199,160.01
NS2600000000, RENTAL DEVELOPMENT LARGE PROJECTS -	\$318,612.21	\$3,400,000.00	\$574,327.18
NS2700000000, BUY IN YOUR NEIGHBORHOOD - ELIGIBLE USE	\$0.00	\$0.00	\$0.00
NS2800000000, DEMOLITION - ELIGIBLE USE D	\$434,375.06	\$2,500,000.00	\$980,603.15
NS2900000000, LAND BANK - ELIGIBLE USE C	\$253,499.85	\$2,000,000.00	\$548,918.64
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:

()

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$150,847.00
Total Budget	\$0.00	\$150,847.00
Total Obligated	\$0.00	\$150,847.00
Total Funds Drawdown	\$17,113.81	\$79,695.33
Program Funds Drawdown	\$17,113.81	\$79,695.33
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$16,458.65	\$79,695.33
Comptroller's Office	\$16,458.65	\$79,695.33
Match Contributed	\$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 12/31/2011:

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

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

Activity Status:

Under Way

Project Number:

NS2100000000

Project Title:

ADMINISTRATION

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Community Development Grants Administration

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$310,568.00
Total Budget	\$0.00	\$310,568.00
Total Obligated	\$0.00	\$310,568.00
Total Funds Drawdown	\$62,253.10	\$166,358.32
Program Funds Drawdown	\$62,253.10	\$166,358.32
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$58,143.39	\$166,358.32
Community Development Grants Administration	\$58,143.39	\$166,358.32
Match Contributed	\$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 12/31/2011:

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:

()

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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,419,741.00
Total Budget	\$0.00	\$1,419,741.00
Total Obligated	\$0.00	\$1,419,741.00
Total Funds Drawdown	\$162,990.35	\$1,105,569.49
Program Funds Drawdown	\$162,990.35	\$1,105,569.49
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$152,086.47	\$1,105,569.49
Department of City Development	\$152,086.47	\$1,105,569.49
Match Contributed	\$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 12/31/2011:

The Department of City Development administers Home Buyer Assistance, Rental Rehabilitation, Land Bank, Acquisition Rehab, Vacant Land Initiative, leveraged loan fund, and Rental Development Large Projects. Staff administers these NSP Programs on an ongoing basis, and that work continued through the 4th quarter of 2011.

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:

()

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$195,214.00
Total Budget	\$0.00	\$195,214.00
Total Obligated	\$0.00	\$195,214.00
Total Funds Drawdown	\$29,289.76	\$108,659.71
Program Funds Drawdown	\$29,289.76	\$108,659.71
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$27,636.02	\$108,659.71
Department of Neighborhood Services	\$27,636.02	\$108,659.71
Match Contributed	\$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 12/31/2011:

Our Program Assistants continue to work on bid packages, contracts and payment of invoices. During the 4th quarter they submitted 31 demolition completion reports. They also prepared a number of completion reports for submission in the 1st quarter of 2012. In addition, they processed numerous adjustment vouchers to transfer eligible costs from the Razing SPA to the NSP2 grants. 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:

()

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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$141,975.00
Total Budget	\$0.00	\$141,975.00
Total Obligated	\$0.00	\$141,975.00
Total Funds Drawdown	\$10,241.18	\$76,957.71
Program Funds Drawdown	\$10,241.18	\$76,957.71
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$9,650.27	\$76,957.71
Milwaukee Health Department	\$9,650.27	\$76,957.71
Match Contributed	\$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 12/31/2011:

NSP2 funding supports a percentage of one Lead Risk Assessor in the Milwaukee Health Department's Home Environmental Health Program. The Lead Risk Assessor assures that all applicable laws and regulations relating to lead based paint are addressed in all NSP properties, and that lead work is done by a certified lead abatement contractor/ rehabilitation crew in a lead safe manner. In 2011, 81 inspections were performed and 61 units were cleared as being lead safe.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: NS2100600331

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NS2100000000

Project Title:

ADMINISTRATION

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Milwaukee Police Department

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
Total Obligated	\$0.00	\$200,000.00
Total Funds Drawdown	\$11,695.51	\$200,000.00
Program Funds Drawdown	\$11,695.51	\$200,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$11,695.51	\$200,000.00
Milwaukee Police Department	\$11,695.51	\$200,000.00
Match Contributed	\$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 12/31/2011:

During the fourth quarter, there was no work performed by the MPD personnel as all assignments associated with this grant were completed during the third quarter. However, approximately \$11,695.51 of monies expended during the third quarter were not reported until the fourth quarter.

