

EXHIBIT B

COVER SHEET

COPY

NSP 3 PROGRAM
FINAL APPLICATION – REGIONAL HOUSING CONSORTIUM

Name of Applicant:	City of Milwaukee		
Mailing Address:	200 East Wells Street, Milwaukee, WI 53202		
FEIN#	39-6005532	Email:	smahan@milwaukee.gov
Contact:	Steven L. Mahan	Telephone:	414-286-3842

Neighborhood Stabilization Program 3 - State of Wisconsin

The attached information is being provided separately for The City of Milwaukee and The City of West Allis, and also for consideration as a whole, for the Regional Housing Consortium. The information provided identifies the total budget summary and timetable for the Consortium as well as the individual jurisdictions budget summary and timetable.

- The City of Milwaukee - \$1,881,250
- The City of West Allis - \$1,251,300

TOTAL FUNDS: \$3,132,550

Signature:  _____

Date: 2/21/11

COVER SHEET

NSP 3 PROGRAM
FINAL APPLICATION – REGIONAL HOUSING CONSORTIUM

Name of Applicant: City Of Milwaukee

Mailing Address: 200 E. Wells Street, Milwaukee, WI 53202

Street Address (if different): same as above

FEIN #: 39-6005532 Agency Email: smahan@milwaukee.gov

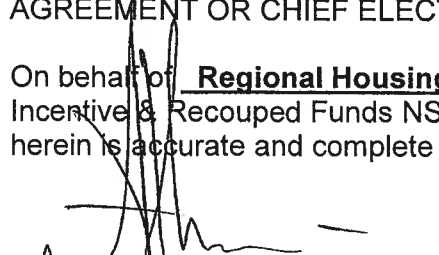
Contact: Steven L. Mahan Telephone #: (414) 286- 3843

Email: smahan@milwaukee.gov

SUBMITTAL AUTHORIZATION

TO BE SIGNED BY OFFICIAL AUTHORIZED TO COMMIT APPLICANT AGENCY TO THIS AGREEMENT OR CHIEF ELECTED OFFICIAL OF LOCAL UNIT OF GOVERNMENT.

On behalf of Regional Housing Consortium (Applicant), I submit this application for the Incentive & Recouped Funds NSP Program. To the best of my knowledge, all information contained herein is accurate and complete as stated.


Signature

Steven L. Mahan
Printed Name

Director
Title

414-286-3842
Telephone Number

2/21/11
Date

Total Funds Requested: \$ 3,132,550 NSP
(Include administrative in the amount above)

SECTION A: BUDGET SUMMARY – REGIONAL HOUSING CONSORTIUM

ACTIVITY	NSP FUNDS REQUESTED	NUMBER OF HOUSEHOLDS ASSISTED & \$ AMOUNTS BY INCOME LEVEL										NUMBER OF UNITS SET-UP*
		<50%			51-80%			81-120%				
		\$	# HH	\$	# HH	\$	# HH	\$	# HH	\$	# HH	
B1. Acquisition/Rehab -RESALE	1,774,000			430,000	3			1,344,000	7			10
B1. Direct homeownership assist	24,000							24,000	3			3
SUB-TOTAL	1,798,000					SUB-TOTAL B1. 51-120%		1,368,000	10			
B2. Acquisition/Rehab – RENTAL	750,000		750,000		14							14
C. Land bank	246,000					SUB-TOTAL B2. 51-120%						3
D. Demolition of Blighted Structures	120,000											6
E. Redevelop Demolished/ Vacant Properties	0											0
						SUB-TOTAL E. 51-120%						
HOUSING \$ TOTAL:	2,914,000											
Administration:	218,550											
TOTAL:	3,132,550											

* If the number of units set-up is more or less than number of households assisted, please briefly explain below:

REGIONAL HOUSING CONSORTIUM PROGRAM TIMETABLE

The Grantee agrees to complete the housing activities according to the following schedule:

1 or Before Housing Activity (unit counts are non-cumulative, expended dollars are cumulative)

1/30/11 Finalize agreements with partnering organizations
 Establish record keeping system
 Execute grant agreement

1/30/11 Set-up ____ Acquisition/Rehab/Resale
 Set-up ____ Acquisition/Rehab/Rental
 Set-up ____ Landbank Activity
 Submit Intended Reuse Plan for Landbank Properties
 Set-up ____ Blighted Structure Demolition
 Set-up ____ Redevelopment Activity

\$ EXPENDED \$263,000

1/31/11 Set-up _1_ Acquisition/Rehab/Resale
 Set-up __14__ Acquisition/Rehab/Rental
 Set-up _3__ Landbank Activity
 Submit Intended Reuse Plan for Landbank Properties
 Set-up __3__ Blighted Structure Demolition
 Set-up _____ Redevelopment Activity

\$ EXPENDED \$550,000

3/31/12 Set-up __3_ Acquisition/Rehab/Resale
 Set-up _____ Acquisition/Rehab/Rental
 Set-up _____ Landbank Activity
 Submit Intended Reuse Plan for Landbank Properties
 Set-up __2__ Blighted Structure Demolition
 Set-up _____ Redevelopment Activity

\$ EXPENDED \$723,000

3/30/12 Set-up _2__ Acquisition/Rehab/Resale
 Set-up _____ Acquisition/Rehab/Rental
 Set-up _____ Landbank Activity
 Submit Intended Reuse Plan for Landbank Properties
 Set-up __1__ Blighted Structure Demolition
 Set-up _____ Redevelopment Activity

\$ EXPENDED \$1,223,000

3/30/12 Set-up _2__ Acquisition/Rehab/Resale
 Set-up _____ Acquisition/Rehab/Rental
 Set-up _____ Landbank Activity
 Submit Intended Reuse Plan for Landbank Properties
 Set-up _____ Blighted Structure Demolition
 Set-up _____ Redevelopment Activity

\$ EXPENDED \$ 1,823,000

2/31/12

Set-up 2 Acquisition/Rehab/Resale
Set-up _____ Acquisition/Rehab/Rental
Set-up _____ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up _____ Blighted Structure Demolition
Set-up _____ Redevelopment Activity

\$ EXPENDED \$2,183,000 **(MUST =50% OF CONTRACT \$)**

3/31/13

Set-up _____ Acquisition/Rehab/Resale
Set-up _____ Acquisition/Rehab/Rental
Set-up _____ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up _____ Blighted Structure Demolition
Set-up _____ Redevelopment Activity

\$ EXPENDED \$2,442,000

3/30/13

Set-up _____ Acquisition/Rehab/Resale
Set-up _____ Acquisition/Rehab/Rental
Set-up _____ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up _____ Blighted Structure Demolition
Set-up _____ Redevelopment Activity

\$ EXPENDED \$2,695,000

9/30/13

Set-up _____ Acquisition/Rehab/Resale
Set-up _____ Acquisition/Rehab/Rental
Set-up _____ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up _____ Blighted Structure Demolition
Set-up _____ Redevelopment Activity

\$ EXPENDED \$2,948,000

2/31/13

Set-up _____ Acquisition/Rehab/Resale
Set-up _____ Acquisition/Rehab/Rental
Set-up _____ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up _____ Blighted Structure Demolition
Set-up _____ Redevelopment Activity

\$ EXPENDED \$3,132,550 **(MUST =100% OF CONTRACT \$)**

COVER SHEET

NSP 3 PROGRAM
FINAL APPLICATION

Name of Applicant: City Of Milwaukee

Mailing Address: 200 E. Wells Street, Milwaukee, WI 53202

Street Address (if different): same as above

FEIN #: 39-6005532 Agency Email: smahan@milwaukee.gov


Contact: Steven L. Mahan Telephone #: (414) 286- 3843

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SUBMITTAL AUTHORIZATION

TO BE SIGNED BY OFFICIAL AUTHORIZED TO COMMIT APPLICANT AGENCY TO THIS AGREEMENT OR CHIEF ELECTED OFFICIAL OF LOCAL UNIT OF GOVERNMENT.

On behalf of The City of Milwaukee (Applicant), I submit this application for the Incentive & Recouped Funds NSP Program. To the best of my knowledge, all information contained herein is accurate and complete as stated.


Signature

Steven L. Mahan
Printed Name

Director
Title

414-286-3842
Telephone Number

2/21/11
Date

Total Funds Requested: \$ 1,881,250 NSP
(Include administrative in the amount above)

Application for Neighborhood Stabilization Program (NSP3) Funds
Submitted to the State of Wisconsin – Department of Commerce
By City of Milwaukee
February 2010

Program Summary

Background: The City of Milwaukee has been deeply impacted by the foreclosure crisis. Since the beginning of 2007, there have been over 19,000 foreclosure actions initiated against City of Milwaukee properties and over 6,500 foreclosed properties have been sold at Sheriff's Sale. There are currently more than 1,500 bank owned foreclosed properties in the City. Foreclosures are resulting in significant costs for Milwaukee homeowners and neighborhoods.

The City of Milwaukee has a significant demonstrated need for the funds available through the NSP3 program. In its printed allocation methodology for NSP3, HUD has indicated that it intends to target NSP3 funds to those 20% of neighborhoods (census tracts) nationwide likely to be most distressed as a result of the foreclosure crisis. HUD estimates that there have been 6,185 foreclosures during the past three years in these hardest hit neighborhoods in Wisconsin. It estimates that 6,067 (98%) of these were in the City of Milwaukee.¹

Milwaukee has launched a comprehensive response to the foreclosure crisis. These efforts include Mayor Tom Barrett's Foreclosure Partnership Initiative, the creation of the Milwaukee Foreclosure Mediation Program to assist distressed borrowers, the launch of the Milwaukee Homeownership Consortium to increase the number of homebuyers who utilize counseling services, targeted intensive code enforcement activities in areas impacted by foreclosure and abandonment, and the implementation of the City's NSP1 and NSP2 programs to acquire and rehabilitate foreclosed homes for homeownership or affordable rental housing, demolish blighted properties and redevelop vacant properties. These efforts ensure that the City's response to crisis go beyond the "bricks and mortar" activities of the NSP program and includes all of the elements needed to stabilize neighborhoods impacted by foreclosure and abandonment.

The City's proposed NSP3 plan complements these efforts by tightly targeting NSP3 funds to areas of greatest need, concentrating NSP3 investment for maximum neighborhood impact.

NSP3 Program: The City has tailored its proposal for NSP3 funds based on the market conditions in the two targeted areas. In the Avenues West / SoHi neighborhood, the City proposes to utilize NSP3 funds to facilitate the acquisition and rehabilitation of a long-vacant 14-unit foreclosed property on a high visibility corner. This project will build on past NSP activities in the neighborhood, create housing for families at or below 50% of area median income, and leverage significant outside investment.

In the Sherman Park neighborhood, the City proposes to utilize NSP3 funds for the acquisition, rehabilitation, and resale of at least seven units of foreclosed housing to eligible homebuyers. These activities will support the ongoing efforts of the City and its partners to preserve homeownership in the Sherman Park neighborhood, reduce the number of vacant homes in this hard hit area, and stabilize the local real estate market.

¹ Source: HUD NSP3 allocation formula methodology and supporting data: <http://www.huduser.org/portal/datasets/nsp.html>

SECTION A: BUDGET SUMMARY

ACTIVITY	NSP FUNDS REQUESTED	NUMBER OF HOUSEHOLDS ASSISTED & \$ AMOUNTS BY INCOME LEVEL										NUMBER OF UNITS SET-UP*
		<50%			51-80%			81-120%			#	
		\$	# HH	# HH	\$	# HH	# HH	\$	# HH	# HH		
B1. Acquisition/Rehab -RESALE	\$1,000,000			\$430,000	3		\$570,000	4			7	
B1. Direct homeownership assist												
SUB-TOTAL							SUB-TOTAL B1. 51-120%	7				
B2. Acquisition/Rehab - RENTAL	\$750,000		14								14	
C. Land bank												
D. Demolition of Blighted Structures												
E. Redevelop Demolished/ Vacant Properties												
							SUB-TOTAL E. 51-120%					
HOUSING \$ TOTAL:	\$1,750,000											
Administration:	\$131,250											
TOTAL:	\$1,881,250											

* If the number of units set-up is more or less than number of households assisted, please briefly explain below:

SECTION B: NARRATIVE

General Information

1. Participation in FHA First Look Program:

The City of Milwaukee is certified to participate in the FHA First Look Program. The City's First Look NAID number is "MLWKEE2346."² The City has previously closed on the purchase of three FHA/HUD properties using NSP funds. The City is also able to access NSP-eligible foreclosed properties through its participation in the National Community Stabilization Trust's First Look Program, as well as individual relationships with a number of servicers and lenders who control large amounts of foreclosed properties in the City of Milwaukee.

2. Staff Capacity:

Because of its experience in administering the NSP1 and NSP2 programs, the City of Milwaukee is familiar with all applicable NSP rules and regulations, has in place all necessary fiscal and monitoring controls, and has a large "NSP team" with the skills required to ensure that the proposed NSP3 activities are completed within the required timelines. NSP staff include the Redevelopment and Special Projects Manager who will handle underwriting and deal structuring for the West Pointe project, Rehab Specialists to monitor construction and approve payouts, an Environmental Specialist to ensure compliance with environmental regulations, an Accounting team to process payments, staff in the Community Development Block Grant Administration to monitor the program and oversee required reporting and administrative functions and personnel in the Office of the Comptroller to ensure that all expenditures are reasonable, allowable, and allocable.

The Residential Rehabilitation Manager will oversee rehab activities and NSP loan officers will ensure that buyers are qualified and meet all NSP requirements. Additionally, the City has established the Milwaukee Neighborhood Reclamation Company (MNRC), a limited liability company which can utilize NSP funds to purchase foreclosed homes, and MNRC staff will coordinate any required property acquisitions. As part of its NSP1 efforts, the City has contracted with a number of real estate agents to list and market properties rehabilitated under NSP and these agents will be available to link NSP3 homes with qualified buyers who have received at least eight hours of counseling from one of the City's partner HUD-approved housing counseling organizations.

Staff described above will be available to assist with State-NSP3 funded projects as well. Staff time will be charged to specific NSP3 projects for eligible project delivery costs, and administrative costs associated with the State-NSP3 grant will be limited to 7.5% of the total grant award to be used for general eligible grant oversight, planning and monitoring activity.

In implementing the City's NSP1 program, City NSP staff oversaw the timely obligation of over \$10 million in NSP funds, and coordinated the rehabilitation or construction of 372 units in 167 properties.

² The NAID number is in the name of the Milwaukee Neighborhood Reclamation Company LLC, a City-controlled LLC which was established for the purposes of carrying out NSP-funded activities.

Information by Census Tract and Activity:

Avenues West / SoHi Rental Development (Tract #55079013700)

1. NSP Activity Type (including ≤50% CMI or 51-120% CMI)

Eligible Use B2 (Rental): *Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed on, in order to rent, or redevelop such homes and properties.*

- For families with household incomes <50% of area median income (fourteen units).
- This project addresses HUD's NSP3 program requirement that grantees establish a preference for the development of affordable rental housing.

2. Projected Start Date(s): The activity is projected to begin during June of 2011. It is expected that 100% of funds will be expended prior to 6/31/2012.

3. Established Partnering Organizations: This project involves the purchase and rehabilitation of the NSP eligible 14-unit foreclosed property at 2632 W. Wells St. (the "West Pointe" building) in Milwaukee's Avenues West / SoHi neighborhood. This property was foreclosed on by the Local Initiatives Support Corporation ("LISC" d.b.a. Neighborhood Properties LLC) in February of 2010. The City has partnered with LISC to work to identify a responsible developer to purchase and rehabilitate this property in conjunction with the NSP program.

