

# Grantee: Milwaukee, WI

## Grant: B-09-LN-WI-0036

### July 1, 2020 thru September 30, 2020 Performance Report

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<b>Grant Number:</b> B-09-LN-WI-0036	<b>Obligation Date:</b>	<b>Award Date:</b> 02/11/2010
<b>Grantee Name:</b> Milwaukee, WI	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$25,000,000.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$25,000,000.00	<b>Estimated PI/RL Funds:</b> \$6,321,000.00	
<b>Total Budget:</b> \$31,321,000.00		

### Disasters:

#### Declaration Number

NSP

### 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 devmost importantly, collaboration with partners in the community. Key City staff that will b

#### Executive Summary:

e 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 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](http://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.

**Program Approach:**

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 program.

**Consortium Members:**

**How to Get Additional Information:**

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$31,321,000.00
<b>Total Budget</b>	\$0.00	\$31,321,000.00
<b>Total Obligated</b>	\$0.00	\$29,015,686.42
<b>Total Funds Drawdown</b>	\$0.00	\$28,969,393.29



Program Funds Drawdown	\$0.00	\$25,000,000.00
Program Income Drawdown	\$0.00	\$3,969,393.29
Program Income Received	\$0.00	\$5,203,607.82
Total Funds Expended	\$0.00	\$28,969,393.29
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	\$0.00	\$0.00
Limit on Admin/Planning	\$2,500,000.00	\$2,898,657.15
Limit on Admin	\$0.00	\$2,898,657.15
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$7,830,250.00	\$8,072,692.98

## Overall Progress Narrative:

During the 1st quarter of 2013, the Department of City Development (DCD) met the February deadline for fully expending its initial NSP2 grant award. This was a group effort which involved the work of multiple City Departments, including the Community Development Grants Administration, the Department of Neighborhood Services, and the Comptroller's Office, development partners, contractors, lenders, and real estate professionals. All of DCD's NSP partners worked diligently to ensure that DCD, and the City as a whole would meet the deadlines associated with this grant. DCD is proud of the results of this effort, which has already impacted over 700 housing units and leveraged over \$75 million.

The deadline for applications for the NSP2 Homebuyer Assistance and Rental Rehabilitation programs coincided with the end of the 3rd quarter of 2012 and the City is no longer taking applications for those programs. Efforts continue in the Acquisition Rehabilitation Program and the Large Rental Projects category using program income. During the 2nd quarter of 2014, the City launched additional City-funded programming as part of Mayor Tom Barrett's Strong Neighborhoods Plan. These activities are meant to continue to work the City initiated under NSP to address high numbers of City owned foreclosed homes in targeted neighborhoods.

During the 3rd quarter of 2015, DCD met its expenditure deadline as it related toundrawn entitlement dollars (due to the previous priority of expending program income prior to using entitlement funds).

NSP2 funded activity will continue to utilize program income from the sale of rehabilitated homes and the repayment of development loans funded with NSP2 funds.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NS2100000000, ADMINISTRATION	\$0.00	\$3,001,000.00	\$2,690,784.63
NS2200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE	\$0.00	\$1,237,982.00	\$1,126,943.53
NS2300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$0.00	\$3,277,346.00	\$3,256,205.21
NS2400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$0.00	\$11,049,401.78	\$8,079,178.52
NS2500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$0.00	\$1,285,062.00	\$854,230.53
NS2600000000, RENTAL DEVELOPMENT LARGE PROJECTS	\$0.00	\$5,989,773.00	\$3,917,463.69
NS2700000000, BUY IN YOUR NEIGHBORHOOD - ELIGIBLE	\$0.00	\$0.00	\$0.00
NS2800000000, DEMOLITION - ELIGIBLE USE D	\$0.00	\$3,800,000.00	\$3,620,050.12



NS2900000000, LAND BANK - ELIGIBLE USE C	\$0.00	\$1,580,435.22	\$1,420,459.77
NS2910000000, LAND BANK - LEVERAGED LOAN FUND -	\$0.00	\$100,000.00	\$34,684.00
NSP2 PI Waiver, NSP2 Program Income	\$0.00	\$0.00	\$0.00



