

2004 ANNUAL REPORT

U.S. Department of Housing and Urban Development
Milwaukee Field Office



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<http://www.hud.gov/local/mil/>



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February 16, 2005

Dear Friends,

Under the leadership of Secretary Alphonso Jackson, HUD is expanding homeownership opportunities for more Americans, particularly minority and low-income families. HUD also continues to assure the availability of safe, decent rental housing for low-income families and to enforce the nation's fair housing laws.

Our Milwaukee Field Office staff implements and monitors HUD's major programs in Wisconsin. The enclosed Annual Report for Fiscal Year 2004 highlights the wide range of our activities throughout the state. The Report is organized within the context of six strategic objectives that HUD developed to carry out its Mission during 2004. Funding data includes an overall summary of funding for HUD's major programs, plus comparative funding profiles for the state of Wisconsin and for each entitlement city and county in the state.

You can learn more about how HUD programs work on the Internet at www.hud.gov. We also have a local web site at www.hud.gov/local/mil/ that features local HUD news, community information, and other Wisconsin highlights.

We look forward to continuing to work with Wisconsin residents and communities to increase housing and economic opportunities. If you have any questions about HUD programs, or if we may be of assistance, please contact any member of our staff at (414) 297-3214.

With best wishes,

A handwritten signature in blue ink that reads "Delbert F. Reynolds". The signature is fluid and cursive.

Delbert F. Reynolds
Director, 5IM

Enclosure

U. S. Department of Housing and Urban Development
Milwaukee Field Office
2004 Annual Report

The Mission of HUD’s Milwaukee Field Office is to promote adequate and affordable housing, economic opportunity, and a suitable living environment for all Wisconsin residents, free from discrimination. With staff in all of HUD’s major program areas, we work with state and local governments, housing authorities, non-profit and faith-based organizations, private businesses, and residents to achieve the following strategic goals:

- **Increasing Homeownership Opportunities** – HUD is dedicated to helping more low- and moderate-income and minority families attain homeownership. HUD also is committed to ending predatory loan practices and to simplifying the homebuying process.
- **Promoting Decent Affordable Housing** – A fundamental role of HUD is to ensure that Americans of all income levels have access to decent, quality housing. HUD has a variety of programs designed to increase the availability of affordable rental housing.
- **Strengthening Communities** – HUD has programs designed to revitalize distressed communities, creating jobs for low- and moderate-income people in the process. HUD also is committed to help communities alleviate homelessness through local collaboratives.
- **Ensuring Equal Opportunity in Housing** – HUD’s efforts to enforce fair housing rights and to promote equal housing opportunities emphasize partnering both within HUD and with others who have a major stake in helping to create a nation of open communities.
- **Promoting Participation of Faith Based and Community Organizations** – Faith-based and community organizations can play an important role in helping HUD achieve its mission. HUD will continue to reach out to potential faith-based and community partners.
- **Embracing High Standards of Ethics, Management, and Accountability** – HUD is committed to efficiently and responsibly manage its programs through the efforts of our staff and of our grantees who are entrusted with HUD funding.

This Report describes examples of our activities and programs under each of these strategic goals. It also provides an overview of our program divisions and new HUD funding in Wisconsin for Fiscal Year 2004.

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Increasing Homeownership Opportunities

Parklawn Homes Developed with a Public Housing HOPE VI Grant

The Housing Authority of the City of Milwaukee offered 20 single-family houses for sale to individual homebuyers as part of its HOPE VI redevelopment of Parklawn. Parklawn homebuyers secured their own financing through a lender of their choice. Grants up to \$10,000 were made available for buyers with incomes below 80% of median.



The Milwaukee Field Office is committed to eliminating homeownership disparities and to helping more minority and low- and moderate-income families achieve the financial security and the sense of community that comes with owning a home. With FHA mortgage insurance and Community Planning and Development and Public Housing grant programs, HUD helps families enjoy more affordable homeownership opportunities. Our Fair Housing and Equal Opportunity Division seeks to remove impediments to minority homeownership through its fair housing investigations of sales and lending complaints, by monitoring of HUD funded recipients, and with special initiatives. By providing technical assistance to housing authorities that operate Section 8 homeownership programs in Milwaukee and other Wisconsin cities, our Public Housing staff encourages the expansion of programs to assist residents to become homeowners.

The Milwaukee Field Office also works in partnership with a number of public and private agencies and collaboratives throughout Wisconsin to expand homeownership opportunities and to prevent predatory lending practices. Our staff promoted National Homeownership Month in June 2004 in cooperation with other housing professionals in the industry. Various media were involved in outreach, marketing, and other activities held in conjunction with Homeownership Month celebrations. Our staff was joined by other homeownership and mortgage lending professionals for the annual "Ask The Experts" live radio broadcast, which was carried this year by Milwaukee radio station WMCS. Topics for the call-in broadcast included programs for first time homebuyers, the Section 8 homeownership voucher program, and special homeownership programs for people with disabilities and for minority and other underserved communities.

HUD staff also participated in other housing and homeownership events targeted to first time homebuyers, minorities and other underserved populations in cooperation with public,

private, community, and faith-based organizations. Milwaukee FHA Single Family staff provided homebuying and fair housing information at the April 2004 Dane County First Time Homebuyer's Fair, which was attended by approximately 1,500 home seekers. Our staff assisted HUD approved housing counseling agencies in providing minority homeownership outreach and training by presenting information about fair housing rights, FHA single-family mortgages, and general homeownership information at seminars for African American and Hispanic audiences in Milwaukee and Waukesha. Our Fair Housing and Single Family staff also made presentations regarding fair housing, fair lending, and HUD homeownership programs as part of the Spring 2004 Homeownership Counseling Education Program coordinated by the UW Extension Cooperative.

These and other outreach efforts, along with the work of our approved FHA lenders, resulted in 8,023 Single Family FHA mortgage endorsements for Fiscal Year 2004, including 4,051 FHA loans to first time homebuyers and 1,503 FHA loans to minority homebuyers.

Promoting Decent Affordable Housing

HOPE VI Revitalization Grant

Midwest Regional Director Joe Galvan presents a check representing a \$19,542,000 HOPE VI grant to the Housing Authority of the City of Milwaukee to replace aging public housing with new housing. The grant will replace older public housing units with 73 scattered site units and also will fund the development of 33 homeownership units and 4 HOME rental units.



