

# **2003 ANNUAL REPORT**

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



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Henry S. Reuss Federal Plaza  
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May 3, 2004

Dear Friends,

Working under the direction and guidance of Secretary Alphonso Jackson and Regional Director Joe Galvan, our Milwaukee Field Office is pursuing HUD's major initiatives to increase minority homeownership opportunities, to effectively address the challenges of chronic homelessness, and to strengthen and expand faith-based and community initiatives. In addition, our staff in Milwaukee continues to administer HUD's basic grant and loan programs and to fulfill HUD's other strategic goals.

The following Annual Report for Fiscal Year 2003 highlights the wide range of HUD's activities in Wisconsin. The report is organized by emphasizing specific accomplishments within the context of HUD's Secretarial Initiatives. Funding data in this year's report 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 through the Internet at: [www.hud.gov](http://www.hud.gov). We also have a local web site at [www.hud.gov/local/mil/](http://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 can be of assistance, please contact any member of our staff at (414) 297-3214. Their telephone extension numbers and email addresses are listed on the last two pages of this report.

With best wishes,

A handwritten signature in blue ink that reads "Delbert F. Reynolds".

Delbert F. Reynolds  
Director, 5IM

## **2003 ANNUAL REPORT**

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

The Milwaukee Field Office of HUD serves the entire State of Wisconsin. For the 2003 Fiscal Year (FY), Wisconsin had 21 Community Development Block Grant (CDBG) entitlement jurisdictions (17 cities, 3 urban counties, and the State of Wisconsin), 125 Public Housing Authorities, and 4 Continuum of Care groups.

With staff in all of HUD's major program areas, the Milwaukee Field Office works with state and local government agencies, housing authorities, community and faith-based organizations, private businesses and professional associations, residents, and others to promote adequate and affordable housing, economic opportunity, and a suitable living environment for all Wisconsin residents, free from discrimination.

Comparative Community Profiles for Wisconsin's Entitlement Cities, Counties, and the State of Wisconsin are included in Part II of this Annual Report. These Profiles contain detailed funding data for each of these local government units, showing the amounts of FY 2003 CDGB, HOME, Housing Opportunities for People with AIDS, Emergency Shelter Grant, and Continuum of Care homeless funding for each government unit.

For Multifamily funding, the Community Profiles show multifamily housing subsidies and mortgage guarantees for projects located within each local government jurisdiction, along with data related to the number of insured and/or subsidized units and projects, the types of subsidized units, and various multifamily indicators. Public housing operating subsidies, capital fund funding, and Section 8 budget authority are shown for the housing authorities in each of the entitlement cities and counties, and for the balance of the State of Wisconsin.

This report highlights three initiatives emphasized by HUD during Fiscal Year 2003:

1. Increasing Minority Homeownership Opportunities
2. Ending Homelessness
3. Strengthening Faith-Based and Community Groups

In addition to these initiatives, this report discusses the ongoing work accomplished by our staff in the Milwaukee Office.

## Increasing Minority Homeownership Opportunities

Wisconsin has a total population of 5,363,675 according to the 2000 census. Using the terminology of the census, approximately 87.3% of the population is White, 5.9% is Black or African American, 3.6% is Hispanic/Latino, 1.9% is Asian, and just under 0.7% is American Indian or Alaska Native and 0.6% other. Wisconsin has 2,321,144 housing units occupied by 2,084,544 households. There are 1,426,361 owner occupied housing units, resulting in an overall homeownership rate of 68.4%. While overall minority homeownership rates have improved in recent years, the homeownership rate for Latinos has declined, as shown in the following table:

### Owner Occupancy in Wisconsin

	<u>1990</u>	<u>2000</u>	Change 2000-1990
State of WI	66.7%	68.4%	1.7%
White	68.9%	71.4%	2.5%
Black	30.2%	32.5%	2.3%
American Indian	43.0%	47.5%	4.5%
Asian/Pacific Islander	32.2%	42.7%	10.5%
Other race	32.4%	33.1%	0.7%
Latino	43.5%	40.0%	-3.5%

The Milwaukee Field Office is committed to eliminating homeownership disparities and continues to work aggressively to help more minority families achieve the financial security and the sense of community that come with owning a home. Many of HUD's core programs, including Federal Housing Administration (FHA) mortgage insurance, the HOME Investment Partnerships program, and the Community Development Block Grant program, help low-income families achieve their goal of homeownership.

Several hundred low-income and minority residents learned about FHA mortgage insurance and other homeownership opportunities from HUD staff who provided information to people attending the Juneteenth Day Celebration in Milwaukee on June 19, 2003. Milwaukee HUD staff also provided FHA mortgage insurance program information to first time homebuyers at a 2-day Homebuyers Fair held in conjunction with the annual Milwaukee Metropolitan Realtors Home and Garden Show on March 29-30, 2003, and at the Dane County Homebuyers Fair sponsored by the Dane County Homebuyers Round Table Committee on April 26, 2003. The Dane County event featured 75 exhibitors and was attended by more than 1,600 people from Dane, Sauk, Columbia, and Dodge Counties. In addition, HUD staff demonstrated support for the real estate community by participating in the Wisconsin Realtors annual convention on September 21-23, 2003, providing information to real estate agents about HUD mortgage insurance programs.