# Activities

**Project # /** NS210000000 / ADMINISTRATION

**Grantee Activity Number:** NS2100300191  
**Activity Title:** Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NS2100000000

**Project Title:**

ADMINISTRATION

**Projected Start Date:**

02/11/2010

**Projected End Date:**

03/11/2019

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Department of City Development

**Program Income Account:**

DCD PI - NSP2

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,920,741.00
<b>Total Budget</b>	\$0.00	\$1,920,741.00
<b>Total Obligated</b>	\$0.00	\$1,836,695.27
<b>Total Funds Drawdown</b>	\$0.00	\$1,818,398.65
<b>Program Funds Drawdown</b>	\$0.00	\$1,610,526.13
<b>Program Income Drawdown</b>	\$0.00	\$207,872.52
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,818,398.65
Department of City Development	\$0.00	\$1,818,398.65
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 Homebuyer Assistance, Rental Rehabilitation, Land Bank, Acquisition Rehab, Vacant Land Initiative, Leveraged Loan Fund, and Rental Development Large Projects. The



original NSP 2 expenditure deadline for expending the initial NSP2 grant was met, and the expenditure requirement was exceeded. By mid- September, the Department also met the expenditure deadline related to the expenditure of undrawn entitlement dollars (due to the previous priority of expending program income prior to utilizing entitlement funds). Staff administers these NSP Programs on an ongoing basis, and while the expenditure deadlines have now passed, ongoing work on the program (including limited new project activity and monitoring and management of construction work and compliance requirements on past activity) continued through the 3rd quarter of 2020 utilizing program income from the sale of rehabilitated homes and the repayment of development loans funded with NSP 2 funds.

**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 # / NS2200000000 / HOMEBUYER ASSISTANCE - ELIGIBLE USE A**

<b>Grantee Activity Number:</b>	<b>NS220010000A</b>
<b>Activity Title:</b>	<b>Homebuyer Financial Assistance</b>

**Activity Category:**  
Homeownership Assistance to low- and moderate-income

**Project Number:**  
NS2200000000

**Projected Start Date:**  
02/11/2010

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Program Income Account:**  
DCD PI - NSP2

**Activity Status:**  
Under Way

**Project Title:**  
HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected End Date:**  
03/11/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Department of City Development

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$987,982.00
<b>Total Budget</b>	\$0.00	\$987,982.00
<b>Total Obligated</b>	\$0.00	\$894,800.04
<b>Total Funds Drawdown</b>	\$0.00	\$894,800.04

<b>Program Funds Drawdown</b>	\$0.00	\$893,389.34
<b>Program Income Drawdown</b>	\$0.00	\$1,410.70
<b>Program Income Received</b>	\$0.00	\$10,800.00
<b>Total Funds Expended</b>	\$0.00	\$894,800.04
Department of City Development	\$0.00	\$894,800.04
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	66/42
# of Singlefamily Units	0	66/42

**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	18/28	31/42	93.55
# Owner Households	0	0	0	11/0	18/28	31/42	93.55

**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	



<b>Grantee Activity Number:</b>	<b>NS220020000A</b>
<b>Activity Title:</b>	<b>Homebuyer Counseling</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NS2200000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

DCD PI - NSP2

**Activity Status:**

Under Way

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected End Date:**

03/11/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$25,000.00
<b>Total Budget</b>	\$0.00	\$25,000.00
<b>Total Obligated</b>	\$0.00	\$15,750.00
<b>Total Funds Drawdown</b>	\$0.00	\$15,750.00
<b>Program Funds Drawdown</b>	\$0.00	\$15,750.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$15,750.00
Department of City Development	\$0.00	\$15,750.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

All Homebuyer Assistance (HBA) clients must have a counseling certificate accompany their application.





## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	15/0	10/50	27/50	92.59
# Owner Households	0	0	0	15/0	10/50	27/50	92.59

## 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	

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<b>Grantee Activity Number:</b>	<b>NS220030000A</b>
<b>Activity Title:</b>	<b>Homebuyer Assistance - 25% Set-Aside</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NS2200000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

DCD PI - NSP2

**Activity Status:**

Under Way

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected End Date:**

03/11/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$225,000.00
<b>Total Budget</b>	\$0.00	\$225,000.00
<b>Total Obligated</b>	\$0.00	\$217,804.19
<b>Total Funds Drawdown</b>	\$0.00	\$217,804.19
<b>Program Funds Drawdown</b>	\$0.00	\$217,804.19
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$2,400.00
<b>Total Funds Expended</b>	\$0.00	\$217,804.19
Department of City Development	\$0.00	\$217,804.19
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

Construction is complete at all projects funded under this activity.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/8

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	6/8	0/0	6/8	100.00
# Owner Households	0	0	0	6/8	0/0	6/8	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 # / NS2300000000 / VACANT LAND INITIATIVE - ELIGIBLE USE E

<b>Grantee Activity Number:</b>	<b>NS230020000A</b>
<b>Activity Title:</b>	<b>Vacant Lot Reuse - New Construction</b>

### Activity Category:

Construction of new housing

### Project Number:

NS2300000000

### Projected Start Date:

02/11/2010

### Benefit Type:

Direct ( HouseHold )

### National Objective:

NSP Only - LMMI

### Program Income Account:

DCD PI - NSP2

### Activity Status:

Under Way

### Project Title:

VACANT LAND INITIATIVE - ELIGIBLE USE E

### Projected End Date:

03/11/2019

### 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	\$351,768.00
Total Budget	\$0.00	\$351,768.00
Total Obligated	\$0.00	\$347,103.92
Total Funds Drawdown	\$0.00	\$347,103.92
Program Funds Drawdown	\$0.00	\$342,443.04
Program Income Drawdown	\$0.00	\$4,660.88
Program Income Received	\$0.00	\$0.00



<b>Total Funds Expended</b>	\$0.00	\$347,103.92
Department of City Development	\$0.00	\$347,103.92
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

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

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

**Location Description:**

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

**Activity Progress Narrative:**

All projects are completed and closed out.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	28/31
# of Singlefamily Units	0	28/31

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	19/0	9/31	28/31	100.00
# Owner Households	0	0	0	19/0	9/31	28/31	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	



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

**Activity Category:**

Construction of new housing

**Project Number:**

NS2300000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

DCD PI - NSP2

**Activity Status:**

Under Way

**Project Title:**

VACANT LAND INITIATIVE - ELIGIBLE USE E

**Projected End Date:**

03/11/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,925,578.00
<b>Total Budget</b>	\$0.00	\$2,925,578.00
<b>Total Obligated</b>	\$0.00	\$2,913,762.17
<b>Total Funds Drawdown</b>	\$0.00	\$2,913,762.17
<b>Program Funds Drawdown</b>	\$0.00	\$2,913,762.17
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$622,681.64
<b>Total Funds Expended</b>	\$0.00	\$2,913,762.17
Department of City Development	\$0.00	\$2,913,762.17
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

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

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

**Location Description:**

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



result of the foreclosure issue.

**Activity Progress Narrative:**

All projects are completed and closed out.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	25/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	154/159
# of Multifamily Units	0	19/129
# of Singlefamily Units	0	135/30

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	167/159	0/0	178/159	93.82
# Renter Households	0	0	0	167/159	0/0	178/159	93.82

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

<b>Grantee Activity Number:</b>	<b>NS240010000A</b>
<b>Activity Title:</b>	<b>Development Subsidies</b>