HUD's Public Housing Division, which administers affordable rental housing and homeownership programs, is responsible for monitoring the management of approximately 14,000 Low Rent Public Housing program units, administered by 96 Public Housing Agencies (PHAs), and the administration by 68 PHAs of over 27,000 Section 8 Existing Certificates, Vouchers and Moderate Rehabilitation units. Multifamily FHA programs encourage private owners of apartments and other housing facilities to develop, maintain, and rehabilitate rental housing for low- and moderate-income families and individuals. Through FHA Multifamily Mortgage Insurance and Section 8 subsidies, HUD supports more than 40,000 FHA insured and/or subsidized units in just under 800 projects in Wisconsin. Community Planning and Development grant programs provide additional affordable housing units through the Entitlement Communities and HOME Participating Jurisdictions.

Promoting Decent Affordable Housing



SHEBOYGAN HOUSING TRANSFORMATION RECOGNIZED BY HUD AS ONE OF THE MOST OUTSTANDING PROJECTS IN THE NATION

The Water Street development in Sheboygan was recognized by HUD as one of 13 outstanding projects in the nation at the 30th Anniversary Community Development Block Grant Celebration held in Washington, D.C. in September 2004. The City of Sheboygan used Block Grant and Section 108 funding, along with Section 42 tax credits, to acquire and rehabilitate the Garton Toy Factory into a 72-unit housing development with 50 subsidized units and 22 market rate units. In addition, the Water Street site includes Waterview Senior Apartments, a new 66 unit Older Adult building; Riverwalk Apartments, a new 60 unit family building (shown above); and an on-site park.

Milwaukee Multifamily Housing initially endorsed 21 multifamily mortgages totaling \$83,975,300 for 2,201 housing units during Fiscal Year 2004. Seven of the 21 mortgages that were initially endorsed, with a total of 843 units, were for projects in underserved areas. In addition, Milwaukee Multifamily Housing staff brought 5 Section 202 and Section 811 properties to final closings.

In order to coordinate HUD's efforts with other agencies, Multifamily staff meets semi-annually with the Wisconsin Housing and Economic Development Authority (WHEDA), USDA Rural Development, and the Wisconsin Bureau of Housing to discuss issues involving development and asset management, housing supply and demand, and agency best practices. Multifamily staff also holds quarterly Service Coordinator Meetings and semi-annual Neighborhood Network Conferences to provide training on various topics and to discuss current issues. Similarly, our Public Housing staff enjoys an ongoing relationship with the Wisconsin Association of Housing Authorities (WAHA) in an effort to provide resources, training, and

technical assistance to the 124 Public Housing Authorities in the state. HUD's involvement includes training presentations for WAHA's Spring and Fall Conferences and providing information at quarterly WAHA Board meetings.

Milwaukee staff helped organize and co-host Wisconsin's 8th annual statewide Affordable Housing Conference in Milwaukee in July 2004. More than 250 affordable housing professionals from the non-profit, private, and government sectors attended this year's Conference. Milwaukee Field Office Director Del Reynolds hosted the initial plenary session, which included remarks by HUD Deputy Assistant Secretary Anna Maria Farias and Midwest Regional Director Joe Galvan. Milwaukee Multifamily Housing, Fair Housing and Equal Opportunity, Field Policy and Management, and Legal staff made workshop presentations on affordable housing preservation options, affirmative fair housing marketing plans, and faith-based initiatives. The Conference also included workshops on employment and housing, inclusionary zoning, and nonprofit housing agencies.

To help mitigate housing conditions that threaten health, Milwaukee Field Office staff actively promotes the Healthy Homes and Lead Hazard grant programs available under HUD's SuperNOFA process and provides technical assistance to housing authorities and Entitlement Communities. Our Public Housing staff, for example, assisted two housing authorities in implementation of their Lead Hazard Control grants, and our CPD staff provides guidance on funding sources to the Wisconsin Childhood Lead Elimination Task Force, which is developing Wisconsin's 10 Year Plan for eliminating lead poisoning in children.

Strengthening Communities

WISCONSIN RAPIDS CENTRALIA CENTER

Using HUD's Community Development Block Grant funds, the City of Wisconsin Rapids converted a vacant and ugly big box retail store into a center for senior citizens and additional services, including a county office that serves seniors, a library for seniors, their families and caregivers, and adult day care.



State and local governments and nonprofit agencies depend upon HUD and its system of grants to support a wide variety of community development projects and to address local development priorities. In Fiscal Year 2004, HUD provided Wisconsin with \$77,695,000 of Community Development Block Grants and \$28,900,000 of HOME Investment Partnership grants. Homeless funding in Wisconsin totaled more than \$19.5 million.

Strengthening Communities

BUSINESS ECONOMIC DEVELOPMENT DAY

A. Jo Baylor, Director of Office of Small and Disadvantaged Business Utilization, and Regional Director Joe Galvan confer with business owners between sessions of Business Economic Development Day, sponsored by HUD to provide minority, small, disadvantaged, and women-owned businesses with the opportunity to learn more about government contracting opportunities.



The Milwaukee Field Office provides significant support for conferences and special events to help strengthen business and community development. In June 2004, we hosted the Midwest Regional Business Economic Development Day in Milwaukee. This one day conference, featuring A. Jo Baylor, Director of HUD's Office of Small and Disadvantaged Business Utilization, included nine workshops with presentations by HUD officials, together with representatives of the Small Business Administration, Government Services Administration, Veterans Affairs, the U.S. and Wisconsin Departments of Transportation, the Wisconsin Departments of Commerce and Administration, the Wisconsin Housing and Economic Development Authority, the Milwaukee Housing Authority, the Wisconsin Minority Opportunity Committee, and the Wisconsin Procurement Institute.

Milwaukee Community Planning and Development (CPD) staff helped plan the 4th Annual Community Development Summit, which was held in Milwaukee in June 2004. CPD Director Bob Berlan was the master of ceremonies for the event, entitled "Diverse Connections: People, Markets and Trends." Other HUD staff, together with over 200 community development professionals, participated in the summit. Milwaukee Mayor Tom Barrett, City Council President Willie Hines, and other city officials conducted a panel discussion on the city's community development goals. Breakout groups followed the panel discussion, and the Summit concluded with a keynote speech by James Capraro of the Greater Southwest Development Corporation in Chicago.

Milwaukee CPD staff also provided technical assistance to several organizations during the year, covering a wide range of issues, including financial management and operational problems, audits, technical submissions, monitoring letters, grant files, and other operational concerns. The issues resolved by these agencies enabled them to provide the services they proposed in their grant applications, thereby more effectively fulfilling HUD's Strategic Goals.

Ensuring Equal Opportunity in Housing

FAIR HOUSING AWARD PROGRAM

William Tisdale, President and CEO of the Metropolitan Milwaukee Fair Housing Council, was the featured speaker at the April 2004 Fair Housing Award Program. Midwest Regional Director Joe Galvan, Madison Equal Opportunities Commission Executive Director Anthony Brown, and Milwaukee Field Office Director Del Reynolds also participated in the Award Program.