## **INCREASING MINORITY HOMEOWNERSHIP OPPORTUNITIES**

HUD Regional Director Joe Galvan and Assistant Secretary Roy Bernardi give answers to homeownership questions live on WNOV 860 AM radio in front of the “Homeownership Express” bus that traveled to Milwaukee during Homeownership Month in June 2003.



HUD’s Assistant Secretary for Community Planning and Development (CPD), Roy Bernardi, joined by Midwest Regional Director Joe Galvan and Milwaukee staff, participated in the “Ask The Expert” radio broadcast on Milwaukee radio station WNOV on June 12, 2003. Topics for the call-in show 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. The broadcast took place at HUD’s “Homeownership Express,” which was conducting a national bus tour during Homeownership Month.

As the agency primarily responsible for the implementation of federal fair housing laws, HUD helps minority families become homeowners through both enforcement and related activities. Our Fair Housing and Equal Opportunity (FHEO) division seeks to remove impediments to minority homeownership through its investigations of housing discrimination complaints in sales and lending to ensure that homeownership opportunities are free from illegal discrimination. FHEO staff also monitor HUD funded recipients and conduct special initiatives, including technical assistance, training, education and outreach to ensure compliance with fair housing and other civil rights laws.

The Milwaukee Field Office also works with a number of public and private agencies and collaboratives throughout Wisconsin to expand homeownership opportunities and to prevent predatory lending practices. Recognizing that harm to low-income families and neighborhoods from predatory lending practices falls disproportionately upon minorities, our FHEO staff continues to participate in the Strategies to Overcome Predatory Practices (STOPP) program of the Metropolitan Milwaukee Fair Housing Council. Our office also is working with the Milwaukee County Treasurer on the HOPE Initiative, which is a collaborative of public, private community, and faith-based groups that have united to eliminate the increasing number of foreclosures among African American and Hispanic women.

## **INCREASING MINORITY HOMEOWNERSHIP OPPORTUNITIES**

HUD Assistant Secretary Michael Liu leads neighborhood residents and local officials in the ribbon cutting to open 20 new homes at Parklawn, which was redeveloped with HOPE VI funding by the Milwaukee Housing Authority.



One of HUD's initiatives to achieve its minority homeownership goals is to move families from rental housing to homeownership through programs administered by public housing authorities. HUD's Assistant Secretary for Public and Indian Housing, Michael Liu, kicked off the celebration of Homeownership Month in Milwaukee on June 4, 2003, at the site of 20 new homes that were built as part of the \$35 million Parklawn HOPE VI revitalization. The Housing Authority of the City of Milwaukee is selling the new homes to individual homebuyers under their homeownership program. By providing technical assistance to housing authorities that operate Section 8 homeownership programs in Milwaukee and other Wisconsin cities, our Public and Indian Housing (PIH) staff encourages the expansion of programs to assist residents to become homeowners. The public housing programs also help families increase their earnings and build assets through personal family financial planning.

## **NEW HOMES AT PARKLAWN**

20 new single family homes were built by the Housing Authority of the City of Milwaukee as part of the \$35 million HOPE VI Parklawn housing revitalization. The overall renewal project included the rehabilitation of 380 apartments and the acquisition of 20 other neighborhood homes on Milwaukee's north side.



## Ending Homelessness

Chronic homelessness usually involves single adults who have severe disabilities and have been homeless for several months or years. Even when housing is available, their disabilities sometimes make it difficult for them to remain in that housing for long periods unless they also have supportive services such as counseling, case management, and regular health care. While the chronically homeless are often the most visible of the homeless population, there is a substantial and growing problem of families and individuals who have experienced temporary crises and become homeless. The factors that lead to their homelessness include an inability to afford the cost of housing, high unemployment and low wages, and the presence of domestic violence, substance abuse, or health problems.

### MILWAUKEE CONTINUUM OF CARE

Milwaukee Field Office  
Director Del Reynolds  
thanks representatives of  
the Milwaukee area  
agencies that provide  
services for homeless  
people.



Homeless assistance providers combine HUD funding with other resources to provide a full spectrum of housing and services. For Fiscal Year 2003, significant amounts of Continuum of Care (COC) grants were made in Wisconsin to nonprofit and government agencies in the following counties and to a statewide COC serving the other 69 Wisconsin counties:

Milwaukee County, including the City of Milwaukee	\$8,887,077
Dane County, including the City of Madison	2,657,113
Racine County, including the City of Racine	990,127
Wisconsin statewide COC	5,226,683

Milwaukee Community Planning and Development staff 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 homeless service providers enabled them to provide the services as described in their grant applications, thereby more effectively fulfilling HUD's Initiative to address the challenge of chronic homelessness.

## **More on Ending Homelessness**

The Section 811 Multifamily program allows persons with disabilities to live as independently as possible in the community by increasing the supply of rental housing with the availability of supportive services. The Section 811 program also provides project rental assistance. To help the homeless find permanent housing, our Multifamily staff has improved and simplified listings of assisted housing within Wisconsin. These listings now provide the public with information not only on where federally assisted properties are located and who to contact, but also on the unit sizes available and the number of vacancies at each property.