<p><b>Activity Category:</b> Rehabilitation/reconstruction of residential structures</p> <p><b>Project Number:</b> NS2400000000</p> <p><b>Projected Start Date:</b> 02/11/2010</p> <p><b>Benefit Type:</b> Direct ( HouseHold )</p> <p><b>National Objective:</b> NSP Only - LMMI</p> <p><b>Program Income Account:</b> DCD PI - NSP2</p>	<p><b>Activity Status:</b> Under Way</p> <p><b>Project Title:</b> ACQUISTION/REHAB/RESALE PROGRAM - ELIGIBLE</p> <p><b>Projected End Date:</b> 03/11/2019</p> <p><b>Completed Activity Actual End Date:</b></p> <p><b>Responsible Organization:</b> Department of City Development</p>
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**Overall** **Jul 1 thru Sep 30, 2020** **To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$8,993,401.78
<b>Total Budget</b>	\$0.00	\$8,993,401.78
<b>Total Obligated</b>	\$0.00	\$8,857,931.66
<b>Total Funds Drawdown</b>	\$0.00	\$8,857,931.66
<b>Program Funds Drawdown</b>	\$0.00	\$6,573,096.08
<b>Program Income Drawdown</b>	\$0.00	\$2,284,835.58
<b>Program Income Received</b>	\$0.00	\$4,255,901.14
<b>Total Funds Expended</b>	\$0.00	\$8,857,931.66
Department of City Development	\$0.00	\$8,857,931.66
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

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

### Location Description:

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

### Activity Progress Narrative:

A reduced level of activity is expected to continue in this activity in 2020 using program income funds for additional projects.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	68/73

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	78/73
# of Singlefamily Units	0	78/73

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	38/0	25/73	70/73	90.00
# Owner Households	0	0	0	38/0	25/73	70/73	90.00

### 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

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS2400000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

DCD PI - NSP2

**Activity Status:**

Under Way

**Project Title:**

ACQUISTION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected End Date:**

03/11/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$45,000.00
<b>Total Budget</b>	\$0.00	\$45,000.00
<b>Total Obligated</b>	\$0.00	\$29,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$29,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$25,000.00
<b>Program Income Drawdown</b>	\$0.00	\$4,000.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$29,000.00
Department of City Development	\$0.00	\$29,000.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

All purchasers of Acq/rehab properties are required to receive a minimum of 8 hours of face-to-face homebuyer counseling. The City reimburses counseling agencies after buyer's successfully close on a NSP property.



## Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	40/73

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	45/73

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	23/0	23/73	52/73	88.46
# Owner Households	0	0	0	23/0	23/73	52/73	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	

<b>Grantee Activity Number:</b>	<b>NS240031000A</b>
<b>Activity Title:</b>	<b>Development Subsidies</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS2400000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

HACM PI - NSP2

**Activity Status:**

Under Way

**Project Title:**

ACQUISTION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected End Date:**

03/11/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

Housing Authority of the City of Milwaukee

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,758,250.00
<b>Total Budget</b>	\$0.00	\$1,758,250.00
<b>Total Obligated</b>	\$0.00	\$1,463,958.45
<b>Total Funds Drawdown</b>	\$0.00	\$1,463,958.45
<b>Program Funds Drawdown</b>	\$0.00	\$1,423,958.45
<b>Program Income Drawdown</b>	\$0.00	\$40,000.00
<b>Program Income Received</b>	\$0.00	\$40,000.00
<b>Total Funds Expended</b>	\$0.00	\$1,463,958.45
Housing Authority of the City of Milwaukee	\$0.00	\$1,463,958.45
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

The properties at 4137 N. 44th St., 3938 N. 42nd St., 4165 N. 42nd St., 4233 N. 21st St., 4165 N. 40th St., 5033 N. 25th St., 4120 N. 14th St, 5226 N. 65th St., 4208 N 36th St., 4171 N. 36th St., 8642 W Douglas Ave., 4332 N. 22nd St., 3961 N. 28th St., and 5351 N. 68th St. have been rehabbed and sold to eligible buyers.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	13/11



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		13/11	
# of Singlefamily Units	0		13/11	

### 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	2/11	13/11	100.00
# Owner Households	0	0	0	11/0	2/11	13/11	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 # / NS2500000000 / RENTAL REHABILITATION - ELIGIBLE USE A