HUD's Fair Housing and Equal Opportunity (FHEO) Division has the lead responsibility to enforce the Fair Housing Act and is responsible for educating the public and HUD grant recipients on the Fair Housing Act, monitoring HUD funded programs to ensure that fair housing requirements are met, and taking steps to eliminate barriers to equal housing opportunity. The FHEO Division investigates housing rental, home sale, and mortgage lending discrimination complaints to ensure that rental and homeownership opportunities are free from illegal discrimination. FHEO staff also monitors HUD funded recipients and conducts special initiatives, including technical assistance, training, education, and outreach to ensure compliance with fair housing and other civil rights laws.

In addition to the Fair Housing Conference and Award Program featured above, HUD participated in the Fair Housing Poster and Essay Contest Award Ceremony at the State Capitol Building in Madison in June 2004. The ceremony is held each year to honor students from around the state who enter posters and essays in a contest sponsored by the Wisconsin Fair Housing Network. The essay contest is open to children in grades 4 – 12, and the poster contest is open to children in grades K - 12 and Special Education.

HUD also has several funding programs that help improve housing accessibility for persons with disabilities, including Section 811 Supportive Housing for Persons with Disabilities, HOPWA (Housing Opportunities for People with AIDS), and Section 8 Homeownership Assistance for Disabled Families. In addition to specific funding programs, Multifamily staff routinely performs FHEO surveys during their management review of projects. Similarly, CPD staff works to ensure compliance with civil rights requirements by their grantees. FHEO has an effective working relationship with Independent Living Centers and other organizations in Wisconsin, and provides information and technical assistance as needed to assist them in finding or maintaining appropriate affordable housing for their clients.

Promoting Participation of Faith Based and Community Organizations

WISCONSIN COUNCIL OF CHURCHES AFFORDABLE HOUSING CONFERENCE

The Wisconsin Council of Churches held a statewide Affordable Housing Conference entitled “Opening Doors for Affordable Housing” at Saint Albert the Great Catholic Church in Sun Prairie to discuss housing issues and to provide examples of faith and housing communities working collaboratively.



HUD’s Milwaukee Field Office has a long history of working with faith-based and community organizations to address the needs of Wisconsin residents who face issues of homelessness, the lack of affordable housing and economic opportunities, and limited housing alternatives for people with special needs. Most noteworthy are the faith-based and community organizations that have served the public with programs funded by HUD’s Continuum of Care homeless grants, Section 202 and 811 programs providing housing for the elderly and for persons with disabilities, and, indirectly, through HUD’s Community Development grants, FHA mortgage insurance, and public housing programs.

Led by our Liaison for Faith-Based and Community Initiatives, the Field Office conducts outreach to inform potential partners of HUD opportunities, especially the smaller grassroots organizations that tend to be excluded, and to help them with educational seminars and technical assistance. The Milwaukee Faith Based Liaison and CPD staff assisted the Wisconsin Churches Council in the development of the format and agendas for their statewide Affordable Housing Conference entitled “Opening Doors for Affordable Housing” that was held in Sun Prairie at the beginning of the Fiscal Year. Milwaukee single-family staff also participated in the Conference.

The Milwaukee Faith Based Liaison, with the help of program directors, also presented two-day Faith Based Training Workshops on three other occasions during 2004. These training sessions covered all aspects of writing grant applications and HUD’s SuperNOFA process. HUD staff also participated in a Faith-Based Summit in Racine that was designed to provide a forum for faith-based and community leaders to learn about the services available from the White House and Cabinet Offices for Faith-Based Initiatives. By encouraging partnerships between faith-based organizations and HUD’s traditional grantees, the Milwaukee Field Office hopes to improve the quality of HUD funded services throughout the State of Wisconsin.

Embracing High Standards of Ethics, Management, and Accountability

In order to ensure the effectiveness of HUD's programs, Milwaukee Field Office staff conducts a number of training sessions for grantees throughout the year to ensure their understanding of HUD program requirements. For example, Milwaukee Community Planning and Development (CPD) staff convenes an annual Entitlement Grantee Conference at the Milwaukee Office. Over 50 people representing HUD grantees and their consultants participated in the 2004 Conference. Similarly, Fair Housing and Equal Opportunity (FHEO) staff provides training on a regular basis for other HUD staff and grantees.

In addition, program division staff regularly assesses the progress of grant recipients. CPD staff monitored approximately 25% of formula grantees and 15% of all active competitive grantees for compliance with statutory and regulatory requirements during Fiscal Year 2004. FHEO reviewed documents provided by the other program divisions and reviewed and ranked competitive funding applications. Multifamily staff completed more than 450 Management and Occupancy Reviews to ensure that families receiving rental assistance meet program requirements and that subsidy payments are correct. Public Housing staff monitored public housing authorities to determine their reporting rates, assessed the reasons for any low reporting rates, and provided technical assistance as needed.

The operations of the Milwaukee Field Office itself were evaluated in August 2004 by a HUD Quality Management Review (QMR) team that included more than 20 people from HUD Headquarters and other offices throughout the country. At the conclusion of the review, the QMR team commented on the excellent program management they found in the Milwaukee Office and very positive feedback from HUD customers in Wisconsin.

Management and Program Division Staff Activities

HUD STAFF SUPPORT COMMUNITY WITH FEDERAL BLOOD DRIVE

Public Housing General Engineer Larry Wood donates blood for the Blood Center of Southeastern Wisconsin at a Reuss Federal Plaza blood drive. Milwaukee HUD staff and the Federal Employee Diversity Committee work together with the Federal Occupational Health Center to coordinate Blood Drives twice each year.



Management and Program Division Staff Activities

Field Office Director Del Reynolds is responsible for the coordination, management, and oversight of the Milwaukee Field Office and represents Secretary Alphonso Jackson and Regional Director Joe Galvan with elected officials, local leaders, and representatives of various organizations. The Field Office Director and his Field Policy and Management staff provide management support for the Program Divisions to ensure the effective delivery of the Department's services to customers throughout the state. In addition, FPM staff provides technical assistance by responding to Congressional and press inquiries, Freedom of Information Act requests, and telephone and email questions from the public. FPM staff also maintains the Wisconsin HUD website at <http://www.hud.gov/local/mil/>.

The Program Divisions also receive support services from the Milwaukee Chief Counsel and our Administrative Services staff. Our Chief Counsel provides legal services for all program areas, with a particular emphasis on FHA and other multifamily housing programs. Our Administrative staff is responsible for carrying out day-to-day internal administrative functions and operations.