4. Location Description:

a.

Census Tract # (11 digit)	NSP3 Risk Score	Impact # of units	LMMI%	Proposed # of units
55079013700	17	1	94.3	14 (B2)

b. The address of the proposed project is 2632 W. Wells St. Utilizing NSP funds to assist with the rehabilitation of this fourteen-unit building will exceed both the threshold set by HUD for how many properties are required to make an impact on this census tract and Commerce's minimum unit threshold for grantees.

c. The map and data for this census tract which was developed by HUD's NSP3 mapping tool is attached as Exhibit A. A map which demonstrates how this project supports the City's efforts in this neighborhood, including complementary NSP investment is attached as Exhibit B.

5. Green / Energy Efficient Elements: For one and two family new construction and gut rehab projects under NSP3, the City of Milwaukee will incorporate energy-saving improvements such as dense pack cellulose insulation in wall cavities and ceilings. Where feasible, the interior side of basement walls will be insulated. Furnaces and water heaters will be high-efficiency and if central air conditioning is installed, units will have a minimum 13 SEER rating. If furnished, refrigerators will be Energy Star-rated. For rehabs of mid- or high-rise multifamily housing such as that being proposed under this activity, rehabilitation will meet similar standards. Overall, the NSP3 Program will strongly emphasize energy

efficiency upgrades, Energy Star certified high efficiency furnaces and boilers, energy-efficient windows, air-sealing, insulation, and efficient lighting and appliances. Landscaping that beautifies the property will be encouraged for NSP3 assisted properties. An added benefit is that trees and other permanent landscaping capture carbon dioxide, a major component of greenhouse gases. Whenever financially feasible, scopes of work will include environmentally-friendly improvements that conserve energy, manage storm water runoff, and minimize use of non-renewable resources.

6. **Supportive Housing Component:** The City of Milwaukee is not proposing to include supportive housing as a component in this project. Construction of the Thomas H. Wynn Veterans Manor is currently underway just west of the West Pointe site at the corner of 35th and Wisconsin, which will result in the creation of 52 units of new supportive housing in the Avenues West Neighborhood. An additional 102 units of supportive housing are currently being constructed in other centrally located City neighborhoods, and 2010 saw the completion of the 91 unit Johnston Residences on the near south-side.
7. **Brief Market Analysis:** The high NSP3 risk score in this census tract (17), combined with the high percentage of vacant addresses (10.1%), and the (relatively) low number of projected foreclosure starts (5), indicate that the foreclosure and abandonment problem in this neighborhood is mainly concentrated in large multi-unit rental buildings. The proposed project would address this need by rehabilitating a currently vacant 14-unit building which is located on a very high-profile corner in the Avenues West / SoHi neighborhood.

Current neighborhood housing market conditions, including high area unemployment, indicate that rehabilitating currently vacant buildings and operating them as high quality rental housing for low, moderate, and middle income households may be the most effective neighborhood stabilization strategy.

The West Pointe project is a critical piece of the larger overall effort to revitalize the Avenues West / SoHi neighborhood. The building is located on the corner of 27th and Wells, which is at the center of the "SoHi Mainstreet," one of the City's six participating Mainstreet organizations committed to revitalizing Milwaukee's commercial districts.

In addition to the West Pointe project, the City is utilizing a portion of its NSP2 funds to assist with the rehabilitation of a foreclosed 30-unit building two blocks from the project site. The City used its NSP1 allocation (both the direct allocation and its State sub-award) to carry out a number of neighborhood stabilizing activities in this immediate area. All five single family homes on the 800 block of North 26th St. (one block east of West Pointe) are being rehabilitated using NSP1 funds. State NSP1 funds are also being used to demolish a blighted 92-unit building two blocks northwest of the project site, which was a significant negative influence on the neighborhood. This demolition will complement the proposed West Pointe project by further reducing vacancy and eliminating blighting, obsolete, multi-family housing.

The eight-unit mixed use property across the street from West Pointe has received a City of Milwaukee Large Impact Development grant to assist with needed rehabilitation. The rehabilitation of West Pointe would further concentrate NSP resources for maximum impact and support the ongoing revitalization of this neighborhood. All of these efforts are being carried out in accordance with the recommendations made in the City's Near West Side

Area Plan, which identifies the revitalization of the portion of 27th Street which includes the West Pointe site as a catalytic project for the area as a whole.

8. **Leveraging of other funds:** Based on current market conditions and the extensive amount of rehabilitation needed on this building, there is a gap between the total development costs and the “after rehab” value of the property. NSP3 funds would be used to fill this gap. This would leverage additional funds, including \$350,000 of City of Milwaukee HOME funds which have already been committed to this project and the developer’s required investment in the project. Based on preliminary pro formas that have been submitted by potential developers of this project, it is expected that the required developer contribution will be between \$300,000 - \$500,000. These two additional sources of funding ensure that NSP3 funds will be matched at close to a dollar for dollar level or better, leveraging significant non-NSP3 resources for this neighborhood. It is estimated that this project will leverage a minimum of \$650,000 (\$350,000 HOME, \$300,000+ developer equity). This project has also submitted an application to the Wisconsin Housing and Economic Development Authority for Low Income Housing Tax Credits. If the application is successful, this will leverage additional resources. If it is not funded, the City will attempt to fill any resulting gap with available NSP2 funds.

9. **Period of affordability:** The City is committed to long term affordability for its NSP funded projects. The City’s existing affordable housing programs (both federally funded, as well as City funded) contain affordability restrictions. At a minimum, the affordability requirements for each NSP3 assisted project will be consistent with HOME requirements:

<u>NSP3 Subsidy/Assistance Amount</u>	<u>Period of Affordability</u>
<\$15,000/unit	5 years
\$15,000-\$40,000/unit	10 years
\$40,000+/unit	15 years
New construction	20 years

Based on the estimated cost per unit associated with this project, it is anticipated that the period of affordability for NSP-assisted units will be 15 years.

10. **Section 3 / MBE / WBE:** NSP3 includes a requirement that grantees work to provide employment opportunities for residents of the program area. As it has in both the NSP1 and NSP2 programs, the City of Milwaukee will work to ensure that the NSP3 program maximizes contracting and employment opportunities for residents who reside in the vicinity of NSP target neighborhoods. City staff working on the NSP program endeavor to connect interested Emerging Business Enterprises (EBE) and minority and women owned contractors with opportunities to work on NSP funded projects. In the City’s NSP1 program, 40% of Homebuyer Assistance and Rental Rehabilitation projects (those where City staff assist homebuyers in selecting contractors to work on foreclosed properties they have purchased) were carried out by EBE or women or minority owned contractors. For projects where the City (through the Neighborhood Improvement Development Corporation) acted as developer and procured contractors, the rate was 60%.

The City is also requiring and tracking Section 3 participation on NSP projects subject to Section 3 requirements to ensure that it complies with HUD guidance on utilizing NSP funds to provide employment opportunities for low-income residents. For activities carried

out under the City's NSP1 funded acquisition/rehabilitation program, the City achieved a 32% Section 3 business participation rate. A number of NSP1 funded projects were carried out by developers operating Adult Build training programs, which provide for the recruitment and hiring of Section 3 individuals.

These efforts will continue during NSP3. The City will continue to utilize EBE and Section 3 targets on all NSP3 projects and work to connect local contractors to these projects and Section 3 individuals with available opportunities.

These efforts will include the continued use of the on-line "bid-desk" and "E-Notify" system to communicate with contractors when NSP projects are out to bid and continued efforts by NSP rehab specialists to ensure that local EBE and Section 3 contractors participate in NSP3 projects. The City EBE office has also established a revolving loan pool to assist EBE businesses to cover short term operating expenses while awaiting payment on federally funded contracted work, including NSP projects. These initiatives ensure that EBE and Section 3 businesses are aware of opportunities to bid on NSP projects.

All NSP contracts covered by Section 3 include language which requires contractors to comply with Section 3 recruitment and hiring requirements and contractors are reminded of their obligations to attempt to identify and hire qualified Section 3 residents if the NSP project results in the need to hire new employees. Contractors are also provided with referral sources for eligible Section 3 workers, including those who have completed Youth or Adult Build training programs.

The Section 3 business participation goal for NSP3 funded projects will be 15%.

- 11. Cost per Unit:** This activity proposes to utilize \$750,000 in NSP3 funds to rehabilitate a 14-unit foreclosed property, with all 14 units used to provide housing for families at or below 50% of area median income. The resulting projected cost per NSP-assisted unit is \$53,571.

Sherman Park Area Acquisition/Rehabilitation/Resale (Tract #55079006000)

- 1. NSP Activity Type (including ≤50% CMI or 51-120% CMI)**
Eligible Use B1 (Resale): *Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed on, in order to sell such homes and properties.*
 - For families with household incomes >50% and <120 % of area median income (seven units).
- 2. Projected Start Date(s):** This activity can begin as soon as funding becomes available. 50% of all grant funds will be expended prior to 12/31/2012. The remainder of funds will be expended prior to 12/31/2013.
- 3. Established Partnering Organizations:** This project involves the purchase, rehabilitation and resale of at least seven units of foreclosed housing in a targeted portion of the Sherman Park Neighborhood. The Neighborhood Improvement Development Corporation (NIDC), a City-affiliated non-profit has undertaken a number of NSP funded rehabilitation projects in this area during the NSP1 program and proposes to continue these efforts in NSP3. The Sherman Park Community Association is an established community partner in

this neighborhood who works with the City on neighborhood quality of life issues and is able to assist in locating buyers for rehabilitated properties. Additionally, the City is working with Common Ground, a coalition of area religious groups and non-profits who are tackling the foreclosure issue locally and have selected this area as the location for their pilot project to undertake a comprehensive neighborhood revitalization strategy, complemented by NSP funds. The City has additional NSP development partners who are able to carry out rehabilitation and resale activities in this area.

Through the NSP1 and NSP2 programs, the City has also established partnerships with seven area HUD-approved housing counseling agencies who are able to provide homebuyer counseling to participants in the NSP program and who maintain a pipeline of qualified buyers for homes produced through NSP. The City has also contracted with four real estate agents to list and market properties available through the NSP program. The City has conducted multiple outreach and information sessions with the assistance of the Greater Milwaukee Association of Realtors to ensure area real estate agents are aware of opportunities under the program as well.

4. Location Description:

a.

Census Tract # (11 digit)	NSP3 Risk Score	Impact # of units	LMMI%	Proposed # of units
55079006000	18	7	89.1	7 ³ (B1)

b. The following NSP eligible foreclosed homes are currently for sale in this census tract: 2854 N. 50th St. (2 units / \$39,900), 2871 N. 50th St. (1 unit / \$39,900), 2609 N. 49th St. (2 units / \$55,000), 2510 N. 51st St. (2 units / \$59,900), and 2756 N. 48th St. (2 units / \$64,900)

The City also owns a number of NSP eligible tax foreclosed properties in this census tract which could be rehabilitated using these funds. The addresses of these properties are: 5018 W. Center St. (2 units), 2631 N. 47th St. (2 units), and 2749 N. 51st (2 units).

The City participates in the National Community Stabilization Trust First Look Program as well as the FHA First Look Program so will have access to additional NSP eligible foreclosed properties in the target area during the grant period.

c. The map and data for this census tract which was developed by HUD's NSP3 mapping tool is attached as Exhibit C. This census tract is adjacent to, but outside the City's NSP2 program area and proposed NSP3 program area for the City's NSP3 direct, federally funded grant. A map showing the targeted tract in relation to the City's NSP2 area and proposed NSP3 area, as well as the Common Ground target area is attached as Exhibit D. Utilizing State NSP3 funds in this tract would

³ This is the minimum number of units which the City proposes to acquire, rehab and resell with State of Wisconsin NSP3 funds during the grant period. The City is working with a number of lending partners and developers to further leverage NSP funds, and these efforts could allow the City to complete additional units. Program income generated by the sale of properties will also allow for the completion of additional units, further leveraging the impact of these funds in this neighborhood. Based on the average development subsidy required per unit in the City's NSP1 program, it is expected that at least 13 units will be rehabilitated these funds after program income is recycled for additional projects.

allow NSP funds to be used in a larger portion of the Common Ground target area, filling in the “donut hole” of the City’s NSP2 and proposed federally funded NSP3 area maximizing the impact of that initiative.

5. **Green / Energy Efficient Elements:** For one and two family new construction and gut rehab projects under NSP3, the City of Milwaukee will incorporate energy-saving improvements such as dense pack cellulose insulation in wall cavities and ceilings. Where feasible, the interior side of basement walls will be insulated. Furnaces and water heaters will be high-efficiency and if central air conditioning is installed, units will have a minimum 13 SEER rating. If furnished, refrigerators will be Energy Star-rated. For rehabs of mid- or high-rise multifamily housing such as that being proposed under this activity, rehabilitation will meet similar standards. Overall, the NSP-3 Programs will strongly emphasize energy efficiency upgrades, Energy Star certified high efficiency furnaces and boilers, energy-efficient windows, air-sealing, insulation, and efficient lighting and appliances. Landscaping that beautifies the property will be encouraged for NSP3 assisted properties. An added benefit is that trees and other permanent landscaping capture carbon dioxide, a major component of greenhouse gases. Whenever financially feasible, scopes of work will include environmentally-friendly improvements that conserve energy, manage storm water runoff, and minimize use of non-renewable resources.
6. **Supportive Housing Component:** The City of Milwaukee is not proposing to include supportive housing as a component in this project to rehabilitate and resell single family and duplex homes to owner occupants. During 2010, the 91-unit Johnston Residences was completed on the near south side of Milwaukee and there are currently 154 units of supportive housing under construction in other centrally located City neighborhoods. An additional 150 units are proposed in other projects currently in various stages of the development process in the area served by the Milwaukee City/County Commission on Supportive Housing.
7. **Brief Market Analysis:** This census tract, and the Sherman Park neighborhood as a whole, has been hit hard by foreclosure. The tract has a NSP3 risk score of 18 and HUD estimates that there have been 37 foreclosure starts in this tract between July of 2009 and June of 2010. This is a historically owner occupied neighborhood, with strong demand for housing. However, the decrease in market prices combined with the rise in foreclosures has destabilized the area. The foreclosure crisis is causing many previously owner occupied homes to become owned by absentee investors who may not invest in needed rehabilitation.

However, both market data and experience in the City’s NSP1 program establish that there remains a demand for high-quality owner occupied housing in this area. Through the City’s NSP1 program, a total of 23 homes (including 39 housing units) were rehabilitated in the target census tract and those directly adjacent. The use of NSP3 funds in this tract would concentrate NSP resources, creating the clustering of investment needed to restore confidence to the market. Coordinating these efforts with the other initiatives under way in this area will have a measurable impact on Sherman Park, as NSP3 funds are used to address the “worst of the worst” properties, where the scope of needed rehab is beyond the capacity of a homeowner occupant using traditional bank financing.