<b>Grantee Activity Number:</b>	<b>NS250010000A</b>
<b>Activity Title:</b>	<b>Rental Rehabilitation</b>

<b>Activity Category:</b> Rehabilitation/reconstruction of residential structures	<b>Activity Status:</b> Under Way
<b>Project Number:</b> NS2500000000	<b>Project Title:</b> RENTAL REHABILITATION - ELIGIBLE USE A
<b>Projected Start Date:</b> 02/11/2010	<b>Projected End Date:</b> 03/11/2019
<b>Benefit Type:</b> Direct ( HouseHold )	<b>Completed Activity Actual End Date:</b>
<b>National Objective:</b> NSP Only - LMMI	<b>Responsible Organization:</b> Department of City Development
<b>Program Income Account:</b> DCD PI - NSP2	

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$110,000.00
Total Budget	\$0.00	\$110,000.00
Total Obligated	\$0.00	\$48,816.17
Total Funds Drawdown	\$0.00	\$48,816.17
Program Funds Drawdown	\$0.00	\$48,816.17
Program Income Drawdown	\$0.00	\$0.00



<b>Program Income Received</b>	\$0.00	\$1,200.00
<b>Total Funds Expended</b>	\$0.00	\$48,816.17
Department of City Development	\$0.00	\$48,816.17
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

The application deadline for the NSP2 Rental Rehabilitation Program coincided with the end of the 3rd quarter of 2012. All projects are completed and closed out.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/3
# of Singlefamily Units	0	2/3

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	5/0	0/3	5/3	100.00
# Renter Households	0	0	0	5/0	0/3	5/3	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	



<b>Grantee Activity Number:</b>	<b>NS250020000A</b>
<b>Activity Title:</b>	<b>Rental Rehabilitation - 25% Set-Aside</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
NS2500000000

**Project Title:**  
RENTAL REHABILITATION - ELIGIBLE USE A

**Projected Start Date:**  
12/11/2010

**Projected End Date:**  
03/11/2019

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
Department of City Development

**Program Income Account:**  
DCD PI - NSP2

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,175,062.00
<b>Total Budget</b>	\$0.00	\$1,175,062.00
<b>Total Obligated</b>	\$0.00	\$880,345.66
<b>Total Funds Drawdown</b>	\$0.00	\$880,345.66
<b>Program Funds Drawdown</b>	\$0.00	\$805,414.36
<b>Program Income Drawdown</b>	\$0.00	\$74,931.30
<b>Program Income Received</b>	\$0.00	\$12,000.00
<b>Total Funds Expended</b>	\$0.00	\$880,345.66
Department of City Development	\$0.00	\$880,345.66
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

The application deadline for the NSP2 Rental Rehabilitation Program coincided with the end of the 3rd quarter of 2012. All projects are completed and closed out.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		19/54	
# ELI Households (0-30% AMI)	0		11/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		29/54	
# of Singlefamily Units	0		29/54	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	37/54	0/0	37/54	100.00
# Renter Households	0	0	0	37/54	0/0	37/54	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 # / NS2600000000 / RENTAL DEVELOPMENT LARGE PROJECTS -

<b>Grantee Activity Number:</b>	<b>NS260010000A</b>
<b>Activity Title:</b>	<b>Rental Development - Large Projects</b>

<b>Activity Category:</b> Rehabilitation/reconstruction of residential structures	<b>Activity Status:</b> Under Way
<b>Project Number:</b> NS2600000000	<b>Project Title:</b> RENTAL DEVELOPMENT LARGE PROJECTS - ELIGIBLE
<b>Projected Start Date:</b> 02/11/2010	<b>Projected End Date:</b> 03/11/2019
<b>Benefit Type:</b> Direct ( HouseHold )	<b>Completed Activity Actual End Date:</b>
<b>National Objective:</b> NSP Only - LMMI	<b>Responsible Organization:</b> Department of City Development
<b>Program Income Account:</b> DCD PI - NSP2	