HUD also has a series of programs that help to improve the accessibility of housing to persons with disabilities, some of whom are at risk of chronic homelessness. In addition to Section 811 housing, these programs include Housing Opportunities for People with AIDS, Section 8 Homeownership Assistance for Disabled Families, as well as Fair Housing enforcement activities. HUD also engages in education efforts to help acquaint the public and property owners with the rules regarding accessibility.

The best way to negate the effects of homelessness is to prevent it altogether. HUD's affordable housing programs are useful in keeping families from becoming homeless. In addition, communities can use funding from a variety of HUD sources to provide emergency rent or utilities payments to prevent eviction. The ultimate achievement of our objective to end chronic homelessness will require substantial cooperation across state and federal agencies to address the circumstances that cause individuals and families to become homeless.

## **Strengthening Faith-Based and Community Groups**

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 are confronted with the issues of homelessness, the lack of affordable housing and economic opportunities, and limited housing alternatives for people with special needs.

Faith-based organizations 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 through HUD's Community Development grants. Although faith-based groups have enjoyed their relationships with HUD by participating in these programs, many of the groups still have been at a disadvantage. In some instances, regulatory impediments have discouraged participation by faith-based and community organizations. In addition, smaller grassroots and faith-based institutions often lack access to program information, networking contacts, and organizational capacity to successfully apply for HUD funding. Our staff reaches out to groups, especially the smaller grassroots organizations, and assists them with educational seminars, technical assistance and other services.



## More on Faith-Based Initiatives

The Milwaukee Field Office facilitated numerous meetings between the Dominican Center for Women, Inc., and ACTS (Allied Churches Teaching Self-Empowerment) Community Development Corp., and City of Milwaukee and Housing Authority staff to increase homeownership with Section 8 vouchers. Following up on these meetings, the Public Housing Authority did an information mailing to all Section 8 voucher holders who live within the boundaries of the Dominican Center housing initiative and identified vacant housing authority owned homes available for sale or donation to the Dominican Center. Two homes were approved for donation to the Center in June 2003. Through its Neighborhood Investment Development Corporation, the City of Milwaukee awarded up to \$150,000 in rehabilitation assistance for use by participants in the Dominican Center's Housing.

### **WISCONSIN COUNCIL OF CHURCHES AFFORDABLE HOUSING INITIATIVE**

The Wisconsin Council of Churches conducted a series of "Opening Doors to Affordable Housing" conferences throughout Wisconsin, with the support of Milwaukee Field Office staff.



Our staff also provided technical assistance to the Wisconsin Council of Churches in connection with a series of "Opening Doors to Affordable Housing" by helping with the development of the format and agendas for the conferences and providing a series of handouts for use in developing overall needs assessments. Following area conferences in LaCrosse, Menomonee, and Milwaukee, the Council of Churches held a statewide conference on October 21, 2003, in Sun Prairie. The Dominican Center for Women and ACTS Community Development Corp. were among the presenters at the statewide conference, describing the success of their neighborhood revitalization and homeownership initiatives.

All of our program divisions work with interested parties to educate and inform them of the possibilities and benefits of faith-based programs. We regularly respond to inquiries by individual faith-based representatives with comprehensive information about HUD programs. HUD also provides grant application training, and follows up with technical assistance to potential grantees.

## Other Strategic Goals

The Milwaukee Field Office pursued a number of other strategic goals in addition to those encompassed by the three Secretarial Initiatives of increasing minority homeownership opportunities, ending homelessness, and strengthening faith-based and community groups.

In addition to the efforts to eliminate predatory practices mentioned under HUD's initiative to increase minority homeownership, FHEO staff provided the Metropolitan Milwaukee Fair Housing Council and the Legal Aid Society with technical assistance as part of an ongoing effort to improve their role in monitoring local lending activity under their anti-predatory lending programs. With this help, the two organizations have developed programs and materials to educate the public and the housing industry about predatory lending activities.

### **FAIR HOUSING NETWORK POSTER AND ESSAY CONTEST**

The annual statewide poster and essay contest awards ceremony took place in the Governor's Conference Room at the State Capitol in Madison on June 27, 2003. Midwest Regional Director Joe Galvan was joined by the Governor's wife, First Lady Jessica Doyle, in the presentation of the 26 awards on behalf of the Fair Housing Network.



To help ensure equal opportunity and access to housing through collaboration, education and outreach, our FHEO staff is actively involved with the Wisconsin Fair Housing Network (WFHN). The Network's 17<sup>th</sup> Annual Fair Housing Conference was held in Waukesha on April 4, 2003. Approximately 250 housing advocacy representatives and housing industry members received training on the Fair Housing laws at the Conference, which also featured the presentation of the 2003 Fair Housing Awards. The Fair Housing Network's Annual Poster and Essay Contest awards ceremony took place at the State Capitol on June 27, 2003. Awards were given to 26 students from around the state.