The City and its partners are undertaking significant efforts to preserve property values and owner occupancy rates in Sherman Park in the face of the foreclosure crisis. The City has partnered with the Sherman Park Community Association and the Greater Milwaukee Foundation under the City's Healthy Neighborhoods Initiative. The Healthy Neighborhoods Initiative supports efforts to expand homeownership, spur investment, and engage neighbors within the nine neighborhoods participating in the Initiative, including the Sherman Park Neighborhood. Through this initiative the Sherman Park Community Association and other neighborhood partners work to link qualified owner-occupant purchasers with available homes in the neighborhood as well as to market the positive aspects of the neighborhood. Additional efforts include the systematic referral of distressed foreclosed properties to the City's Department of Neighborhood Services and aggressive outreach to link families at risk of losing their home to non-profit counselors who are able to provide foreclosure counseling services. Additional information about these efforts and the desire of the community to see NSP3 funds utilized to rehabilitate foreclosed properties for owner occupancy is included in the letter from the Sherman Park Community Association which is attached as Exhibit E.

There is a demonstrated demand for high-quality rehabilitated homes such as those produced under the NSP program. Sales data indicate that "move in ready" homes in the area which are priced realistically continue to attract owner occupant buyers. The high rehabilitation standard and the appraisal requirements associated with the NSP program ensure that homes produced under the NSP program meet these criteria. In fact, for homes sold thus far in the City's NSP acquisition/rehab program, the average time on market is less than 30 days. Real estate agents active in the program indicate there is a strong demand from qualified buyers for additional "NSP homes" in neighborhoods including Sherman Park. Additional information about this market demand can be found in the letter from Arthur Mays of Realty Among Friends, who is active in the Sherman Park area and with buyers utilizing the City's NSP program, which is attached as Exhibit F.

The City's partner HUD –approved non-profit counseling agencies also report that a pool of qualified buyers exist who are able to obtain conventional, sustainable mortgage financing and who are interested in purchasing NSP homes in Sherman Park. A letter with additional details about the pipeline of qualified buyers from Select Milwaukee, a Neighborworks-affiliated counseling agency, is attached as Exhibit G.

These coordinated efforts represent the City's and its partners efforts to ensure that neighborhood stabilization activities in Sherman Park go beyond the "bricks and mortar" aspects of NSP-funded rehab, and include initiatives to spur investment from existing homeowners, increase the market demand for non-foreclosed homes, address blighting influences, engage community members, and help homeowners at risk of foreclosure retain their homes to reduce the number of homes which become foreclosed and vacant.

8. **Leveraging of other funds:** In past NSP acquisition/rehabilitation projects undertaken by private developers, the City has been able to leverage an average of roughly \$30,000-\$45,000 of developer investment per property. Based on this experience, the expected amount of developer funds leveraged to carry out NSP3 funded rehab activities is \$150,000-\$315,000. The City has also committed to make City owned tax foreclosed properties available for NSP funded development at a discounted price (discounted sale prices for properties to be rehabbed through the NSP program or by non-profit developers

have historically been \$1,000 or less). Depending on the number of City owned properties ultimately rehabbed through the program, these deeply discounted sales prices may represent over \$100,000 (assuming 3 properties with an average as-is value of \$35,000) in leverage.

These NSP activities are only a portion of the proposed comprehensive stabilization efforts in this neighborhood. Other resources will support these acquisition and rehabilitation activities, including targeted code enforcement to address blighted properties, donated marketing materials to promote NSP homes, community organizing to increase the number of active "block watch" groups in the neighborhood, and directed outreach to existing homeowners who are at risk of foreclosure to minimize the "pipeline" of future foreclosed homes. These complementary efforts leveraged by targeted NSP acquisitions will holistically address the issues of foreclosure and abandonment in Sherman Park. The portions of the larger Sherman Park Neighborhood which fall outside the boundaries of this census tract are also slated to receive significant additional investment through the NSP program which will further concentrate these resources and contribute to market stabilization.

9. Period of Affordability: The City is committed to long term affordability for its NSP funded projects. The City's existing affordable housing programs (both federally funded, as well as City funded) contain affordability restrictions. At a minimum, the affordability requirements for each NSP3 assisted project will be consistent with HOME requirements. For properties assisted under the City's acquisition/rehabilitation program, resale requirements (as opposed to recapture) will be utilized in cases where the buyer receives no direct assistance. These resale requirements will be consistent with requirements utilized in the City's HOME program. Homeowners will have their incomes certified consistent with regulations for the NSP3 program.

12. Section 3/MBE/WBE: NSP3 includes a requirement that grantees work to provide employment opportunities for residents of the program area. As it has in both the NSP1 and NSP2 programs, the City of Milwaukee will work to ensure that the NSP3 program maximizes contracting and employment opportunities for residents who reside in the vicinity of NSP target neighborhoods. City staff working on the NSP program endeavor to connect interested Emerging Business Enterprises (EBE) and minority and women owned contractors with opportunities to work on NSP funded projects. In the City's NSP1 program, 40% of Homebuyer Assistance and Rental Rehabilitation projects (those where City staff assist homebuyers in selecting contractors to work on foreclosed properties they have purchased) were carried out by EBE or women or minority owned contractors. For projects where the City (through the Neighborhood Improvement Development Corporation) acted as developer and procured contractors, the rate was 60%.

The City is also requiring and tracking Section 3 participation on NSP projects subject to Section 3 requirements to ensure that it complies with HUD guidance on utilizing NSP funds to provide employment opportunities for low-income residents. For activities carried out under the City's NSP1 funded acquisition/rehabilitation program, the City achieved a 32% Section 3 business participation rate. A number of NSP1 funded projects were carried out by developers operating Adult Build training programs, which provide for the recruitment and hiring of Section 3 individuals.

These efforts will continue during NSP3. The City will continue to utilize EBE and Section 3 targets on all NSP3 projects and work to connect local contractors to these projects and Section 3 individuals with available opportunities.

These efforts will include the continued use of the on-line "bid-desk" and "E-Notify" system to communicate with contractors when NSP projects are out to bid and continued efforts by NSP rehab specialists to ensure that local EBE and Section 3 contractors participate in NSP3 projects. The City EBE office has also established a revolving loan pool to assist EBE businesses to cover short term operating expenses while awaiting payment on federally funded contracted work, including NSP projects. These initiatives ensure that EBE and Section 3 businesses are aware of opportunities to bid on NSP projects.

All NSP contracts covered by Section 3 include language which requires contractors to comply with Section 3 recruitment and hiring requirements and contractors are reminded of their obligations to attempt to identify and hire qualified Section 3 residents if the NSP project results in the need to hire new employees. Contractors are also provided with referral sources for eligible Section 3 workers, including those who have completed Youth or Adult Build training programs.

The Section 3 business participation goal for NSP3 funded projects will be 15%.

10. Cost per Unit: This activity proposes to utilize \$1,000,000 in NSP3 funds to initially rehabilitate seven units of foreclosed housing. The resulting projected cost per NSP-assisted unit is \$142,857. Program income generated by the sale of properties will also allow for the completion of additional units, further leveraging the impact of these funds in this neighborhood. Based on the average development subsidy required per unit in the City's NSP1 program, it is expected that at least 13 units will be rehabilitated these funds after program income is recycled for additional projects, with an average subsidy of \$75,000 per unit.

PROGRAM TIMETABLE

The Grantee agrees to complete the housing activities according to the following schedule:

<u>On or Before</u>	<u>Housing Activity (unit counts are non-cumulative)</u>
06/30/11	Finalize agreements with partnering organizations Establish record keeping system Execute grant agreement
09/30/11	Set-up ____ Acquisition/Rehab/Resale Set-up ____ Acquisition/Rehab/Rental Set-up ____ Landbank Activity Submit Intended Reuse Plan for Landbank Properties Set-up ____ Blighted Structure Demolition

Set-up ____ Redevelopment Activity

\$ EXPENDED _____

12/31/11

Set-up 1 Acquisition/Rehab/Resale
Set-up 14 Acquisition/Rehab/Rental
Set-up ____ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up ____ Blighted Structure Demolition
Set-up ____ Redevelopment Activity

\$ EXPENDED \$100,000

03/31/12

Set-up 1 Acquisition/Rehab/Resale
Set-up ____ Acquisition/Rehab/Rental
Set-up ____ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up ____ Blighted Structure Demolition
Set-up ____ Redevelopment Activity

\$ EXPENDED \$200,000

06/30/12

Set-up 1 Acquisition/Rehab/Resale
Set-up ____ Acquisition/Rehab/Rental
Set-up ____ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up ____ Blighted Structure Demolition
Set-up ____ Redevelopment Activity

\$ EXPENDED \$450,000

09/30/12

Set-up 2 Acquisition/Rehab/Resale
Set-up ____ Acquisition/Rehab/Rental
Set-up ____ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up ____ Blighted Structure Demolition
Set-up ____ Redevelopment Activity

\$ EXPENDED \$700,000

12/31/12

Set-up 2 Acquisition/Rehab/Resale
Set-up ____ Acquisition/Rehab/Rental
Set-up ____ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up ____ Blighted Structure Demolition
Set-up ____ Redevelopment Activity

\$ EXPENDED \$950,000 **(MUST =50% OF CONTRACT \$)**

03/31/13

Set-up ___ Acquisition/Rehab/Resale
Set-up ___ Acquisition/Rehab/Rental
Set-up ___ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up ___ Blighted Structure Demolition
Set-up ___ Redevelopment Activity

\$ EXPENDED \$1,200,000

06/30/13

Set-up ___ Acquisition/Rehab/Resale
Set-up ___ Acquisition/Rehab/Rental
Set-up ___ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up ___ Blighted Structure Demolition
Set-up ___ Redevelopment Activity

\$ EXPENDED \$1,450,000

09/30/13


Set-up ___ Acquisition/Rehab/Resale
Set-up ___ Acquisition/Rehab/Rental
Set-up ___ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up ___ Blighted Structure Demolition
Set-up ___ Redevelopment Activity
\$ EXPENDED \$1,700,000

12/31/13

Set-up ___ Acquisition/Rehab/Resale
Set-up ___ Acquisition/Rehab/Rental
Set-up ___ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up ___ Blighted Structure Demolition
Set-up ___ Redevelopment Activity

\$ EXPENDED \$1,881,250 **(MUST =100% OF CONTRACT \$)**

NSP3 Data for Census Tract 55079013700 Avenues West / SoHi Neighborhood



Neighborhood Stabilization Program Grants

The Neighborhood Stabilization Program (NSP) provides grants to address the problems associated with homes that have been foreclosed upon and are creating economic problems for their communities.

Enter an Address, city or state Select a State Select a County

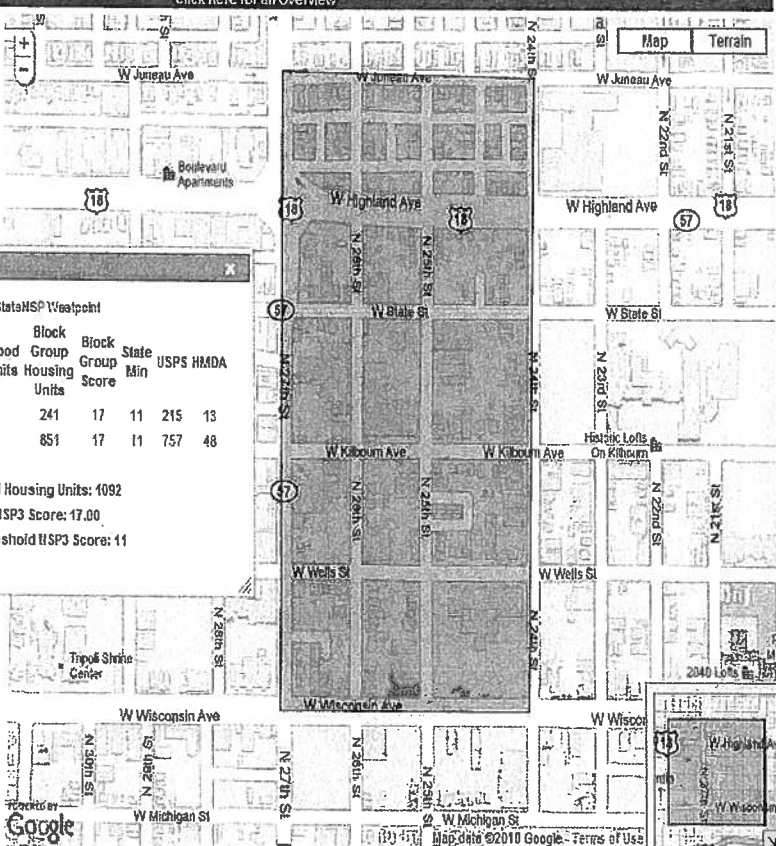
Map Options: Clear | Reset Click Mode: Zoom | Info NSP3 Legend (%): Tract Outline

Click here for an Overview

NSP3 Options

16 Current Zoom Level

Show Tracts Outline (Zoom 11+)



