

Grantee: Milwaukee, WI

Grant: B-08-MN-55-0006

January 1, 2011 thru March 31, 2011 Performance Report

Grant Number:

B-08-MN-55-0006

Obligation Date:

03/18/2009

Grantee Name:

Milwaukee, WI

Award Date:

03/18/2009

Grant Amount:

\$9,197,465.00

Contract End Date:

03/18/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Darlene Hayes

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Section 2301(c) (2) of the Housing and Economic Recovery Act of 2008 (HERA) sets forth three criteria for communities to utilize in determining the areas of greatest need within their jurisdictions. HERA specifies that for the purposes of administering the Neighborhood Stabilization Program (NSP), areas of greatest need are those:

- a. with the greatest percentage of home foreclosures;
- b. with the highest percentage of homes financed by a subprime mortgage related loan; and,
- c. identified by the State or unit of general local government as likely to face a significant rise in the rate of home foreclosures.

The City of Milwaukee has analyzed data provided by HUD in determining areas of the City which exhibit the greatest degree of need according to each of the HERA criteria. Additionally, the City has conducted extensive research and collected additional data from other sources including the University of Wisconsin Milwaukee and Cooperative Extension, Legal Aid Society of Milwaukee, County Circuit Court Foreclosure Records, Nonprofit Center of Milwaukee, the City of Milwaukee Assessor's Office and the Milwaukee County Register of Deeds Office to supplement HUD's data.

The compilation of this data and the creation of a "real-time" database for tracking foreclosure activity allow the City of Milwaukee to go beyond identifying areas of greatest need at a single point in time. The City will continually be able to assess, adapt and evaluate information to guide its efforts in addressing the foreclosure problem in City neighborhoods.

Greatest Percentage of Home Foreclosures

For the NSP, HUD developed a mathematical formula to predict the foreclosure rate (from January 1, 2007 - June 30, 2008) for every census tract in the United States. This formula takes into account high cost lending activity, area unemployment and change in home values. According to HUD's formula, the City of Milwaukee's 18-month predicted foreclosure rate was 9.9% of all residential mortgages - a rate 2.75 times the predicted rate for the State of Wisconsin (excluding the City of Milwaukee). Appendix "A" of the NSP substantial amendment presents a map of HUD's predicted foreclosure rate for each census tract in the City of Milwaukee, highlighting the areas with the expected greatest percentage of home foreclosures.

To supplement this data, the City of Milwaukee has also developed a "real-time" database which tracks foreclosure filings and maintains an up-to-date listing of all bank and City owned foreclosed properties within the City. Between January 1, 2007 and October 3, 2008, foreclosure proceedings were initiated against 8,588 properties in the City of Milwaukee. The areas with the highest numbers of foreclosure filings are reflected in Appendix "B" of the NSP substantial amendment. As a result of these filings, there are currently 1,619 bank owned and 138 City owned foreclosed residential properties in the City of Milwaukee.

The areas with the highest concentrations of foreclosed properties are reflected in Appendix "C" of the NSP substantial amendment.

Highest Percentage of Subprime Mortgage Financing

The City of Milwaukee has analyzed high-cost lending activity within its jurisdiction using data provided under the Home Mortgage Disclosure Act (HMDA), including the HMDA data provided by HUD for the NSP. According to HMDA data, 42.4 % of mortgage loans issued from 2004-2006 in the City of Milwaukee were high-cost, the highest rate for any CDBG entitlement jurisdiction in Wisconsin. Appendix "D" of the NSP substantial amendment presents a map of high-cost lending activity from 2004-2006 for each census tract in the City of Milwaukee, highlighting the areas with the greatest percentage of subprime mortgage lending.

For the purposes of this action plan, the City of Milwaukee will utilize "high-cost" mortgage loans (defined as any first lien mortgage with an

initial interest rate 3 percentage points or more higher than prevailing Treasury rates at the time of issuance) as a proxy for determining the areas with the highest percentage of subprime loans. This definition corresponds to lending data released by HUD at the census tract level in conjunction with the NSP and will allow for comparisons across jurisdictions and time periods. In its NSP allocation methodology, HUD has acknowledged that "there are no public data sources collected evenly across the United States on… subprime loans."

Locally, a study conducted by the UWM Employment and Training Institute examined lending activity by subprime lenders in Milwaukee County. The study found that this activity disproportionately occurred in Milwaukee Community Development Block Grant neighborhoods. Appendix "E" of the NSP substantial amendment presents a map of loans made by subprime lenders in Milwaukee County during 2004-2005. Notably, the areas with the greatest amount of subprime lending activity correspond to the areas with the highest percentage of high-cost loans.

Significant Risk of Increased Foreclosures

The City of Milwaukee will utilize a number of factors when determining which areas are likely to face a significant rise in the rate of home foreclosures. In conjunction with the NSP, HUD developed a "Foreclosure Abandonment Risk Score" for every census tract in the United States. This score was developed to help local jurisdictions gauge which neighborhoods are most likely to face an increase in the number of homes abandoned as a result of increased rates of foreclosure. On the whole, HUD classified the City of Milwaukee as having a "High" risk for local abandonment. (The State of Wisconsin was classified as having a "Low" statewide abandonment risk.) Appendix "F" of the NSP substantial amendment presents a map of HUD's Foreclosure Abandonment Risk Score (on a 1-10 scale) for each census tract in the City of Milwaukee, providing an indicator of the areas facing a significant risk for increased foreclosures. According to this methodology, a significant portion of the City is at risk for increased abandonment as 85% of Milwaukee census tracts receive a score of six or higher on HUD's scale and 60% receive a score of nine or ten.

The City of Milwaukee will also use its tracking capabilities to identify areas where there are significant numbers of properties with open foreclosure filings. These are properties for which a foreclosure action has been filed, but which have not yet been sold at Sheriff's Sale or transferred through some other method of conveyance. This will allow the City to have advance warning of areas likely to experience arisetheamountofabandoned and foreclosed homes. There are currently 4,363 open foreclosure filings in the City of Milwaukee. Appendix "G" of the NSP substantial amendment illustrates the areas with the greatest numbers of these open filings.