The Milwaukee Field Office hosted an all day Conference for Southeast Asian American Communities in Milwaukee on April 24, 2003. The dual purpose of the Conference was to introduce HUD to members of the Southeast Asian communities in Wisconsin and surrounding states, and, in turn, to introduce representatives from those communities to our principal staff from HUD Headquarters in Washington, DC, and from the Milwaukee Field Office. More than 80 Southeast Asian American leaders participated in the Conference

## Management and Program Division Staff Activities

The Field Office Director is responsible for the coordination, management, and oversight of the Milwaukee Field Office. The Director also is responsible for representing the Secretary and the Regional Director with elected officials, local leaders, and representatives of various organizations. The Director and his operations staff provide management support for the program divisions to ensure the effective delivery of the Department's services to customers throughout the state. The program divisions also receive support services from local Legal and Administrative 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 STAFF HELPS OTHERS CELEBRATE THE HOLIDAYS

In addition to carrying out our program responsibilities, our staff helps the people served by HUD funded agencies with a variety of community activities, including an annual holiday season donation of gifts from individual staff members.



The Field Office Director participates in a number of initiatives, such as the Wisconsin Fannie Mae Advisory Council and the Home Ownership Partnership for Southeastern Wisconsin (HOPS) work groups. Other FPM staff contribute to overall community development efforts and demonstrate HUD's responsiveness to the public by providing technical assistance, particularly to faith-based groups, by responding to internet, written, and telephone inquiries from the public, by responding to Congressional and press inquiries and to Freedom of Information Act requests, and by providing program information to the public by means of the Wisconsin HUD website.

In addition to carrying out the Secretary's Initiative and fulfilling specific national goals, HUD pursues its Mission primarily through four program divisions, all of which are represented in the Milwaukee Field Office. Most of HUD's funding is made through these divisions. The staff in these program divisions address a wide range of activities and concerns on a continuous basis throughout the year.

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

- **Community Development:** Community Development Block Grants (CDBG) 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:** 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 80 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, and HOPE VI funding for 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 202/811 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). Advances are interest-free and do not have to be repaid provided the housing remains available for low-income persons for at least 40 years.

The **Fair Housing and Equal Opportunity** (FHEO) division administers and enforces major 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 the substantive responsibilities carried out with respect to these civil rights requirements, primarily under the following laws: 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 local, regional and national 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, believes that he or she will be injured by a discriminatory housing practice, or feels that he or she encountered discrimination in a HUD funded program, can call our Milwaukee 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 may be filed on-line through the Internet at [www.hud.gov](http://www.hud.gov).

Frequently, our program staff from the different divisions also work in collaboration with each other in support of community and economic development efforts. Examples of cross-program efforts that took place during the Fiscal Year include participation by the Field Office Director, along with Multifamily Housing and CPD, in the annual statewide Affordable Housing Conference. The Conference, sponsored by the Wisconsin Collaborative for Affordable Housing, featured the following discussion topics: Essential Links for Affordable Housing, Smart Growth, Rural Development, Special Needs Housing, and Non-Profit Organizations.

Other examples of our cross-program efforts included participation in the 3<sup>rd</sup> Annual Milwaukee Community Development Summit on June 12, 2003. CPD Assistant Secretary Roy Bernardi was the keynote speaker at the Summit and local CPD staff were active participants, with the Milwaukee CPD Director acting as Master of Ceremonies. Topics for the Summit included Changing Development Resources, The New Urban Renewal: Milwaukee's New Opportunities, Regional Revitalization in SE Wisconsin, Making Public-Nonprofit Partnerships Work, and Developing Central City Marketplaces.

In summary, the 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 on the following pages.

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

**SUMMARY OF NEW HUD FUNDING IN WISCONSIN  
FOR FISCAL YEAR 2003**

**COMMUNITY PLANNING AND DEVELOPMENT FUNDING**

Community Development Block Grant (Entitlement)	\$44,525,000
Community Development Block Grant (Small Cities)	33,170,000
HOME Investment Partnership Program	28,889,776
Continuum of Care Programs for the Homeless	17,761,000
Emergency Shelter Grants	2,852,063
Housing Opportunities for Persons with AIDS (HOPWA) Program	2,194,000
Youthbuild	1,569,000
Brownfields Economic Development Initiative (BEDI)	2,000,000
Rural Housing and Economic Development	676,626

**PUBLIC HOUSING**

Public Housing Capital Fund Program	\$21,865,061
Public Housing Operating Subsidies	16,816,053
Public Housing Section 8 Budget Authority	86,840,192
Resident Opportunities and Self Sufficiency Program	1,589,391
Family Self-Sufficiency - Section 8	315,145
Public Housing Service Coordinators	129,816

**HOUSING**

Multifamily FHA Mortgage Insurance (Firm Commitments)	
Total Mortgage Amount	103,364,400
Multifamily Housing Service Coordinator Grants	549,458
Section 202/811 Housing for the Elderly/Handicapped	
Capital Advances	\$ 6,481,600
Project Rental Assistance Contracts	1,226,000
Housing Counseling	155,666

**FAIR HOUSING AND EQUAL OPPORTUNITY**

Private Enforcement Initiative	\$206,489
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**LEAD HAZARD CONTROL AND HEALTHY HOMES**

