

Action Plan

Grantee: Milwaukee, WI

Grant: B-09-LN-WI-0036

LOCCS Authorized Amount:	\$ 25,000,000.00
Grant Award Amount:	\$ 25,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 6,321,000.00
Total Budget:	\$ 31,321,000.00

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

The City of Milwaukee has been deeply impacted by the foreclosure crisis. Since the beginning of 2007, there have been over 12,000 foreclosure actions initiated against City of Milwaukee properties and over 4,800 foreclosed properties have been sold at Sheriff's Sale. Foreclosures are resulting in significant costs for Milwaukee homeowners and neighborhoods. Historically, rising foreclosures in the City can be directly linked to subprime and predatory lending. There were over 17,800 subprime loans originated in Milwaukee County in 2005 and 2006, totaling over \$1.7 billion. Subprime and predatory lending disproportionately impacted Milwaukee's poorest neighborhoods and low-income and minority families. In 2006, 59% of all of the mortgages issued in Milwaukee's Community Development Block Grant Area were either subprime or high interest mortgages. More troubling is the fact that over half of the subprime lending activity in Milwaukee was refinancing loans for existing homeowners. Long term homeowners, who have been a stabilizing force for City neighborhoods, are being displaced. Home equity, which is the single largest source of wealth building for most low and moderate income families, is being erased. Tenants are being impacted as well, as evictions are up significantly, an increasing numbers of them are foreclosure related. In Milwaukee neighborhoods, over half of the bank-owned foreclosures have open building code violations. Board ups have increased over 50% and vacant house fires have doubled. Left unattended, foreclosed properties are attractions for nuisance and criminal behavior. It is against this backdrop that Milwaukee Mayor Tom Barrett convened the Milwaukee Foreclosure Partnership Initiative (MFPI) in 2008. The MFPI is a public-private partnership made up of lenders, foundations, real estate professionals, government representatives and community stakeholders. Over 100 individuals representing a broad range of community interests participated in the MFPI to create a vision for how to address the foreclosure crisis in Milwaukee. The MFPI is not only addressing the issue of abandoned and foreclosed homes, but the issues of foreclosure prevention and intervention as well. Milwaukee's Common Council also convened the Special Joint Committee on Redevelopment of Abandoned and Foreclosed Homes to guide the City's efforts for the use of Neighborhood Stabilization Program funding. Milwaukee's application for NSP 2 funding was prepared with the benefit of the work described above that is being carried out by the City and its many partners. Likewise, Milwaukee will be able to achieve its neighborhood stabilization goals under its proposed NSP 2 application because of a comprehensive strategy that addresses the problem at all levels, and builds on strong neighborhood redevelopment initiatives and partnerships to achieve success. Capacity Milwaukee City government has been mobilized to address the foreclosure issue. With a strong start in the NSP 1 program, Milwaukee is uniquely qualified to implement the proposed activities in its NSP 2 application in a manner that will result in stabilization of the neighborhoods targeted for the program. Milwaukee brings a broad range of experience in the administration of federal programs, neighborhood planning, the acquisition, management and development of real estate leveraging resources, sustainable development most importantly, collaboration with partners in the community. Key City staff that will be administering the program have over 100 years of combined experience in administering federal programs and working to achieve positive change in City neighborhoods. Targeting and Approach Milwaukee's NSP 2 target neighborhood census tracts have an average combined risk score of 19.6 - clearly "areas of greatest need." Two thirds of the census tracts



have a risk score of 20 - the highest possible score. There are 1,004 vacant foreclosed properties in the target area, and 2,415 properties i

Target Geography:

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

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

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

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

Program Approach:

The City of Milwaukee has established a coordinated neighborhood stabilization strategy that will guide its efforts under the NSP 2 program. NSP 2 resources will be key to addressing neighborhoods impacted by abandoned and foreclosed homes. However, Milwaukee's approach recognizes that addressing vacant properties in itself will not fully address the foreclosure crisis or result in meaningful and sustainable change for the City neighborhoods. The City's neighborhood stabilization strategy contains three key components. In addition to the NSP 2 program, Milwaukee will continue the implementation of comprehensive foreclosure strategy and a targeted neighborhood approach to achieve its NSP 2 neighborhood stabilization goals. Milwaukee's NSP toolkit of activities has been carefully designed to address the specific neighborhood impacts of the foreclosure crisis that are described in the need factor section of the application. Proposed activities will increase owner occupancy, return vacant and abandoned homes to productive use for both homeownership and quality affordable rental opportunities, intervene in the marketplace by acquiring key foreclosed and abandoned properties that would otherwise be purchased by speculators who are not prepared to appropriately invest in them, eliminate severe blighting conditions through selective demolition, redevelop vacant and demolished properties for productive use that adds value to the targeted geography, establish financing mechanisms to leverage NSP resources and provide access to credit and restore confidence to the real estate market. The programs being proposed for NSP 2 are essentially the same ones that the City has designed and implemented for its NSP 1 program, so the City will be able to immediately begin implementation upon receiving NSP 2 funds. The programs were carefully crafted with significant input from local realtors, lenders, home buying counseling agencies and neighborhood organizations to insure they would be effective in the community. While the full ranges of activities will be available in each neighborhood, they will be deployed in number and priority based on the specific market conditions of the neighborhood. To the greatest extent possible, NSP 2 resources will also provide economic benefits for area residents. In the NSP 1 program, the City conducted extensive outreach with local emerging business enterprises. As a result, an e-notify system was developed to make contractors aware of bidding opportunities for NSP rehabilitation work and a revolving loan fund was established to provide them with a modest amount of start-up capital for jobs. NSP 2 resources will conservatively impact an estimated 1,000 housing units. This means a critical mass of properties will be addressed which will result in both measurable and visible results for the target geography. Vacant and boarded properties are only one component of the foreclosure crisis in Milwaukee. Recognizing this, in September of 2008, the City formed the Milwaukee Foreclosure Partnership Initiative (MFPI). The charge of the MFPI was to build on the work that was already underway in the community to carry out a coordinated strategy to address the foreclosure crisis in Milwaukee. The full report of the MFPI recommendations is available at www.milwaukeehousinghelp.org. While many recommendations resulted from this work, several are noteworthy, they will provide essential support to insuring the overall success of NSP 2 neighborhood stabilization efforts. These include The Milwaukee Foreclosure Mediation Program, The Milwaukee Homeownership Consortium, The Milwaukee Vacant Property Ordinance/Department of Neighborhood Services Strike Force and Foreclosure Intervention Efforts. Targeting resources in a coordinated approach to achieve the maximum impact on the City neighborhoods has been a cornerstone of the City's past neighborhood redevelopment efforts. This is the same approach that will be utilized for the NSP 2 pr

Consortium Members:

How to Get Additional Information:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NS2100000000	ADMINISTRATION	NS2100100211	Administration
		NS2100200151	
		NS2100300191	
		NS2100400360	
		NS2100500381	
		NS2100600331	
		NS2100700221	
NS2200000000	HOMEBUYER ASSISTANCE -	NS220010000A	Homebuyer Financial Assistance
		NS220020000A	Homebuyer Counseling
		NS220030000A	Homebuyer Assistance - 25% Set-Aside
NS2300000000	VACANT LAND INITIATIVE -	NS230010000A	Vacant Land Reuse
		NS230020000A	Vacant Lot Reuse - New Construction
		NS230040000A	Vacant Land - 25% Set-Aside (Rev)
NS2400000000	ACQUISTION/REHAB/RESALE	NS240010000A	Development Subsidies
		NS240020000A	Development Subsidies - Homebuyer Counseling
		NS240031000A	Development Subsidies
		NS240041000A	
NS2500000000	RENTAL REHABILITATION -	NS250010000A	Rental Rehabilitation
		NS250020000A	Rental Rehabilitation - 25% Set-Aside
NS2510000000	RENTAL REHABILITATION (MULTI-	<i>No activities in this project</i>	
NS2600000000	RENTAL DEVELOPMENT LARGE	NS260010000A	Rental Development - Large Projects
		NS260020000A	Rental Rehab - Large Projects 25% Set-Aside
NS2610000000	RENTAL DEVELOPMENT LARGE	<i>No activities in this project</i>	
NS2700000000	BUY IN YOUR NEIGHBORHOOD -	NS270010000A	Buy In Your Neighborhood
NS2800000000	DEMOLITION - ELIGIBLE USE D	NS280010000A	Demolition
NS2900000000	LAND BANK - ELIGIBLE USE C	NS290010000A	Financial Assistance for Acquisition
		NS290020000A	Land Bank - 25% Set-Aside
		NS290032000A	Land Bank - Holding Costs
NS2910000000	LAND BANK - LEVERAGED LOAN	NS291010000A	Leveraged Loan Fund
		NS291020000A	Leveraged Loan Fund - 25% Set-Aside
NSP2 PI Waiver	NSP2 Program Income	NSP2 PI Waiver	NSP2 Program Income Waiver