HUD pursues its Mission primarily through the Program Divisions that are represented in the Milwaukee Field Office. Most of HUD's funding is made through these Divisions, and their staff addresses a wide range of activities and issues on a continuous basis throughout the year.

The **Fair Housing and Equal Opportunity** (FHEO) division administers and enforces federal legislation that ensures equal access to housing, guarantees equal opportunity in all HUD programs, and prohibits, to a limited extent, discrimination in employment with respect to HUD programs. Monitoring, technical assistance, complaint investigation, and compliance reviews are carried out with respect to these civil rights requirements, primarily under the federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended), Title VI of the Civil Rights Act of 1964, and Section 504 of the Rehabilitation Act. Through the Fair Housing Initiatives Program (FHIP), funding is made available on a competitive basis for private and public entities to carry out programs that assist in eliminating discriminatory housing practices and to educate the public on fair housing rights and responsibilities. FHEO also endeavors to direct jobs, training, and economic opportunities to low-income residents in communities receiving HUD assistance.



Any person who thinks he or she has been injured by a housing related practice on the basis of race, color, religion, sex, national origin, disability, or familial status, who believes that he or she will be injured by a discriminatory housing practice, or who feels that he or she encountered discrimination in a HUD funded program, can call our FHEO staff at 414-297-3214, extension 8305. Individuals who are hearing impaired can call 414-297-1423 using TTY equipment. The national toll free discrimination hotline number is 1-800-765-9372. A discrimination complaint also can be filed on-line at www.hud.gov.

The **Community Planning and Development** (CPD) division administers HUD's major economic and community development grant programs, several housing programs, and the Department's homeless assistance programs. The primary CPD programs are:

- **Community Development:** Community Development Block Grants are provided to units of local government and States for the funding of local community development programs that address housing and economic development needs, primarily for low- and moderate-income persons.
- **Affordable Housing Programs:** HOME Investment Partnership Grants provide assistance to renters and first-time homebuyers, build State and local capacity to carry out affordable housing programs, and expand the capacity of nonprofit community housing organizations to develop and manage housing.
- **Homeless Programs:** Homeless programs consist primarily of grants to communities to establish comprehensive systems for meeting the needs of homeless people and persons with HIV/AIDS.

The **Public and Indian Housing** (PIH) division administers programs to serve low- and very low-income families and individuals who live in public housing, Section 8-assisted housing, and Native American housing. Major PIH programs are:

- **Section 8 Tenant-based Rental Assistance:** Low- and very low-income families receive rent subsidies to enable them to obtain decent, safe, and sanitary housing in privately owned housing units. This tenant-based program is administered through State and local Housing Authorities (HAs).
- **Public Housing Operating Subsidies and Capital Fund:** Operating subsidies are provided to 92 HAs in Wisconsin for project operation, and Capital Fund grants are made by formula for capital improvements at 94 Wisconsin HAs.
- **Other Public Housing Programs:** Other PIH programs provide grants for HAs for services for families and individuals who live in public housing. HOPE VI grants support major public housing rehabilitation and new construction projects.

The **Multifamily and Single Family Housing** divisions provide FHA insurance on mortgages relating to one to four family residences, multifamily rental housing, condominiums, nursing homes, assisted living facilities, hospitals, and manufactured housing. Programs administered by this program area include:

- **FHA Single Family Housing:** Working through approved lenders, FHA provides for the expansion of affordable homeownership opportunities, particularly for those who are unserved or underserved by the private market.
- **FHA Multifamily Housing:** FHA multifamily programs encourage private owners of apartments and other housing facilities to develop, maintain, or rehabilitate rental housing for low- and moderate-income families and individuals.
- **Section 202 and Section 811 Capital Grants:** Capital grants are provided for the construction and long-term support of housing for the elderly (Section 202) and for persons with disabilities (Section 811). Section 202 and Section 811 advances are interest-free and do not have to be repaid, provided that the housing remains available for low-income persons for at least 40 years.

In summary, HUD's Milwaukee Field Office continually strives to foster healthy communities and to assist in improving the availability of decent, affordable housing through the use of grants, loans, mortgage loan insurance, technical assistance, and the encouragement of public/private partnerships. Detailed funding information, by program and by geographic area, can be found beginning on the next page.

**U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
MILWAUKEE FIELD OFFICE**

**SUMMARY OF NEW HUD FUNDING IN WISCONSIN
FOR FISCAL YEAR 2004**

COMMUNITY PLANNING AND DEVELOPMENT FUNDING

Community Development Block Grant (Entitlement)	\$45,255,000
Community Development Block Grant (Small Cities)	33,079,128
HOME Investment Partnership Program	29,358,909
American Dream Downpayment Initiative	1,566,633
Housing Opportunities for Persons with AIDS (HOPWA) Program	1,048,026
Continuum of Care Programs for the Homeless	17,659,152
Emergency Shelter Grants	2,864,788
Youthbuild	967,431
Rural Housing and Economic Development	800,000
Community Development Technical Assistance	150,000
Community Outreach Partnership Center	199,970

PUBLIC HOUSING

Public Housing Capital Fund Program	\$21,399,132
Public Housing Operating Subsidies	18,808,200
Public Housing Section 8 Budget Authority	117,518,305
Resident Opportunities and Self Sufficiency Program	313,000
Housing Choice Voucher Family Self-Sufficiency Program Coordinators	374,294

HOUSING

Multifamily FHA Mortgage Insurance (Firm Commitments)	
Total Mortgage Amount	31,782,100
Section 202/811 Housing for the Elderly/Handicapped	
Capital Advances	\$ 5,240,600
Project Rental Assistance Contracts	915,000
Multifamily Housing Service Coordinator Grants	904,641
Housing Counseling	82,310

FAIR HOUSING AND EQUAL OPPORTUNITY

Private Enforcement Initiative	\$ 219,994
Fair Housing Organizations Initiative	1,049,985

LEAD HAZARD CONTROL AND HEALTHY HOMES

Lead Hazard Control	\$6,000,000
Lead Hazard Reduction Demonstration Grant	4,000,000
Lead Outreach	419,309

FUNDING ACTIVITY BY PROGRAM AND LOCALITY

COMMUNITY PLANNING AND DEVELOPMENT

CONTINUUM OF CARE (COC) PROGRAMS FOR THE HOMELESS - \$17,659,152

Wisconsin Statewide COC for the Homeless - \$5,430,262

City of Appleton	\$551,591
Richard's Place, Inc. (2 grants)	547,079
Couleecap, Inc.	359,805
Starting Points, Inc. (2 grants)	847,886
ADVOCAP, Inc. (2 grants)	356,242
CAP Services, Inc.	105,025
Forward Services Corporation	393,741
Kenosha Human Development Services, Inc.	123,879
West Central Wisconsin Community Action Agency, Inc.	427,009
Western Dairyland Economic Opportunity Council, Inc.	264,926
Lakeshore CAP, Inc.	117,663
Community Action, Inc., of Rock and Walworth Counties	557,180
Northwest Wisconsin Community Services Agency Inc.	333,369
Community Action Coalition for South Central Wisconsin, Inc.	484,867