Other Factors

In addition to those specified by HERA, the City of Milwaukee will use the following factors to identify the areas of greatest need within its jurisdiction:

Blighting Effects of Abandoned and Foreclosed Properties:

Abandoned and foreclosed properties are having a significant blighting influence in Milwaukee neighborhoods. Two-thirds of the 1,757 foreclosed properties in the City of Milwaukee had open building code violations, including 70 with open raze/placard orders. Throughout the NSP implementation period, the City of Milwaukee will continually cross-reference its database of abandoned and foreclosed homes with building inspection records in order to identify areas where abandoned properties with significant code violations and/or raze orders threaten to have a blighting influence on neighboring homes.

Impacts on Area Real Estate Market

The impact of the rise in home foreclosures has affected the underlying real estate market in City neighborhoods to differing degrees. Based on a sample of sales of abandoned foreclosed properties in 2008, it is clear that this crisis has the potential to drive down property values in Milwaukee neighborhoods. During the second and third quarters of 2008, the average sale price of a foreclosed home in the City of Milwaukee was 50.2% of its assessed value. In five of Milwaukee's fifteen aldermanic districts, the average sale price of a foreclosed home during that period was less than 50% of its assessed value (Appendix "H" of the NSP substantial amendment). Throughout the NSP implementation period, the City of Milwaukee will continue to monitor the sale price and time on the market of abandoned and foreclosed homes in order to intervene in the areas which face the greatest risks for decreased property values as a result of foreclosures.

Low-Moderate Income Areas

HERA provides that "all funds appropriated or otherwise made available under [HERA] shall be used with respect to individuals and families whose income does not exceed 120 percent of area median income." Appendix "I" of the NSP substantial amendment displays the percentage of area residents with incomes at or below 120% of Area Median Income (AMI) in each census tract in the City. The City of Milwaukee will take into account the percentage of residents in an area with incomes at or below 120% of AMI in determining the areas of greatest need for the purposes of implementing the NSP.

Distribution and and Uses of Funds:

As indicated above, the City of Milwaukee has established a comprehensive foreclosure information and tracking system that it will utilize to target and distribute NSP funds to areas of greatest need consistent with the requirements of HERA:

Greatest percentage of foreclosures

The City obtains up to date information for Sheriff's sales of foreclosed properties from the Milwaukee County Register of Deed's Office and the Milwaukee City Assessor's Office. The information is updated regularly and includes the location, ownership and property characteristics of all foreclosed properties in the City. The information is cross referenced with the City's Department of Neighborhood Services building inspection records to assist in making a qualitative assessment of property conditions and their potential impact on City neighborhoods. The information also provides valuable data on the sale of foreclosed properties, so that property values, sales prices, and changes in owner occupancy can be tracked and evaluated to guide the deployment of resources and programming in specific neighborhoods.

Highest percentage of homes financed by a subprime mortgage related loan

The University of Wisconsin Milwaukee (UWM), in cooperation with Legal Action of Wisconsin undertook a comprehensive study of subprime and high cost lending activity in the City of Milwaukee. This data, supplemented with the most recent HMDA data for high cost loans, provides the location of subprime and high cost lending in City neighborhoods. The UWM study provides additional guidance in that it looks beyond the geography of subprime lending activity to assess impact on Milwaukee homeowners and renters. The study shows that in Milwaukee, subprime lending disproportionately impacted Milwaukee's poorest families and minority borrowers. Further, over 50% of subprime lending activity was refinancing loans for existing homeowners. The City's targeting approach, as well as its program design, will take into account

those families that were most affected by the foreclosure problem.

Areas likely to face a significant rise in the rate of home foreclosures

The City obtains up to date information for foreclosure filings from the Milwaukee County Register of Deed's Office. Like the system for foreclosed properties, the information is updated regularly and along with the location of subprime lending activity in the City, provides an "early warning system" to allow the City to identify areas that are likely to experience an increase in foreclosed properties.

Intervention areas

In addition to the areas of greatest need detailed above, the City may identify specific areas that are in need of "spot intervention" for eligible NSP activities. These would be neighborhoods that may not have the highest level of foreclosed homes, but where the neighborhood and real estate market are being undermined by specific foreclosure related problem properties. If left unaddressed, these vacant and abandoned properties could result in increased crime, negative neighborhood perceptions, declines in property values and decreased neighborhood confidence. While the priority for NSP funding would be for areas with greatest need that have been identified in Section "A" early and targeted intervention in select areas will prevent decline in otherwise stable neighborhoods.

Utilizing the above data, and the risk and impact factors that have been identified, the City will direct its resources to meet the targeting requirements of HERA. As reflected in Section "A" there is significant geographic overlap when considering all of the need factors contained in both HERA and the City's supplemental research and information.

Consistent with HERA targeting requirements, funds will be prioritized in those areas where the HUD estimated foreclosure rate is in excess of the state average (Appendix A) and in those areas which have a home foreclosure abandonment risk score greater than "5" (Appendix F). This prioritization strategy will be further supplemented with the City's foreclosure databases which will be continuously updated, providing the City with the ability to adapt to changes in the market, as well as assess the effects of its intervention efforts and make necessary adjustments in the way it is deploying its resources.

Recognizing that a "one size fits all approach" may not meet the need of neighborhoods even if they share similar characteristics in relationship to foreclosure statistics, programming will also be targeted to best address the impact of foreclosures on specific neighborhoods. For example, an area that is particularly hard hit will have programming that is more deeply subsidized and involves more direct intervention (demolition, rental development, acquisition and rehab, etc.). An area that has been impacted by foreclosures, but still has a reasonable base of homeownership and a relatively viable real estate market will have programs that are more highly leveraged and targeted to homeownership (e.g., incentive for a homebuyer to purchase a foreclosed home). In directing its resources, the City will, to the greatest extent possible, leverage NSP funds so that they have both a significant and sustainable impact on those neighborhoods of greatest need. Within the areas of greatest need, the City will direct its resources to complement other development activities, to work with established neighborhood partners and community organizations, and to focus and concentrate resources to achieve the maximum impact on the neighborhoods affected by the foreclosure problem.

