

Action Plan

Grantee: Milwaukee, WI

Grant: B-08-MN-55-0006

LOCCS Authorized Amount:	\$ 9,197,465.00
Grant Award Amount:	\$ 9,197,465.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 3,449,393.00
Total Budget:	\$ 12,646,858.00

Funding Sources

No Funding Sources Found

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 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

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

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



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."

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
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9999	Restricted Balance		<i>No activities in this project</i>
NS110000000	ADMINISTRATION	NS1100100211	NS1100100211
		NS1100200151	NS1100200151
		NS1100300191	NS1100300191
NS120000000	HOMEBUYER ASSISTANCE -	NS120010000A	Homeowner Financial Assistance
		NS120020000A	Homebuyer Counseling
		NS120030000A	Homebuyer Assistance - 25% Set -Aside
		NS120040000A	Homebuyer Counseling - 25% Set-Aside
NS130000000	VACANT LAND INITIATIVE -	NS130010000A	Vacant Lot Reuse
		NS130020000A	Vacant Lot Reuse - New Construction
		NS130030000A	Vacant Land - 25% Set-Aside
NS140000000	ACQUISTION/REHAB/RESALE	NS140010000A	Development Subsidies
		NS140020000A	Development Subsidies - Homebuyer Counseling
		NS140030000A	Development Subsidies - 25% Set Aside
		NS140040000A	Development Subsidies - 25% Set-Aside Counseling
NS150000000	RENTAL REHABILITATION -	NS150010000A	Rental Rehabilitation
		NS150020000A	Rental Rehabilitation - 25% Set-Aside
NS151000000	RENTAL REHABILITATION (MULTI-		<i>No activities in this project</i>
NS1510100010	136 W. Meinecke-RENTAL REHAB	NS1510100010	136 W. Meinecke-10-RENTAL REHAB MULTI-FAMILY
NS160000000	RENTAL DEVELOPMENT - LARGE	NS160010000A	Rental Development - Large Projects
		NS160020000A	Rental Rehab - Large Projects 25% Set-Aside
NS161000000	RENTAL DEVELOPMENT - LARGE		<i>No activities in this project</i>
NS170000000	BUY IN YOUR NEIGHBORHOOD -	NS170010000A	Buy In Your Neighborhood
NS180000000	DEMOLITION - ELIGIBLE USE D	NS180010000A	Demolition
NS190000000	LAND BANK - ELIGIBLE USE C	NS190010000A	Financial Assistance for Acquisition
		NS190020000A	Land Bank-25% Set-Aside



Activities

Project # / NS110000000 / ADMINISTRATION

Grantee Activity Number: NS1100100211
Activity Title: NS1100100211

Activity Type:

Administration

Project Number:

NS1100000000

Projected Start Date:

10/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 84,500.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 84,500.00

Benefit Report Type:

NA

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Comptroller's Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Comptroller's Office

Organization Type

Local Government

Proposed Budget

\$ 84,500.00

Location Description:



N/A

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.

Environmental Assessment: EXEMPT

Environmental None



Grantee Activity Number: NS1100200151
Activity Title: NS1100200151

Activity Type:

Administration

Project Number:

NS1100000000

Projected Start Date:

10/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 147,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 147,000.00

Benefit Report Type:

NA

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Community Development Grants Administration

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Grants Administration

Organization Type

Local Government

Proposed Budget

\$ 147,000.00

Location Description:

N/A

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.

Environmental Assessment: EXEMPT

Environmental None



Grantee Activity Number: NS1100300191
Activity Title: NS1100300191

Activity Type:

Administration

Project Number:

NS1100000000

Projected Start Date:

10/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 934,746.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 934,746.00

Program Income Account:

DCD PI - NSP1

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Department of City Development

Organization Type

Local Government

Proposed Budget

\$ 934,746.00

Location Description:

N/A

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.