Lead Hazard Control	\$3,000,000
Lead Hazard Reduction Demonstration Grant	2,600,000

## FUNDING ACTIVITY BY PROGRAM AND LOCALITY

### COMMUNITY PLANNING AND DEVELOPMENT

#### CONTINUUM OF CARE (COC) PROGRAMS FOR THE HOMELESS - \$17,761,000

Wisconsin Statewide COC for the Homeless - \$5,226,683	
Starting Points, Inc. (2 grants)	\$ 776,911
Couleecap, Inc.	220,884
Community Action, Inc. of Rock and Walworth Counties	917,973
North Central Community Action Program, Inc.	180,743
Richard's Place, Inc.	112,555
Women and Children's Horizons/Shalom Center Trans. Housing	645,429
West Central Wisconsin Community Action Agency, Inc.	280,187
Northwest Wisconsin Community Services Agency	113,762
Central Wisconsin Community Action Council	30,892
CAP Services, Inc.	105,025
Central Wisconsin Community Action Council, Inc.	513,804
Family Services of Northeast Wisconsin, Inc.	313,976
ADVOCAP, Inc. (2 grants)	356,242
Legal Action of Wisconsin, Inc.	222,600
WI Department of Administration	455,700
Milwaukee County/City of Milwaukee COC - \$8,887,077	
Meta House Permanent Housing – Phase 4	\$ 131,954
Greater Milwaukee Chapter, American Red Cross	904,338
Community Relation (CR)-Social Development Commission (2 grants)	520,338
Milwaukee Women's Center, Inc.	413,032
Community Advocates, Inc.	1,033,632
CR-Social Development Commission/VETS Coordination Initiative	396,066
The Salvation Army	762,792
Hope House of Milwaukee, Inc.	1,739,147
FAITH 3	345,000
Matt Talbot Recovery Center, Inc.	471,250
Milwaukee County Housing and Community Development	217,560
Milwaukee County Behavioral Health Division	1,951,968
Racine County/City of Racine COC - \$990,127	
Transitional Living Services, Inc.	\$ 515,909
Catherine Mann Housing, Inc.	110,107
Homeward Bound of Racine County, Inc.	135,593
Legal Action of Wisconsin, Inc.	80,536
Family Services of Racine	84,671
Racine Vocational Ministry	63,311
Dane County/City of Madison COC - \$2,657,113	
Housing Initiatives, Inc.	\$ 750,000
Transitional Housing, Inc. (2 grants)	506,379
Community Housing and Services, Inc.	111,374
The Salvation Army (2 grants)	123,193
Tellurian UCAN, Inc. (3 grants)	1,056,175
Interfaith Hospitality Network/YWCA of Madison	109,992



<b>EMERGENCY SHELTER GRANTS - \$2,852,063</b>	
Madison	\$ 89,766
Milwaukee	766,449
Racine	87,682
State of Wisconsin	1,908,166
<b>HOPWA Program - \$2,194,000</b>	
AIDS Resource Center of Wisconsin	1,286,000
City of Milwaukee	508,000
State of Wisconsin	400,000
<b>YOUTHBUILD - \$1,569,000</b>	
Operation Fresh Start, Inc., Madison	\$ 278,000
Wisconsin Department of Administration (2 grants)	665,000
Milwaukee Christian Center	226,000
OIC Racine County	400,000
<b>BROWNFIELDS ECONOMIC DEVELOPMENT INITIATIVE (BEDI)</b>	
City of Milwaukee	\$2,000,000
<b>RURAL HOUSING AND ECONOMIC DEVELOPMENT - \$676,626</b>	
Ho-Chunk Nation	\$ 126,626
Menomonee Indian Tribe of Wisconsin	150,000
Wisconsin Department of Commerce	400,000

## **PUBLIC HOUSING**

**PUBLIC HOUSING CAPITAL FUND PROGRAM (CFP) (94 PHAs) - \$21,865,061**

**PUBLIC HOUSING OPERATING SUBSIDIES (94 PHAs) - \$16,816,053**

**RESIDENT OPPORTUNITIES AND SELF SUFFICIENCY (ROSS) - \$1,589,391**

<b>RESIDENT SERVICES DELIVERY MODEL, ELDERLY - \$400,000</b>	
Arlington Court Resident Organization, Milwaukee	\$ 100,000
Friends of Housing Corporation, Milwaukee	200,000
Highland Park Resident Organization, Milwaukee	100,000
<b>RESIDENT SERVICES DELIVERY MODEL, FAMILY - \$472,340</b>	
Lac Courte Oreilles Housing Authority, Hayward	\$ 122,340
Housing Authority of the City of Milwaukee	350,000
<b>NEIGHBORHOOD NETWORKS - \$350,000</b>	
Housing Authority of the City of Milwaukee	\$ 250,000
Silver Spring Neighborhood Center, Inc., Milwaukee	100,000
<b>HOMEOWNERSHIP SUPPORTIVE SERVICES - \$350,000</b>	
Housing Authority of the City of Milwaukee	\$ 350,000

