

Grantee: Milwaukee, WI

Grant: B-08-MN-55-0006

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number:	Obligation Date:	Award Date:
B-08-MN-55-0006	03/18/2009	03/18/2009
Grantee Name:	Contract End Date:	Review by HUD:
Milwaukee, WI	03/18/2013	Reviewed and Approved
Grant Award Amount:	Grant Status:	QPR Contact:
\$9,197,465.00	Active	No QPR Contact Found
LOCCS Authorized Amount:	Estimated PI/RL Funds:	
\$9,197,465.00	\$3,449,393.00	
Total Budget:		
\$12,646,858.00		

Disasters:

Declaration Number

No Disasters 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,

Areas of Greatest Need:

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

Distribution and and Uses of Funds:

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 New construction = 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 recapturedf

Definitions and Descriptions:

rom 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."

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,455,612.99
Total Budget	\$0.00	\$12,455,612.99
Total Obligated	\$0.00	\$11,296,204.47
Total Funds Drawdown	\$0.00	\$11,084,282.41
Program Funds Drawdown	\$0.00	\$8,980,146.16
Program Income Drawdown	\$0.00	\$2,104,136.25
Program Income Received	\$0.00	\$2,129,851.97
Total Funds Expended	\$150,391.72	\$11,234,674.13
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,379,619.75	\$0.00
Limit on Admin/Planning	\$919,746.50	\$1,074,031.16
Limit on Admin	\$0.00	\$1,074,031.16
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$3,161,714.50	\$3,765,428.46

Overall Progress Narrative:

The Department continued to administer a reduced level of NSP1 activity during the 3rd quarter of 2020. The Department continued to work to sell completed properties and close out projects.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NS1100000000, ADMINISTRATION	\$0.00	\$1,166,246.00	\$931,255.70
NS1200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE	\$0.00	\$1,904,300.68	\$1,155,647.45
NS1300000000, VACANT LAND INITIATIVE - ELIGIBLE USE	\$0.00	\$1,428,876.59	\$1,098,533.85
NS1400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$0.00	\$3,345,479.62	\$2,406,884.58
NS1500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$0.00	\$1,403,853.07	\$976,040.57
NS1510100010, 136 W. Meinecke-RENTAL REHAB MULTI-	\$0.00	\$75,066.00	\$75,066.00
NS1600000000, RENTAL DEVELOPMENT - LARGE	\$0.00	\$741,185.09	\$331,185.09
NS1700000000, BUY IN YOUR NEIGHBORHOOD - ELIGIBLE	\$0.00	\$0.00	\$0.00
NS1800000000, DEMOLITION - ELIGIBLE USE D	\$0.00	\$1,491,578.00	\$1,311,244.00
NS1900000000, LAND BANK - ELIGIBLE USE C	\$0.00	\$899,027.94	\$694,288.92

Activities

Project # / NS1100000000 / ADMINISTRATION

Grantee Activity Number:	NS1100100211
Activity Title:	NS1100100211

Activitiy Category:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
NS1100000000	ADMINISTRATION
Projected Start Date:	Projected End Date:
10/01/2008	02/01/2013
Benefit Type:	Completed Activity Actual End Date:
()	
National Objective:	Responsible Organization:
N/A	Comptroller's Office

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$84,500.00
Total Budget	\$0.00	\$84,500.00
Total Obligated	\$0.00	\$84,500.00
Total Funds Drawdown	\$0.00	\$84,500.00
Program Funds Drawdown	\$0.00	\$84,500.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$84,500.00
Comptroller's Office	\$0.00	\$84,500.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

The following activities were accomplished by the Comptroller's Office in the quarter ending 6/30/20
1)Reviewed and Approved Project Budget and Amendments

- 2)Establish/Amend Budget Lines
- 3)Reviewed contracts / agreements and Common Council Resolutions
- 4)Reviewed and processed project set-ups
- 5)Prepared and processed draws in DRGR
- 6)Reviewed and approved vouchers for payment
- 7)Reviewed and processed project completions
- 8)Reviewed and processed project budget amendments

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NS1100300191
Activity Title:	NS1100300191

Activitiy Category:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
NS1100000000	ADMINISTRATION
Projected Start Date:	Projected End Date:
10/01/2008	02/01/2013
Benefit Type:	Completed Activity Actual End Date:
()	
National Objective:	Responsible Organization:
N/A	Department of City Development
Program Income Account:	
DCD PI - NSP1	

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$934,746.00
Total Budget	\$0.00	\$934,746.00
Total Obligated	\$0.00	\$882,233.71
Total Funds Drawdown	\$0.00	\$842,531.16
Program Funds Drawdown	\$0.00	\$699,755.70
Program Income Drawdown	\$0.00	\$142,775.46
Program Income Received	\$0.00	\$8,573.91
Total Funds Expended	\$0.00	\$842,531.16
Department of City Development	\$0.00	\$842,531.16
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

N/A

Activity Progress Narrative:

The Department of City Development administers Home Buyer Assistance, Rental Rehabilitation, Land Bank, Acquisition Rehab, Vacant Land Initiative, and Rental Development Large Projects. Staff administers these NSP Programs on an ongoing basis, and that work continued through the 3rd quarter of 2020. The Department previously met its deadline to expend an amount equal to its initial NSP1 entitlement grant. NSP projects will continue using program income generated from the sale of properties rehabilitated through the NSP program and the repayment of loans made to NSP partner developers.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Grantee Activity Number:	NS130010000A
Activity Title:	Vacant Lot Reuse

Activitiy Category:	Activity Status:
Disposition	Under Way
Project Number:	Project Title:
NS1300000000	VACANT LAND INITIATIVE - ELIGIBLE USE E
Projected Start Date:	Projected End Date:
04/01/2009	02/01/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (Person)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Department of City Development
Program Income Account:	
DCD PI - NSP1	

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$8,612.59
Total Budget	\$0.00	\$8,612.59
Total Obligated	\$0.00	\$8,612.59
Total Funds Drawdown	\$0.00	\$8,612.59
Program Funds Drawdown	\$0.00	\$3,448.00
Program Income Drawdown	\$0.00	\$5,164.59
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$8,612.59

Department of City Development	\$0.00	\$8,612.59
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

There was no additional activity carried out under this activity during the 3rd quarter. All program activity and closeouts have been reported on in past quarterly reports.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Persons	0	0	0	1/0	0/2	1/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activitiy Category:	Activity Status:
Construction of new housing	Under Way
Project Number:	Project Title:
NS1300000000	VACANT LAND INITIATIVE - ELIGIBLE USE E
Projected Start Date:	Projected End Date:
04/01/2009	02/01/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Department of City Development
Program Income Account:	
DCD PI - NSP1	

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$60,099.00
Total Budget	\$0.00	\$60,099.00
Total Obligated	\$0.00	\$60,099.00
Total Funds Drawdown	\$0.00	\$60,099.00
Program Funds Drawdown	\$0.00	\$60,099.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$60,099.00
Department of City Development	\$0.00	\$60,099.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

There was no additional activity carried out under this activity during the 3rd quarter. All program activity and closeouts have been reported on in past quarterly reports.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activitiy Category:	Activity Status:
Disposition	Under Way
Project Number:	Project Title:
NS1300000000	VACANT LAND INITIATIVE - ELIGIBLE USE E
Projected Start Date:	Projected End Date:
04/01/2009	02/01/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	Department of City Development
Program Income Account:	
DCD PI - NSP1	

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,360,165.00
Total Budget	\$0.00	\$1,360,165.00
Total Obligated	\$0.00	\$1,360,165.00
Total Funds Drawdown	\$0.00	\$1,209,980.74
Program Funds Drawdown	\$0.00	\$1,034,986.85
Program Income Drawdown	\$0.00	\$174,993.89
Program Income Received	\$0.00	\$263,775.96
Total Funds Expended	\$150,184.26	\$1,360,165.00
Department of City Development	\$150,184.26	\$1,360,165.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	27/5
# of Singlefamily Units	0	27/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	27/5	0/0	27/5	100.00
# Owner Households	0	0	0	27/5	0/0	27/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Grantee Activity Number:	NS140010000A
Activity Title:	Development Subsidies

<div>Activitiy Category:</div> <div>Rehabilitation/reconstruction of residential structures</div> <div>Project Number:</div> <div>NS140000000</div> <div>Projected Start Date:</div> <div>04/01/2009</div> <div>Benefit Type:</div> <div>Direct (HouseHold)</div> <div>National Objective:</div> <div>NSP Only - LMMI</div> <div>Program Income Account:</div> <div>DCD PI - NSP1</div>	<div>Activity Status:</div> <div>Under Way</div> <div>Project Title:</div> <div>ACQUISTION/REHAB/RESALE PROGRAM - ELIGIBLE</div> <div>Projected End Date:</div> <div>02/01/2013</div> <div>Completed Activity Actual End Date:</div> <div></div> <div>Responsible Organization:</div> <div>Department of City Development</div>
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Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$3,185,418.09
Total Budget	\$0.00	\$3,185,418.09
Total Obligated	\$0.00	\$3,059,992.34
Total Funds Drawdown	\$0.00	\$3,040,211.56
Program Funds Drawdown	\$0.00	\$2,250,284.86
Program Income Drawdown	\$0.00	\$789,926.70

Program Income Received	\$0.00	\$1,355,335.37
Total Funds Expended	\$207.46	\$3,040,419.02
Department of City Development	\$207.46	\$3,040,419.02
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	22/18

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	26/18
# of Singlefamily Units	0	26/18

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	11/0	12/18	26/18	88.46
# Owner Households	0	0	0	11/0	12/18	26/18	88.46

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # /

NS1600000000 / RENTAL DEVELOPMENT - LARGE PROJECTS

Grantee Activity Number:

NS160020000A

Activity Title:

Rental Rehab - Large Projects 25% Set-Aside

Activitiy Category:

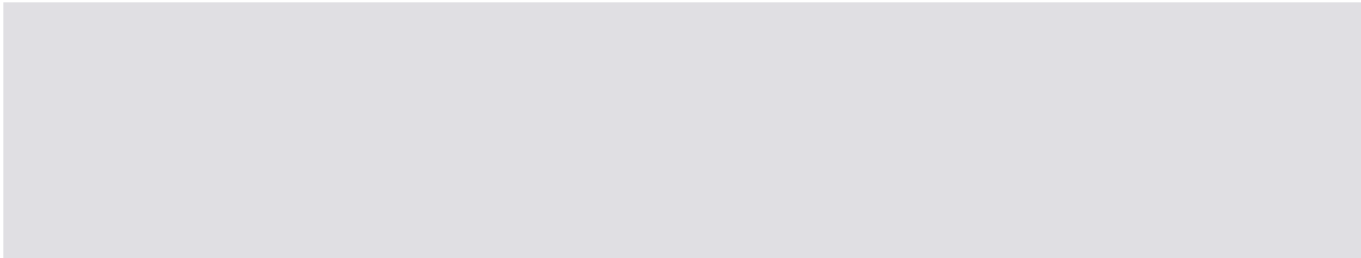
Rehabilitation/reconstruction of residential structures

Project Number:

Activity Status:

Under Way

Project Title:



NS1600000000

Projected Start Date:
04/01/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Program Income Account:
DCD PI - NSP1

RENTAL DEVELOPMENT - LARGE PROJECTS -

Projected End Date:
02/01/2013

Completed Activity Actual End Date:

Responsible Organization:
Department of City Development

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$666,185.09
Total Budget	\$0.00	\$666,185.09
Total Obligated	\$0.00	\$441,185.09
Total Funds Drawdown	\$0.00	\$441,185.09
Program Funds Drawdown	\$0.00	\$331,185.09
Program Income Drawdown	\$0.00	\$110,000.00
Program Income Received	\$0.00	\$400.00
Total Funds Expended	\$0.00	\$441,185.09
Department of City Development	\$0.00	\$441,185.09
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

There was no additional activity carried out under this activity during the 3rd quarter. All program activity and closeouts have been reported on in past quarterly reports.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/4
# ELI Households (0-30% AMI)	0	2/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	10/10	0/0	10/10	100.00
# Renter Households	0	0	0	10/10	0/0	10/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / NS1900000000 / LAND BANK - ELIGIBLE USE C

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

<div>Activitiy Category:</div> <div>Land Banking - Acquisition (NSP Only)</div> <div>Project Number:</div> <div>NS1900000000</div> <div>Projected Start Date:</div> <div>04/01/2009</div> <div>Benefit Type:</div> <div>Area ()</div> <div>National Objective:</div> <div>NSP Only - LMMI</div> <div>Program Income Account:</div> <div>MNRC PI - NSP1</div>	<div>Activity Status:</div> <div>Under Way</div> <div>Project Title:</div> <div>LAND BANK - ELIGIBLE USE C</div> <div>Projected End Date:</div> <div>02/01/2013</div> <div>Completed Activity Actual End Date:</div> <div></div> <div>Responsible Organization:</div> <div>Milwaukee Neighborhood Reclamation Company,</div>
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Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$675,629.17
Total Budget	\$0.00	\$675,629.17
Total Obligated	\$0.00	\$591,619.17
Total Funds Drawdown	\$0.00	\$589,964.70
Program Funds Drawdown	\$0.00	\$520,044.76
Program Income Drawdown	\$0.00	\$69,919.94

Program Income Received	\$0.00	\$69,919.94
Total Funds Expended	\$0.00	\$589,964.70
Milwaukee Neighborhood Reclamation Company, LLC	\$0.00	\$589,964.70
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

During the 3rd quarter of 2020, MNRC did not purchase any properties utilizing NSP1 federal funding. There are no improved properties held by MNRC in this category.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	13/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	15/26
# of Singlefamily Units	0	15/26

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activitiy Category:	Activity Status:
Land Banking - Acquisition (NSP Only)	Under Way
Project Number:	Project Title:
NS1900000000	LAND BANK - ELIGIBLE USE C
Projected Start Date:	Projected End Date:
04/01/2009	02/01/2013
Benefit Type:	Completed Activity Actual End Date:
Area ()	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	Milwaukee Neighborhood Reclamation Company,
Program Income Account:	
MNRC PI - NSP1	

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$223,398.77
Total Budget	\$0.00	\$223,398.77
Total Obligated	\$0.00	\$223,398.77
Total Funds Drawdown	\$0.00	\$223,398.77
Program Funds Drawdown	\$0.00	\$174,244.16
Program Income Drawdown	\$0.00	\$49,154.61
Program Income Received	\$0.00	\$49,154.61
Total Funds Expended	\$0.00	\$223,398.77
Milwaukee Neighborhood Reclamation Company, LLC	\$0.00	\$223,398.77
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

During the 3rd quarter of 2020, MNRC did not purchase any properties utilizing NSP1 federal funding. There are no improved properties held by MNRC in this category.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/11
# of Singlefamily Units	0	7/11

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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