Definitions and Descriptions:

Section 66.1333(2m)(bm) of Wisconsin State Statutes provides that "blighted property" means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

Affordable rents under the NSP will be consistent with limits prescribed by HUD in conjunction with the HOME program. The following table displays 2008 HOME rent limits for the City of Milwaukee. These rents are considered to be affordable for households with incomes that are 60% of AMI. The lower 50% AMI rent limit will be used in determining whether a unit can be counted towards the NSP requirement that at least 25% of grant funds be used to provide housing for individuals whose incomes do not exceed 50% of AMI. Affordable rent limits will be updated each year of the NSP implementation period to reflect any changes in HOME rent limits.

NSP Affordable Rent Limits - 2008 (1)

Room Count:	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
Affordable Rent Limit:	\$477	\$567	\$664	\$849	\$858	\$993
Rent Limit for NSP 50% area median income requirement:	\$477	\$537	\$630	\$727	\$807	\$889

(1) Limits assume tenant responsibility for all utilities other than sewer/water. Adjustments will be made using Housing Authority of the City of Milwaukee Utility Allowances when appropriate.

The City of Milwaukee will utilize the affordability requirements of the HOME program for prescribing the periods of continued affordability for NSP assisted activities.

Homeownership Programs:

Subsidy/Assistance Amount Period of Affordability

<\$15,000 = 5 years

\$15,000-\$40,000 = 10 years

\$40,000+ = 15 years

Rental Programs:

Subsidy/Assistance Amount Period of Affordability

<\$15,000/unit= 5 years

\$15,000-\$40,000/unit = 10 years

\$40,000+/unit = 15 years

Newconstruction = 20 years

For both rental and homeownership programs utilizing NSP funds, the City of Milwaukee will utilize mortgages and restrictive covenants to ensure continued affordability of NSP assisted housing. Any funds recaptured from NSP activities will be administered consistent with the requirements of HERA.

The following summary describes the housing rehabilitation standards for NSP assisted properties.

Scope of Work: Whether NSP funds are used to acquire and/or rehabilitate a property, a qualified professional will thoroughly inspect the property and develop a cost-estimated scope of work. The scope of work will list the minimum requirements to bring the property into code compliance. Each property will receive a Certificate of Code Compliance upon completion.

Technical Specifications: Rehab work on NSP-assisted properties shall follow the City's "Technical Specifications and Performance Standards" manual ("Manual.") The Manual is currently used for the City's Federally-funded HOME programs. It combines the City's rehabilitation standard with programmatic policies, federal regulations, and state / local building codes. It is the overall guide to labor and material performance standards for Federally-assisted rehabs.

Lead Safety: All applicable laws and regulations, whether federal, state, or local, relating to lead based paint, will be addressed in all NSP assisted properties. Lead abatement work will be done by State of Wisconsin-certified lead abatement contractors and/or rehabilitation crews and supervisors. All work will be done in a lead safe manner, and all completed work will have a lead wipe test conducted with subsequent clearance by the Milwaukee Health Department (MHD).

"Green" Improvements: NSP-assisted properties will require landscaping that beautifies the property. An added benefit is that trees and other permanent landscaping capture carbon dioxide, a major component of greenhouse gases. Whenever financially feasible, scopes of work will include environmentally-friendly improvements that conserve energy, manage storm water runoff, and minimize use of non-renewable resources. There will be a strong emphasis on energy conservation such as high efficiency furnaces and boilers, energy-efficient windows, air-sealing, insulation, and efficient lighting. Occupancy Permits and Final Inspections: In the City of Milwaukee, a building vacant for more than 1 year requires a renewed Certificate of Occupancy. Such buildings require clearance from MHD and the Department of Neighborhood Services (DNS.) It is assumed that many NSP-assisted properties will need new Certificates of Occupancy. Additionally, before a NSP-assisted property is occupied, a qualified rehabilitation specialist or other housing professional will inspect the rehab work to insure the scope of work is completed in a professional manner, that permits were issued, that there is a valid Occupancy Permit, and that the all required MHD and Department of Neighborhood Services (DNS) sign-offs are on-file.

Low Income Targeting:

At least 25% of funds will be used for families whose incomes do not exceed 50% of AMI. While 25% will be a minimum the City will, to the greatest extent possible, encourage additional targeting of resources for housing units for individuals or families whose incomes do not exceed 50% of AMI.

Specifically, by category:

Homebuyer Assistance - 12.5 % of funding will be targeted to families earning under 50% of AMI.

Rental Development (Rental Rehabilitation -Small Projects) - 50 % of the funding will be targeted to families earning under 50% of AMI.

Rental Development (Large Projects) - 50% of the funding will be targeted to families earning under 50% of AMI.

Redevelopment of Vacant Land (new construction) - 50 % of the funding will be targeted to families earning under 50% of AMI.

Land Bank - 30% of the funding will be targeted to families earning under 50% of AMI.

Acquisition and Relocation:

The City of Milwaukee anticipates that 75 properties will be demolished in census tracts where at least 51% of the residents have incomes less than 80% of AMI.

The vacant land resulting from demolition activities will be utilized to benefit low income neighborhoods and individuals. For those sites that do not have the potential for redevelopment (because of size, extraordinary site conditions or location), a variety of reuses will be considered, including sales to adjacent low income property owners, the development of urban gardens or green space, and storm water retention banks for future neighborhood development. Sites that do have redevelopment potential may be offered for the development of high quality affordable housing uses. These reuses are more fully described in the Activity Description "Vacant Land Initiative."

For new construction activity, it is estimated that 20 housing units will benefit households earning under 50% of AMI and 20 housing units will benefit households earning between 51% and 80% of AMI. It is estimated that this activity would commence in September of 2009 and be completed by December of 2010.

The City does not anticipate that any existing low income housing units will be converted to a different use as a result of NSP activities.

Public Comment:

CDGA welcomes the views and input of citizens and other stakeholders as it pertains to the any reports disseminated to the public. Any comments, letters or other correspondence received are considered and are included in reports submitted to HUD.

To ensure adequate and accessible citizen participation, the City of Milwaukee a prepared a "draft" of the NSP Substantial Amendment to the

City's 2008 Action Plan for the City's Community Development Block Grant Program under the Housing & Economic Recovery Act of 2008.

