



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

APR 16 2018

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HOUSING AUTHORITY
CITY OF MILWAUKEE

The Honorable Tom Barrett
Mayor
City of Milwaukee
City Hall
200 East Wells Street, Room 201
Milwaukee, WI 53202

Mr. Antonio M. Perez
Secretary and Executive Director
Housing Authority of the City of Milwaukee
PO Box 324
Milwaukee, WI 53201-0324

SUBJECT: FY2017 Choice Neighborhoods Implementation Grant Application

Dear Mayor Barrett and Mr. Perez:

We regret to inform you that the application for a Fiscal Year (FY) 2017 Choice Neighborhoods Implementation Grant, submitted by the City of Milwaukee and the Housing Authority of the City of Milwaukee (HACM) for College Court in response to the FY2017 Choice Neighborhoods Notice of Funding Availability (NOFA), was not selected for funding. The application did not meet all the threshold requirements. Please find below a description for why the threshold requirements were not met.

Site Control for Target and Replacement Housing Sites to Be Developed by the Housing Implementation Entity. Section III.C.3.b of the NOFA (page 20) states, in part, "You must provide a letter or other documentation in your application certifying that you (as the Lead Applicant), your Co-Applicant (if any), or the Housing Implementation Entity has site control as of the application due date and will maintain site control through the latter of the grant term or until all replacement housing is built/rehabbed, unless otherwise approved by HUD. The site control certification must be provided for the target housing site and all parcels proposed for replacement housing under the Transformation Plan... The certification must identify each parcel (e.g. by address or specific location), describe how the site is controlled, and be signed by the Executive Officer of the entity that has site control." The NOFA further states, "If you do not provide acceptable evidence of site control, your entire application will be disqualified from further consideration for funding."

The application proposes rehabilitating the existing College Courts public housing units and constructing 35 additional replacement units on three contiguous off-site parcels. The application did not provide a certification letter as required by the NOFA, but rather a deed for what appears to be the College Courts property and purchase options for the remaining three off-site parcels. The documents did not describe how the site is controlled and were not signed by the Executive Officer of the entity that has site control as required by the NOFA. While HUD still considered the documents provided, the purchase option provided for 855 N. 25th Street did not demonstrate compliance with the threshold language. First, the option between the HACM and Corps House

Ltd. Partnership did not appear to be executed. Further, the option provided indicates the term expires on July 30, 2018 and states that there is no extended option term. As such, this option did not demonstrate that the HACM had site control as of the application due date and would maintain site control through the latter of the end of the grant term or until all replacement housing is built/rehabbed, in accordance with the NOFA.

Due to the threshold failures described above, the application could not be considered further for funding and was not rated, in accordance with Section III.C.3 and V.B of the NOFA.

The Department anticipates issuing an FY2018 Choice Neighborhoods Implementation Grant NOFA. The Department encourages eligible applicants to review each NOFA, upon publication, and consider applying under the criteria set forth. Particularly, eligible applicants should carefully review the criteria on eligibility, threshold requirements, and document submission requirements. For additional information, please visit www.hud.gov/cn.

Thank you for your interest in the Choice Neighborhoods program.

Sincerely,

A handwritten signature in cursive script that reads "Susan A. Wilson". The signature is written in dark ink and is positioned above the printed name and title.

Susan Wilson
Acting Deputy Assistant Secretary
for Public Housing Investments