Currently, the City of Milwaukee's Police Department has successfully expended all of their allocated NSP2 funding; therefore, there is no new activity to report during the 4th quarter 2011.

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:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

City Treasurer

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$81,655.00
Total Budget	\$0.00	\$81,655.00
Total Obligated	\$0.00	\$81,655.00
Total Funds Drawdown	\$0.00	\$81,655.00
Program Funds Drawdown	\$0.00	\$81,655.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$81,655.00
City Treasurer	\$0.00	\$81,655.00
Match Contributed	\$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 12/31/2011:

The City of Milwaukee's Treasurer's office has successfully expended all of their allocated NSP2 funding; therefore, there is no new activity to report during the 4th quarter 2011.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Wisconsin	-	Not Validated / N

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 (HouseHold)

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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,663,500.00
Total Budget	\$0.00	\$1,663,500.00
Total Obligated	\$48,655.50	\$471,765.50
Total Funds Drawdown	\$149,075.88	\$446,955.88
Program Funds Drawdown	\$148,075.88	\$442,355.88
Program Income Drawdown	\$1,000.00	\$4,600.00
Program Income Received	\$0.00	\$4,600.00
Total Funds Expended	\$148,075.88	\$446,955.88
Department of City Development	\$148,075.88	\$446,955.88
Match Contributed	\$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 12/31/2011:

During the 4th quarter, 1 Home Buyer Assistance project was approved for set-up in the NSP system. There are no completions to report during the 4th quarter, ending on December 31.



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	0/54	3/68	33.33
# Owner Households	0	0	0	1/0	0/54	3/68	33.33

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: NS220020000A

Activity Title: Homebuyer Counseling

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2200000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$36,500.00
Total Budget	\$0.00	\$36,500.00
Total Obligated	\$1,750.00	\$12,750.00
Total Funds Drawdown	\$1,000.00	\$7,250.00
Program Funds Drawdown	\$1,000.00	\$7,250.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,000.00	\$7,250.00
Department of City Development	\$1,000.00	\$7,250.00
Match Contributed	\$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 12/31/2011:

All Home Buyer Assistance (HBA) clients must have a counseling certificate accompany their application. During the 4th quarter, two HBA clients received Homebuyer Counseling.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NS220030000A
Activity Title:	Homebuyer Assistance - 25% Set-Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2200000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$0.00	\$300,000.00
Total Obligated	\$31,231.00	\$137,813.00
Total Funds Drawdown	\$42,611.00	\$84,876.00
Program Funds Drawdown	\$41,811.00	\$83,276.00
Program Income Drawdown	\$800.00	\$1,600.00
Program Income Received	\$0.00	\$1,600.00
Total Funds Expended	\$42,011.00	\$85,076.00
Department of City Development	\$42,011.00	\$85,076.00
Match Contributed	\$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 12/31/2011:

During the 4th quarter, 2 Home Buyer Assistance projects approved for set-up in the NSP system. There are no completions to report during the 4th quarter, ending on December 31.



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	2/12	1/0	3/12	100.00
# Owner Households	0	0	0	2/12	1/0	3/12	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 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 (HouseHold)

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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$600,000.00
Total Budget	(\$600,000.00)	\$600,000.00
Total Obligated	\$342,443.04	\$342,443.04
Total Funds Drawdown	\$17,256.04	\$17,256.04
Program Funds Drawdown	\$17,256.04	\$17,256.04
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$17,256.04	\$17,256.04
Department of City Development	\$17,256.04	\$17,256.04
Match Contributed	\$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 12/31/2011:

While there was activity involving the new construction of housing on vacant land in the fourth quarter, it all involved units



targeted to families earning under 50% of AMI (low income set-aside category). It is anticipated that going forward, most of the use for the City's NSP new construction funding will involve units in the low income set-aside category.

Accomplishments Performance Measures

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: NS230040000A

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

Activity Category:

Construction of new housing

Project Number:

NS2300000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,800,000.00
Total Budget	\$600,000.00	\$2,800,000.00
Total Obligated	\$297,613.00	\$2,497,613.00
Total Funds Drawdown	\$844,017.88	\$1,127,731.76
Program Funds Drawdown	\$844,017.88	\$1,127,731.76
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$844,017.88	\$1,127,731.76
Department of City Development	\$844,017.88	\$1,127,731.76
Match Contributed	\$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 12/31/2011:

A number of projects were nearing construction completion, under construction or in the process of being closed during the fourth quarter.