Activities

Project # / NS2100000000 / ADMINISTRATION

Grantee Activity Number: NS2100100211
Activity Title: Administration

Activity Type:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 150,847.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 150,847.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

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

\$ 150,847.00

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: NS2100200151
Activity Title: Administration

Activity Type:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 310,568.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 310,568.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

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

\$ 310,568.00

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: NS2100300191
Activity Title: Administration

Activity Type:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,920,741.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,920,741.00

Benefit Report Type:

NA

Program Income Account:

DCD PI - NSP2

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

\$ 1,842,441.00

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: NS2100400360
Activity Title: Administration

Activity Type:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 195,214.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 195,214.00

Benefit Report Type:

NA

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

Department of Neighborhood Services

Organization Type

Local Government

Proposed Budget

\$ 195,214.00

Location Description:

Activity Description:

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

Environmental Assessment: EXEMPT

Environmental None



Grantee Activity Number: NS2100500381
Activity Title: Administration

Activity Type:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 141,975.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 141,975.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Milwaukee Health Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Milwaukee Health Department

Organization Type

Local Government

Proposed Budget

\$ 141,975.00

Location Description:

Activity Description:

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

Environmental Assessment: EXEMPT

Environmental None

Grantee Activity Number: NS2100600331
Activity Title: Administration

Activity Type:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 200,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 200,000.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Milwaukee Police Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Milwaukee Police Department

Organization Type

Local Government

Proposed Budget

\$ 200,000.00

Location Description:

Activity Description:

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

Environmental Assessment: EXEMPT

Environmental None



Grantee Activity Number: NS2100700221
Activity Title: Administration

Activity Type:

Administration

Project Number:

NS2100000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 81,655.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 81,655.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City Treasurer

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City Treasurer

Organization Type

Local Government

Proposed Budget

\$ 81,655.00

Location Description:

Activity Description:

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

Environmental Assessment: EXEMPT

Environmental None

Project # / NS2200000000 / HOMEBUYER ASSISTANCE - ELIGIBLE USE A

Grantee Activity Number: NS220010000A
Activity Title: Homebuyer Financial Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2200000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

HOMEBUYER ASSISTANCE - ELIGIBLE USE

Projected End Date:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 987,982.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 987,982.00

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP2

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
42		28	66.67
42		28	66.67

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

42

42



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

\$ 1,278,854.00

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:

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

Environmental Assessment: UNDERWAY

Environmental None

Grantee Activity Number: NS220020000A
Activity Title: Homebuyer Counseling

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2200000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

HOMEBUYER ASSISTANCE - ELIGIBLE USE

Projected End Date:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 25,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 25,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP2

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
50		50	100.00
50		50	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

\$ 32,500.00

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 experience a net loss in homeownership as a result of the foreclosure issue.

Activity Description:

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

Environmental Assessment: UNDERWAY

Environmental None

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

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2200000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 225,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 225,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP2

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
8	8		100.00
8	8		100.00

of Households

Proposed Accomplishments

of Housing Units

Total

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

Department of City Development

Organization Type

Local Government

Proposed Budget

\$ 225,000.00

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 experience a net loss in homeownership as a result of the foreclosure issue.

Activity Description:

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

Environmental Assessment: UNDERWAY

Environmental None

Project # / NS2300000000 / VACANT LAND INITIATIVE - ELIGIBLE USE E

Grantee Activity Number: NS230010000A
Activity Title: Vacant Land Reuse

Activity Type:

Disposition

Project Number:

NS2300000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

VACANT LAND INITIATIVE - ELIGIBLE USE

Projected End Date:

03/11/2019

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 - NSP2



LMI%:	
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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	\$ 0.00

Location Description:

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

Activity Description:

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

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

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

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NS230020000A
Activity Title: Vacant Lot Reuse - New Construction

Activity Type:

Construction of new housing

Project Number:

NS2300000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

VACANT LAND INITIATIVE - ELIGIBLE USE

Projected End Date:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 351,768.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 351,768.00

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP2

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
31		31	100.00
31		31	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

31

of Housing Units

31

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

\$ 647,103.00

Location Description:



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

Activity Description:

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

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

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

Environmental Assessment: UNDERWAY

Environmental None

Grantee Activity Number: NS230040000A
Activity Title: Vacant Land - 25% Set-Aside (Rev)

Activity Type:

Construction of new housing

Project Number:

NS2300000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

VACANT LAND INITIATIVE - ELIGIBLE USE

Projected End Date:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,925,578.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,925,578.00

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP2

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
159	159		100.00
159	159		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

30

of Multifamily Units

129

of Housing Units

159

ELI Households (0-30% AMI)

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

\$ 2,925,578.00



Location Description:

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

Activity Description:

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

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

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

Environmental Assessment: UNDERWAY

Environmental None

Project # / NS2400000000 / ACQUISTION/REHAB/RESALE PROGRAM -

Grantee Activity Number: NS240010000A
Activity Title: Development Subsidies

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2400000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:**Activity Status:**

Under Way

Project Title:

ACQUISTION/REHAB/RESALE PROGRAM -

Projected End Date:

03/11/2019

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

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget: \$ 8,993,401.78

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 8,993,401.78

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP2

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	73		73	100.00
# of Households	73		73	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	73
# of Housing Units	73
# of Properties	73

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	\$ 8,742,806.90

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

Environmental Assessment: UNDERWAY

Environmental

None



Grantee Activity Number: NS240020000A
Activity Title: Development Subsidies - Homebuyer Counseling

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2400000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

ACQUISTION/REHAB/RESALE PROGRAM -

Projected End Date:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 45,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 45,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP2

Proposed Beneficiaries

Owner Households

Total **Low** **Mod** **Low/Mod%**

73 73 100.00

of Households

73 73 100.00

Proposed Accomplishments

of Housing Units

Total

73

of Properties

73

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

\$ 45,000.00



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:

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

Environmental Assessment: UNDERWAY

Environmental None

Grantee Activity Number: NS240031000A
Activity Title: Development Subsidies

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2400000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

ACQUISTION/REHAB/RESALE PROGRAM -

Projected End Date:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,758,250.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,758,250.00

Benefit Report Type:

Direct (Households)

Program Income Account:

HACM PI - NSP2

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
11		11	100.00
11		11	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

11

of Housing Units

11

of Properties

11

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Housing Authority of the City of Milwaukee

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Housing Authority of the City of Milwaukee

Organization Type

Local Government

Proposed Budget

\$ 1,458,250.00

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:

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: NS240041000A
Activity Title: Development Subsidies

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2400000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

ACQUISTION/REHAB/RESALE PROGRAM -

Projected End Date:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 252,750.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 252,750.00

Benefit Report Type:

Direct (Households)

Program Income Account:

HACM PI - NSP2

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

2

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Housing Authority of the City of Milwaukee

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Housing Authority of the City of Milwaukee

Organization Type

Local Government

Proposed Budget

\$ 152,750.00



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.

Environmental Assessment: UNDERWAY

Environmental None

Project # / NS2500000000 / RENTAL REHABILITATION - ELIGIBLE USE A

Grantee Activity Number: NS250010000A
Activity Title: Rental Rehabilitation

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2500000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

03/11/2019

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

Total Budget: \$ 110,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 110,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP2

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
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# Renter Households	3	3	100.00
# of Households	3	3	100.00

Proposed Accomplishments

Total

# of Singlefamily Units	3
# of Housing Units	3
# of Properties	3

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

\$ 50,000.00

Location Description:

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

Activity Description:

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

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: NS250020000A
Activity Title: Rental Rehabilitation - 25% Set-Aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2500000000

Projected Start Date:

12/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

RENTAL REHABILITATION - ELIGIBLE USE

Projected End Date:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,175,062.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,175,062.00

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP2

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
54	54		100.00
54	54		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

54

of Housing Units

54

ELI Households (0-30% AMI)

of Properties

54

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

\$ 885,062.00

Location Description:

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

Activity Description:

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

Environmental Assessment: UNDERWAY

Environmental None

Project # / NS2600000000 / RENTAL DEVELOPMENT LARGE PROJECTS -

Grantee Activity Number: NS260010000A
Activity Title: Rental Development - Large Projects

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2600000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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 DEVELOPMENT LARGE PROJECTS

Projected End Date:

03/11/2019

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

Total Budget: \$ 1,638,207.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,638,207.00



Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP2

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	38		35	92.11
# of Households	38		35	92.11

Proposed Accomplishments

	Total
# of Singlefamily Units	20
# of Multifamily Units	18
# of Housing Units	38
# of Properties	38

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

\$ 1,127,960.88

Location Description:

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

Activity Description:

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

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

Environmental Assessment:

UNDERWAY

Environmental

None





Grantee Activity Number: NS260020000A
Activity Title: Rental Rehab - Large Projects 25% Set-Aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NS2600000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

RENTAL DEVELOPMENT LARGE PROJECTS

Projected End Date:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,351,566.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,351,566.00

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP2

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
145	145		100.00
145	145		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

20

of Multifamily Units

125

of Housing Units

145

ELI Households (0-30% AMI)

of Properties

10

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
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Location Description:

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

Activity Description:

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

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

Environmental Assessment: UNDERWAY

Environmental None

Project # / NS270000000 / BUY IN YOUR NEIGHBORHOOD - ELIGIBLE

Grantee Activity Number: NS270010000A
Activity Title: Buy In Your Neighborhood

Activity Type:

Acquisition - general

Project Number:

NS270000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

Activity Status:

Under Way

Project Title:

BUY IN YOUR NEIGHBORHOOD - ELIGIBLE

Projected End Date:

03/11/2019

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

Total Budget: \$ 0.00

National Objective:

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

**Most Impacted and
Distressed Budget:**

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 0.00

Benefit Report Type:

Area Benefit (Census)

Program Income Account:

DCD PI - NSP2

LMI%:	
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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:

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

Activity Description:

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

Environmental Assessment:

UNDERWAY

Environmental

None



Project # / NS2800000000 / DEMOLITION - ELIGIBLE USE D

Grantee Activity Number: NS280010000A
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

NS2800000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

DEMOLITION - ELIGIBLE USE D

Projected End Date:

03/11/2019

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 3,800,000.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 3,800,000.00**Benefit Report Type:**

Area Benefit (Census)

Program Income Account:

DNS PI (INS RECOV) - NSP2

Proposed Accomplishments

of Singlefamily Units

Total

314

of Housing Units

314

of Properties

138

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**

Department of Neighborhood Services

Organization Type

Local Government

Proposed Budget

\$ 3,540,000.00

Location Description:

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

Activity Description:

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

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

Environmental Assessment: UNDERWAY

Environmental None

Project # / NS2900000000 / LAND BANK - ELIGIBLE USE C

Grantee Activity Number: NS290010000A
Activity Title: Financial Assistance for Acquisition

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NS2900000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:**Activity Status:**

Under Way

Project Title:

LAND BANK - ELIGIBLE USE C

Projected End Date:

03/11/2019

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

Total Budget: \$ 1,415,710.14



Not Blocked

National Objective:

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

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 1,415,710.14

Benefit Report Type:

Area Benefit (Census)

Program Income Account:

MNRC PI - NSP2

Proposed Accomplishments

of Singlefamily Units

Total

83

of Housing Units

83

of Properties

45

LMI%:

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

\$ 1,415,469.00

Location Description:

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

Activity Description:

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

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

Environmental Assessment:

UNDERWAY



Environmental

None



Grantee Activity Number: NS290020000A
Activity Title: Land Bank - 25% Set-Aside

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NS2900000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 47,371.86

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 47,371.86

Benefit Report Type:

Area Benefit (Census)

Program Income Account:

MNRC PI - NSP2

Proposed Accomplishments

of Singlefamily Units

Total

4

of Housing Units

4

of Properties

1

LMI%:

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

\$ 47,613.00

Location Description:

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



result of the foreclosure issue.

Activity Description:

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

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

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number:	NS290032000A
Activity Title:	Land Bank - Holding Costs

Activity Type:

Land Banking - Disposition (NSP Only)

Project Number:

NS2900000000

Projected Start Date:

09/20/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

LAND BANK - ELIGIBLE USE C

Projected End Date:

03/11/2019

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

Total Budget: \$ 117,353.22

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 117,353.22

Benefit Report Type:

Area Benefit (Census)

Program Income Account:

DCD PI - NSP2

Proposed Accomplishments

of Singlefamily Units

Total

116

of Housing Units

116

of Properties

30

LMI%:

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

\$ 117,353.22

Location Description:

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



Activity Description:

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

Environmental Assessment: UNDERWAY

Environmental None

Project # / NS2910000000 / LAND BANK - LEVERAGED LOAN FUND -

Grantee Activity Number: NS291010000A
Activity Title: Leveraged Loan Fund

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2910000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

LAND BANK - LEVERAGED LOAN FUND -

Projected End Date:

03/11/2019

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

Total Budget: \$ 50,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 50,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP2