Milwaukee County/City of Milwaukee COC - \$8,383,131

Milwaukee County Behavioral Health Division (3 grants)	\$3,508,985
Meta House, Inc. (3 grants)	1,548,522
Community Development Properties, Inc. (4 grants)	673,610
Walker's Point Youth and Family Center	526,525
YWCA of Greater Milwaukee	100,739
Community Relation-Social Development Commission	1,324,024
Healthcare for the Homeless	248,505
The Open Gate, Inc.	452,221

Racine County/City of Racine COC - \$979,503

Transitional Living Services, Inc.	\$336,703
Center for Veterans Issues, Ltd.	115,667
Homeward Bound of Racine County, Inc.	135,593
Racine Emergency Shelter Taskforce, Inc.	171,382
Legal Action of Wisconsin, Inc.	80,536
SafeStart, Inc.	54,951
Family Service of Racine	84,671

Dane County/City of Madison COC - \$2,866,256

Dane County Human Services (2 grants)	\$1,074,744
Porchlight (3 grants)	617,145
The Salvation Army	38,193
Tellurian UCAN, Inc. (4 grants)	1,088,174
Legal Action of Wisconsin	48,000

EMERGENCY SHELTER GRANTS - \$2,864,788	
Madison	\$ 87,707
Milwaukee	757,655
Racine	87,343
State of Wisconsin	1,932,083
 YOUTHBUILD - \$967,431	
Operation Fresh Start, Inc., Madison	\$ 269,794
OIC of Racine County, Inc.	697,637
 RURAL HOUSING AND ECONOMIC DEVELOPMENT - \$800,000	
Red Cliff Band of Lake Superior Chippewas	\$ 400,000
West Central Wisconsin Community Action Agency, Inc. (West CAP)	250,000
Northwoods Nijjii Enterprise Community, Inc.	150,000
 COMMUNITY DEVELOPMENT TECHNICAL ASSISTANCE - \$150,000	
Urban Economic Development Association of Wisconsin (UEDA)	\$ 150,000
 COMMUNITY OUTREACH PARTNERSHIP CENTER (COPC) - \$199,970	
Medical College of Wisconsin	\$ 199,970
 PUBLIC HOUSING	
 PUBLIC HOUSING CAPITAL FUND PROGRAM (CFP) (94 PHAs) - \$21,399,132	
 PUBLIC HOUSING OPERATING SUBSIDIES (92 PHAs) - \$18,808,200	
 PUBLIC HOUSING SECTION 8 BUDGET AUTHORITY - \$117,518,305	
 RESIDENT OPPORTUNITIES AND SELF SUFFICIENCY (ROSS) - \$313,000	
HOMEOWNERSHIP SUPPORTIVE SERVICES - \$250,000	
Danville Redevelopment and Housing Authority	\$250,000
FAMILY SELF SUFFICIENCY - \$63,000	
Housing Authority of the City of Milwaukee	\$ 63,000
 HOUSING CHOICE VOUCHER FAMILY SELF SUFFICIENCY COORDINATORS - \$374,294	
Dunn County Housing Authority	\$ 35,580
Housing Authority of Racine County	18,262
Brown County Housing Authority	147,879
City of Kenosha Housing Authority	46,200
City of Appleton Housing Authority	37,222
Walworth County Housing Authority	35,076
Oconto County Housing Authority	54,075

HOUSING

MULTIFAMILY FIRM COMMITMENTS ISSUED - 927 Units/185 Beds - \$31,782,100

<u>Development Name</u>	<u>Location</u>	<u>Mortgage Amount</u>	<u>Units/Beds</u>
Southlake Senior Cottages, III	Fond du Lac	\$1,325,000	40
Kiwanis Manor	East Troy	994,100	58
Apple Lane Apts.	Milwaukee	1,424,300	43
Middleton Village	Middleton	1,147,200	97
Forest Acres Apts.	Hales Corners	1,010,000	56
Sunset Apts.	Waukesha	2,250,400	72
New Perspective of Brookfield	Brookfield	1,479,300	30
St. Vallerie	La Crosse	2,320,000	100
Concord Apts.	Racine	7,180,000	240
Cedar Pointe Apts.	Rhineland	1,700,000	56
Rainbow Terrace	Milwaukee	1,264,700	36
Servite Village Apts.	Milwaukee	3,810,700	108
Simeanna South	Oshkosh	486,400	61
London Square Apts.	Milwaukee	5,390,000	115

SECTION 202/811 GRANTS - HOUSING FOR THE ELDERLY/DISABLED - 57 Units
Total Capital Advances - \$5,240,600

<u>Sponsor</u>	<u>Location</u>	<u>Capital Advance</u>	<u>Rental Assistance</u>	<u>Units</u>
SECTION 202				
Friends of Housing	Milwaukee	\$3,397,100	\$577.500	36
SECTION 811				
Impact Seven, Inc.	Burlington	\$ 405,000	\$ 96,500	6
Impact Seven, Inc.	Stevens Point	803,100	128,500	8
Goodwill Industries of South Central Wisconsin, Inc.	Madison	635,400	112,500	7

MULTIFAMILY HOUSING SERVICE COORDINATORS - \$904,641

<u>Project Name</u>	<u>Location</u>	<u>Amount</u>
Jenor Towers	Platteville	\$ 76,993
Hickoryview Commons	Oconomowoc	167,418
Riverview Commons	Watertown	55,569
Hearthside/Fireside Commons	Neenah/Oshkosh	215,386
Oakwood/Portland Squire	Fond du Lac	159,164
Gilbert Court/Havenwood	Elkhorn/Lake Geneva	230,111

HOUSING COUNSELING - \$82,310

Comm. Action, Inc., of Rock and Walworth Counties	\$ 20,000
Tenant Resource Center, Madison, WI	62,310

FAIR HOUSING AND EQUAL OPPORTUNITY

PRIVATE ENFORCEMENT INITIATIVE - \$219,994	
Metropolitan Milwaukee Fair Housing Council	\$ 219,994
FAIR HOUSING ORGANIZATIONS INITIATIVE - \$1,049,985	
Metropolitan Milwaukee Fair Housing Council	\$ 1,049,985