The United Homes project, involving the creation of 24 new homes (12 set-aside units) was nearly completed in the 4th quarter.

The Northside Homes project (28 set-aside units) involving the new construction of single family rental units was under construction in the Metcalfe Park and North Division neighborhoods and was about 60% complete by year end. This project involved the use of low income tax credits. A partnership with a local non-profit construction training program was also creating job training opportunities as part of the project's development.

The United Methodist Children Services project (17 set-aside units) involving the new construction of 24 units of scattered site and multifamily housing on vacant foreclosed City owned property in the City's Washington Park neighborhood was under construction in the fourth quarter. A supplemental NSP loan to assist the project was approved in the fourth quarter and is scheduled to close the first week of January.

The Century City project (19 set-aside units) involving the new construction of two multifamily buildings located across from the City's major job initiative at the Century City (former Tower Automotive/A.O. Smith) site was also under construction.

Mitchell Market Lofts, a 24 unit project including (12 set-aside units), was closed and under construction on Milwaukee's near south side. The project includes a year round farmers market on the street level which will be operating by Growing Power, a nationally recognized non-profit organization which promotes healthy, high-quality and affordable food.

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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISTION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$5,413,500.00
Total Budget	\$0.00	\$5,413,500.00
Total Obligated	\$1,421,391.24	\$4,407,130.70
Total Funds Drawdown	\$1,404,416.47	\$2,326,759.90
Program Funds Drawdown	\$1,354,654.90	\$2,276,998.33
Program Income Drawdown	\$49,761.57	\$49,761.57
Program Income Received	\$0.00	\$49,761.57
Total Funds Expended	\$1,341,252.50	\$2,380,191.37
Department of City Development	\$1,341,252.50	\$2,380,191.37
Match Contributed	\$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 12/31/2011:

By the end of the 4th quarter a total of 34 properties (38 units) were enrolled in the NSP2 Acquisition/Rehab program. Of those:

- 5 properties (5 units) are set up and are in pre-construction. 4 of the setups occurred during the 4th quarter.
- 13 properties (16 units) are under construction. Construction on 11 of these properties started during the 4th quarter.
- 11 properties (12 units) are listed for sale. Of the 11, construction was completed on 7 of them during the 4th quarter and they were promptly placed on the market.
- 5 properties (5 units) are sold to income eligible buyers. 3 of the sales occurred during the 4th quarter. Completions are being compiled and will be forwarded to CDGA for final approval.



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: NS240020000A
Activity Title: Development Subsidies - Homebuyer Counseling

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2400000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

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

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$36,500.00
Total Budget	\$0.00	\$36,500.00
Total Obligated	\$5,500.00	\$15,500.00
Total Funds Drawdown	\$500.00	\$500.00
Program Funds Drawdown	\$500.00	\$500.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$500.00	\$500.00
Department of City Development	\$500.00	\$500.00
Match Contributed	\$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 12/31/2011:

All purchasers of Acq/rehab properties are required to receive a minimum of 8 hours of face-to-face homebuyer counseling. 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: NS240031000A

Activity Title: Development Subsidies

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2400000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISTION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the City of Milwaukee

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$320,243.00	\$507,583.00
Total Funds Drawdown	\$31,202.28	\$31,202.28
Program Funds Drawdown	\$31,202.28	\$31,202.28
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$31,202.28	\$31,202.28
Housing Authority of the City of Milwaukee	\$31,202.28	\$31,202.28
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 12/31/2011:

HACM has completed the rehab work for 4137 N. 44th St. and has been actively advertising the property for sale.

Work has continued on the other properties at 4165 N. 42nd St., and 4171 N. 36th St,

In addition, HACM has acquired four additional properties in the NSP areas:

3938 N 42nd St. was purchased for \$2,472.63. The rehab proposal for this unit has been submitted to the grant office.

4208 N. 36th St. was purchased for \$833.29. The rehab proposal for this unit has been submitted to the grant office.

5033 N. 25th St. was purchased for \$4,346.35. The rehab proposal for this unit is being prepared for submittal to the grant office.

4332 N. 22nd St. was purchased for \$3,349.05. The rehab proposal for this unit is being prepared for submittal to the grant



office.

Continued effort is being made to reach the 50% spending mark by January 30th, 2011.