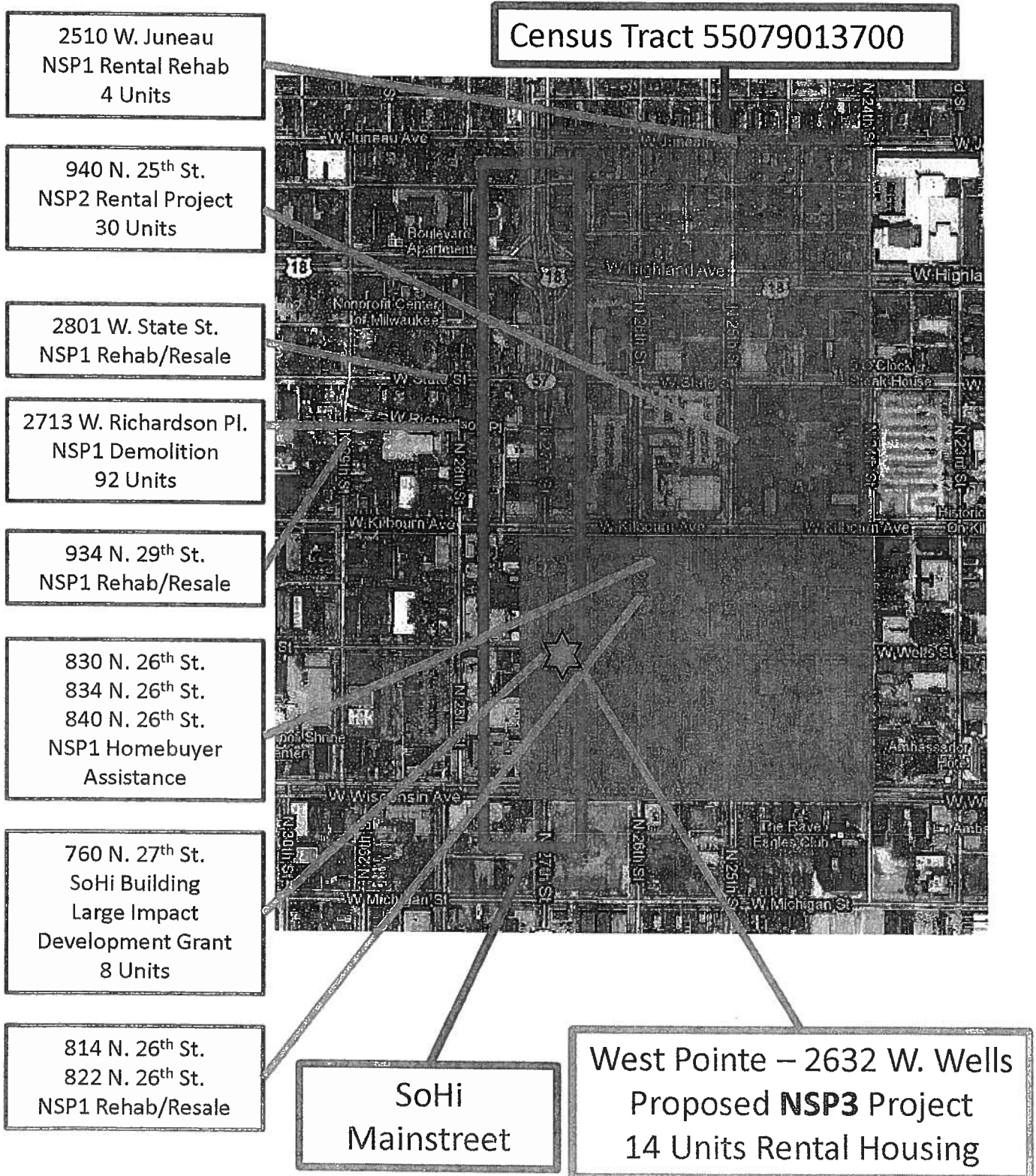
NSP3 Data

Project Name : StateNSP Westpoint

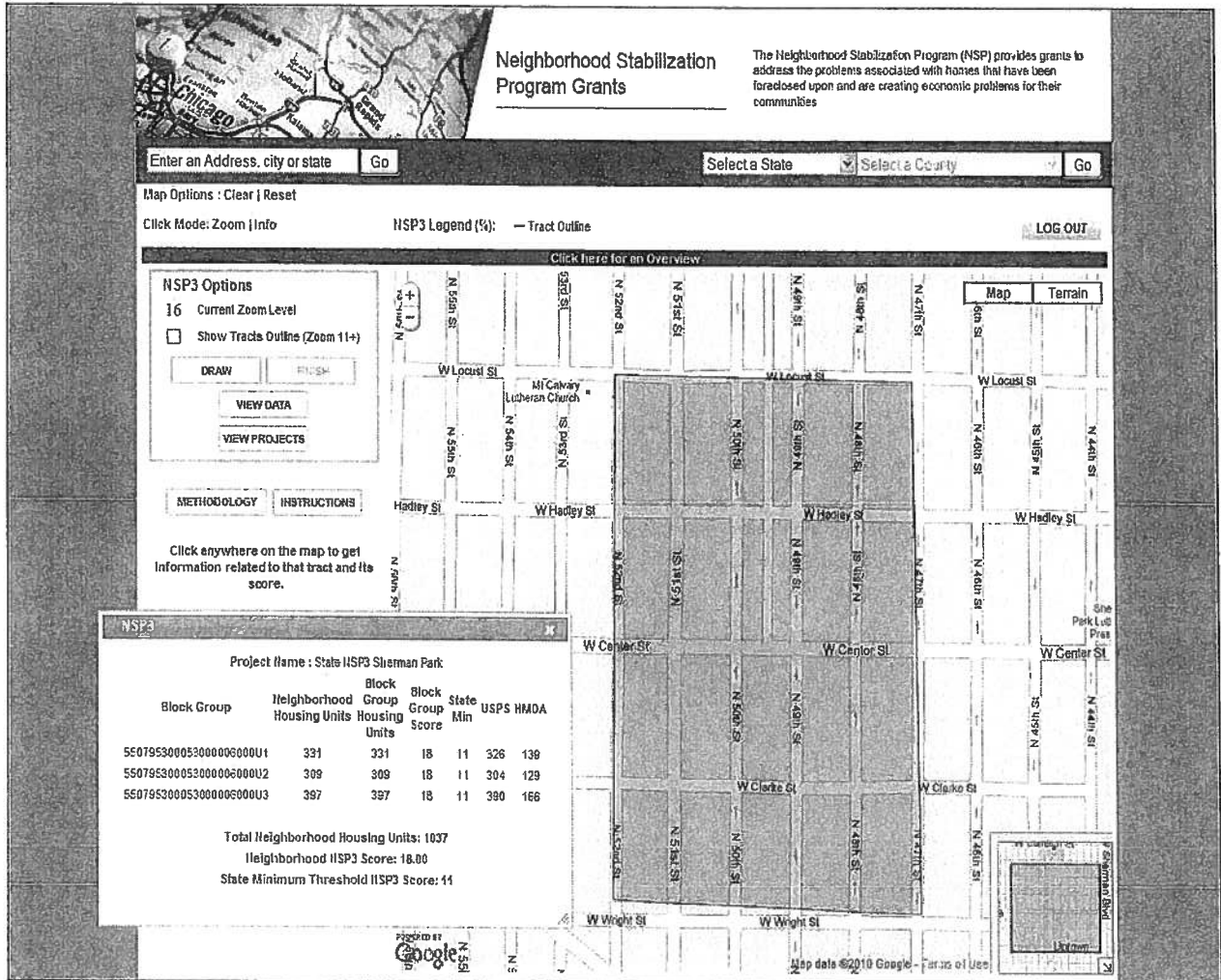
Block Group	Neighborhood Housing Units	Block Group Housing Units	Block Group Score	State Min	USPS HMDA
550795300053000013700U1	241	241	17	11	215 13
550795300053000013700U2	851	851	17	11	757 48

Total Neighborhood Housing Units: 1092
Neighborhood NSP3 Score: 17.00
State Minimum Threshold NSP3 Score: 11

Avenues West / SoHi Neighborhood Stabilization Efforts



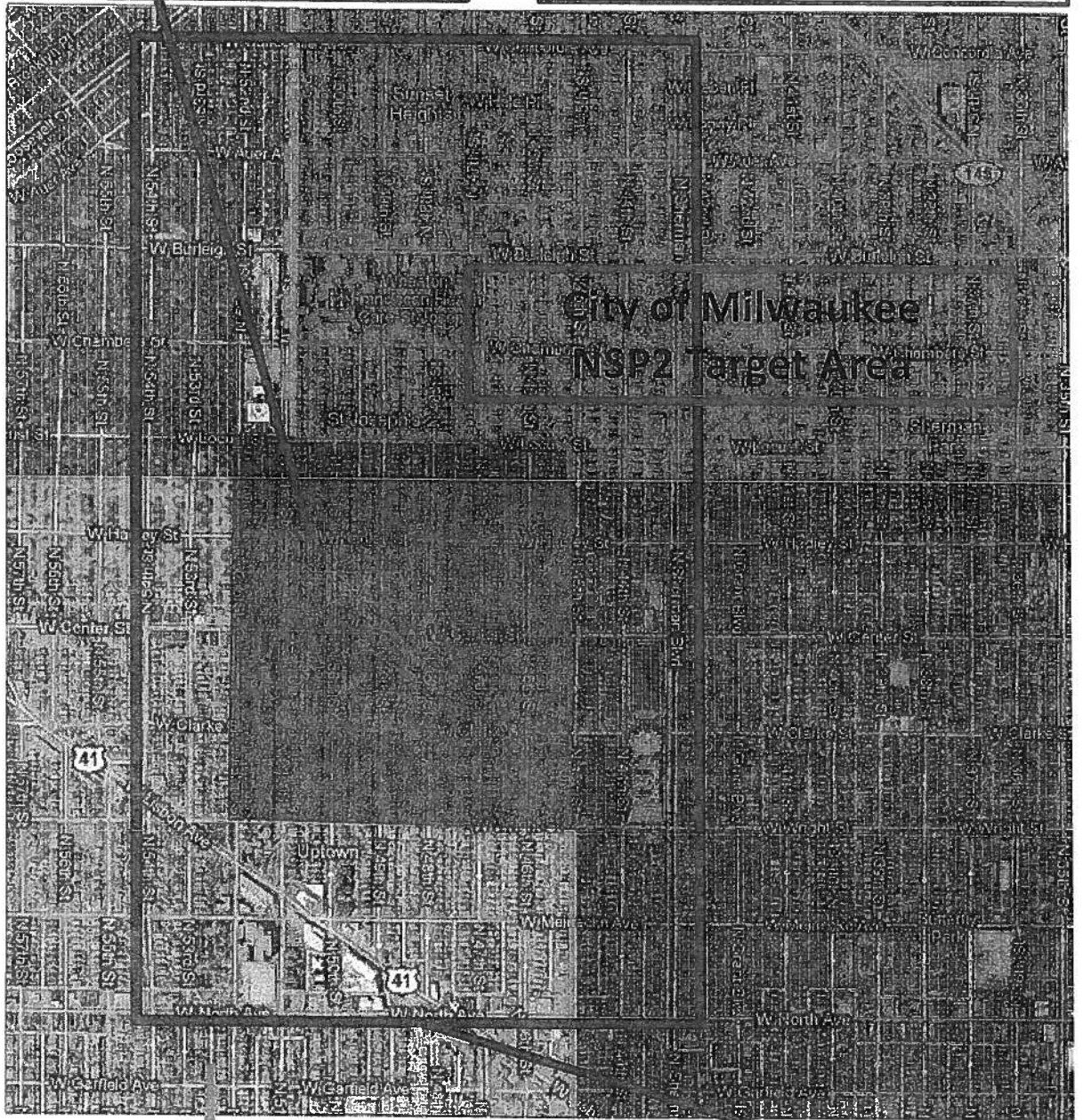
NSP3 Data for Census Tract 55079006000 Sherman Park Neighborhood



Sherman Park Target Area Map

Census Tract 55079006000
Proposed State NSP3 Target Area
7+ Housing Units

NSP1 Investment in Target Census Tract
and those directly adjacent:
14 Homeownership Properties (25 units)
9 Rental Properties (14 units)
23 Total Properties (39 total units)



City of Milwaukee
Proposed NSP3 Target Area
(Federally Funded)

Common Ground /
Sherman Park
Revitalization Area

Sherman Park Community Association

Residents Committed to our Diverse Urban Community



Exhibit E

BOARD OF DIRECTORS

February 16, 2011

Executive Committee

Barry Givens
President

Thomas Livvendahl
1st Vice President

Deb Curtis
2nd Vice President

Keith Stanley
Treasurer

Celena Zonoozi
Secretary

MEMBERS

Steve Berman

Al Brown

Karen Dardy

Geoffrey Grohowski

Emma Harrell

Pat Olin

Linda Post

Tremerell Robinson

ReDonna Rogers

Justin Westmoreland

Ex Officio Member
R.L. McNeely, PH.D., J.D.

PROGRAMS

Community Organizing

Minor Home Repair

Healthy Neighborhood Initiative

Lead Safe Homes &
Healthy Families

EXECUTIVE DIRECTOR

Fred Curzan

Ms. Kate Blood
Division of Housing and Community Development
State of Wisconsin Department of Commerce
P.O. Box 7970
Madison, WI 53707-7970

Dear Ms. Blood

This letter is a support letter for the City of Milwaukee's NSP 3 plan, specifically the goal of increasing owner occupancy. The Sherman Park Community Association (SPCA) established in 1971, is a neighborhood based membership organization composed of residents, businesses and institutions in the neighborhood. Our purpose is to identify and publicize the advantages of living in Sherman Park; educate the Milwaukee community of these advantages; improve communications within and outside the community concerning housing, public safety, schools, business and other community needs and concerns; to explore and further promote innovative projects that will initiate actions furthering integrated urban living.

SPCA has been an active partner with the City of Milwaukee as the City has implemented its Neighborhood Stabilization Program to return foreclosed properties to productive owner-occupancy. SPCA has helped to market opportunities available under the NSP program as well as to implement various "quality of life" initiatives which complement the bricks and mortar activities carried out under NSP. These activities are designed to provide a coordinated, multi-pronged approach to addressing the challenges of foreclosed and abandoned homes in the Sherman Park Neighborhood, and have included referral of distressed foreclosed properties to the City's Department of Neighborhood Services and aggressive outreach to link families at risk of losing their home to non-profit counselors who are able to provide foreclosure counseling services.

These efforts are in addition to the ongoing partnership which SPCA has with the Greater Milwaukee Foundation and the City of Milwaukee under the City's Healthy Neighborhoods Initiative. The Healthy Neighborhoods Initiative supports efforts to expand homeownership, spur investment, and engage neighbors within the nine neighborhoods participating in the Initiative, including the Sherman Park Neighborhood. Through this Initiative SPCA and other neighborhood partners work to link qualified owner-occupant purchasers with available homes in the neighborhood as well as to market the positive aspects of the neighborhood.

While the Sherman Park neighborhood has been impacted by the foreclose crisis, there remains a strong demand among neighborhood homebuyers for homes in this area, especially “move in ready” homes priced at an affordable level, such as those which have been produced under the City’s NSP acquisition/rehabilitation program, and which are proposed in the City’s NSP3 plan. This demand is due in large part to Sherman Park’s history as an affordable, stable neighborhood with high levels of owner-occupancy, its access to transit and local employment centers, and its active neighborhood organizations.

One barrier to attracting homeowners to Sherman Park is the condition of many distressed foreclosed homes on the market. The condition of these homes makes purchasing and financing the needed rehabilitation unfeasible for most homeowners. Many of these previously owner-occupied homes are being purchased by investors paying cash, who don’t have the resources or the desire to invest in needed rehabilitation, hindering neighborhood stabilization efforts. As a result of these foreclosure sales, Sherman Park has experienced a loss in owner occupancy, despite the fact that homebuyer demand remains strong. Eliminating this loss of owner occupancy and creating opportunities for sustainable homeownership are a priority of the community.

Homes which are rehabilitated through the City’s NSP program in Sherman Park will eliminate some of these blighting influences and help to meet the demand of area families to purchase high quality, affordable NSP homes in Sherman Park. Taking some of these “worst of the worst” properties off the market and rehabilitating them to a high standard will have a significant impact in stabilizing the neighborhood real estate market.

Sincerely,

A handwritten signature in black ink that reads "Fred Curzan". The signature is written in a cursive, flowing style.

Fred Curzan
Executive Director
Sherman Park Community Association

Exhibit F

Ms. Kate Blood
Division of Housing and Community Development
State of Wisconsin Department of Commerce
P.O. Box 7970
Madison, WI 53707-7970



Dear Ms. Blood

Realty Among Friends, LLC has been in business for over 7 years and has a qualified staff with over 25 combined years of experience. The majority of our business is first time homebuyers who plan to owner occupy the property. We work closely with the nonprofit home buying agencies to help first time homebuyers through the process of purchasing their home and have helped speak at several of their seminars to further educate the buyers.

Realty Among Friends has been an active partner with the City of Milwaukee as the City has implemented its Neighborhood Stabilization Program to return foreclosed properties to productive owner-occupancy. Realty Among Friends works with low, moderate, and middle income families who are interested in purchasing homes throughout the City. During the past two years, Realty Among Friends has assisted 57 buyers purchase homes in the City, including 10 participants in the City's NSP programs.

Realty Among Friends has been selected by the City to list and market homes which have been rehabilitated under the City's NSP program and has had success locating qualified buyers, helping them work through the homebuyer counseling process, and to secure high-quality, sustainable mortgage financing. The average days on market for fully rehabbed NSP homes which Realty Among Friends has helped sell is 14, demonstrating the demand for these homes.

Realty Among Friends is very active in the Sherman Park Neighborhood. While the Sherman Park neighborhood has been impacted by the foreclose crisis, there remains a strong demand among qualified homebuyers for homes in this area, especially "move in ready" homes priced at an affordable level, such as those which have been produced under the City's NSP acquisition/rehabilitation program, and which are proposed in the City's NSP3 plan. This demand is due in large part to Sherman Park's history as an affordable, stable neighborhood with high levels of owner-occupancy, its access to transit and local employment centers, and its active neighborhood organizations.