The public comment period for review of the draft amendment was November 4th through November 24, 2008. CDGA notified non-profit community agencies, residents, businesses, elected officials and other interested stakeholders through mailings, newspaper publications and phone calls.

CDGA also posted the notice at City Hall, on the City's website from November 3rd through November 25, 2008 and published a notice of availability in the following publications on the dates listed below. Copies of the proposed amendment were also made available to the public at the CDGA offices, the City Clerk's office and the City's Legislative Reference Bureau.

- 1) Milwaukee Journal, November 3, 2008
- 2) El Conquistador, (Spanish publication); October 31-November 6, 2008
- 3) Milwaukee Community Journal, November 6, 2008

In addition, several public meetings were held as part of the citizen review process as follows:

- 1) Milwaukee Foreclosure Partnership Initiative; September 18, 2008; October 21, 2008
- 2) Special Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes; October 14, 2008; October 24, 2008
- 3) Steering & Rules Committee of the Milwaukee Common Council; October 7th, October 16th; October 24th; and November 19, 2008

The Milwaukee Common Council adopted the Substantial Amendment on November 25, 2008 with final approval by the Mayor. Comments on the NSP-1 Substantial Amendment are included as Appendix Item "J."

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$9,197,465.00
Total CDBG Program Funds Budgeted	N/A	\$9,197,465.00
Program Funds Drawdown	\$735,308.23	\$5,660,092.92
Program Funds Obligated	\$0.00	\$9,197,465.00
Program Funds Expended	\$1,052,997.30	\$6,310,235.71
Match Contributed	\$0.00	\$0.00
Program Income Received	\$466,317.25	\$613,552.35
Program Income Drawdown	\$6,561.00	\$147,235.10

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	\$1,379,619.75	\$0.00
Limit on Admin/Planning	\$919,746.50	\$744,233.44
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,299,366.25	\$2,992,850.00

Overall Progress Narrative:

In accordance with NSP Policy Alert - Guidance on Updating Action Plans in DRGR, dated January 28, 2011, the City of Milwaukee made updates to their Neighborhood Stabilization Program Action Plan. The update enhanced the DRGR system with direct and area benefit area information, as instructed by the policy's instructions. However, it has been acknowledged by the DRGR helpline that there are glitches within the system for calculating negative amounts when entered into the system. Milwaukee has also experienced complications on cumulative totals for race/ethnicity and female head of household totals for owner occupied households. Milwaukee has requested assistance on these concerns, in the interim of a reporting solution, we have made narrative comments on all programmatic activity impacted by the system glitches.

For the Quarter Ended 3/31/11:

Even as it ramped-up NSP2 Program activity, the City of Milwaukee actively worked on NSP1 during the 1st quarter of 2011. Although exterior work for many projects remained on hold due to weather conditions, caseload carryover (primarily construction management) for NSP1 continued. It is expected that most NSP1 projects will be completed during the 2nd quarter of 2011.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NS1100000000, ADMINISTRATION	\$32,458.06	\$919,746.00	\$744,233.44
NS1200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE A	\$102,975.55	\$1,533,205.00	\$1,410,997.27
NS1300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$60,165.00	\$713,778.00	\$153,601.53
NS1400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$327,059.61	\$2,584,820.00	\$1,258,997.76
NS1500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$90,562.52	\$994,306.00	\$607,675.92
NS1510000000, RENTAL REHABILITATION (MULTI-FAMILY	\$0.00	\$0.00	\$0.00
NS1510100010, 136 W. Meinecke-RENTAL REHAB MULTI-	\$0.00	\$75,066.00	\$0.00
NS1600000000, RENTAL DEVELOPMENT - LARGE PROJECTS	\$666.00	\$346,969.00	\$248,044.00
NS1610000000, RENTAL DEVELOPMENT - LARGE PROJECTS	\$0.00	\$0.00	\$0.00
NS1700000000, BUY IN YOUR NEIGHBORHOOD - ELIGIBLE	\$0.00	\$0.00	\$0.00
NS1800000000, DEMOLITION - ELIGIBLE USE D	\$105,977.09	\$1,312,500.00	\$701,097.76
NS1900000000, LAND BANK - ELIGIBLE USE C	\$15,444.40	\$717,075.00	\$535,445.24

Activities

Grantee Activity Number: NS1100100211

Activity Title: NS1100100211

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NS1100000000

Project Title:

ADMINISTRATION

Projected Start Date:

10/01/2008

Projected End Date:

02/01/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Comptroller's Office

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$84,500.00
Total CDBG Program Funds Budgeted	N/A	\$84,500.00
Program Funds Drawdown	\$0.00	\$84,500.00
Program Funds Obligated	\$0.00	\$84,500.00
Program Funds Expended	\$0.00	\$84,500.00
Comptroller's Office	\$0.00	\$84,500.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

- Reviewed and Approved Project Budget and Amendments.
- Establish/ Amend Budget Lines
- Reviewed contracts/ agreements and Comon Council Resolutions
- Reviewed and processed project set-ups
- Prepared and processed draws in DRGR
- Reviewed and approved vouchers for payment

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: NS1100200151

Activity Title: NS1100200151

Activity Category:

Administration

Project Number:

NS1100000000

Projected Start Date:

10/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Development Grants Administration

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$147,000.00
Total CDBG Program Funds Budgeted	N/A	\$147,000.00
Program Funds Drawdown	\$5,462.23	\$53,153.88
Program Funds Obligated	\$0.00	\$147,000.00
Program Funds Expended	\$5,503.54	\$53,153.88
Community Development Grants Administration	\$5,503.54	\$53,153.88
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

In the Quarter Ended 3/31/2011

Community Development Grants Administration (CDGA) continues to monitor the overall program management of the NSP1 funded activities. Such activities include budget approvals, review set-ups and feasibility packets, maintain and submit quarterly reports, and completes any updates to the NSP1 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: NS1100300191

Activity Title: NS1100300191

Activity Category:

Administration

Project Number:

NS1100000000

Projected Start Date:

10/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$688,246.00
Total CDBG Program Funds Budgeted	N/A	\$688,246.00
Program Funds Drawdown	\$26,995.83	\$606,579.56
Program Funds Obligated	\$0.00	\$688,246.00
Program Funds Expended	\$26,954.52	\$606,579.56
Department of City Development	\$26,954.52	\$606,579.56
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