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 (HouseHold)

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

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$500,400.00
Total Budget	\$0.00	\$500,400.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$400.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$400.00
Program Income Received	\$0.00	\$400.00
Total Funds Expended	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$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 12/31/2011:

There are no completions to report during the 4th quarter, ending on December 31. Staff is working with owners to obtain documentation needed for closeout and completions are expected by the end of the first quarter in 2012.



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	0/33	0/33	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS250020000A

Activity Title: Rental Rehabilitation - 25% Set-Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2500000000

Projected Start Date:

12/11/2010

Benefit Type:

Direct (HouseHold)

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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total Budget	\$0.00	\$750,000.00
Total Obligated	\$123,905.67	\$297,988.67
Total Funds Drawdown	\$115,015.28	\$202,160.01
Program Funds Drawdown	\$114,615.28	\$199,160.01
Program Income Drawdown	\$400.00	\$3,000.00
Program Income Received	\$0.00	\$3,000.00
Total Funds Expended	\$117,215.28	\$204,760.01
Department of City Development	\$117,215.28	\$204,760.01
Match Contributed	\$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 12/31/2011:

There are no completions to report during the 4th quarter, ending on December 31. Staff is working with owners to obtain documentation needed for closeout and completions are expected by the end of the first quarter in 2012.



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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

RENTAL DEVELOPMENT LARGE PROJECTS - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$467,113.22	\$707,617.88
Total Funds Drawdown	\$77,929.11	\$206,055.59
Program Funds Drawdown	\$77,929.11	\$206,055.59
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$77,929.11	\$206,055.59
Department of City Development	\$77,929.11	\$206,055.59
Match Contributed	\$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 12/31/2011:

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



In addition, documents and negotiations were finalized for a 40 unit tax credit project involving both scattered site and multifamily units being developed by Brinshore Development/Maures Development. A closing for the project has been set for the second week of January, 2012. 12 units in the project are being set aside for families earning under 60% of AMI and 28 of the units in the project are being setaside for families earning under 50% of AMI. The development includes 24 units of scattered site single family and duplex tax foreclosed properties that are being provided at nominal cost for the NSP program. Brinshore/Maures has significant affordable housing development experience and have developed projects under the NSP 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: 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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

RENTAL DEVELOPMENT LARGE PROJECTS - ELIGIBLE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,400,000.00
Total Budget	\$0.00	\$2,400,000.00
Total Obligated	\$956,622.46	\$1,361,352.13
Total Funds Drawdown	\$240,683.10	\$368,271.59
Program Funds Drawdown	\$240,683.10	\$368,271.59
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$117,929.10	\$368,471.59
Department of City Development	\$117,929.10	\$368,471.59
Match Contributed	\$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 12/31/2011:

During the fourth quarter, construction was completed on a duplex and a four family apartment building in the NSP 2 targeted Bender Avenue neighborhood. In addition construction was almost completed on a 30 unit multifamily building located at 25th and Kilbourn in an area with significant targeted NSP 1 activity (15 of the units were targeted to families earning under 60% of AMI and 15 units were targeted to families earning under 50% of AMI). The Kilbourn project is noteworthy in that is being combined with a City owned lot to create additional green space for residents, and the private developers were able, with the



help of a local non-profit able to obtain the property in donation.

The Northside Neighborhood Initiatives project, being developed by Gorman & Company closed in the fourth quarter. The project contains 40 units, including 28 set-aside for families earning under 50% of AMI. The project was a low income tax credit project and involves a number of scattered site single family and duplex tax foreclosed properties that are being provided at nominal cost for the NSP Program.

In addition, documents and negotiations were finalized for a 40 unit tax credit project involving both scattered site and multifamily units being developed by Brinshore Development/Maures Development. A closing for the project has been set for the second week of January, 2012. 28 of the units in the project are being setaside for families earning under 50% of AMI, including 4 units targeted to families earning under 30% of AMI. Like the Gorman Project, the development includes 24 units of scattered site single family and duplex tax foreclosed properties that are being provided at nominal cost for the NSP program. Both Brinshore/Maures and Gorman have significant affordable housing development experience and have developed projects under the NSP program.

The Grand Avenue Apartments Project located on Milwaukee's near Westside and in close proximity to other NSP development activity received its final financing (debt and equity) commitments in the fourth quarter. This low income tax credit project involves the rehabilitation of a long vacant apartment building, and will create 30 new housing units, including 24 targeted to families earning under 50% of AMI. Closing for the project is scheduled for the third week in January.