Currently, Realty Among Friends is working with a number of qualified homebuyers who are purchase ready and are waiting for more "NSP Homes" to be placed on the market for sale. These families desire to live in Sherman Park, but the condition of many distressed foreclosed homes makes purchasing them and financing the needed rehabilitation unfeasible. Homes which are rehabilitated through the City's NSP program in Sherman Park will eliminate these blighting influences and help to meet the demand of area families for high quality, affordable NSP homes in Sherman Park. Taking some of these "worst of the worst" properties off the market and rehabilitating them to a high standard will have a significant impact in stabilizing the neighborhood real estate market.

Sincerely,

Arthur L. Mays
Broker/Owner

The company that's not too big to care.

8301 W. Lisbon Ave., Milwaukee, WI 53222

Office: (414) 444-2606 Fax: (414) 444-6204



Exhibit G

February 16, 2011

Ms. Kate Blood
Division of Housing and Community Development
State of Wisconsin Department of Commerce
P.O. Box 7970
Madison, WI 53707-7970

Dear Ms. Blood:

A chartered member of the NeighborWorks® America network, Select Milwaukee has a solid track record working with the City of Milwaukee on efforts to create opportunities for sustainable homeownership for modest-income families. For home buyers and our partners, the value-added by Select Milwaukee has never been greater than today, with plentiful affordable homeownership opportunities but numerous challenges to putting together financing for these homes.

Our work with the City includes being an active partner in the implementation of the Neighborhood Stabilization Program to return foreclosed properties to productive owner-occupancy. Select Milwaukee provides HUD-approved counseling services to low, moderate, and middle income families interested in purchasing homes throughout the City. Select Milwaukee's NSP partnership with the City also includes providing home buyers renovation technical assistance services, including scope writing, bid procurement and project management. During the past two years, Select Milwaukee has assisted 335 household purchase homes in the City, including 35 participants in the City's NSP programs.

Select Milwaukee also partners with the Greater Milwaukee Foundation and the City in the Healthy Neighborhoods Initiative. HNI supports efforts to expand homeownership, spur investment and engage residents of the nine participating neighborhoods, including Sherman Park. HNI has afforded Select Milwaukee the opportunity to strengthen its community-based partnerships by working closely with the Sherman Park Community Association and other the neighborhood partners to link qualified owner-occupant purchasers with available homes in the neighborhood and to provide foreclosure intervention services to homeowners at risk of foreclosure.

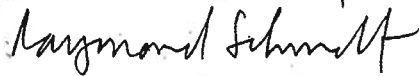
Ms. Kate Blood
Division of Housing and Community Development
February 16, 2011
Page Two

While the Sherman Park neighborhood has been impacted by the foreclose crisis, there remains strong demand among Select Milwaukee customers for homes in the neighborhood, especially "move-in ready" homes priced affordably such as those produced through the City's NSP acquisition/rehabilitation program, and those proposed in the City's NSP3 plan. This demand reflects Sherman Park's history as an affordable, stable neighborhood with high levels of owner-occupancy, its access to transit and local employment centers and its active neighborhood organizations.

Select Milwaukee is currently experiencing a strong demand for its homeownership counseling services – working with over 400 families to prepare for the financing and purchase a home. Many of these families chose to secure Select Milwaukee's homeownership counseling services because they want to purchase a home through the City's NSP program. Homes that are renovated in the Sherman Park neighborhood through the City's NSP3 program will help to meet the demand of Select Milwaukee's purchase ready customers for high quality, affordable homes in Healthy Neighborhoods such as Sherman Park.

We welcome the opportunity to continue to work with the City of Milwaukee to support and expand sustainable homeownership opportunities.

Sincerely,



Raymond Schmidt
Executive Director

COVER SHEET

NSP 3 PROGRAM
FINAL APPLICATION

Name of Applicant: City of West Allis

Mailing Address: Department of Development, 7525 W. Greenfield Ave., West Allis, WI 53214

Street Address (if different): _____

FEIN #: 39-6005651 Agency Email: pschloss@ci.west-allis.wi.us

Contact: Patrick Schloss Telephone #: 414-302-8468

Email: pschloss@ci.west-allis.wi.us

SUBMITTAL AUTHORIZATION

TO BE SIGNED BY OFFICIAL AUTHORIZED TO COMMIT APPLICANT AGENCY TO THIS AGREEMENT.

On behalf of the City of West Allis (Applicant), I submit this pre-application for funds from the NSP 3 Program. To the best of my knowledge, all information contained herein is accurate and complete as stated.

John F. Stibal
Signature

Director, Department of Development
Title

John F. Stibal
Printed Name

414-302-8460
Telephone Number

2-21-11
Date

Total Funds Requested: \$ \$1,251,300 NSP 3
(Include administrative in the amount above)

EDGA
2011 FEB 21 PM 3:25

SECTION A: BUDGET SUMMARY

ACTIVITY	NSP FUNDS REQUESTED	NUMBER OF HOUSEHOLDS ASSISTED & \$ AMOUNTS BY INCOME LEVEL						NUMBER OF UNITS SET-UP*
		≤50%		51-80%		81-120%		
		\$	# HH	\$	# HH	\$	# HH	
B1. Acquisition/Rehab -RESALE	\$774,000 (\$75,000 for each acq + \$183,000 for each house)					\$834,000	3	3
B1. Direct homeownership assist	\$24,000					\$24,000	3	3
SUB-TOTAL	\$798,000			SUB-TOTAL B1. 51-120%				
B2. Acquisition/Rehab – RENTAL								
				SUB-TOTAL B2. 51-120%				
C. Land bank	\$246,000 (\$75,000 for each acq + \$7,000 each for holding costs for 2.5 yrs + taxes)							3
D. Demolition of Blighted Structures	\$120,000 (demo for all B1 and C activities)							6
E. Redevelop Demolished/ Vacant Properties								
				SUB-TOTAL E. 51-120%				
HOUSING \$ TOTAL:	\$1,164,000							
Administration:	\$87,300							
TOTAL:	\$1,251,300							

* If the number of units set-up is more or less than number of households assisted, please briefly explain below:

SECTION B: NARRATIVE

NOTE: Please see Final Application Instructions for information on Application Scoring categories.

General Information:

1. Provide documentation of having signed up for FHA "First Look" Program (information is provided at: http://hudnsphelp.info/media/resources/NSPPolicyAlert_FirstLook_7-16-10.pdf; the HUD login site for the First Look Program along with info on using the site is located at: <https://www.comcon.org/programs/neighborhood/fhafirstlook/login.aspx>)

See attached.

2. Describe staff capacity to administer NSP3 funding in addition to NSP1 award (% time of existing staff to be dedicated to NSP3 and/or % time new staff to be hired for NSP3)

The City of West Allis has successfully had two (2) staff members administering NSP 1 funds, managing the acquisition and rehab/new construction of five (5) foreclosed homes. West Allis feels that current staff can continue to administer NSP funds through the NSP 3 program. The City of Milwaukee has assisted West Allis with all program policies, reporting and financial assistance with NSP 1 and will continue to do so with NSP 3 funds. West Allis anticipates 10% of staff time will be dedicated to NSP3 funds.

Please also note that the City of West Allis staff has spent a great deal of time on NSP1 activities without any financial compensation. In addition, the City worked diligently to assist WHEDA and Cardinal Capital/Milwaukee Center for Independence on acquiring \$4 million in Section 42 tax credits and the Sherriff's Sale and acquisition of the New Samaria project in West Allis, which will house 50 very low-income, mentally handicapped persons in a brand new construction facility at 6700 W. Beloit Rd.

Information by Census Tract and Activity:

Complete the items below for each census tract; if have more than one Activity in a census tract, may make sub-headings for each Activity on each item requested). For more information refer to NSP3 Final Application Instructions.

Bold/italicized items are scored items.

1. NSP Activity Description

In Census Tract 55079100200, the City of West Allis plans to acquire six (6) foreclosed homes in Census Tract 100200 with NSP3 funds. Three (3) properties would be fall under Activity C: Land bank. These homes would be demolished, filled and seeded soon after purchasing (depending on the time of year). A 10-year worst-case scenario of lawn mowing and snow shoveling expenses (project delivery costs) have been budgeted in the land bank category. The intent behind the land banking is to hold on to the vacant/demolished parcels until the housing market turns around. In the future, the

parcels would be sold to income-eligible owners (for new construction), an income-eligible abutting neighbor, or a non-profit entity at a discounted price. All three (3) completed properties would be sold to households \leq 120% CMI.

The remaining three (3) properties would fall under Activity B1: Acquisition/rehab – Resale. These properties would be acquired and either rehabbed, or demolished and replaced with new construction, as West Allis is currently doing with NSP1 funds. The rehab/new construction decision will be based on the quality of the foreclosed home. Many of the current for-sale foreclosed homes in Tract 100200 seem to be in good enough condition for rehab, but by the time NSP3 funds are awarded, there is no guarantee that these same homes will still be on the market. All three (3) properties would be sold to households \leq 120% CMI.

West Allis recognizes that the NSP3 program gives preference to households \leq 50% CMI and rental housing. However, the City doesn't have a partner to purchase the foreclosed homes and act as a landlord for rental properties. Also, the Community Development Authority of the City of West Allis (CDA), who manages the NSP program and all the City's housing programs, has set a policy to reduce the number of rental properties in the City, as absentee landlords have become a costly nuisance to the City. In addition, 46% of the City's parcels already consist of rental units. If you drive around the City, you will see that there is no shortage of "for rent" signs.

With that being said, the City is proposing rehabbed and/or new construction of three (3) of the proposed six (6) NSP3 properties. The City of West Allis is over 100 years old and 1/3 of the City's housing stock was built before 1939 (virtually all the housing stock in CT 1002 was built prior to 1929). This side of the City has no new single-family housing construction, other than the three (3) homes that are being/have been built with NSP1 funds. The awarding of the requested NSP3 funds would be a wonderful opportunity for the City to continue to offer new housing stock to homeowners. The two (2) NSP1 new construction homes, on the market since the end of December 2010, have had 12 inquiries and 8 showings just in the past two (2) months. As of February 20, 2011, we have an accepted offer on the 1924 S. 73 St. house.

The City expects that new construction and/or a completely rehabbed property will sell quickly in West Allis, given that there are no other comparables in the City. And the ability to sell to households \leq 120% CMI really opens the door to eligible home buyers. West Allis does not feel that the addition of three (3) new or rehabbed homes will be an oversaturation to the housing market in this census tract or anywhere in the City as they would likely be the only new construction properties in the entire 11-square mile city. In the past 2 years, only 3 new construction homes have been built in the City, including the 2 from NSP1. New construction and complete rehab are rare in West Allis and these NSP3 funds would be very beneficial to the City and maintaining/increasing property value.

The City is also proposing to land bank three (3) properties, meaning demolish three (3) homes acquired with NSP3 funds, fill the basements, and grade/seed the properties. The City will maintain and hold on to the properties until the housing market has turned around, and will then sell them to income-qualified households. The City didn't want to over saturate the housing market with an additional three (3) rehabbed/new construction

properties. However, if the other three (3) homes sell quickly and we're continuing to see a high interest in the purchase of new construction, the City would use program income from previous sales to build new single-family homes on these land banked sites.

When reviewing the budget, you'll see that an acquisition price of \$75,000 has been budgeted for each property. The housing prices are staying steady in West Allis and we're not able to acquire properties at such a low price as other NSP entitlements have been. You'll also see that \$183,000 has been budgeted for rehab/new construction of each house. This number is based off of our first-hand experience of new construction of NSP1 homes. This includes demolition, construction of likely a 3-bdrm, 2-bth home and a 2-car garage, two (2) years of holding costs, taxes, an appraisal, and a contingency. We understand that not every one of the three (3) B1 activities will be demo/new construction, but new construction would be more costly than rehab and given that in February 2011, we do not know what homes will be on the market in June 2011, we are budgeting for the worst-case scenario.

The budget, however, does not take selling price into consideration. The City anticipates selling new construction homes for \$165,000, based on our current NSP1 homes that are for sale. Rehabbed homes could probably sell for \$160,000. If you subtract the selling price from the budgeted cost/unit, that is a subsidy of \$118,000 – \$113,000/unit for brand new construction or a completely rehabbed single-family home that will assist with the stabilization of the neighborhood.

Down payment assistance (up to \$7,500) and \$500 for homebuyers counseling has been budgeted for each B1 activity.

2. Projected Start and End Date(s)
 - a. Start date: June 30, 2011. Goal would be to purchase all properties by October 2011.
 - b. End date: December 31, 2013. Goal would be contract out all rehab/demo/new construction projects by June 2012.
3. Established Partnering Organizations
 - a. None identified at this point. A Request for Proposal (RFP) or Request for Quotes (RFQ) will be published at the appropriate time for selection of a developer for all projects.
4. Location Description
 - a. Include census tract numbers for maximum of 3 census tracts same as, or adjacent to those in your NSP1 contract where NSP1 funds have been obligated (applicants may apply for 3 census tracts, with the understanding that based on scoring, only a **maximum of 2 census tracts can be funded**). From HUD dataset (<http://www.huduser.org/portal/datasets/NSP.html>), give for each CT: **risk score**, number of units required to achieve impact and LMMI %. Give number of proposed units for each census tract – must be at least number of units required to achieve "impact" or five units, whichever is greater.

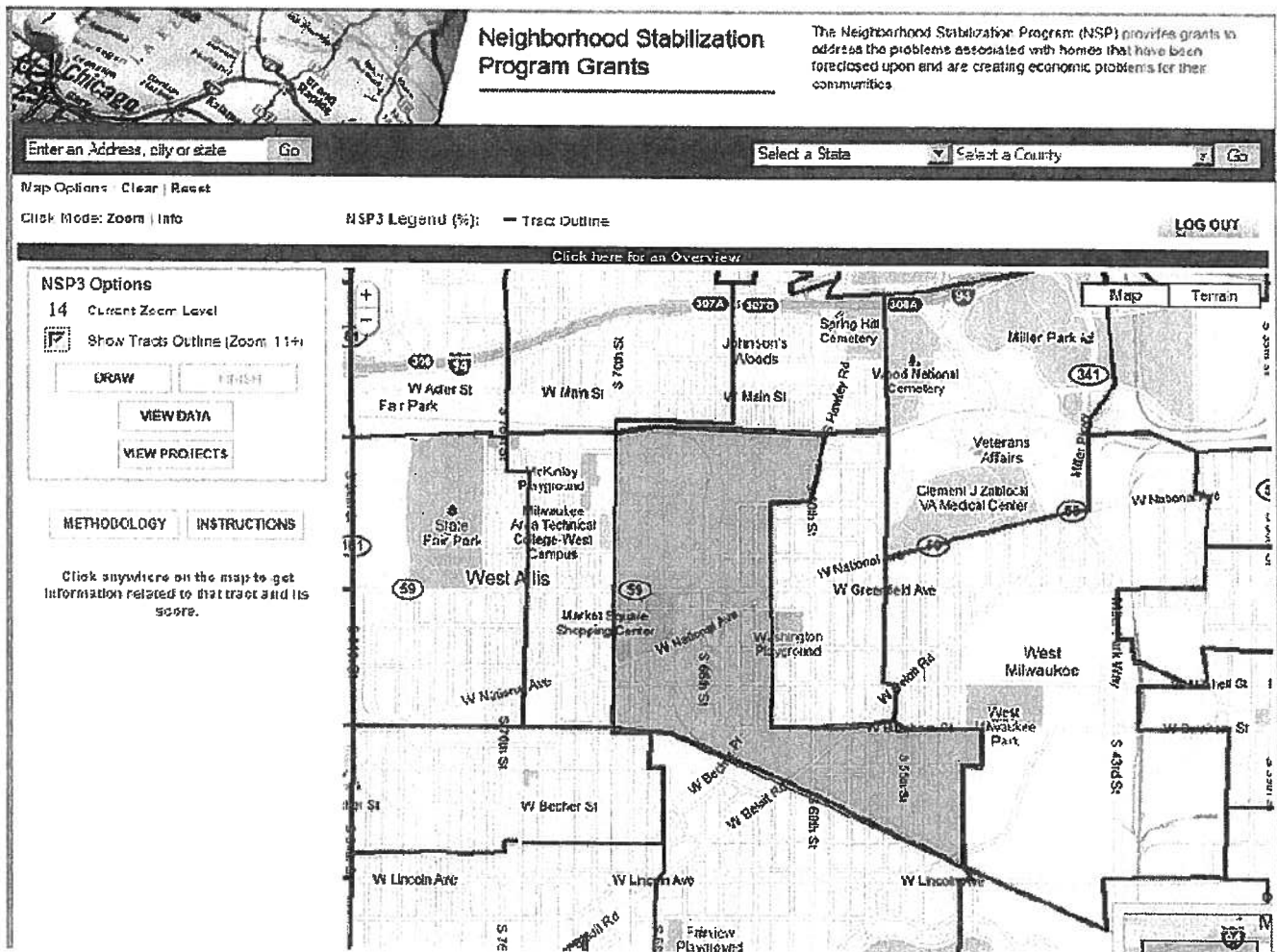
* *list # of units per activity*, ex.5 units (3 B1, 2 B2)

Census Tract # (11 digit)	NSP3 Risk Score	Impact # of units	LMMI%	Proposed # of units
55079100200	14	5	78.93%	6 (3 B1, 3 C)

b. Addresses of all current foreclosed/abandoned homes in these tracts with sales price to show availability of NSP eligible units (must be at least the number shown on HUD map of census tract as that needed to achieve "impact").