FAMILY SELF- SUFFICIENCY PROGRAM COORDINATORS - \$315,145

Housing Authority of the City of Superior	\$ 42,654
Dunn County Housing Authority	35,228
Housing Authority of Racine County	36,525
Brown County Housing Authority	46,952
Eau Claire County Housing Authority	36,461
City of Kenosha Housing Authority	45,743
Appleton Housing Authority	36,853
Walworth County Housing Authority	34,729

PH SERVICE COORDINATORS - \$129,816

Housing Authority of the City of Milwaukee	\$79,707
Madison Community Development Authority	24,657
Appleton Housing Authority	21,012
Oshkosh Housing Authority	4,440

**HOUSING**

MULTIFAMILY FIRM COMMITMENTS ISSUED - 2,345 Units/153 Beds - \$103,364,400 Insured

<u>Development Name</u>	<u>Location</u>	<u>Mortgage Amount</u>	<u>Units/Beds</u>
HiMount Gardens	Milwaukee	\$ 1,894,000	84
Hawthorne Woods	Plymouth	2,109,000	64
Riverwood Court	Milwaukee	2,735,000	90
Cimarron Court	Oshkosh	4,500,000	96
Watertown East I	Watertown	1,504,800	56
Watertown East II	Watertown	1,742,400	80
Watertown East III	Watertown	1,400,800	56
Durand Plaza	Racine	2,542,700	72
Spring Glen	Mayville	1,267,200	40
Bristol Court	Sussex	4,602,600	117
The Gardens	Milwaukee	5,255,000	151
Glen Courts	Glendale	3,987,400	107
Manchester Heights	Grafton	2,490,300	67
Oak Creek Courts	Oak Creek	4,434,800	128
Riverplace One	La Crosse	5,317,800	78
Greenbrook Apts. I	Greenfield	5,160,000	174
Greenbrook Apts. II	Greenfield	5,012,000	172
The Woods	Franklin	1,796,300	112
Monterey/Hillcrest	Waukesha	14,173,000	299
Valley Health Care NH	Hayward	973,300	59
Seven Oaks NH	Glendale	4,973,400	94
St. Catherine Commons	Kenosha	19,254,400	184
Lighthouse Pointe Apts.	Racine	6,238,200	118

MULTIFAMILY HOUSING SERVICE COORDINATORS - \$549,458

<u>Project Name</u>	<u>Location</u>	<u>Amount</u>
Port Plaza Towers	Green Bay	\$137,731
Badger Terrace	Green Bay	137,731
Parkside Highrise and Karabis	Madison	198,893
Fort Howard	Green Bay	29,059
Richardson Manor	Milwaukee	46,044

SECTION 202/811 GRANTS: HOUSING FOR THE ELDERLY/DISABLED - 79 Units  
 Total Capital Advances - \$6,481,600

<u>Sponsor</u>	<u>Location</u>	<u>Capital Advance</u>	<u>PRAC</u>	<u>Units</u>
SECTION 202				
HOLIE, Inc.	Greenfield	\$3,098,800	\$549,500	36
Impact Seven, Inc.	Rib Lake	622,300	126,000	8
Impact Seven, Inc.	Richland Center	1,481,500	298,500	19
SECTION 811				
Lutheran Social Serv.	Eau Claire	\$ 624,500	\$126,000	8
St. Coletta of WI, Inc.	Jefferson	654,500	126,000	8

HOUSING COUNSELING - \$155,666

Comm. Action, Inc., of Rock and Walworth Counties	\$ 20,000
Comm. Development Authority of the City of Madison	100,666
Catholic Community Services, Inc., Superior	20,000
HBC Services, Inc., Waukesha	15,000

**FAIR HOUSING AND EQUAL OPPORTUNITY**

PRIVATE ENFORCEMENT INITIATIVE - \$206,489

Metropolitan Milwaukee Fair Housing Council	\$ 206,489
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**LEAD HAZARD CONTROL AND HEALTHY HOMES**

LEAD HAZARD CONTROL

City of Sheboygan	\$3,000,000
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LEAD HAZARD REDUCTION DEMONSTRATION GRANT

City of Milwaukee	\$2,600,000
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# Milwaukee Field Office

## Comparative Profile of Wisconsin Entitlement Cities/Counties and State in 2003

### COMMUNITY PLANNING & DEVELOPMENT

<b>CPD Funding FY 2003</b>	Appleton	Beloit	Eau Claire	Green Bay	Janesville	Kenosha	LaCrosse	Madison	Milwaukee
<b>HUD Entitlement Funding</b>									
Community Development Block Grant	\$737,000	\$816,000	\$788,000	\$1,090,000	\$665,000	\$1,316,000	\$1,201,000	\$2,454,000	\$20,954,000
HOME Program#	\$0	\$330,049	\$470,923	\$664,123	\$330,049	\$550,417	\$417,592	\$1,830,362	\$7,109,132
HOPWA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$508,000
<b>HUD Homeless Funding</b>									
Emergency Shelter Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,766	\$766,449
Continuum of Care FY2003*	\$0	\$458,986	\$0	\$313,976	\$458,987	\$645,429	\$220,884	\$0	\$0
<b>OTHER HUD CPD Funding***</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$278,000	\$2,226,000
<b>Other HUD Funding****</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,806,489
<b>TOTAL CPD Funding FY2003</b>	<b>\$737,000</b>	<b>\$1,605,035</b>	<b>\$1,258,923</b>	<b>\$2,068,099</b>	<b>\$1,454,036</b>	<b>\$2,511,846</b>	<b>\$1,839,476</b>	<b>\$4,652,128</b>	<b>\$34,370,070</b>