LEAD HAZARD CONTROL AND HEALTHY HOMES

LEAD HAZARD CONTROL - \$6,000,000	
Wisconsin Department of Administration	\$3,000,000
Milwaukee Health Department	3,000,000
LEAD HAZARD REDUCTION DEMONSTRATION GRANT	
- \$4,000,000	
Milwaukee Health Department	\$4,000,000
LEAD OUTREACH - \$419,309	
Milwaukee Health Department	\$ 419,309

Wisconsin HUD Office

Comparative Profile of Wisconsin Entitlement Cities/Counties and State in 2004

COMMUNITY PLANNING & DEVELOPMENT

CPD Funding FY 2004	Appleton	Beloit	Eau Claire	Fond du Lac	Green Bay	Janesville	Kenosha	LaCrosse	Madison
HUD Entitlement Funding									
Community Development Block Grant	\$723,000	\$813,000	\$771,000	\$670,000	\$1,128,000	\$651,000	\$1,287,000	\$1,204,000	\$2,398,000
HOME Program#	\$0	\$329,915	\$470,305	\$0	\$663,842	\$329,915	\$548,522	\$415,152	\$1,829,074
ADDI	\$0	\$21,794	\$0	\$0	\$51,265	\$21,794	\$0	\$0	\$0
HOPWA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,026
HUD Homeless Funding									
Emergency Shelter Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,707
Continuum of Care FY2004##	\$511,591	\$278,590	\$0	\$197,658	\$393,741	\$278,590	\$123,879	\$359,805	\$0
OTHER HUD CPD Funding***	\$0	\$169,750	\$397,000	\$0	\$0	\$0	\$300,000	\$250,000	\$578,000
Other HUD Funding****	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL CPD Funding FY2004	\$1,234,591	\$1,613,049	\$1,638,305	\$867,658	\$2,236,848	\$1,281,299	\$2,259,401	\$2,228,957	\$5,023,807

CPD Program Information

Low-Mod Upper Quartile-1990	42.8%	57.8%	62.7%	N/A	62.8%	44.1%	57.9%	74.5%	58.8%
Low-Mod Upper Quartile-2000	45.5%	64.7%	57.3%	50.2%	63.5%	48.8%	61.8%	70.4%	64.2%
Program Year Start Date**	4/1/2004	1/1/2004	1/1/2004	4/1/2004	2/1/2004	1/1/2004	1/1/2004	4/1/2004	1/1/2004

* Estimates for Continuum of Care grants are based on the location of the subgrantee, not on the amount of funds allocated for the area.

** Annual Action Plan is due 45 BEFORE the Start Date & the Capex Report is due 60 days AFTER the start date.

Includes: Youthbuild, Economic Development Initiative (EDI) & HOPWA Competitive & CDBG non-Competitive * Funds from FHEO & Office of Healthy Homes

HOME Funds for Beloit and Janesville are an estimate from the Rock Co. Consortium

CoC Funds for Beloit and Janesville are an estimate for Community Action Rock and Walworth Co.

SINGLE FAMILY HOUSING: FHA MORTGAGE INSURANCE IN FORCE

Single Family Funding	Appleton	Beloit	Eau Claire	Fond du Lac	Green Bay	Janesville	Kenosha	LaCrosse	Madison
Average Active Case Amount 5/98	\$60,942	\$38,512	\$50,463		\$59,731	\$56,801	\$68,713	\$58,436	\$67,298
FHA Active Cases 5/98	982	623	202		986	572	2,000	105	1,078
FHA Active Cases 10/31/02	983	540	183		1,015	485	2,274	136	894
FHA Active Cases 10/28/04	984	468	202	411	910	404	1,977	154	687
New Active Cases 2002	286	76	64		326	104	602	34	216
New Active Cases 2004	227	49	55	95	223	57	418	28	92
TOTAL FHA Cases*	7,151	3,636	1,747	1,649	8,390	3,592	11,991	949	10,703

* Includes all cases EVER endorsed by FHA (Active, Terminated, Claim and Other)

MULTI - FAMILY HOUSING: FHA MORTGAGE INSURANCE AND HUD SUBSIDIES

Multi - Family Funding*	Appleton	Beloit	Eau Claire	Fond du Lac	Green Bay	Janesville	Kenosha	LaCrosse	Madison
Active Multi Family Subsidies	\$4,954,322	\$1,832,832	\$2,752,693	\$5,109,237	\$5,328,976	\$410,956	\$8,301,788	\$1,509,332	\$19,406,347
Service Coordinators & Counseling	\$0	\$0	\$0	\$159,164	\$0	\$0	\$0	\$0	\$0
Active FHA Multi-Family -TOTAL	\$3,084,300	\$9,262,600	\$14,340,100	\$3,947,500	\$10,543,000	\$6,062,700	\$41,952,300	\$10,230,300	\$43,652,869

Multi-Family Units Information**

Total Insured and/or Subsidized Units	573	347	856	500	1,193	632	1,341	467	2,913
Total Subsidized Units	565	343	679	488	965	615	1,205	309	1,750
Projects with FHA and/or Subsidy	7	6	16	8	13	10	16	8	33

Fair Market Rent -FMR-2 brm***	\$563	\$614	\$530	\$555	\$587	\$614	\$722	\$541	\$746
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*Based on REMS system "Contract Authority Amount" for Sept. 2004; **Based on REMS system "Assisted Unit and Total Unit Count" for Sept 2004; ***Effective 10-01-04

PUBLIC HOUSING*

PHA Funding FY 2004	Appleton	Beloit	Eau Claire	Fond du Lac	Green Bay	Janesville	Kenosha	LaCrosse	Madison
Operating Subsidies	\$222,904	\$362,848	\$199,430	\$443,617	\$285,726	\$0	\$0	\$473,681	\$1,097,193
Capital Fund Program	\$289,220	\$230,838	\$213,444	\$191,510	\$255,324	\$0	\$0	\$979,225	\$1,222,653
Section 8 Budget Authority	\$1,586,838	\$2,338,097	\$1,107,568	\$414,247	\$599,780	\$1,929,626	\$5,240,406	\$521,192	\$7,889,193
ROSS and Family Self-Sufficiency	\$37,222	\$0	\$0	\$0	\$147,879	\$0	\$46,200	\$0	\$0
TOTAL	\$2,136,184	\$2,931,783	\$1,520,442	\$1,049,374	\$1,288,709	\$1,929,626	\$5,286,606	\$1,974,098	\$10,209,039

Low Income Public Housing & Section 8 Vouchers

Public Housing Family Units	48	90	108	76	50	0	0	203	326
Public Housing Older Adult Units	159	41	0	184	154	0	0	401	429
Section 8 Rental Vouchers	547	598	405	0	326	450	1,107	144	1,606
TOTAL UNITS	754	729	513	260	530	450	1,107	748	2,361