5623 W. Burnham St.	\$69,900
6913 W. National Ave.	\$89,900
6220 W. Burnham St.	\$77,500
1724-24A S. 69 St.	\$124,900
1801-03 S. 64 St.	\$50,000
1718-20 S. 64 St.	\$65,000

c. Attach a copy of the HUD NSP3 map for the(se) CT's including data insets



5. Describe incorporation of **green/energy efficient elements** into units as applicable; indicate how many units in each census tract will incorporate each element:
 - a. Energy Star appliances
 - i. All three (3) B1 properties will include Energy Star appliances (refrigerator, stove, dishwasher, microwave), as all NSP1 homes currently include.
 - b. Passive or active solar design elements
 - i. Solar emergency lights attached to the garage will be incorporated into each project.
 - c. Deconstruction of demo'd or rehabbed properties
 - i. Selective items will be recycled or saved during demolition and/or rehab. The amount and type will depend on the condition of the homes.
 - d. Use of recycled/green materials
 - i. None

6. If proposed activity provides **supportive housing units**, describe special needs population, number of units dedicated to this population, features of housing designed to accommodate this population, and services to be provided and by what agencies.

N/A

7. Brief Market Analysis to support this activity in this census tract (reference unemployment, foreclosures, vacancy rate and decline in housing prices from HUD datasets and **explain why this activity will address these market conditions**)

Statistics today and 10 years ago show Census Tract 55079100200 (CT 1002) as a "struggling" census tract that would benefit from rehabbed/new single-family homes (and in turn, new homeownership and neighborhood stabilization).

The HUD dataset and Federal Housing Finance Agency Home Price Index shows a drop of 7.6% in home value for the metropolitan area since peak value to June 2010. Conducting an analysis on MLS, statistics show sale prices drastically reducing over the past 4 years in the 2 zip codes that encompass CT 1002. In zip code 53219, the avg. sale price reduced from \$154,328 in 2006 to \$124,701 in 2010 (19.2% drop) and in zip code 53214, the avg. sale prices reduced from \$152,687 in 2006 to \$117,764 in 2010 (22.8% drop). However, one must consider that these homes are of an older aging housing stock (almost all built before 1929) that likely hadn't had a lot of money placed into rehab. The allocation of NSP3 funds would allow the City the opportunity to rehab and/or build new homes, which will increase the housing value in this census tract.

West Allis has experienced high unemployment, similar to the rest of the country and state. In December 2010, the West Allis unemployment rate was 7.7% (a drop from 7.8% in September). For comparison, statewide unemployment was 7.0% in December 2010 (stable compared to 7.0% in September) (WI Dept of Workforce Dev). In 2010, CT 1002 lost 200 family-supporting jobs with the closing of the Metal Technologies foundry. Citywide individuals living below poverty is 10.77%, for comparison statewide is 10.74% (2006-2008 ACS).

The USPS data shows 1,855 residential addresses in CT 1002, with 137 addresses, or 7%, not receiving mail in the last 90 days (as of March 2010), qualifying them as "vacant" households.

Tract 1002 is also located within the City's Weed and Seed Program neighborhood. This is a program, funded by a Dept. of Justice grant, targeted towards high crime areas of a community. The program increases police involvement and through aggressive police patrol and citizen cooperation, violent crime rate has decreased since the start of the program.

Allocating NSP 3 funds into this census tract will benefit the neighborhood by providing the opportunity to remove vacant, single- and 2-family homes (with absentee landlords with little or no pride in ownership and neighborhood aesthetics) and replacing them with new, single-family homes, owned and occupied by a homeowner that has gratification in taking care of their property and stabilizing the neighborhood.

While statistics for CT 1002, such as poverty and unemployment, may tell a struggling story of the neighborhood, the City anticipates many of the home ownership inquiries about the rehabbed or new construction NSP3 properties will come from residents outside of this Tract. More than half of the homes in this Tract are rental units, which supports the high poverty and maybe unemployment statistics. The addition of single-family rehabbed and/or new construction homes in CT 1002 would be a great opportunity to place income-stable homeowners into the neighborhood.

8. Indicate the amount and source of **leveraged funds** to complement the activity (other federal funds, NSP1 program income, etc.) and if the funds are committed to the applicant.

The City of West Allis will leverage additional funds with 1) FIRE (tax credit) funds; 2) NSP 1 program income (if available); and, 3) Tax Incremental Financing (TIF) funds (partially located in TIF District #5). All leveraged fund dollar amounts will be dependent on the amount of NSP3 funds awarded.

The City will obligate a total of \$10,000 of NSP1 funds and a total of \$10,000 of FIRE (tax credit) or TIF funds to NSP3 projects.

9. Describe proposed **period of affordability**; describe if additional years of affordability will be required beyond minimum and what forms of affordability (resale or recapture) will be utilized for each activity by census tract.

The period of affordability for the three (3) rehabbed/new construction projects will be 5 years (based on a down payment assistance of up to \$7,500). West Allis understands that down payment assistance funds less than \$15,000 require a 5-year affordability period, as was approved by Commerce for NSP1 activities. If NSP3 rules differ and the affordability period is based on the total project cost (TPC), West Allis will modify the affordability rules as necessary. At the time of application, there was a little confusion regarding affordability rules and staff was unable to reach Commerce for confirmation. The period of affordability for selling the three (3) land bank properties will follow HOME rules (20 years).

10. Provide a specific plan for recruitment and hiring of **Section 3** individuals for these units (if covered construction contracts or new employment opportunities are anticipated).

The City of West Allis will approach agencies/services who work with individuals and contractors who might be LMI. During the RFP and/or RFQ publication processes for demolition, new construction and rehabilitation, the City will make sure that these individuals and contractors be notified of the publications. The City will also contact Milwaukee and the Wisconsin Department of Commerce, Bureau of Minority Business Development (Seyoum Mengesha) for lists of suggested Section 3 contractors.

In the RFP and RFQ documents and the published notification, it will be clearly advertised that Section 3 business concerns will receive preference.

11. Provide a specific plan to notify and utilize MBE and WBE contractors for these units.

West Allis Department of Development staff recently met with Seyoum Mengesha of the Wisconsin Department of Commerce Bureau of Minority Business Development and discussed advertising RFP and RFQ's to MBE/WBE contractors. Mr. Mengesha stated that we could send publications and RFP/RFQ's to him, and he would pass them on to the state's list of appropriate MBE/WBE businesses. In addition, the RFP and RFQ documents and the published notifications, will be clearly advertise that Section 3 business concerns will receive preference.

12. **Cost per Unit** – calculate cost per unit both for all the units in the census tract, as well as for each Activity in the census tract.

When reviewing the budget, you'll see that an acquisition price of \$75,000 has been budgeted for each property. The housing prices are staying steady in West Allis and we're not able to acquire properties at such a low price as other NSP entitlements have been. You'll also see that \$183,000 has been budgeted for rehab/new construction of each house. This number is based off of our first-hand experience of new construction of NSP1 homes. This includes demolition, construction of a 3-bdrm, 2-bth home and a 2-car garage, two (2) years of holding costs, taxes, an appraisal, and a contingency. We understand that not every one of the three (3) B1 activities will be demo/new construction, but new construction would be more costly than rehab and given that in February 2011, we do not know what homes will be on the market in June 2011, we are budgeting for the worst-case scenario.

The budget, however, does not take selling price into consideration. The City anticipates selling new construction homes for \$165,000, based on our current NSP1 homes that are for sale. Rehabbed homes could probably sell for \$160,000. If you subtract the selling price from the budgeted cost/unit, that is a subsidy of \$118,000 – \$113,000/unit for brand new construction or a completely rehabbed single-family home that will assist with the stabilization of the neighborhood.

A cost of \$20,000/unit for demolition has been budgeted for all B1 and D activities (relating to the land bank activity), as we've found through experience with NSP1 that \$15,000 for demolition (as was budgeted for NSP1) is not enough.

A \$500 expense for homebuyers counseling and \$7,500 in down payment assistance has been budgeted for all three (3) B1 activities.

PROGRAM TIMETABLE

The Grantee agrees to complete the housing activities according to the following schedule:

<u>On or Before</u>	<u>Housing Activity</u>
---------------------	-------------------------

06/30/11	Finalize agreements with partnering organizations Establish record keeping system Execute grant agreement
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09/30/11	Set-up ____ Acquisition/Rehab/Resale Set-up ____ Acquisition/Rehab/Rental Set-up ____ Landbank Activity Submit Intended Reuse Plan for Landbank Properties Set-up ____ Blighted Structure Demolition Set-up ____ Redevelopment Activity
----------	--

\$ EXPENDED \$263,000

Expend on average \$75,000/unit for acquisition of 4 properties by Sept. 30, 2011 + \$10,000 for staff time + \$3,000 for project delivery costs.

12/31/11	Set-up __ Acquisition/Rehab/Resale Set-up ____ Acquisition/Rehab/Rental Set-up <u>3</u> Landbank Activity Submit Intended Reuse Plan for Landbank Properties Set-up <u>3</u> Blighted Structure Demolition Set-up ____ Redevelopment Activity
----------	--

\$ EXPENDED \$187,000 (\$450,000 cumulative)

Expend on average \$75,000/unit for acquisition of 2 properties. Contract (obligate) with contractors for the demolition of 3 land bank properties. Spend \$10,000 in admin funds and \$24,000 for taxes + \$3,000 for project delivery costs.

03/31/12	Set-up <u>2</u> Acquisition/Rehab/Resale Set-up ____ Acquisition/Rehab/Rental Set-up ____ Landbank Activity Submit Intended Reuse Plan for Landbank Properties Set-up <u>2</u> Blighted Structure Demolition Set-up ____ Redevelopment Activity
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\$ EXPENDED \$73,000 (\$523,000 cumulative)

Contract (obligate) with contractors for the demolition/new construction or rehab (whichever is applicable) for 2 of 3 B1 activity properties. Spend land bank demo funds (\$60,000) and \$10,000 of staff time + \$3,000 for project delivery costs.

06/30/12

Set-up 1 Acquisition/Rehab/Resale
Set-up Acquisition/Rehab/Rental
Set-up Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up 1 Blighted Structure Demolition
Set-up Redevelopment Activity

\$ EXPENDED \$250,000 (\$773,000 cumulative)

Contract (obligate) with contractors for the demolition/new construction or rehab (whichever is applicable) for last B1 activity properties.

09/30/12

Set-up Acquisition/Rehab/Resale
Set-up Acquisition/Rehab/Rental
Set-up Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up Blighted Structure Demolition
Set-up Redevelopment Activity

\$ EXPENDED \$350,000 (\$1,123,000 cumulative)

12/31/12

Set-up Acquisition/Rehab/Resale
Set-up Acquisition/Rehab/Rental
Set-up Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up Blighted Structure Demolition
Set-up Redevelopment Activity

\$ EXPENDED \$110,000 (\$1,233,000 cumulative)
(MUST =50% OF CONTRACT \$)

03/31/13

Set-up Acquisition/Rehab/Resale
Set-up Acquisition/Rehab/Rental
Set-up Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up Blighted Structure Demolition
Set-up Redevelopment Activity

\$ EXPENDED \$9,000 (\$1,242,000 cumulative)

06/30/13

Set-up ____ Acquisition/Rehab/Resale
Set-up ____ Acquisition/Rehab/Rental
Set-up ____ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up ____ Blighted Structure Demolition
Set-up ____ Redevelopment Activity

\$ EXPENDED \$3,000 (\$1,245,000 cumulative)

09/30/13

Set-up ____ Acquisition/Rehab/Resale
Set-up ____ Acquisition/Rehab/Rental
Set-up ____ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up ____ Blighted Structure Demolition
Set-up ____ Redevelopment Activity

\$ EXPENDED \$3,000 (\$1,248,000 cumulative)

12/31/13

Set-up ____ Acquisition/Rehab/Resale
Set-up ____ Acquisition/Rehab/Rental
Set-up ____ Landbank Activity
Submit Intended Reuse Plan for Landbank Properties
Set-up ____ Blighted Structure Demolition
Set-up ____ Redevelopment Activity

\$ EXPENDED \$3,300 (\$1,251,300 cumulative)
(MUST =100% OF CONTRACT \$)



MAYOR'S OFFICE

Dan Devine
Mayor

414/302-8290
414/302-8207 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

ddevine@ci.west-allis.wi.us
www.ci.west-allis.wi.us

February 16, 2011

ATTENTION-NSP NAID PROCESSING
U.S. Dept of HUD
Denver Homeownership Center
1670 Broadway
Denver, CO 80202-4801

RE: City of West Allis NAID Application for NSP funds

To Whom It May Concern:

The City of West Allis is requesting a Name and Address Identifier (NAID) for the purpose of becoming eligible to participate in the First Look Program under the Neighborhood Stabilization Program (NSP).

The City of West Allis is an NSP subrecipient of the City of Milwaukee. The Director of the Department of Development for the City of West Allis and Patrick Schloss, Manager, Community Development Division, have been granted authority to purchase FHA REO properties with NSP funds through resolutions adopted by the Common Council of the City of West Allis and the Community Development Authority of the City of West Allis (CDA).