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:

Area ()

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$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 12/31/2011:

The City eliminated this program activity. If Buy in Your Neighborhood opportunities are presented, they will be funded under the Rental Rehabilitation Program.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Wisconsin	-	Not Validated / N

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 ()

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,500,000.00
Total Budget	\$0.00	\$2,500,000.00
Total Obligated	\$827,848.38	\$2,435,837.37
Total Funds Drawdown	\$434,375.06	\$980,603.15
Program Funds Drawdown	\$434,375.06	\$980,603.15
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$422,899.46	\$980,730.65
Department of Neighborhood Services	\$422,899.46	\$980,730.65
Match Contributed	\$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 12/31/2011:

This quarter we focused on adjustment vouchers and completion reports. Along with 31 completions, we initiated 28 new set-ups and completed dozens of adjustment vouchers. Our administrative staff will continue to bid and process completion reports



until all 2011 contracts are resolved.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	31	31/138

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
3337 N. 9th St.	Milwaukee		Wisconsin	53206-2810	Match / Y
2744 N. 24th Pl.	Milwaukee		Wisconsin	53206-1139	Match / Y
1821 W. Locust St.	Milwaukee		Wisconsin	53206-2158	Match / Y
2030 N. 22nd St.	Milwaukee		Wisconsin	53205-1104	Match / Y
1537 W. Groeling Ave.	Milwaukee		Wisconsin	53206-2229	Match / Y
2546-48 N. 22nd St.	Milwaukee		Wisconsin	53206-1507	Match / Y
2543 N. 28th St.	Milwaukee		Wisconsin	53210-3106	Match / Y
2837 N. 19th St.	Milwaukee		Wisconsin	53206-2143	Match / Y
1140 S. 20th Street	Milwaukee		Wisconsin	53204-2054	Match / Y
3410 N. 24th Pl.	Milwaukee		Wisconsin	53206-1301	Match / Y
3226 N. 34th St.	Milwaukee		Wisconsin	53216-3704	Match / Y
2019-21 N. 35th St.	Milwaukee		Wisconsin	53208-1926	Match / Y
3207 N. 30th St.	Milwaukee		Wisconsin	53216-3821	Match / Y
3314 N. 9th St.	Milwaukee		Wisconsin	53206-2809	Match / Y
2539 N. 28th St.	Milwaukee		Wisconsin	53210-3106	Match / Y
3509 W. Locust St.	Milwaukee		Wisconsin	53210-1940	Match / Y
2669 N. 29th St.	Milwaukee		Wisconsin	53210-2629	Match / Y
3350 N. 30th St.	Milwaukee		Wisconsin	53216-	Match / Y
2833 N. 6th St.	Milwaukee		Wisconsin	53212-2333	Match / Y
2870-74 N. 27th St.	Milwaukee		Wisconsin	53210-2001	Match / Y
3134 N. 35th St.	Milwaukee		Wisconsin	53216-3705	Match / Y
2637-39 N. 2nd St.	Milwaukee		Wisconsin	53212-2812	Match / Y
2846 N. 35th St.	Milwaukee		Wisconsin	53210-1920	Match / Y
2817 N. 19th St.	Milwaukee		Wisconsin	53206-2143	Match / Y
1839 S. 5th St.	Milwaukee		Wisconsin	53204-3901	Match / Y



2628 N. 9th St.	Milwaukee	Wisconsin	53205-1104	Match / Y
2542-44 N. 15th St.	Milwaukee	Wisconsin	53206-2001	Match / Y
2962-64 N. 27th St.	Milwaukee	Wisconsin	53210-2011	Match / Y
2952 N. Mother Simpson Way	Milwaukee	Wisconsin	53206-3249	Match / Y
2854 N. 6th St.	Milwaukee	Wisconsin	53212-2334	Match / Y
2470 N. 21st St.	Milwaukee	Wisconsin	53206-1556	Match / Y

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 ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,652,387.00
Total Budget	\$0.00	\$1,652,387.00
Total Obligated	\$330,643.00	\$1,011,691.00
Total Funds Drawdown	\$363,764.72	\$731,707.05
Program Funds Drawdown	\$253,499.85	\$546,777.72
Program Income Drawdown	\$110,264.87	\$184,929.33
Program Income Received	\$0.00	\$184,929.33
Total Funds Expended	\$294,271.68	\$772,478.88
Milwaukee Neighborhood Reclamation Company, LLC	\$294,271.68	\$772,478.88
Match Contributed	\$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 12/31/2011:

During the fourth quarter of 2011, MNRC acquired seven properties containing 12 units of housing. A number of these properties were acquired in the Sherman Park neighborhood, where the City is working with a number of developers to concentrate NSP funded rehabilitation activity. Additional properties were also acquired in the Clarke Square Neighborhood, the Avenues West Neighborhood, and in the City's Bender Avenue Targeted Investment Neighborhood.