The Department of City Development administers Home Buyer Assistance, Rental Rehabilitation, Land Bank, Acquisition Rehab, Vacant Land Initiative, and Rental Development Large Projects. Staff administers these NSP Programs on an ongoing basis, and that work continued through the 1st 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: NS120010000A

Activity Title: Homeowner Financial Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS1200000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$818,827.00
Total CDBG Program Funds Budgeted	N/A	\$818,827.00
Program Funds Drawdown	\$37,435.69	\$763,378.53
Program Funds Obligated	\$0.00	\$818,827.00
Program Funds Expended	\$37,835.69	\$775,876.53
Department of City Development	\$37,835.69	\$775,876.53
Match Contributed	\$0.00	\$0.00
Program Income Received	\$400.00	\$12,498.00
Program Income Drawdown	\$0.00	\$11,852.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

At the deadline for NSP1 obligation, there were 44 Home Buyer Assistance projects approved for set-up in the NSP system.

Program to date completions, quarter ending 03/31/2011; totaled 11. Please see below for a list of all completed projects as of March 31, 2011.

Completions:

4029 N. 11TH St - 1 Unit
3854 N 80TH - 1 Unit
4048 N 67TH - 1 Unit
1520 N. 48th St - 1 Unit
5280 N. 67th St - 1 Unit
2176 S. 36th St - 1 Unit
3329 S. Lenox St - 1 Unit
1200 W. Birch Ave - 1 Unit
8735 W. Greenwood Tr - 1 Unit
1012 S. 4th Street - 1 Unit
2776 N 55th Street - 1 Unit

**The City of Milwaukee is currently experiencing technical difficulties entering data into the "Direct Benefit Data by Household" section of the QPR. A voicemail message requesting technical assistance has been left on the DRGR helpline (1-800-998-9999). Because of this system error, the Direct Benefit Data by Household has been included in the narrative section below.
 Direct Benefit Data by Household:

Race/ Ethnicity:
 Black: 6 Hispanic/ Latino: 0
 White: 3 Hispanic/ Latino: 0
 Unknown: 2 Hispanic/ Latino: 2
 Female Head of Household: 4
 Total: 11

Income Levels:
 Low: 0
 Mod: 7
 LMMI: 4
 Total: 11

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	11/51
# of Singlefamily Units	11	11/51

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/30	0/43	0
# Owner Households	0	0	0	0/0	0/30	0/43	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: NS120020000A

Activity Title: Homebuyer Counseling

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS1200000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$38,500.00
Total CDBG Program Funds Budgeted	N/A	\$38,500.00
Program Funds Drawdown	\$3,000.00	\$34,000.00
Program Funds Obligated	\$0.00	\$38,500.00
Program Funds Expended	\$3,000.00	\$34,000.00
Department of City Development	\$3,000.00	\$34,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

All Home Buyer Assistance (HBA) clients must have a counseling certificate accompany their application; therefore there was no counseling for HBA clients during the first quarter.

**The City of Milwaukee is currently experiencing technical difficulties entering data into the "Direct Benefit Data by Household" section of the QPR. A voicemail message requesting technical assistance has been left on the DRGR helpline (1-800-998-9999). Because of this system error, the Direct Benefit Data by Household has been included in the narrative section below.
Direct Benefit Data by Household:

Race/ Ethnicity:

Black: 6 Hispanic/ Latino: 0
White: 3 Hispanic/ Latino: 0
Unknown: 2 Hispanic/ Latino: 2
Female Head of Household: 4

Total: 11

Income Levels:

Low: 0

Mod: 7

LMMI: 4

Total: 11

Accomplishments Performance Measures

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

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	0/63	0/63	0
# Owner Households	0	0	0	0/0	0/63	0/63	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: NS120030000A

Activity Title: Homebuyer Assistance - 25% Set -Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS1200000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$670,628.00
Total CDBG Program Funds Budgeted	N/A	\$670,628.00
Program Funds Drawdown	\$60,289.86	\$609,118.74
Program Funds Obligated	\$0.00	\$670,628.00
Program Funds Expended	\$66,004.86	\$622,871.74
Department of City Development	\$66,004.86	\$622,871.74
Match Contributed	\$0.00	\$0.00
Program Income Received	(\$10,230.00)	\$8,438.00
Program Income Drawdown	\$0.00	\$13,353.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

At the deadline for NSP1 obligation, there were 28 Home Buyer Assistance -25% set aside approved projects for set-up in the NSP system. Program to date completions, quarter ending 03/31/2011; totaled 10 units; 9 parcels. Please see the list below of all completed projects.

Completions:

6201 N 95TH - 1 Unit
8834 W. Brentwood Ave -1 Unit
2757 N. 54th St -1 Unit
1929 W. Kneeland - 1 Unit
7305 W. Fiebrantz Av - 1 Unit
2365 N. Buffum Street - 2 Units
6306 W. Boehlke Ave - 1 Unit
6544 W. Hustis Street - 1 Unit
2432 N 14th Street - 1 Unit

**The City of Milwaukee is currently experiencing technical difficulties entering data into the "Direct Benefit Data by Household" section of the QPR. A voicemail message requesting technical assistance has been left on the DRGR helpline (1-800-998-9999). Because of this system error, the Direct Benefit Data by Household has been included in the narrative section below.
 Direct Benefit Data by Household:

Race/ Ethnicity:
 Black: 8 Hispanic/ Latino: 0
 Other: 1 Hispanic/ Latino: 0
 Female Head of Household: 4
 Total: 9

Income Levels:
 Low: 9
 Mod: 0
 LMMI: 0
 Total: 9

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	9/36
# of Singlefamily Units	9	9/36

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/36	0/0	0/36	0
# Owner Households	0	0	0	0/36	0/0	0/36	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: NS120040000A

Activity Title: Homebuyer Counseling - 25% Set-Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NS1200000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$5,250.00
Total CDBG Program Funds Budgeted	N/A	\$5,250.00
Program Funds Drawdown	\$2,250.00	\$4,500.00
Program Funds Obligated	\$0.00	\$5,250.00
Program Funds Expended	\$2,250.00	\$4,500.00
Department of City Development	\$2,250.00	\$4,500.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

All Home Buyer Assistance (HBA) clients must have a counseling certificate accompany their application; therefore there was no counseling for HBA clients during the first quarter.

