



City of Milwaukee
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**Neighborhood
 Improvement
 Project (NIP)**

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What is NIP?

**Owner Occupied
 One and Two
 Family Repair
 Program**



Who Can Benefit from this Program?

- Household income at or below 50% CMI
- Properties located in Milwaukee's Block Grant area
- Owners who have owned & occupied property for a minimum of 5 years
- Current on property taxes, mortgage, & utility payments
- Owners must have property insurance

NIP is Funded by CBGA

In 2005, five separate NIP agencies have been awarded a total of \$3,655,000 in HOME and CDBG funds.

The goal for the NIP agencies is to complete 116 properties.

Approximately \$31,500 will be spent per property.

Majority of Funds go to Repairs!

NIP Cost Cap: \$24,500 vs. Admin fee: \$7,000



NIP Agencies

- Gibraltar Development Corporation (New in 2005)
- Harambee Ombudsman Home Repair
- Milwaukee Christian Center
- West End Development Corporation
- YMCA-CDC Housing Initiative

Return for this investment?

- Maintains owner occupancy
- Protects the health and safety of occupants
 - Correct building code violations
 - Eliminate Lead Paint Hazards
 - Install smoke detectors
 - Security Items, door & window locks, basement security bars, etc.
- Maintains and Increases assessed values
- Improves neighborhood quality of life

What has NIP accomplished in 2004?


	Funding	Project Goals
Christian Center	1,576,466	50
Harambee	310,466	10
OIC-GM (VIC)	441,156	14
West End	788,968	26
YMCA	410,967	13
	\$3,534,021	112



NIP exceeded 2004 expectations

	Funding	Project Goals	Actual Completions
Christian Center	1,576,466	50	60
Harambee	310,466	10	15
OIC-GM (VIC)	441,156	14	8
West End	788,968	26	22
YMCA	410,967	13	20
	\$3,534,021	112	120

NIP Service in 2005




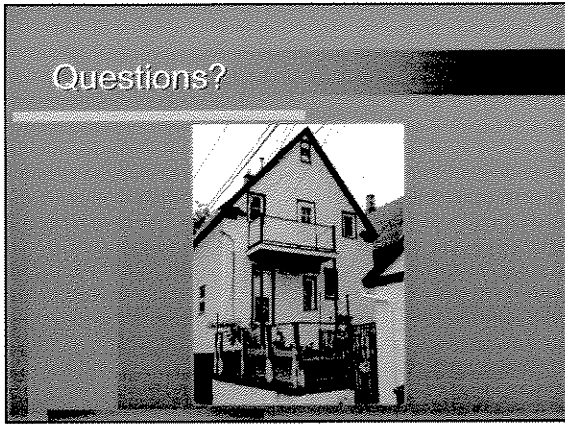
Five NIP agencies are funded to complete 116 properties.
NIP waiting list: 232 clients

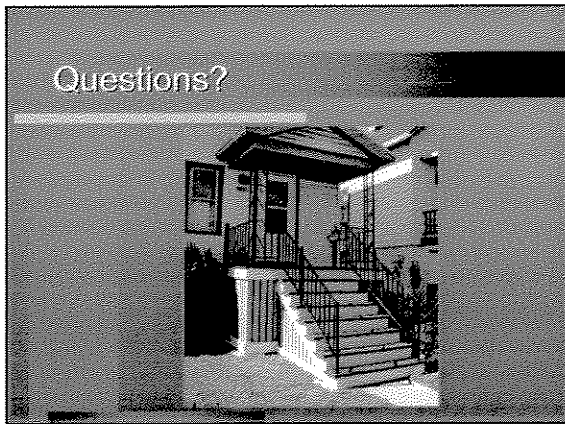
What is the role of DNS?

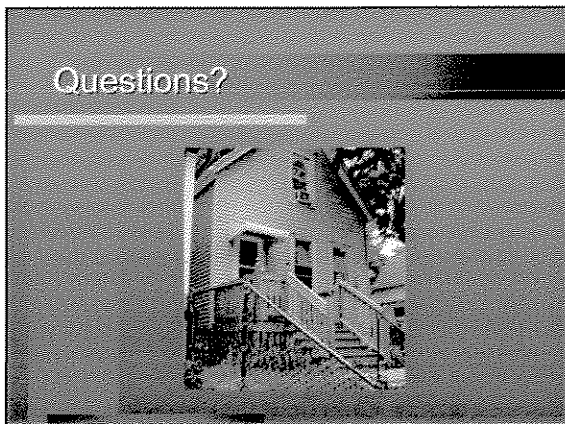
- Provide coordination and support to NIP agencies
- Approve NIP applications
- Write scopes of work & estimate reasonable cost
- Re-inspect work
- Sign-off on completed projects
- Track & report on agency accomplishments

Questions?









Tom Mishefske