Environmental Assessment: EXEMPT

Environmental None

Project # / NS120000000 / HOMEBUYER ASSISTANCE - ELIGIBLE USE

Grantee Activity Number: NS120010000A
Activity Title: Homeowner Financial Assistance

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 NS1200000000

Projected Start Date:
 04/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 HOMEBUYER ASSISTANCE - ELIGIBLE USE

Projected End Date:
 02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,153,771.68
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,153,771.68

Program Income Account:
 DCD PI - NSP1

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	43		30	69.77
# of Households	43		30	69.77

Proposed Accomplishments	Total
# of Singlefamily Units	51

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Department of City Development	Local Government	\$ 1,153,771.68

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 Description:

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

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NS120020000A
Activity Title: Homebuyer Counseling

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NS1200000000

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
63		63	100.00
63		63	100.00

Activity is being carried out by

No

Organization carrying out Activity:

Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Department of City Development

Organization Type

Local Government

Proposed Budget

\$ 44,500.00

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 Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE

Projected End Date:

02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 44,500.00

Most Impacted and

Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 44,500.00

Program Income Account:

DCD PI - NSP1



Activity Description:

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

Environmental Assessment: UNDERWAY

Environmental None



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

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NS1200000000

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE

Projected End Date:

02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 700,029.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 700,029.00

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP1

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	36	36		100.00
# of Households	36	36		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

36

36

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Department of City Development

Organization Type

Local Government

Proposed Budget

\$ 670,628.00

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 Description:

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

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NS120040000A
Activity Title: Homebuyer Counseling - 25% Set-Aside

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NS1200000000

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

HOMEBUYER ASSISTANCE - ELIGIBLE USE

Projected End Date:

02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 6,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 6,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP1

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
7	7		100.00
7	7		100.00

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Department of City Development

Organization Type

Local Government

Proposed Budget

\$ 5,250.00

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 Description:

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

Environmental Assessment: UNDERWAY

Environmental None

Project # / NS1300000000 / VACANT LAND INITIATIVE - ELIGIBLE USE E

Grantee Activity Number: NS130010000A
Activity Title: Vacant Lot Reuse

Activity Type:

Disposition

Project Number:

NS1300000000

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Person)

Activity Status:

Under Way

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE

Projected End Date:

02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 8,612.59

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 8,612.59

Program Income Account:

DCD PI - NSP1

Proposed Beneficiaries

of Persons

Total

2

Low

Mod

2

Low/Mod%

100.00

Proposed Accomplishments

of Properties

Total

2



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Department of City Development	Local Government	\$ 3,448.00

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 Description:

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

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NS130020000A
Activity Title: Vacant Lot Reuse - New Construction

Activity Type:

Construction of new housing

Project Number:

NS1300000000

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE

Projected End Date:

02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 60,099.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 60,099.00

Program Income Account:

DCD PI - NSP1

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
2	2		100.00
2	2		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

2

2

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Department of City Development

Organization Type

Local Government

Proposed Budget

\$ 60,099.00

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 Description:

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

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NS130030000A
Activity Title: Vacant Land - 25% Set-Aside

Activity Type:

Disposition

Project Number:

NS1300000000

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE

Projected End Date:

02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,360,165.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,360,165.00

Program Income Account:

DCD PI - NSP1

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

5

5

5

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Department of City Development

Organization Type

Local Government

Proposed Budget

\$ 1,360,165.00



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 Description:

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

Environmental Assessment: UNDERWAY

Environmental None

Project # / NS140000000 / ACQUISTION/REHAB/RESALE PROGRAM -

Grantee Activity Number: NS140010000A
Activity Title: Development Subsidies

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NS140000000

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

ACQUISTION/REHAB/RESALE PROGRAM -

Projected End Date:

02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,185,418.09

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,185,418.09

Program Income Account:

DCD PI - NSP1

Proposed Beneficiaries **Total** **Low** **Mod** **Low/Mod%**



# Owner Households	18	18	100.00
# of Households	18	18	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	18
# of Housing Units	18
# of Properties	18

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Department of City Development	Local Government	\$ 3,185,418.09

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 Description:

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

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NS140020000A
Activity Title: Development Subsidies - Homebuyer Counseling

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NS140000000
Projected Start Date:
 04/01/2009
Project Draw Block by HUD:
 Not Blocked
Activity Draw Block by HUD:
 Not Blocked
Block Drawdown By Grantee:
 Not Blocked
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way
Project Title:
 ACQUISITION/REHAB/RESALE PROGRAM -
Projected End Date:
 02/01/2013
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 12,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 12,000.00

Benefit Report Type:
 Direct (Households)

Program Income Account:
 DCD PI - NSP1

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	18		18	100.00
# of Households	18		18	100.00

Proposed Accomplishments

	Total
# of Properties	18

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Department of City Development	Local Government	\$ 12,000.00

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 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.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NS140030000A
Activity Title: Development Subsidies - 25% Set Aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NS140000000

Projected Start Date:
 04/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 ACQUISITION/REHAB/RESALE PROGRAM -

Projected End Date:
 02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 147,311.53
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 147,311.53

Program Income Account:
 DCD PI - NSP1

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
# of Properties	2

Activity is being carried out by
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Department of City Development	Local Government	\$ 147,311.53



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 Description:

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

Environmental Assessment: UNDERWAY

Environmental None



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NS140000000

Projected Start Date:
 04/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 ACQUISITION/REHAB/RESALE PROGRAM -

Projected End Date:
 02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 750.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 750.00

Program Income Account:
 DCD PI - NSP1

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# ELI Households (0-30% AMI)	
# of Properties	2

Activity is being carried out by
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Department of City Development	Local Government	\$ 750.00

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 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.