### CPD Program Information

Low-Mod Upper Quartile-1990	42.8%	57.8%	62.7%	62.8%	44.1%	57.9%	74.5%	58.8%	77.3%
Low-Mod Upper Quartile-2000	45.5%	64.7%	57.3%	63.5%	48.8%	61.8%	70.4%	64.2%	79.7%
Program Year Start Date**	4/1/2003	1/1/2003	1/1/2003	2/1/2003	1/1/2003	1/1/2003	4/1/2003	1/1/2003	1/1/2003

\* 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, Brownfield Economic Development Initiative (BEDI) & Rural Housing and Economic Development

\*\*\*\* \$3,000,000 City of Sheboygan & \$2,600,000 City of Milwaukee for Lead Hazard Control & \$206,489 for FHEO Private Enforcement Initiative are NOT monitored by CPD

# 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

<b>Single Family Funding</b>	Appleton	Beloit	Eau Claire	Green Bay	Janesville	Kenosha	LaCrosse	Madison	Milwaukee
Average Active Case Amount 5/98	\$60,942	\$38,512	\$50,463	\$59,731	\$56,801	\$68,713	\$58,436	\$67,298	\$46,647
FHA Active Cases 5/98	982	623	202	986	572	2,000	105	1,078	7,703
FHA Active Cases 11/30/01	983	561	173	1,007	488	2,268	131	924	6,736
FHA Active Cases 10/31/02	983	540	183	1,015	485	2,274	136	894	6,601
New Active Cases 2002	286	76	64	326	104	602	34	216	1,227
<b>TOTAL FHA Cases*</b>	<b>6,331</b>	<b>3,410</b>	<b>1,524</b>	<b>7,559</b>	<b>3,313</b>	<b>10,419</b>	<b>807</b>	<b>10,228</b>	<b>39,878</b>

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

## MULTI - FAMILY HOUSING: FHA MORTGAGE INSURANCE AND HUD SUBSIDIES

<b>Multi - Family Funding*</b>	Appleton	Beloit	Eau Claire	Green Bay	Janesville	Kenosha	LaCrosse	Madison	Milwaukee
Multi Family Housing Subsidies	\$4,849,722	\$1,923,632	\$2,198,737	\$5,525,266	\$686,688	\$9,542,041	\$1,571,705	\$21,541,595	\$97,472,961
Service Coordinators & Counseling	\$0	\$10,000	\$0	\$304,521	\$10,000	\$0	\$0	\$299,559	\$46,044
FHA Multi-Family Mortgage Guarentee	\$6,224,300	\$6,994,300	\$14,340,100	\$13,342,800	\$4,545,100	\$23,631,300	\$9,736,200	\$66,588,832	\$194,912,678

### Multi-Family Units Information\*\*

Total Insured and/or Subsidized Units	594	347	851	1,192	592	1,278	467	3,566	8,471
Total Subsidized Units	570	343	687	965	576	1,205	309	1,841	7,182
Projects with FHA and/or Subsidy	7	6	15	13	10	15	8	37	127

### Multi-Family Indicators

Fair Market Rent -FMR-2 brm***	\$540	\$592	\$530	\$576	\$592	\$688	\$501	\$716	\$688
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Note: Elderly Units in these counts include developments listed as "partially handicapped", so handicapped units counts may be low.

\*Based on REMS system "Contract Authority Amount" for Jan. 2002; \*\*Based on REMS system "Assisted Unit and Total Unit Count" for Jan. 2002; \*\*\*Effective 10-01-03

## PUBLIC HOUSING\*

<b>PHA Funding FY 2003</b>	Appleton	Beloit	Eau Claire	Green Bay	Janesville	Kenosha	LaCrosse	Madison	Milwaukee
Operating Subsidies	\$165,269	\$329,166	\$152,367	\$196,851	\$0	\$0	\$380,111	\$914,051	\$9,104,646
Capital Fund Program	\$235,649	\$188,080	\$186,177	\$243,467	\$0	\$0	\$845,540	\$1,044,841	\$7,539,878
Section 8 Budget Authority	\$1,960,684	\$3,153,139	\$1,334,531	\$599,780	\$2,141,018	\$6,468,139	\$601,162	\$9,340,569	\$25,316,328
ROSS and Family Self-Sufficiency	\$57,865	\$0	\$36,461	\$0	\$46,952	\$45,743	\$0	\$24,657	\$1,546,758
<b>TOTAL</b>	<b>\$2,419,467</b>	<b>\$3,670,385</b>	<b>\$1,709,536</b>	<b>\$1,040,098</b>	<b>\$2,187,970</b>	<b>\$6,513,882</b>	<b>\$1,826,813</b>	<b>\$11,324,118</b>	<b>\$43,507,610</b>