It is expected that the holding period for the majority of these properties will be brief, as the City is in process of negotiating development agreements for their rehabilitation. At the close of the quarter, the MNRC had accepted offers on three additional properties, containing three units of housing. Closings for these properties are expected to occur during January of 2012, prior to the February 2012 50% expenditure deadline.

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

The MNRC continues to evaluate numerous properties for potential landbank acquisition and it is expected that the pace of acquisition activities will continue to remain steady during the first quarter of 2012 as opportunities arise in neighborhoods where the City is working to concentrate NSP activity with ongoing neighborhood revitalization initiatives.

At the close of the quarter, MNRC had either acquired or has signed offers to purchase a total of 54 units of housing using NSP2 funds in this activity category, so is on pace to successfully achieve its projected performance measures. It is implementing the actions described in the NSP2 Workout Plan which was submitted to HUD in August of 2011 to insure that in addition to meeting performance goals, all NSP2 expenditure deadlines are met.

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 ()

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$47,613.00
Total Budget	\$0.00	\$47,613.00
Total Obligated	\$0.00	\$47,612.90
Total Funds Drawdown	\$0.00	\$47,371.86
Program Funds Drawdown	\$0.00	\$2,140.92
Program Income Drawdown	\$0.00	\$45,230.94
Program Income Received	\$0.00	\$45,230.94
Total Funds Expended	\$0.00	\$47,371.86
Milwaukee Neighborhood Reclamation Company, LLC	\$0.00	\$47,371.86
Match Contributed	\$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 12/31/2011:

During the second quarter of 2011, HUD approved a budget amendment proposed by the City which moved funds between NSP2 activity categories. As a result of the budget amendment, no additional land banking activity will take place in the "25% set aside" activity category. The MNRC retains the ability to acquire properties which will eventually be used to provide housing for households at or below 50% of AMI, using its remaining allocation of funds. However, the landbank funds that had been specifically reserved for set-aside activities have been shifted to other activities where they will be used to provide housing for



households at or below 50% AMI.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Wisconsin	-	Not Validated / N

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:	NS290032000A
Activity Title:	Land Bank - Holding Costs

Activity Category:

Land Banking - Disposition (NSP Only)

Project Number:

NS2900000000

Projected Start Date:

09/20/2011

Benefit Type:

Area ()

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:

Department of City Development

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$0.00	\$300,000.00
Total Obligated	\$22,500.00	\$22,500.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

In the effort to preserve, stabilize and maintain vacant properties to the highest degree possible and support ongoing efforts in the City's NSP2 target neighborhoods.

Location Description:

The program will be targeted to the neighborhoods of greatest need.

Activity Progress Narrative:

For the Quarter Ended 12/31/2011:

In the effort to preserve, stabilize and maintain City of Milwaukee vacant In Rem properties to the highest degree possible and support ongoing efforts in the City's NSP2 Target Area, the Department of City Development (DCD) will utilize NSP2 funds allocated to the City for land banking activity to maintain a select group of City-owned tax foreclosed properties that fall within the established NSP2 target neighborhoods.

As of the close of the 2011 calendar year nine properties have been selected and processed to receive NSP2 funds. Although no expenditures have taken place thus far, it is anticipated that a minimum of 60 properties will be selected, processed and utilize NSP2 funding early in the 1st quarter of 2012.



Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/120
# of Singlefamily Units	0	0/120

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 (HouseHold)

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$900,000.00
Total Budget	\$0.00	\$900,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$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 12/31/2011:

The City worked with local and national lenders to solicit their participation in a leveraged loan fund which would provide financing for NSP development activity. By the end of the 4th quarter, five lenders have agreed to participate in the fund. Underwriting guidelines, operating procedures and documents have been developed for the program by the City's loan fund administrator. Structure and terms were finalized in the 4th quarter, and loan originations will commence early in 2012.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/72

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: NS291020000A

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2910000000

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

LAND BANK - LEVERAGED LOAN FUND - ELIGIBLE USE

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$600,000.00
Total Budget	\$0.00	\$600,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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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