**The City of Milwaukee is currently experiencing technical difficulties entering data into the "Direct Benefit Data by Household" section of the QPR. A voicemail message requesting technical assistance has been left on the DRGR helpline (1-800-998-9999). Because of this system error, the Direct Benefit Data by Household has been included in the narrative section below.
Direct Benefit Data by Household:

Race/ Ethnicity:

Black: 8 Hispanic/ Latino: 0

Other: 1 Hispanic/ Latino: 0

Female Head of Household: 4

Total: 9

Income Levels:

Low: 9
 Mod: 0
 LMMI: 0
 Total: 9

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/7	0/0	0/7	0
# Owner Households	0	0	0	0/7	0/0	0/7	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: NS130010000A

Activity Title: Vacant Lot Reuse

Activity Category:

Disposition

Project Number:

NS1300000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Persons)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,448.00
Total CDBG Program Funds Budgeted	N/A	\$3,448.00
Program Funds Drawdown	\$0.00	\$3,436.53
Program Funds Obligated	\$0.00	\$3,448.00
Program Funds Expended	\$0.00	\$3,436.53
Department of City Development	\$0.00	\$3,436.53
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

Under this Program, Bank and tax-foreclosed vacant lots are landscaped according to the commitment in the substantial amendment originally submitted to HUD. Landscaped lots will be 1) sold to adjoining homeowners for use as green space, 2) used by neighborhood associations as urban gardens or 3) landscaped and either held for future development or placed in the City's storm water land bank. Two urban garden projects were approved and information is currently being gathered and completion packages will be forwarded to Block Grant for closeout.

There was no new activity in the first quarter. Nor were there existing projects ready for completion.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Persons	0	0	0	0/0	0/2	0/2	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: NS130020000A

Activity Title: Vacant Lot Reuse - New Construction

Activity Category:

Construction of new housing

Project Number:

NS1300000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$60,099.00
Total CDBG Program Funds Budgeted	N/A	\$60,099.00
Program Funds Drawdown	\$30,066.00	\$60,066.00
Program Funds Obligated	\$0.00	\$60,099.00
Program Funds Expended	\$30,066.00	\$60,066.00
Department of City Development	\$30,066.00	\$60,066.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

Habitat for Humanity committed to build 2 units in NSP-1 census tracts. As of March 31, both units construction projects are completed and occupied. Information is currently being gathered and completion packages will be forwarded to Block Grant for closeout.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	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: NS130030000A

Activity Title: Vacant Land - 25% Set-Aside

Activity Category:

Disposition

Project Number:

NS1300000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$650,231.00
Total CDBG Program Funds Budgeted	N/A	\$650,231.00
Program Funds Drawdown	\$30,099.00	\$90,099.00
Program Funds Obligated	\$0.00	\$650,231.00
Program Funds Expended	\$30,099.00	\$90,099.00
Department of City Development	\$30,099.00	\$90,099.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

Capuchin Apartments, an affordable housing development consisting of 38 housing units located at 25th and Fond du Lac was under construction. By the end of the first quarter, the development is approximately 50% complete. The project will provide permanent housing for the homeless as well as onsite supportive services for residents. 28 units in the project are targeted to households with incomes under 50% of AMI. The Project is being developed by Heartland Housing, Inc. ("the Developer"), in collaboration with St. Benedict the Moor church.

In addition, Habitat for Humanity had 4 units under construction as of March 31.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/5	0/0	0/5	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: NS140010000A

Activity Title: Development Subsidies

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS140000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,421,607.00
Total CDBG Program Funds Budgeted	N/A	\$2,421,607.00
Program Funds Drawdown	\$241,268.96	\$1,168,460.50
Program Funds Obligated	\$0.00	\$2,421,607.00
Program Funds Expended	\$519,178.94	\$1,642,219.10
Department of City Development	\$519,178.94	\$1,642,219.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$473,758.60	\$473,758.60
Program Income Drawdown	\$6,561.00	\$6,561.00

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 3/31/2011:

During the 1st quarter, five acquisition/rehab properties were sold to income eligible buyers. Rehab work on one additional Acq/Rehab property was completed, and promptly placed on the market. As with many other Acq/Rehab developments, an open house was held. Over 40 area residents attended, including the district Alderman, neighborhood association representatives, neighbors and prospective buyers. The Department's real estate agent reported that over 20 potential buyers were ready to write offers to purchase, but were awaiting home buyer counseling sessions before submitting their offers.

As of March 31, 2011, a total of 7 acquisition/rehab properties have been sold and occupied by income eligible buyers. Information is currently being gathered and completion packages will be forwarded to Block Grant for closeout.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/18

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18
# of Singlefamily Units	0	0/18

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	0/18	0/18	0
# Owner Households	0	0	0	0/0	0/18	0/18	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:	NS140020000A
Activity Title:	Development Subsidies - Homebuyer Counseling

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NS140000000

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$9,000.00
Total CDBG Program Funds Budgeted	N/A	\$9,000.00
Program Funds Drawdown	\$500.00	\$500.00
Program Funds Obligated	\$0.00	\$9,000.00
Program Funds Expended	\$500.00	\$500.00
Department of City Development	\$500.00	\$500.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

All purchasers of Acq/rehab properties are required to receive a minimum of 8 hours of face-to-face homebuyer counseling. With 2 agencies going out of business, Milwaukee now has 6 HUD-certified counseling agencies actively working with the NSP Acq/Rehab program. A list of available Milwaukee Acq/ Rehab properties is forwarded to the agencies as part of marketing efforts for the program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/18

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

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	0/18	0/18	0
# Owner Households	0	0	0	0/0	0/18	0/18	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: NS140030000A

Activity Title: Development Subsidies - 25% Set Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS140000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ACQUISTION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$152,713.00
Total CDBG Program Funds Budgeted	N/A	\$152,713.00
Program Funds Drawdown	\$85,290.65	\$90,037.26
Program Funds Obligated	\$0.00	\$152,713.00
Program Funds Expended	\$85,293.65	\$90,037.26
Department of City Development	\$85,293.65	\$90,037.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