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,638,207.00
Total Budget	\$0.00	\$1,638,207.00
Total Obligated	\$0.00	\$1,110,337.31

<b>Total Funds Drawdown</b>	\$0.00	\$1,110,337.31
<b>Program Funds Drawdown</b>	\$0.00	\$874,552.62
<b>Program Income Drawdown</b>	\$0.00	\$235,784.69
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,110,337.31
Department of City Development	\$0.00	\$1,110,337.31
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

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

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

### Location Description:

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

### Activity Progress Narrative:

All projects are completed and closed out.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		5/38	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		101/38	
# of Multifamily Units	0		71/18	
# of Singlefamily Units	0		30/20	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	98/0	3/35	101/38	100.00
# Renter Households	0	0	0	98/0	3/35	101/38	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

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<b>Grantee Activity Number:</b>	<b>NS260020000A</b>
<b>Activity Title:</b>	<b>Rental Rehab - Large Projects 25% Set-Aside</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NS2600000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

DCD PI - NSP2

**Activity Status:**

Under Way

**Project Title:**

RENTAL DEVELOPMENT LARGE PROJECTS - ELIGIBLE

**Projected End Date:**

03/11/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,351,566.00
<b>Total Budget</b>	\$0.00	\$4,351,566.00
<b>Total Obligated</b>	\$0.00	\$3,933,850.11
<b>Total Funds Drawdown</b>	\$0.00	\$3,933,850.11
<b>Program Funds Drawdown</b>	\$0.00	\$3,042,911.07
<b>Program Income Drawdown</b>	\$0.00	\$890,939.04
<b>Program Income Received</b>	\$0.00	\$200.00
<b>Total Funds Expended</b>	\$0.00	\$3,933,850.11
Department of City Development	\$0.00	\$3,933,850.11
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

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

**Location Description:**

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

**Activity Progress Narrative:**

All projects are completed and closed out.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		316/10	
# ELI Households (0-30% AMI)	0		89/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		458/145	
# of Multifamily Units	0		142/125	
# of Singlefamily Units	0		316/20	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	252/145	0/0	252/145	100.00
# Renter Households	0	0	0	252/145	0/0	252/145	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 # / NS2900000000 / LAND BANK - ELIGIBLE USE C

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

**Activity Category:**  
Land Banking - Acquisition (NSP Only)

**Project Number:**  
NS2900000000

**Projected Start Date:**  
02/11/2010

**Benefit Type:**  
Area ( )

**National Objective:**  
NSP Only - LMMI

**Program Income Account:**  
MNRC PI - NSP2

**Activity Status:**  
Under Way

**Project Title:**  
LAND BANK - ELIGIBLE USE C

**Projected End Date:**  
03/11/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Milwaukee Neighborhood Reclamation Company,

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,415,710.14
Total Budget	\$0.00	\$1,415,710.14



<b>Total Obligated</b>	\$0.00	\$1,320,517.96
<b>Total Funds Drawdown</b>	\$0.00	\$1,320,517.96
<b>Program Funds Drawdown</b>	\$0.00	\$1,255,734.69
<b>Program Income Drawdown</b>	\$0.00	\$64,783.27
<b>Program Income Received</b>	\$0.00	\$64,783.27
<b>Total Funds Expended</b>	\$0.00	\$1,320,517.96
Milwaukee Neighborhood Reclamation Company, LLC	\$0.00	\$1,320,517.96
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

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

**Location Description:**

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

**Activity Progress Narrative:**

During the 3rd Quarter of 2014, the final improved property purchased with NSP2 funds by MNRC was conveyed to a NSP partner developer for rehabilitation. During the 4th Quarter of 2018, MNRC sold the remaining vacant lots resulting from the demolition of properties acquired with NSP2 funds.

The City met its overall February 2013 NSP2 expenditure deadline to expend its initial NSP2 grant. Going forward, limited program income may be available for MNRC to pursue potential strategic acquisitions.