The following is information for the City of Milwaukee, the direct NSP grantee of which West Allis is a subrecipient of:

Grant #09-17
Steven L. Mahan, Community Block Grant Director
City of Milwaukee, Department of Administration
Room 606
City Hall
200 East Wells St.
Milwaukee, WI 53202
414-286-3647 (phone)
414-286-5003 (fax)
Steven.Mahan@milwaukee.gov

Attached you will find three (3) resolutions adopted by the Common Council and the CDA. The City of West Allis has entered into a contract with the City of Milwaukee as a subrecipient of NSP funds. The City of West Allis, through Resolution No. R-2010-0130, authorized John F. Stibal, Director, Department of Development (and also Executive Director of the CDA) or his designee (Patrick Schloss, Manager, Community Development Division), to "sign documents and take necessary action to undertake, direct and complete NSP grant activities." The Common Council then, through Resolution No. R-2010-0163

NSP NAID PROCESSING

February 16, 2011

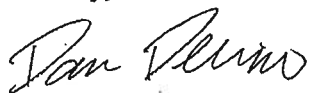
Page 2

and a Cooperation Agreement, transferred management of the NSP program and its funds to the CDA. The CDA, through Resolution No. 812, also entered into the Cooperation Agreement, agreed to manage the NSP program, and continued the authorization of Mr. Stibal or his designee to "sign documents and take necessary action to undertake, direct and complete NSP grant activities."

Also attached is the appropriate documentation verifying the City's tax exempt status and tax identification number (same information for the CDA).

Please feel free to contact John Stibal at 414-302-8462 or Patrick Schloss at 414-302-8468 with any questions.

Sincerely,



Mayor Dan Devine

enc.

Cc: John Stibal, Director, Department of Development
Patrick Schloss, Manager, Community Development Division
Kristi Johnson, Planner II
Chris Phinney, Grant Account Specialist

Single Family Acquired Asset Management System (SAMS)
Payee Name and Address

U.S. Department of Housing and Urban Development
 Office of Housing
 Federal Housing Commissioner

OMB Approval #2502-0306
 (exp. 11/30/2013)

Instructions: See Instructions on back for required attachments. Send completed form to HUD HOC, Attention: Director, Homeownership Center

I. Type of Application: (Items 1a - d)

1a. Add New Payee 1b. Modify Existing Payee 1c. Add New NAID to Existing Payee 1d. Selling Broker Recertification
 (Complete #'s 2 or 3 - 20) (Complete #'s 4, 17-20 & any changes) (Complete #'s 4, 9, 10, 14 & 17- 20) (Complete #'s 4 & 17-20)

II. Payee's Information: (Item 2 or 3 through 20)

Enter Either Payee's EIN and Business Name or SSN and Individual Name, NOT BOTH (Items 2 - 3)
 *1099 information to be forwarded to IRS under EIN/SSN and name shown in Item 2 or 3, and address shown in Item 8. Item 2 or 3 must match IRS documentation.

*2a. EIN 39-6005651	*2b. Business Name for EIN in 2a. City of West Allis	*2c. Principal Broker's Name (if applicable)	
*3a. SSN -OR-	*3b. Individual Name for SSN in 3a. (Last, First, MI)		
4. Payee's NAID (if existing payee)	5. HOC Area Identifier NS	6. Payee Type(s) NS	7. Business Phone Number (Area Code) 414-302-8460
8. Business Address (include City, State, and Zip Code + 4) Department of Development 7525 W. Greenfield Ave. West Allis, WI 53214-4688		Remittance Name and Address (DBA) (Only if different from Business/Individual Name and Address) 9. Name 10. Address (include City, State, and Zip Code + 4)	
11. Minority-owned? If Yes, check type <input type="checkbox"/> Black American (BL) <input type="checkbox"/> Asian Indian American (AI) <input type="checkbox"/> Asian Pacific American (AP) <input type="checkbox"/> Native American (NA) <input type="checkbox"/> Hispanic American (HI) <input type="checkbox"/> Hasidic Jewish American (HS) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		14. Name of Contact Person Patrick Schloss E-mail pschloss@westalliswi.gov	
12. Small Business Owned? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	13. Woman Owned? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Phone (Area Code) 414-302-8468	Fax (Area Code) 414-302-8401
15. Name(s) of Owner(s)/Principal(s) City of West Allis		16. Family/External Business Relationship to HUD/M&M Contract employees? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If Yes, attach an explanation.)	
17. Preparer's Signature X	18. Title Director, Dept. of Development	19. Date (mm/dd/yyyy) 2-16-11	20. Phone (Area Code) 414-302-8460

For HUD Use Only (Items 21 - 29) Do not send any attachments other than form SF-3881 to SAMS Service Contractor.
 The HOC must take whatever measures it deems appropriate to verify that the prospective payee is a legitimate entity prior to approving this form. The HOC may require any documents it deems appropriate to maintain sound internal controls over the establishment of payees in SAMS.

21. Reviewer's Signature (Supervisory M&M Contractor, M&M GTR/Closing Agent GTR or Designee) X	22. Title	23. Date (mm/dd/yyyy)	24. Phone (Area Code)
25. Selling Broker's Recertification Date	26. Approved for HOC Area(s)		

Attach ACH Vendor/Miscellaneous Payment Enrollment Form (SF-3881) for Payee Types AP, CA, HA, NP**, PM, and TS.**

27. **Since our office does not intend to make payments to the subject vendor at this time, we have not included a form SF-3881 to enroll the vendor in the Electronic Funds Transfer Program. Should this situation change and it become necessary to make payments to this vendor, our office will immediately submit a completed form SF-3881 to the SAMS Service Contractor for processing.

28. Approver's Signature (HOC Director or Designee) X	29. Date of Approval/Submission to Service Contractor (mm/dd/yyyy)
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This information enables HUD to record and process financial transactions in its automated SAMS to dispose of acquired single-family properties. HUD reimburses M&M Contractors for their services in maintaining, marketing, and selling HUD homes, and HUD collects funds associated with the sales of these properties. The information enables HUD to create and maintain sound financial management practices and effective internal controls over the property disposition program. A response is required to obtain or maintain a benefit.

Privacy Act Statement: The Department of Housing & Urban Development (HUD) is authorized to collect the information on this form by the U.S. Housing Act of 1937, as amended. The Housing & Community Development Act of 1987, 42 U.S.C. 3543, authorizes HUD to collect Social Security Numbers (SSN). The information is being used as Payee reference information, IRS 1099 applicability, minority data collection information, payment remittance instructions and proof of business viability. The SSN is used as a unique identifier. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law. Providing the SSN is mandatory. Failure to provide the information could result in a delay or rejection of your eligibility approval.

Instructions for Completing Form SAMS-1111

- Preparer: Complete Items 1 and 2 or 3, and 7 thru 20 legibly in ink or type.
 HUD Office Staff: Complete Items 4 thru 6, and 21 thru 29 legibly in ink or type.
 Sign Items 21 and 28 in ink.
- 1a. Add New Payee: Check if new payee and complete items 2 or 3 through 20.
 - 1b. Modify Existing Payee: Check if modifying information for an existing payee. Items 4 and 17 - 20 and any changes must be completed.
 - 1c. Add New NAID for Existing Payee: Check if linking a new NAID to an existing payee. Items 4, 9, 10 & 17-20 must be completed.
 - 1d. Selling Broker Recertification: Check if recertifying selling broker. Items 4 & 17-20 must be completed.
 - 2a. EIN: Enter the Employer Identification Number for the business.
 - 2b. Business Name: Enter the name of the business as it should appear on checks or IRS form 1099-Misc.
 - 2c. Principal Broker's Name: Enter the name of the principal broker as it should appear on checks or IRS Form 1099-Misc.
 - 3a. SSN: Enter the individual's Social Security Number.
 - 3b. Individual Name: Enter the name of the individual as it should appear on checks and IRS Form 1099-Misc.
 4. For HUD Use Only. Payee's NAID: Enter the Name/Address Identifier(NAID) if existing payee.
 5. For HUD Use Only. Enter the HOC Area Identifier (e.g., PA for Philadelphia Area A).
 6. For HUD Use Only. Payee Type: Enter type code from below:
 AP=Appraiser NP=Nonprofit organization
 CA=Closing Agent PM=M&M Contractor
 GT=Local/State Government SB=Selling Broker
 HA =Homeowner Association TS=Trade/Service Vendor
 NB =Non-Business/Refund NS-NSP Grantee
 7. Business Phone Number: Enter the area code and telephone number.
 8. Business Address: Enter complete mailing address of the company or individual named in item 2b or 3b above.
 - 9 - 10. Remittance Name and Address: Enter the Name and Address for remittance of compensation only if different from Business/Individual Name and Address. This is typically the Doing Business As (DBA) Name.
 11. Minority-owned?: Check "Yes" if the company is minority-owned. Check "No" if not. If yes, check the appropriate minority code for the business. Check only one type.
 12. Small Business Owned?: Check "Yes" if the company qualifies as a small business. Check "No" if not.

13. Woman Owned?: Check "Yes" if the company qualifies as a woman owned business. Check "No" if not.
 14. Contact Person: Enter the name, telephone number, fax number, and email address of the contact person.
 15. Names of Owners/Principals: Enter the name(s) of the company's owner(s) or principal(s). Continue on separate page if necessary.
 16. Related Parties: Enter "Yes" if the payee has either a family relationship or an external business relationship with any HUD/M&M Contract employee. Attach explanation. Enter "No" if no such relationship exists.
 - 17 -20. Preparer's Signature: Enter legible signature, title, date, and phone number of person completing this form.
- For HUD Use Only.**
- 21 - 24. Reviewer's Signature: Enter legible signature, title, date, and phone number of individual reviewing the form.
 25. Selling Broker's Recertification Date: Date of next scheduled recertification by HUD Office. Enter month and year.
 26. Approved for HOC Areas. Enter the HOC area(s) in which the Payee is approved for work.
 27. Check if vendor will never receive a payment from HUD.
 - 28 - 29. Approver's Signature: Enter legible signature of the HOC Director or designee approving form and date form is approved and submitted to the Service Contractor.

Note: 48 CFR 2426 sets forth the Department of Housing and Urban Development's policy to promote Minority Business Enterprise participation in its procurement program. Executive Orders 11625 and 12432 require monitoring and evaluation of performance and reporting to Congress and the President. While completion of this data is not mandatory, we strongly encourage your cooperation. This data will be used only for reporting purposes. A minority business enterprise is a business which is at least 51 percent owned by one or more minority group members; or, in case of a publicly-owned business, one in which at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily business operations are controlled by one or more such individuals. For this purpose, minority group members are those identified on the face of this form.

Attachments that must accompany this form to establish a new payee. When modifying an existing payee, attach applicable documentation relating to modification, e.g., change of banking institution, attach new Form SF-3881.

	Payee Type									
	AP	CA	GT	HA	NB	NP/NS	PM	SB	TS	
For All Payees: Internal Revenue Service (IRS) documentation showing Business Name/Individual Name and Tax Identification Number (TIN). Examples include IRS Form 147C, Tax Return with preprinted label, IRS payment coupon. State issued forms are not acceptable.	√	√	√	√	√	√	√	√	√	
In addition, for Payees not under formal contract with HUD:										
Copy of Driver's License	√	√					√	√	√	
Copy of first page of a recent telephone bill, utility bill, or bank statement	√	√					√	√	√	
Copy of Local or State business license for payee's trade, if applicable	√	√					√	√	√	
Copy of State Real Estate Broker's license								√		
Completed Form SF-3881, ACH Vendor/Misc. Payment Enrollment Form	√*	√		√		√*	√		√	
Completed Form SAMS-1111A, Selling Broker Certification								√		
IRS Ruling/Determination Letter						√**				
In addition, for Payees under formal contract with HUD:										
Copy of first page of your signed contract with HUD	√	√					√		√	
Copy of first page of a recent telephone bill, utility bill, or bank statement	√	√					√		√	

* If the HOC Area Office does not intend to make payments to the vendor, check box in Item 27 and do not include Form SF-3881.
 ** If nonprofit organization cannot show proof of tax-exempt status, the payee type must be listed as TS.

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type See Specific instructions on page 2.	Name (as shown on your income tax return) City of West Allis	
	Business name, if different from above	
	Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ <input checked="" type="checkbox"/> Exempt payee <input checked="" type="checkbox"/> Other (see instructions) ▶ Government	
	Address (number, street, and apt. or suite no.) 7525 W. Greenfield Ave.	Requester's name and address (optional)
	City, state, and ZIP code West Allis, WI 53214	
List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
or
Employer identification number
39 6005651

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification Instructions. You must cross out Item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, Item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the Instructions on page 4.

Sign Here	Signature of U.S. person ▶ <i>Kend Mace</i>	Date ▶ 1/4/2011
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

Federal and Wisconsin Governmental Units

Enter CES No., if applicable

ES 42170

- The United States and its unincorporated agencies and instrumentalities and any incorporated agency or instrumentality of the United States wholly owned by the United States or by a corporation wholly owned by the United States.
- Any federally recognized American Indian tribe or band in this state.
- State of Wisconsin or any agency thereof; Local Exposition District, Professional Baseball Park District, or Professional Football Stadium District.
- Wisconsin county, city, village, or town, including public inland lake protection and rehabilitation district, municipal public housing authorities, uptown business improvement districts, local cultural arts district, the Wisconsin Aerospace Authority, the Health Insurance Risk-Sharing Plan Authority, the Wisconsin Quality Home Care Authority, the Fox River Navigational System Authority, and any Regional Transit Authority in Wisconsin.
- Wisconsin public schools, school districts, universities, and technical college districts.
- County-city hospitals or UW Hospitals and Clinics Authority.
- Sewerage commission, metropolitan sewerage district, or a joint local water authority.

Other

- Containers and other packaging, packing, and shipping materials, used to transfer merchandise to customers of the purchaser.
- Trailers and accessories, attachments, parts, supplies, materials, and service for motor trucks, tractors, and trailers which are used exclusively in common or contract carriage under LC or IC No. _____.
- Items or services purchased directly by and used by religious, charitable, educational, scientific, or other organizations holding a Wisconsin Certificate of Exempt Status. CES No. _____.
- Tangible personal property and items, property and goods under s.77.52(1)(b), (c), and (d) to be resold by _____ on my behalf where _____ is registered to collect and remit sales tax to the Department of Revenue on such sales.
- Tangible personal property, property, items and goods under s.77.52(1)(b), (c), and (d), or services purchased by a Native American with enrollment # _____, who is enrolled with and resides on the _____ Reservation, where buyer will take possession of such property, items, goods, or services.
- Tangible personal property and items and property under s.77.52(1)(b) and (c) becoming a component of an industrial or municipal waste treatment facility, including replacement parts, chemicals, and supplies used or consumed in operating the facility.
- Portion of the amount of electricity or natural gas used or consumed in an industrial waste treatment facility. (Percent of electricity or natural gas exempt _____%)
- Electricity, natural gas, fuel oil, propane, coal, steam, corn, and wood (including wood pellets which are 100% wood) used for fuel for residential or farm use.


	% of Electricity Exempt	% of Natural Gas Exempt	% of Fuel Exempt
<input type="checkbox"/> Residential	_____ %	_____ %	_____ %
<input type="checkbox"/> Farm	_____ %	_____ %	_____ %

Address Delivered: _____

- Percent of printed advertising material solely for out-of-state use. _____ %
- Catalogs, and the envelopes in which the catalogs are mailed, that are designed to advertise and promote the sale of merchandise or to advertise the services of individual business firms.
- Other purchases exempted by law. (State items and exemption). _____

(DETACH AND PRESENT TO SELLER)

I hereby certify that if the item(s) being purchased are not used in an exempt manner, I will remit use tax on the purchase price at the time of first taxable use. I understand that failure to remit the use tax may result in a future liability that may include tax, interest, and penalty.