* All Data taken from the PIH Information Center (PIC) as of Oct. 2004, ** Includes Waukesha County PHA, City of Waukesha PHA & New Berlin PHA

TOTAL HUD - INVESTMENTS and UNITS

TOTAL ANNUAL FUNDING	\$8,325,097	\$6,378,024	\$5,911,440	\$7,185,433	\$8,854,533	\$3,622,241	\$15,847,795	\$5,712,387	\$34,641,252
TOTAL SUBSIDIZED UNITS	1,319	1,072	1,192	488	1,495	1,065	2,312	1,057	4,111

Wisconsin HUD Office

Comparative Profile of Wisconsin Entitlement Cities/Counties and State in 2004

COMMUNITY PLANNING & DEVELOPMENT

CPD Funding FY 2004	Milwaukee	Neenah	Oshkosh	Racine	Sheboygan	Superior	Wausau	Wauwatosa	West Allis
HUD Entitlement Funding									
Community Development Block Grant	\$20,716,000	\$253,000	\$979,000	\$2,388,000	\$1,251,000	\$1,042,000	\$843,000	\$1,431,000	\$1,661,000
HOME Program#	\$7,096,687	\$0	\$0	\$661,836	\$0	\$0	\$0	\$0	\$0
ADDI	\$369,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HOPWA	\$512,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HUD Homeless Funding									
Emergency Shelter Grant	\$757,655	\$0	\$0	\$87,343	\$0	\$0	\$0	\$0	\$0
Continuum of Care FY2004	\$0	\$0	\$0	\$979,503	\$0	\$333,369	\$0	\$0	\$0
OTHER HUD CPD Funding***	\$3,118,994	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0
Other HUD Funding****	\$2,806,489	\$0	\$0	\$0	\$3,000,000	\$0	\$0	\$0	\$0
TOTAL CPD Funding FY2004	\$35,376,873	\$253,000	\$979,000	\$4,516,682	\$4,251,000	\$1,375,369	\$843,000	\$1,431,000	\$1,661,000

CPD Program Information

Low-Mod Upper Quartile-1990	77.3%	47.0%	59.0%	64.6%	60.0%	58.9%	60.3%	29.5%	42.3%
Low-Mod Upper Quartile-2000	79.7%	49.4%	58.5%	65.3%	63.1%	62.3%	60.4%	35.4%	52.1%
Program Year Start Date**	1/1/2004	6/1/2004	5/1/2004	1/1/2004	4/1/2004	1/1/2004	1/1/2004	1/1/2004	1/1/2004

* Estimates for Continuum of Care grants are based on the location of the subgrantee, not on the amount of funds allocated for the area.

** Annual Action Plan is due 45 BEFORE the Start Date & the Capex Report is due 60 days AFTER the start date.

Includes: Youthbuild, Economic Development Initiative (EDI) & HOPWA Competitive & CDBG non-Competitive * Funds from FHEO & Office of Healthy Homes

SINGLE FAMILY HOUSING: FHA MORTGAGE INSURANCE IN FORCE

Single Family Funding	Milwaukee	Neenah	Oshkosh	Racine	Sheboygan	Superior	Wausau	Wauwatosa	West Allis
Average Active Case Amount 5/98	\$46,647	\$57,067	\$53,876	\$57,344	\$54,993	\$41,630	\$47,817	\$81,731	\$70,732
FHA Active Cases 5/98	7,703	413	474	1,531	380	202	126	148	419
FHA Active Cases 10/31/02	6,601	407	580	2,106	473	178	147		
FHA Active Cases 10/28/04	5,319	410	592	1,953	452	130	170	<i>no data</i>	<i>no data</i>
New Active Cases 2002	1,227	131	143	521	132	25	39	<i>available</i>	<i>available</i>
New Active Cases 2004	834	88	130	368	97	15	39		
TOTAL FHA Cases*	43,418	2,932	3,199	10,170	2,507	1,092	1,082		

* Includes all cases EVER endorsed by FHA (Active, Terminated, Claim and Other)

MULTI - FAMILY HOUSING: FHA MORTGAGE INSURANCE AND HUD SUBSIDIES

Multi - Family Funding*	Milwaukee	Neenah	Oshkosh	Racine	Sheboygan	Superior	Wausau	Wauwatosa	West Allis
Active Multi Family Subsidies	\$101,968,110	\$1,725,154	\$3,418,278	\$8,163,775	\$3,491,772	\$5,181,828	\$1,768,988	\$2,695,664	\$4,189,044
Service Coordinators & Counseling	\$0	\$107,693	\$107,693	\$0	\$0	\$0	\$0	\$0	\$0
Active FHA Multi-Family -TOTAL	\$169,621,893	\$8,435,100	\$1,557,951	\$29,983,850	\$8,227,200	\$9,191,276	\$4,698,800	\$12,634,500	\$11,850,500

Multi-Family Units Information**

Total Insured and/or Subsidized Units	7,965	362	780	1,624	531	752	418	478	628
Total Subsidized Units	7,145	265	548	1,216	402	751	371	326	624
Projects with FHA and/or Subsidy	124	9	16	22	9	10	7	6	10

Fair Market Rent -FMR-2 brm***	\$694	\$563	\$563	\$661	\$543	\$529	\$546	\$694	\$694
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*Based on REMS system "Contract Authority Amount" for Sept. 2004; **Based on REMS system "Assisted Unit and Total Unit Count" for Sept 2004; ***Effective 10-01-04

PUBLIC HOUSING*

PHA Funding FY 2004	Milwaukee	Neenah	Oshkosh	Racine	Sheboygan	Superior	Wausau	Wauwatosa	West Allis
Operating Subsidies	\$10,010,108		\$326,632	\$1,600	\$0	\$749,643	\$121,649		\$0
Capital Fund Program	\$8,740,535	NO	\$446,301	\$0	\$0	\$847,681	\$275,881	NO	\$0
Section 8 Budget Authority	\$20,965,213	PHA	\$212,557	\$5,657,043	\$580,921	\$533,986	\$852,376	PHA	\$175,920
ROSS and Family Self-Sufficiency	\$63,000		\$0	\$18,262	\$0	\$0	\$0		\$0
TOTAL	\$39,778,856		\$985,490	\$5,676,905	\$580,921	\$2,131,310	\$1,249,906		\$175,920

Low Income Public Housing & Sec. 8 Vouchers

Public Housing Family Units	2,356		0	0	210	375	40		0
Public Housing Older Adult Units	2,263		336	10	30	88	173		0
Section 8 Rental Vouchers	5,312		66	1,443	186	169	395		457
TOTAL UNITS	9,931		402	1,453	426	632	608		457