Going forward, MNRC will continue to work to close out the remaining open projects in a manner consistent with the HUD guidance on NSP-eligible national objective and change of use regulations.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	51/45

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	65/83
# of Singlefamily Units	0	65/83

**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 # / NS291000000 / LAND BANK - LEVERAGED LOAN FUND -**

**Grantee Activity Number: NS291010000A**

**Activity Title: Leveraged Loan Fund**

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

NS291000000

**Project Title:**

LAND BANK - LEVERAGED LOAN FUND - ELIGIBLE

**Projected Start Date:**

02/11/2010

**Projected End Date:**

03/11/2019

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of City Development

**Program Income Account:**

DCD PI - NSP2

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$50,000.00
<b>Total Budget</b>	\$0.00	\$50,000.00
<b>Total Obligated</b>	\$0.00	\$12,249.00
<b>Total Funds Drawdown</b>	\$0.00	\$12,249.00
<b>Program Funds Drawdown</b>	\$0.00	\$12,249.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$11,026.86
<b>Total Funds Expended</b>	\$0.00	\$12,249.00
Department of City Development	\$0.00	\$12,249.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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



complement the other activities included in the City's application for NSP 2 activities.

### Location Description:

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

### Activity Progress Narrative:

The City worked with local and national lenders to solicit their participation in a leveraged loan fund which would provide financing for NSP development activity. Five lenders agreed to participate in the fund, including Deutsche Bank, Guaranty Bank, BMO Harris Bank, PNC Bank and US Bank. Underwriting guidelines, operating procedures and documents were developed for the program in collaboration with the City's loan fund administrator. Originations were delayed, because it took longer than anticipated to finalize documents with all five lenders. The fund closed in the third quarter of 2012 and the first loan under the program was closed in the 4th quarter of 2013. While the fund was late in closing, it was hoped that the use of NSP program income and a major initiative address a significant increase in City tax foreclosed properties would create demand. However, most of the projects that received City assistance under these efforts were low income tax credit projects that had other financing available to them. It is not anticipated that there will be future originations under the fund going forward.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/6
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	1/6

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/6	1/6	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	



<b>Grantee Activity Number:</b>	<b>NS291020000A</b>
<b>Activity Title:</b>	<b>Leveraged Loan Fund - 25% Set-Aside</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NS2910000000

**Projected Start Date:**

02/11/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

DCD PI - NSP2

**Activity Status:**

Under Way

**Project Title:**

LAND BANK - LEVERAGED LOAN FUND - ELIGIBLE

**Projected End Date:**

03/11/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of City Development

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$50,000.00
<b>Total Budget</b>	\$0.00	\$50,000.00
<b>Total Obligated</b>	\$0.00	\$22,435.00
<b>Total Funds Drawdown</b>	\$0.00	\$22,435.00
<b>Program Funds Drawdown</b>	\$0.00	\$22,435.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$22,439.60
<b>Total Funds Expended</b>	\$0.00	\$22,435.00
Department of City Development	\$0.00	\$22,435.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

The City worked with local and national lenders to solicit their participation in a leveraged loan fund which would provide financing for NSP development activity. Five lenders agreed to participate in the fund, including Deutsche Bank, Guaranty Bank, BMO Harris Bank, PNC Bank and US Bank. Underwriting guidelines, operating procedures and documents were developed for the program in collaboration with the City's loan fund administrator. Originations were delayed, because it took longer than anticipated to finalize documents with all five lenders. The fund closed in the third quarter of 2012 and the first loan under the program was closed in the 4th quarter of 2013. While the fund was late in closing, it was hoped that the use of NSP program income and a major initiative



address a significant increase in City tax foreclosed properties would create demand. However, most of the projects that received City assistance under these efforts were low income tax credit projects that had other financing available to them. It is not anticipated that there will be future originations under the fund going forward.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		2/6	
# of Multifamily Units	0		0/0	
# of Singlefamily Units	0		2/6	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/6	0/0	2/6	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	