Signature of Purchaser 	Print or Type Name Gary Schmid	Title Comptroller	Date 06/15/2010
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WISCONSIN SALES AND USE TAX EXEMPTION CERTIFICATE

Check One Single Purchase Continuous

Purchaser's Business Name City of West Allis - 39-6005651	Purchaser's Address 7525 W Greenfield Avenue, West Allis WI 53214
--	--

The above purchaser, whose signature appears on the reverse side of this form, claims exemption from Wisconsin state, county, baseball or football stadium, local exposition, and premier resort sales or use tax on the purchase, lease, license, or rental of tangible personal property, property under s.77.52(1)(b), items under s.77.52(1)(c), goods under s.77.52(1)(d), or taxable services, as indicated by the box(es) checked below.

I hereby certify that I am engaged in the business of selling, leasing, licensing, or renting: _____

(Description of property, items, goods, or services sold by purchaser.)

General description of property or services purchased (itemize property, items, or goods purchased if "single purchase"):

Seller's Name	Seller's Address
PROPOSED EXEMPT USE	
<input type="checkbox"/> Resale (Enter purchaser's seller's permit or use tax certificate number) _____	
Manufacturing	
<input type="checkbox"/> Tangible personal property (TPP) or item under s.77.52(1)(b) that is used exclusively and directly by a manufacturer in manufacturing an article of TPP or items or property under s.77.52(1)(b) or (c) that is destined for sale and that becomes an ingredient or component part of the article of TPP or items or property under s.77.52(1)(b) or (c) destined for sale or is consumed or destroyed or loses its identity in manufacturing the article of TPP or items or property under s.77.52(1)(b) or (c) destined for sale.	
<input type="checkbox"/> Machines and specific processing equipment and repair parts or replacements thereof, exclusively and directly used by a manufacturer in manufacturing tangible personal property or items or property under s.77.52(1)(b) or (c) and safety attachments for those machines and equipment.	
<input type="checkbox"/> The repair, service, alteration, fitting, cleaning, painting, coating, towing, installation, and maintenance of machines and specific processing equipment, that the above purchaser would be authorized to purchase without sales or use tax, at the time the service is performed thereon. Tools used to repair exempt machines are not exempt.	
<input type="checkbox"/> Fuel and electricity consumed in manufacturing tangible personal property or items or property under s.77.52(1)(b) or (c) in this state. Percent of fuel exempt: _____ % Percent of electricity exempt: _____ %	
<input type="checkbox"/> Portion of the amount of fuel converted to steam for purposes of resale. (Percent of fuel exempt _____ %)	
Farming (To qualify for this exemption, the purchaser must use item(s) exclusively and directly in the business of farming, including dairy farming, agriculture, horticulture, floriculture, silviculture, or custom farming services.)	
<input type="checkbox"/> Tractors (except lawn and garden tractors), all-terrain vehicles (ATV) and farm machines, including accessories, attachments, and parts, lubricants, nonpowered equipment, and other tangible personal property or items or property under s.77.52(1)(b) or (c) that are used exclusively and directly, or are consumed or lose their identities in the business of farming.	
<input type="checkbox"/> Feed, seeds for planting, plants, fertilizer, soil conditioners, sprays, pesticides, and fungicides.	
<input type="checkbox"/> Baling twine and baling wire.	
<input type="checkbox"/> Breeding and other livestock, poultry, and farm work stock.	
<input type="checkbox"/> Containers for fruits, vegetables, grain, hay, and silage (including containers used to transfer merchandise to customers), and plastic bags, sleeves, and sheeting used to store or cover hay and silage.	
<input type="checkbox"/> Animal waste containers or component parts thereof (may only mark certificate as "Single Purchase").	
<input type="checkbox"/> Animal bedding, medicine for farm livestock, and milk house supplies.	



WISCONSIN DEPARTMENT OF REVENUE
 2135 RIMROCK RD
 PO BOX 8949
 MADISON, WI 53708-8949

State of Wisconsin • DEPARTMENT OF REVENUE

2135 RIMROCK RD PO BOX 8949 MADISON, WI 53708-8949
 PHONE: 608-266-2776 FAX: 608-267-1030 TTY: 608-267-1049
 EMAIL: sales10@dor.state.wi.us WEBSITE: www.revenue.wi.gov

August 25, 2010

Letter ID: L1235656512

Batch Index: 1790339584-159

CITY OF WEST ALLIS
 7525 W GREENFIELD AVE
 WEST ALLIS WI 53214-4648

This is your Wisconsin Sales and Use Tax Certificate of Exempt Status (CES). Purchases made by your organization or entity are taxable unless you provide a properly completed Wisconsin Sales and Use Tax Exemption Certificate (Form S-211), listing the CES number shown below, to your supplier(s).

If your organization makes sales, they may be subject to sales tax collection and you may be required to obtain a Seller's Permit. Information regarding registration requirements can be found in our Publication 206, Sales Tax Exemption for Nonprofit Organizations.

Forms and Publications can be obtained through our web site at www.revenue.wi.gov or through our forms ordering line at (608) 266-1961. Many questions can be answered by reviewing the FAQ pages on our web site. You may also contact us by telephone at (608) 266-2776 or by email at sales10@revenue.wi.gov.

**WISCONSIN SALES AND USE TAX
 CERTIFICATE OF EXEMPT STATUS (CES)**
 (Governmental, Religious, Charitable, Scientific or Educational Organization)

Sales to this organization or entity are exempt from Wisconsin sales and use tax under sec. 77.54(9a) and 77.55(1), Wis. Stats.

This certificate is valid unless cancelled by the Wisconsin Department of Revenue.

CES NUMBER	042170
DATE ISSUED	12/10/1998

IMPORTANT:

Purchases made by your organization are taxable unless you furnish your supplier with the CES number shown above. Sales by your organization may be subject to tax. If your organization makes taxable sales, it may be required to obtain a seller's permit and remit sales tax to the Department of Revenue.

CITY OF WEST ALLIS
 7525 W GREENFIELD AVE
 WEST ALLIS WI 53214-4648

Questions: Contact the Department of Revenue by telephone at (608) 266-2776, FAX (608) 267-1030, E-mail sales10@revenue.wi.gov, or at our Web site www.revenue.wi.gov



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2010-0130

Final Action:
MAY 18 2010

Sponsor(s): Safety & Development Committee

Resolution amending the Neighborhood Stabilization Program (NSP) budget for funding awarded to the City of West Allis from the Wisconsin Department of Commerce.

WHEREAS, the Wisconsin Department of Commerce ("Commerce") received \$38.9 million in Neighborhood Stabilization Program ("NSP") funds from the U.S. Department of Housing and Urban Development ("HUD"); and,

WHEREAS, through Resolution No. R-2009-0249, the Common Council authorized the City of West Allis to enter into an Intergovernmental Agreement with Milwaukee County, City of Milwaukee and City of Cudahy in the creation of a Milwaukee County Regional Consortium, who was awarded \$1.3 million in NSP funds from Commerce in May 2009; and,

WHEREAS, Commerce has awarded the consortium an additional \$1,997,556, with \$1,498,192 being awarded specifically to the City of West Allis; and,

WHEREAS, through Resolution No. R-2010-0075, the Common Council authorized the awarding of the \$1,487,799 in NSP funds to the City of West Allis but after further review from Commerce, the total NSP funding to the City of West Allis is \$1,498,192; and,

WHEREAS, the Common Council through Resolution No. R-2010-0075 had previously authorized the use of \$660,000 in NSP funds for acquisition/rehabilitation/resale/direct homeownership assistance of four (4) foreclosed-upon single-family homes and the staff time and resources to deliver the projects; and,

WHEREAS, the amendment calls for the use of the \$660,000 in NSP funds to include acquisition/rehabilitation/demolition/new construction/resale/direct homeownership assistance of four (4) foreclosed-upon single-family homes and the staff time and resources to deliver the projects; and,

WHEREAS, \$838,192 of the award will be allocated towards the acquisition/resale of foreclosed-upon multi-family properties and the staff time and resources to deliver the projects; and,

WHEREAS, any income from the resale of a property is returned to the NSP program as "program income"; and,

WHEREAS, the City of West Allis is required to fund all NSP-related expenses upfront, and will

then be reimbursed by Commerce.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of West Allis hereby approves the aforementioned budget amendment of \$660,000 of Neighborhood Stabilization Program (NSP) funds previously awarded to the City of West Allis through the awarding of \$1,997,556 to the Milwaukee County Regional Consortium from the Wisconsin Department of Commerce.

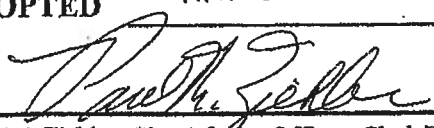
BE IT FURTHER RESOLVED, that the Common Council of the City of West Allis hereby approves the City of West Allis to fund all NSP-related expenses upfront, and the City will in turn be reimbursed by Commerce.

BE IT FURTHER RESOLVED, that the Director of Development or his designee is hereby authorized to sign documents and take necessary action to undertake, direct and complete NSP grant activities.

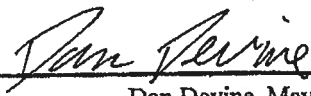
BE IT FURTHER RESOLVED, that the Director of Development, in consultation with Mayor Devine and the City Attorney, is hereby authorized to select the individual properties to be acquired and/or rehabilitated and approve the staff time and resources to deliver the projects.

cc: Department of Development
Finance, Grants Accounting Specialist

DEV-R-591-5-18-10

ADOPTED MAY 18 2010


Paul M. Ziebler, City Admin. Officer, Clerk/Treas.

APPROVED 5/21/10


Dan Devine, Mayor



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2010-0163

Final Action:

Sponsor(s): Safety & Development Committee

JUL 06 2010

Resolution approving the Cooperation Agreement by and between the Community Development Authority and the City of West Allis for the administration of Neighborhood Stabilization Program (NSP) funds from the Wisconsin Department of Commerce.

WHEREAS, the City of West Allis and the Community Development Authority of the City of West Allis are desirous of providing affordable housing; and,

WHEREAS through Resolution No. R-2009-0249, the Common Council authorized the City of West Allis to enter into an Intergovernmental Agreement with Milwaukee County, City of Milwaukee and City of Cudahy ("Consortium") in the creation of a Milwaukee County Regional Consortium, who was awarded \$1.4 million in NSP funds from Wisconsin Department of Commerce ("Commerce") in May 2009; and,

WHEREAS, Commerce has awarded the consortium an additional \$1,997,556, of which \$848,192 has been awarded specifically to the City of West Allis; and,

WHEREAS, the \$848,192 award will be used for the acquisition/rehabilitation/demolition/new construction/resale/direct homeownership assistance of five (5) foreclosed-upon single-family homes and the staff time and resources to deliver the projects; and,

WHEREAS, any income from the resale of a property is returned to the NSP program as "program income;" and,

WHEREAS, the Common Council through Resolution Nos. R-2010-0075 and R-2010-0130 had previously authorized the use of NSP funds and authorized the Director of Development or his designee to sign documents and take necessary action to undertake, direct and complete NSP grant activities; and,

WHEREAS, the City of West Allis is required to fund all NSP-related expenses upfront, and will then be reimbursed by Commerce; and,

WHEREAS, the City of West Allis will own the five (5) homes; and,

WHEREAS, the City of West Allis has entered into a contract for demolition and new construction of three (3) single-family homes with Kuhs Quality Homes, Inc. and this contract will be transferred to the responsibility of the Community Development Authority; and,

WHEREAS, the Community Development Authority of the City of West Allis is willing to administer all NSP funds made available to the City of West Allis as a result of the Milwaukee County Regional Consortium Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the Cooperation Agreement for the administration of all NSP funds between the City of West Allis and the Community Development Authority of the City of West Allis, a copy of which Agreement is attached hereto and made a part hereof, be, and the same is hereby approved.

BE IT FURTHER RESOLVED by the Common Council of the City of West Allis that the Community Development Authority of the City of West Allis is hereby authorized to proceed with the implementation of the program in accordance with all Wisconsin Department of Commerce and U.S. Department of Housing and Urban Development rules and regulations.

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Agreement, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

BE IT FURTHER RESOLVED that the Executive Director of the Community Development Authority or his designee, in consultation with Mayor Devine and the City Attorney, is hereby authorized to sign documents and take necessary action to undertake, direct and complete NSP grant activities and deliver the aforesaid amended Agreement on behalf of the Community Development Authority of the City of West Allis.

cc: Department of Development

DEV-R-597-7-6-10

ADOPTED

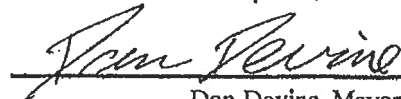
JUL 06 2010



Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED

7/9/10



Dan Devine, Mayor

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO. 812
DATE ADOPTED July 13, 2010

Resolution approving the Cooperation Agreement by and between the Community Development Authority and the City of West Allis for the administration of Neighborhood Stabilization Program (NSP) funds from the Wisconsin Department of Commerce.

WHEREAS, the City of West Allis and the Community Development Authority of the City of West Allis are desirous of providing affordable housing; and,

WHEREAS through Resolution No. R-2009-0249, the Common Council authorized the City of West Allis to enter into an Intergovernmental Agreement with Milwaukee County, City of Milwaukee and City of Cudahy ("Consortium") in the creation of a Milwaukee County Regional Consortium, who was awarded \$1.4 million in NSP funds from Wisconsin Department of Commerce ("Commerce") in May 2009; and,

WHEREAS, Commerce has awarded the consortium an additional \$1,997,556, of which \$848,192 has been awarded specifically to the City of West Allis; and,

WHEREAS, the \$848,192 award will be used for the acquisition/rehabilitation/demolition/new construction/resale/direct homeownership assistance of five (5) foreclosed-upon single-family homes and the staff time and resources to deliver the projects; and,

WHEREAS, any income from the resale of a property is returned to the NSP program as "program income;" and,

WHEREAS, the Common Council through Resolution Nos. R-2010-0075 and R-2010-0130 had previously authorized the use of NSP funds and authorized the Director of Development or his designee to sign documents and take necessary action to undertake, direct and complete NSP grant activities; and,

WHEREAS, the City of West Allis is required to fund all NSP-related expenses upfront, and will then be reimbursed by Commerce; and,

WHEREAS, the City of West Allis will own the five (5) homes until sold; and,

WHEREAS, the City of West Allis has entered into a contract for demolition and new construction of three (3) single-family homes with Kuhs Quality Homes, Inc. and this contract will be transferred to the responsibility of the Community Development Authority; and,

WHEREAS, the Community Development Authority of the City of West Allis is willing to administer all NSP funds made available to the City of West Allis as a result of the Milwaukee County Regional Consortium Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis that the Cooperation Agreement for the administration of all NSP funds between the City of West Allis and the Community Development Authority of the City of West Allis, a copy of which Agreement is attached hereto and made a part hereof, be, and the same is hereby approved.


BE IT FURTHER RESOLVED by the Community Development Authority of the City of West Allis will proceed with the implementation of the program in accordance with all Wisconsin Department of Commerce and U.S. Department of Housing and Urban Development rules and regulations.

BE IT FURTHER RESOLVED, that the Director of Development or his designee is hereby authorized to sign documents and take necessary action to undertake, direct and complete NSP grant activities.

BE IT FURTHER RESOLVED, that the Director of Development, in consultation with Mayor Devine and the City Attorney, is hereby authorized to select the individual properties to be acquired and/or rehabilitated and approve the staff time and resources to deliver the projects.

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Agreement, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

Approved: _____


John F. Stibal, Executive Director/Secretary
Community Development Authority