* All Data taken from the PIH Information Center (PIC) as of Oct. 2004, ** Includes Waukesha County PHA, City of Waukesha PHA & New Berlin PHA

TOTAL HUD - INVESTMENTS and UNITS

TOTAL ANNUAL FUNDING	\$177,132,633	\$2,085,847	\$5,490,461	\$18,357,701	\$8,323,693	\$8,688,507	\$3,861,894	\$4,126,664	\$6,025,964
TOTAL FHA ENDORSEMENTS	17,076	265	950	2,669	828	1,383	979	326	1,081

Wisconsin HUD Office

Comparative Profile of Wisconsin Entitlement Cities/Counties and State in 2004

COMMUNITY PLANNING & DEVELOPMENT

CPD Funding FY 2004	Dane Co.	Milw. Co.	Waukesha Co. #		Balance of State	Total for Entire State
HUD Entitlement Funding						
Community Development Block Grant	\$1,317,000	\$1,956,000	\$1,773,000		\$33,079,128	\$78,334,128
HOME Program #	\$608,689	\$1,326,000	\$1,473,000		\$13,605,972	\$29,358,909
ADDI	\$61,996	\$115,706	\$120,874		\$804,156	\$1,566,633
HOPWA	\$0	\$0	\$0		\$405,000	\$1,048,026
HUD Homeless Funding						
Emergency Shelter Grant	\$0	\$0	\$0		\$1,932,083	\$2,864,788
Continuum of Care FY2004	\$2,866,256	\$8,383,131	\$547,079		\$2,405,960	\$17,659,152
OTHER HUD CPD Funding***	\$300,000	\$0	\$0		\$3,774,126	\$9,287,870
Other HUD Funding****	\$0	\$0	\$0		\$0	\$5,806,489
TOTAL CPD Funding FY2004	\$5,153,941	\$11,780,837	\$3,913,953		\$56,006,425	\$145,925,995

CPD Program Information

Low-Mod Upper Quartile-1990	44.3%	36.9%	27.4%	N.A.
Low-Mod Upper Quartile-2000	43.5%	42.9%	32.5%	N.A.
Program Year Start Date**	1/1/2004	1/1/2004	1/1/2004	4/1/2004

* Estimates for Continuum of Care grants are based on the location of the subgrantee, not on the amount of funds allocated for the area.

** Annual Action Plan is due 45 BEFORE the Start Date & the Caper Report is due 60 days AFTER the start date.

Includes: Youthbuild, Economic Development Initiative (EDI) & HOPWA Competitive & CDBG non-Competitive * Funds from FHEO & Office of Healthy Homes

Waukesha County is a combination of City of Waukesha and Waukesha County funds.

SINGLE FAMILY HOUSING: FHA MORTGAGE INSURANCE IN FORCE

Single Family Funding	Dane Co.	Milw. Co.	Waukesha Co.		Balance of State	Total for Entire State
Average Active Case Amount 5/98	\$65,018	\$46,598	\$77,993		N.A.	\$53,928
FHA Active Cases 5/98	1,780	10,096	845		7,654	28,971
FHA Active Cases 10/31/02	1,448	8,363	777		8,258	28,353
FHA Active Cases 10/28/04	1,179	6,741	630		7,946	25,302
New Active Cases 2002	386	1,715	217		2,520	7,321
New Active Cases 2004	181	1,099	139		1,769	4,982
TOTAL FHA Cases*	18,573	61,481	8,231		60,838	207,561

* Includes all cases EVER endorsed by FHA (Active, Terminated, Claim and Other)

MULTI - FAMILY HOUSING: FHA MORTGAGE INSURANCE AND HUD SUBSIDIES

Multi - Family Funding*	Dane Co.	Milw. Co.	Waukesha Co.	Balance of State	Total for Entire State
Active Multi Family Subsidies	\$4,023,808	\$124,702,153	\$7,410,495	\$100,249,353	\$290,335,740
Service Coordinators & Counseling	\$0	\$0	\$167,418	\$362,673	\$904,641
Active FHA Multi-Family -TOTAL	\$14,249,932	\$306,429,383	\$105,312,101	\$229,205,220	\$812,766,113

Multi-Family Units Information**

Total Insured and/or Subsidized Units	880	4,143	2,230	23,846	40,975
Total Subsidized Units	620	3,080	1,262	20,812	34,008
Projects with FHA and/or Subsidy	18	51	26	551	795

Fair Market Rent -FMR-2 brm***	\$746	\$694	\$694	Various	Various
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*Based on REMS system "Contract Authority Amount" for Sept. 2004; **Based on REMS system "Assisted Unit and Total Unit Count" for Sept 2004; ***Effective 10-01-04

PUBLIC HOUSING*

PHA Funding FY 2004	Dane Co.	Milw. Co.	Waukesha Co.*	Balance of State	Total for Entire State
Operating Subsidies	\$115,737	\$0	\$70,574	\$4,397,432	\$18,808,200
Capital Fund Program	\$137,240	\$0	\$0	\$6,491,217	\$21,399,132
Section 8 Budget Authority	\$5,203,688	\$9,037,655	\$6,967,943	\$52,601,425	\$117,518,305
ROSS and Family Self-Sufficiency	\$0	\$0	\$0	\$374,731	\$687,294
TOTAL	\$5,456,665	\$9,037,655	\$7,038,517	\$63,864,805	\$158,412,931

Low Income Public Housing & Section 8 Vouchers

Public Housing Family Units	62	0	0	1,220	5,088
Public Housing Older Adult Units	24	0	265	4,465	8,573
Section 8 Rental Vouchers	1,057	1,942	1,331	10,160	27,701
TOTAL UNITS	1,143	1,942	1,596	15,845	41,362

* All Data taken from the PIH Information Center (PIC) as of Oct. 2004, ** Includes Waukesha County PHA, City of Waukesha PHA & New Berlin PHA

TOTAL HUD - INVESTMENTS and UNITS

TOTAL ANNUAL FUNDING	\$14,634,414	\$145,520,645	\$18,530,383	\$220,459,339	\$595,567,302
TOTAL FHA ENDORSEMENTS	1,763	5,022	2,858	36,657	75,370

MILWAUKEE HUD OFFICE DIRECTORY

Staff can be contacted on their respective extensions at
414/297-3214

(underscores are required characters when addressing emails)

<u>Position Title</u>	<u>Name</u>	<u>Ext.</u>	<u>E-mail</u>
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Clerk	Sonya L. Medina	8202	sonya_medina@hud.gov
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Staff can be contacted on their respective extensions at
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