Proposed Beneficiaries

of Households

Total

6

Low

Mod

6

Low/Mod%

100.00

Proposed Accomplishments

of Singlefamily Units

Total

6



of Multifamily Units

of Housing Units

6

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

\$ 300,000.00

Location Description:

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

Activity Description:

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

Environmental Assessment: UNDERWAY

Environmental None

Grantee Activity Number: NS291020000A
Activity Title: Leveraged Loan Fund - 25% Set-Aside

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NS2910000000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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 - LEVERAGED LOAN FUND -

Projected End Date:

03/11/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 50,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 50,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

DCD PI - NSP2

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
6	6		100.00

Proposed Accomplishments

of Singlefamily Units

Total

6

of Multifamily Units

of Housing Units

6

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

\$ 50,000.00

Location Description:



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

Activity Description:

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

Environmental Assessment: UNDERWAY

Environmental None

Project # / NSP2 PI Waiver / NSP2 Program Income

Grantee Activity Number:	NSP2 PI Waiver
Activity Title:	NSP2 Program Income Waiver

Activity Type:

Administration

Project Number:

NSP2 PI Waiver

Projected Start Date:

02/01/2015

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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:

NSP2 Program Income

Projected End Date:

03/11/2019

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:

NSP2 PI Waiver Account



Activity is being carried out by

No

Activity is being carried out through:**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

\$ 0.00

Location Description:**Activity Description:**

Environmental Assessment: EXEMPT

Environmental None

Action Plan Comments:

Reviewer - The DRGR Action Plan matches the budget and unit numbers for all activities and all 25% set-asides.
Michael Martin Senior CPD Rep 3-29-2010

Reviewer - The change in this Action Plan is based on: 1) Approved non-Substantial changes to the budget. These changes were discussed with Jennifer Hylton and deemed non-Substantial. 2) A Demolition Waiver granted on 8/10/2012 by Acting Assistant Secretary Mark Johnston. and 3) Newly required Program Income estimates based on DRGR software upgrades.

All changes look acceptable.



- Reviewer - This is the second amendment based on program income estimates.
- Reviewer - This change to the budget is based on: 1) Approved non-Substantial changes to the budget. These changes were discussed with Jennifer Hylton on 12/17/2012. 2) Changes to the Estimated Program Income. All changes appear to be acceptable and follow the NSP Policy Alert from 3/28, 2011 and do change the scope, location or focus of the grant. In addition, these changes would not affect the grantee's competitive scoring process.
- Reviewer - viewer Michael E. Martin - The approval of this budget is based on: 1) Approved non-Substantial changes to the budget. These changes were discussed with Jennifer Hylton via email on 1/16/2012. 2) Changes to the Estimated Program Income. All changes appear to be acceptable and follow the NSP Policy Alert from 3/28, 2011 and do change the scope, location or focus of the grant. In addition, these changes would not affect the grantee's competitive scoring process.
- Reviewer - viewer Michael E. Martin - The approval of this budget is based on: 1) Approved non-Substantial changes to the budget. These changes were discussed with Jennifer Hylton via email on 1/16/2012. 2) Changes to the Estimated Program Income. All changes appear to be acceptable and follow the NSP Policy Alert from 3/28, 2011 and do change the scope, location or focus of the grant. In addition, these changes would not affect the grantee's competitive scoring process.
- Reviewer - The City reports that no changes were made to this action plan. There was a DRGR glitch and it has been approved on 1/11/2017 by CJG in order to allow grantee to submit 2016 4th quarter QPR.
- Reviewer - Minor changes were made to address Action Plan flags in the DRGR system during the first quarter.
- Reviewer - Changes made to the Action were minor and did not rise the level of a Substantial Review.

Action Plan History

Version	Date
B-09-LN-WI-0036 AP#1	04/01/2010
B-09-LN-WI-0036 AP#2	09/27/2011
B-09-LN-WI-0036 AP#3	12/14/2011
B-09-LN-WI-0036 AP#4	11/14/2012
B-09-LN-WI-0036 AP#5	12/07/2012
B-09-LN-WI-0036 AP#6	12/19/2012
B-09-LN-WI-0036 AP#7	02/04/2013
B-09-LN-WI-0036 AP#8	06/27/2013
B-09-LN-WI-0036 AP#9	03/02/2015
B-09-LN-WI-0036 AP#10	08/26/2015
B-09-LN-WI-0036 AP#11	01/11/2017
B-09-LN-WI-0036 AP#12	04/09/2018
B-09-LN-WI-0036 AP#13	09/06/2019