Environmental Assessment: UNDERWAY

Environmental None

Project # / NS150000000 / RENTAL REHABILITATION - ELIGIBLE USE A

Grantee Activity Number: NS150010000A
Activity Title: Rental Rehabilitation

Activity Type:
Rehabilitation/reconstruction of residential structures
Project Number:
NS1500000000
Projected Start Date:
04/01/2009
Project Draw Block by HUD:
Not Blocked
Activity Draw Block by HUD:
Not Blocked
Block Drawdown By Grantee:
Not Blocked
National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
Under Way
Project Title:
RENTAL REHABILITATION - ELIGIBLE USE
Projected End Date:
02/01/2013
Project Draw Block Date by HUD:
Activity Draw Block Date by HUD:
Total Budget: \$ 254,984.50
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 254,984.50

Benefit Report Type:
Direct (Households)

Program Income Account:
DCD PI - NSP1

Proposed Beneficiaries **Total** **Low** **Mod** **Low/Mod%**



# Renter Households	8	8	100.00
# of Households	8	8	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Properties	8

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Department of City Development	Local Government	\$ 254,984.50

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 Description:

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

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NS150020000A
Activity Title: Rental Rehabilitation - 25% Set-Aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NS1500000000

Projected Start Date:
 04/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 RENTAL REHABILITATION - ELIGIBLE USE

Projected End Date:
 02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,148,868.57
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,148,868.57

Program Income Account:
 DCD PI - NSP1

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	58	58		100.00
# of Households	58	58		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	58
# of Housing Units	58
# ELI Households (0-30% AMI)	
# of Properties	36

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Department of City Development	Local Government	\$ 1,148,868.57



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 Description:

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

Environmental Assessment: UNDERWAY

Environmental None

Project # / NS1510100010 / 136 W. Meinecke-RENTAL REHAB MULTI-

Grantee Activity Number: NS1510100010
Activity Title: 136 W. Meinecke-10-RENTAL REHAB MULTI-FAMILY

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NS1510100010

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

136 W. Meinecke-RENTAL REHAB MULTI-

Projected End Date:

02/01/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 75,066.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 75,066.00

Program Income Account:

DCD PI - NSP1



Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	6
# of Housing Units	6
# ELI Households (0-30% AMI)	
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Department of City Development

Organization Type

Local Government

Proposed Budget

\$ 75,066.00

Location Description:

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

Activity Description:

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

Environmental Assessment: COMPLETED

Environmental None

Project # / NS1600000000 / RENTAL DEVELOPMENT - LARGE PROJECTS

Grantee Activity Number: NS160010000A

Activity Title: Rental Development - Large Projects

Activity Type:

Activity Status:



Rehabilitation/reconstruction of residential structures

Under Way

Project Number:

NS1600000000

Project Title:

RENTAL DEVELOPMENT - LARGE

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 75,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 75,000.00

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Program Income Account:

DCD PI - NSP1

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Department of City Development

Organization Type

Local Government

Proposed Budget

\$ 0.00

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 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.

Environmental Assessment:

Environmental None



Grantee Activity Number: NS160020000A
Activity Title: Rental Rehab - Large Projects 25% Set-Aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NS1600000000

Projected Start Date:
 04/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 RENTAL DEVELOPMENT - LARGE

Projected End Date:
 02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 666,185.09
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 666,185.09

Program Income Account:
 DCD PI - NSP1

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
# ELI Households (0-30% AMI)	
# of Properties	4

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Department of City Development	Local Government	\$ 666,185.09



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 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.