Two projects were set up under the low income set aside program. The units were under construction during the first quarter, with completions scheduled for the 2nd quarter of 2011. No acq/rehab 25% set aside projects were completed as of March 31, 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2

of Singlefamily Units

0

0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	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:	NS140040000A
Activity Title:	Development Subsidies - 25% Set-Aside Counseling

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS140000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

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

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011

All purchasers of Acq/rehab properties are required to receive a minimum of 8 hours of face-to-face homebuyer counseling. With 2 agencies going out of business, Milwaukee now has 6 HUD-certified counseling agencies actively working with the NSP Acq/Rehab program. A list of available Milwaukee Acq/ Rehab properties is forwarded to the agencies as part of marketing efforts for the program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	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: NS150010000A

Activity Title: Rental Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS1500000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

RENTAL REHABILITATION - ELIGIBLE USE A

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$116,671.00
Total CDBG Program Funds Budgeted	N/A	\$116,671.00
Program Funds Drawdown	\$0.00	\$106,061.00
Program Funds Obligated	\$0.00	\$116,671.00
Program Funds Expended	(\$3.00)	\$112,271.00
Department of City Development	(\$3.00)	\$112,271.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$200.00	\$6,210.00
Program Income Drawdown	\$0.00	\$6,210.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

As of March 31, 2 units were under construction, with completion expected during the 2nd quarter. Program to date, quarter ending 3/31/2011; 2 units were complete. Please see below for list of all completed projects.

Completions:

2466-2468 N Teutonia Ave - 2 Units

>

**The City of Milwaukee is currently experiencing technical difficulties entering data into the "Direct Benefit Data by Household" section of the QPR. A voicemail message requesting technical assistance has been left on the DRGR helpline (1-800-998-9999). Because of this system error, the Direct Benefit Data by Household has been included in the narrative section below.

Direct Benefit Data by Household:

Race/ Ethnicity for Renter Household:

Black: 2 Hispanic/ Latino: 0

Female Head of Household: 2

Total: 2

Income Levels:
 Low: 2
 Mod: 0
 LMMI: 0
 Total: 2

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/8
# of Singlefamily Units	1	1/8

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	0/8	0/8	0
# Renter Households	0	0	0	0/0	0/8	0/8	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: NS150020000A

Activity Title: Rental Rehabilitation - 25% Set-Aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS1500000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

RENTAL REHABILITATION - ELIGIBLE USE A

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$877,635.00
Total CDBG Program Funds Budgeted	N/A	\$877,635.00
Program Funds Drawdown	\$90,562.52	\$501,614.92
Program Funds Obligated	\$0.00	\$877,635.00
Program Funds Expended	\$91,562.52	\$519,222.92
Department of City Development	\$91,562.52	\$519,222.92
Match Contributed	\$0.00	\$0.00
Program Income Received	\$800.00	\$16,474.00
Program Income Drawdown	\$0.00	\$15,674.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

As of March 31, 21 units were under construction, with completions expected during the 2nd quarter. Program to date, quarter endind 03/31/2011; 6 units were completed. Please see below for a list of all completed projects.

Completions:

3400-3402 W Scott St. - 2 Units

2510-2510 W Juneau Ave - 4 Units

**The City of Milwaukee is currently experiencing technical difficulties entering data into the "Direct Benefit Data by Household" section of the QPR. A voicemail message requesting technical assistance has been left on the DRGR helpline (1-800-998-9999). Because of this system error, the Direct Benefit Data by Household has been included in the narrative section below.

Direct Benefit Data by Household:

>

Race/ Ethnicity of Renter Household:

Black: 4 Hispanic/ Latino: 0
Unknown: 2 Hispanic/ Latino: 2

Female Head of Household: 3

Total: 6

Income Levels:

Low: 6
Mod: 0
LMMI: 0
Total: 6

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/36	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		8/58	
# of Singlefamily Units	8		8/58	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/58	0/0	0/58	0
# Renter Households	0	0	0	0/58	0/0	0/58	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: NS1510100010

Activity Title: 136 W. Meinecke-10-RENTAL REHAB MULTI-FAMILY

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS1510100010

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

136 W. Meinecke-RENTAL REHAB MULTI-FAMILY-

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$75,066.00
Total CDBG Program Funds Budgeted	N/A	\$75,066.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$75,066.00
Program Funds Expended	\$0.00	\$66.00
Department of City Development	\$0.00	\$66.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$1,200.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

136 W. Meinecke - Rental Rehab Multi-Family 6 Unit Property

Location Description:

136 W. Meinecke - Rental Rehab Multi-Family 6 Unit Property

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

One project (6 units) was funded under NSP-1. As of March 31, the project was not yet completed; however, completion is expected by the end of the second quarter 2011.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6

of Multifamily Units

0

0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/6	0/0	0/6	0
# Renter Households	0	0	0	0/6	0/0	0/6	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: NS160010000A

Activity Title: Rental Development - Large Projects

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS1600000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

RENTAL DEVELOPMENT - LARGE PROJECTS -

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

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

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

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

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	0/0	0/0	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: NS160020000A

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NS1600000000

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

RENTAL DEVELOPMENT - LARGE PROJECTS -

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of City Development

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$346,969.00
Total CDBG Program Funds Budgeted	N/A	\$346,969.00
Program Funds Drawdown	\$666.00	\$248,044.00
Program Funds Obligated	\$0.00	\$346,969.00
Program Funds Expended	\$1,066.00	\$248,444.00
Department of City Development	\$1,066.00	\$248,444.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$400.00	\$400.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ending 3/31/2011:

The City utilized various strategies in this category, including purchasing units through the City's NSP land bank (MNRC) and marketing them to responsible investors for rehab. Staff also works with developers of multifamily properties. Similar to the Rental Rehab Program, NSP funds for Rental Development-Large Projects take the form of forgivable loans. During the course of NSP1, 2 MNRC properties were sold to private investor Elliott Management LLC for redevelopment. NSP1 funds assisted with the redevelopment of this project and by the end of the first quarter both properties were completed and occupied by income eligible tenants. Information is currently being gathered and completion packages will be forwarded to Block Grant for closeout.

Two MNRC properties were also sold to City's Housing Authority (HACM) for redevelopment for the purpose of making both homeownership and rental opportunities available to low to moderate income families and stabilizing and improving the surrounding neighborhoods.

NSP1 funds are assisting with the redevelopment of this project and completion is expected in the Spring of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/10	0/0	0/10	0
# Renter Households	0	0	0	0/10	0/0	0/10	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:	NS170010000A
Activity Title:	Buy In Your Neighborhood

Activity Category:

Acquisition - general

Project Number:

NS1700000000

Projected Start Date:

04/01/2009

Benefit Type:

Activity Status:

Under Way

Project Title:

BUY IN YOUR NEIGHBORHOOD - ELIGIBLE USE A

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Department of City Development

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

Activity Description:

This program will provide financial assistance to homeowners to buy a foreclosed property within 3 blocks of their home

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NS180010000A

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

NS1800000000

Projected Start Date:

04/01/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMOLITION - ELIGIBLE USE D

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Department of Neighborhood Services

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,312,500.00
Total CDBG Program Funds Budgeted	N/A	\$1,312,500.00
Program Funds Drawdown	\$105,977.09	\$701,097.76
Program Funds Obligated	\$0.00	\$1,312,500.00
Program Funds Expended	\$137,252.53	\$732,373.20
Department of Neighborhood Services	\$137,252.53	\$732,373.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

Completion this quarter: 1338 West Hopkins Street -2 Units.

Cancellations this quarter:

1219 West Chambers Street - 1 Unit

This parcel was transferred NSP2 as a deconstruction project.

2231 West Middlemass Street- 2- Units

This parcel was deleted and demolished by the property owner.

1438-40 North 40th Street -2 Units

This parcel was renovated by owner, jobs were created and tax base preserved.

All concerns regarding how to handle excess grant funds have been addressed. We have also changed our process to better identify the actual demolition cost prior to the set-up request. The grants requested should more accurately reflect expenditures. Several projects were demolished but still waiting landscaping. All appropriate paperwork has been sent to Block Grant for all changes.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/144
# of Singlefamily Units	0	0/144

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: NS190010000A

Activity Title: Financial Assistance for Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NS1900000000

Projected Start Date:

04/01/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$504,217.00
Total CDBG Program Funds Budgeted	N/A	\$504,217.00
Program Funds Drawdown	\$12,941.05	\$400,544.61
Program Funds Obligated	\$0.00	\$504,217.00
Program Funds Expended	\$8,266.69	\$437,981.63
Milwaukee Neighborhood Reclamation Company, LLC	\$8,266.69	\$437,981.63
Match Contributed	\$0.00	\$0.00
Program Income Received	\$988.65	\$43,100.03
Program Income Drawdown	\$0.00	\$42,111.38

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

During the first quarter of 2011, the MNRC conveyed one property, containing one unit of housing, to a homeowner who will utilize the City's NSP Homebuyer Assistance Program to rehabilitate the home. This property was in the Metcalfe Park neighborhood on a block where the City is concentrating NSP investment through rehabilitation, as well as demolition and new construction.

Also during the first quarter of 2011, demolition was completed on two blighted properties which were acquired by the MNRC. These properties were acquired for the purpose of demolition because their blighting influence was negatively impacting stabilization efforts underway in the neighborhoods in which they are located. At the conclusion of the quarter, the MNRC owned four such properties, with one slated to be conveyed to a developer for new construction in April of 2011. This property is located on the same Metcalfe Park block mentioned above.

Only one NSP1 funded improved property remains in the MNRC inventory. This property is being actively marketed for sale by one of the MNRC's contracted real estate agents.

As the MNRC has conveyed properties and holding costs have been lower than anticipated, funds have become available for additional acquisitions in the NSP1 program area. At the close of the quarter, MNRC had one offer pending for a property in

the NSP1 area and was working with a lender to facilitate the potential receipt of a donation of another property.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/26
# of Singlefamily Units	0	0/26

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:	NS190020000A
Activity Title:	Land Bank-25% Set-Aside

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NS1900000000

Projected Start Date:

04/01/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Milwaukee Neighborhood Reclamation Company, LLC

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$212,858.00
Total CDBG Program Funds Budgeted	N/A	\$212,858.00
Program Funds Drawdown	\$2,503.35	\$134,900.63
Program Funds Obligated	\$0.00	\$212,858.00
Program Funds Expended	\$8,166.36	\$192,037.36
Milwaukee Neighborhood Reclamation Company, LLC	\$8,166.36	\$192,693.88
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$51,473.72
Program Income Drawdown	\$0.00	\$51,473.72

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

For the Quarter Ended 3/31/2011:

During the first quarter of 2011, the MNRC continued to work to identify end users for the three properties which remain in its inventory which were acquired using funds in this activity category, which will eventually be used to house residents at or below 50% of AMI.

One of the properties is under contract to be conveyed to a developer who will rehabilitate it using NSP2 funds. This transaction is scheduled to close in April of 2011. Another property is included in a pending scattered site Low Income Housing Tax Credit Application, and awards will be announced in April of 2011. The MNRC continues to work with the Housing Authority of the City of Milwaukee, pending completion of an NSP2 sub-recipient agreement with HACM, to facilitate the conveyance of the third property.

SPECIAL NOTE: The City of Milwaukee received instruction from the DRGR helpline (Cynthia at 800-998-9999; option #3) on 4/26/2011 to input the actual program funds expended for the quarter ending 03/31/2011. The City of Milwaukee has been experiencing complications with the DRGR system since quarter ending 12/31/2010 for "Program Funds Expended" for this activity. In the 4th quarter of 2010, this activity had a credit of \$656.52; this credit was entered but was not totaled correctly in the DRGR system. This incorrect calculation has impacted the 1st quarter totals for 2011 for this activity. Using the helpline

recommendation, the \$8166.36 was the correct amount of funds expended for the 1st quarter of 2011 and the correct total of funds expended is \$192,037.36. The erroneous amount of \$192,693.88 is too much (by \$656.52). The helpline has informed The City of Milwaukee that future updates to the DRGR system will correct this ongoing system problem.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/6

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/11
# of Singlefamily Units	0	0/11

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	