Environmental Assessment: UNDERWAY

Environmental None

Project # / NS1700000000 / BUY IN YOUR NEIGHBORHOOD - ELIGIBLE

Grantee Activity Number: NS170010000A
Activity Title: Buy In Your Neighborhood

Activity Type:
Acquisition - general

Project Number:
NS1700000000

Projected Start Date:
04/01/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
NA

Activity Status:
Under Way

Project Title:
BUY IN YOUR NEIGHBORHOOD - ELIGIBLE

Projected End Date:
02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Program Income Account:
DCD PI - NSP1



Proposed Accomplishments

Total

of Housing Units

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Department of City Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Department of City Development

Organization Type

Local Government

Proposed Budget

\$ 0.00

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 Description:

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

Environmental Assessment:

UNDERWAY

Environmental

None

Project # / NS180000000 / DEMOLITION - ELIGIBLE USE D

Grantee Activity Number: NS180010000A

Activity Title: Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

NS1800000000

Project Title:

DEMOLITION - ELIGIBLE USE D

Projected Start Date:

04/01/2009

Projected End Date:

02/01/2013



Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:	\$ 1,491,578.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 1,491,578.00

Benefit Report Type:

Area Benefit (Census)

Program Income Account:

DNS PI (INS RECOV) - NSP1

Proposed Accomplishments

	Total
# of Singlefamily Units	144
# of Housing Units	144
# of Properties	75

LMI%:	
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Department of Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Department of Neighborhood Services	Local Government	\$ 1,312,500.00

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 Description:

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

Environmental Assessment: UNDERWAY

Environmental None



Project # / NS1900000000 / LAND BANK - ELIGIBLE USE C

Grantee Activity Number: NS190010000A
Activity Title: Financial Assistance for Acquisition

Activity Type:
 Land Banking - Acquisition (NSP Only)

Project Number:
 NS1900000000

Projected Start Date:
 04/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
 Area Benefit (Census)

Activity Status:
 Under Way
Project Title:
 LAND BANK - ELIGIBLE USE C

Projected End Date:
 02/01/2013
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 675,629.17
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 675,629.17

Program Income Account:
 MNRC PI - NSP1

Proposed Accomplishments

	Total
# of Singlefamily Units	26
# of Housing Units	26
# of Properties	20

LMI%:	
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Milwaukee Neighborhood Reclamation Company, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Milwaukee Neighborhood Reclamation Company, LLC

Organization Type

Local Government

Proposed Budget

\$ 675,629.17

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 Description:

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

Environmental Assessment: UNDERWAY

Environmental None



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

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NS1900000000

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

02/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 223,398.77

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 223,398.77

Benefit Report Type:

Area Benefit (Census)

Program Income Account:

MNRC PI - NSP1

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

11

11

6

LMI%:	
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Milwaukee Neighborhood Reclamation Company, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Milwaukee Neighborhood Reclamation Company, LLC

Organization Type

Local Government

Proposed Budget

\$ 223,398.77

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 Description:

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

Environmental Assessment: UNDERWAY

Environmental None

Action Plan Comments:

- Reviewer - The paper and electronic copy of the Substantial Amendment to the 2008 City of Milwaukee Annual Plan is consistent with the activities entered in DRGR. It should be noted that activities in DRGR that have been budgeted as part of the 25% set aside for households below 50%AMI have a separate activity.

- Reviewer - Changes were made to this activity to accomodate the need to have multi-family properties be list seperately.

- Reviewer - On September 10, the City of Milwaukee made minor changes to the budget. These changes were made to ensure that the 100% Obligation deadline will be met. The changes did not constitute a Substantial Amendment to the 2008 Annual Plan. MEM Senior CPD Rep 9/13/2010

- Reviewer - Changes were made to the program income estimates.

- Reviewer - Changes were made to the program income estimates.

- Reviewer - The grantee amended the plan to increase the PI estimates by approx. \$450,000.

- Reviewer - Approved-Increase PI budget and Total Budget

- Reviewer - Changes made in regards to Red Flag activities

- Reviewer - 04/25/2019 No changes or substantial amendment triggers. GW

- Reviewer - Changes made to the Action were minor and did not rise the level of a Substantial Review.



Action Plan History

Version	Date
B-08-MN-55-0006 AP#1	08/13/2010
B-08-MN-55-0006 AP#2	03/25/2011
B-08-MN-55-0006 AP#3	12/03/2012
B-08-MN-55-0006 AP#4	06/27/2013
B-08-MN-55-0006 AP#5	09/14/2017
B-08-MN-55-0006 AP#6	09/20/2017
B-08-MN-55-0006 AP#7	05/11/2018
B-08-MN-55-0006 AP#8	04/25/2019
B-08-MN-55-0006 AP#9	09/06/2019