### LIPH Units (Low Income Public Housing)

Family Units	48	90	108	50	0	0	203	327	2,094
Older Adult Units	159	40	0	153	0	0	401	428	2,263
Unit Count	547	598	384	326	450	1,107	144	1,606	5,289
<b>TOTAL UNITS</b>	<b>754</b>	<b>728</b>	<b>492</b>	<b>529</b>	<b>450</b>	<b>1,107</b>	<b>748</b>	<b>2,361</b>	<b>9,646</b>

\* All Data taken from the PIH Information Center (PIC) as of Nov 2002, \*\* Includes Waukesha County PHA, City of Waukesha PHA & New Berlin PHA \*\*\* FMC, 12/2003

## TOTAL HUD - UNITS and INVESTMENTS

<b>TOTAL SUBSIDIZED UNITS</b>	<b>1,324</b>	<b>1,071</b>	<b>1,179</b>	<b>1,494</b>	<b>1,026</b>	<b>2,312</b>	<b>1,057</b>	<b>4,202</b>	<b>16,828</b>
<b>TOTAL ANNUAL FUNDING</b>	<b>\$8,006,189</b>	<b>\$7,199,052</b>	<b>\$5,167,196</b>	<b>\$8,633,463</b>	<b>\$4,328,694</b>	<b>\$18,567,769</b>	<b>\$5,237,994</b>	<b>\$37,517,841</b>	<b>\$175,350,641</b>

# Milwaukee Field Office

## Comparative Profile of Wisconsin Entitlement Cities/Counties and State in 2003

### COMMUNITY PLANNING & DEVELOPMENT

<b>CPD Funding FY 2003</b>	Neenah	Oshkosh	Racine	Sheboygan	Superior	Wausau	Wauwatosa	West Allis
<b>HUD Entitlement Funding</b>								
Community Development Block Grant	\$246,000	\$987,000	\$2,397,000	\$1,233,000	\$1,057,000	\$836,000	\$1,440,000	\$1,669,000
HOME Program#	\$0	\$0	\$665,129	\$0	\$0	\$0	\$0	\$0
HOPWA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>HUD Homeless Funding</b>								
Emergency Shelter Grant	\$0	\$0	\$87,682	\$0	\$0	\$0	\$0	\$0
Continuum of Care FY2003*	\$0	\$0	\$990,127	\$0	\$0	\$0	\$0	\$0
<b>OTHER HUD CPD Funding***</b>	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0
<b>Other Funding****</b>	\$0	\$0	\$0	\$3,000,000	\$0	\$0	\$0	\$0
<b>TOTAL CPD Funding FY2003</b>	<b>\$246,000</b>	<b>\$987,000</b>	<b>\$4,539,938</b>	<b>\$4,233,000</b>	<b>\$1,057,000</b>	<b>\$836,000</b>	<b>\$1,440,000</b>	<b>\$1,669,000</b>

### CPD Program Information

Low-Mod Upper Quartile-1990	47.0%	59.0%	64.6%	60.0%	58.9%	60.3%	29.5%	42.3%
Low-Mod Upper Quartile-2000	49.4%	58.5%	65.3%	63.1%	62.3%	60.4%	35.4%	52.1%
Program Year Start Date**	6/1/2003	5/1/2003	1/1/2003	4/1/2003	1/1/2003	1/1/2003	1/1/2003	1/1/2003

\* 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, Brownfield Economic Development Initiative (BEDI) & Rural Housing and Economic Development

\*\*\*\* \$3,000,000 City of Sheboygan & \$2,600,000 City of Milwaukee for Lead Hazard Control & \$206,489 for FHEO Private Enforcement Initiative

### SINGLE FAMILY HOUSING: FHA MORTGAGE INSURANCE IN FORCE

<b>Single Family Funding</b>	Neenah	Oshkosh	Racine	Sheboygan	Superior	Wausau	Wauwatosa	West Allis
Average Active Case Amount 5/98	\$57,067	\$53,876	\$57,344	\$54,993	\$41,630	\$47,817	\$81,731	\$70,732
FHA Active Cases 5/98	413	474	1,531	380	202	126	148	419
FHA Active Cases 11/30/01	376	589	2,019	465	193	135	<i>no data</i>	<i>no data</i>
FHA Active Cases 10/31/02	407	580	2,106	473	178	147		
New Active Cases 2002	131	143	521	132	25	39		
<b>TOTAL FHA Cases*</b>	<b>2,600</b>	<b>2,730</b>	<b>8,757</b>	<b>2,145</b>	<b>1,024</b>	<b>942</b>	<i>no data</i>	<i>no data</i>

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

## MULTI - FAMILY HOUSING: FHA MORTGAGE INSURANCE AND HUD SUBSIDIES

<b>Multi - Family Funding*</b>	Neenah	Oshkosh	Racine	Sheboygan	Superior	Wausau	Wauwatosa	West Allis
Multi Family Housing Subsidies	\$1,746,154	\$3,207,878	\$9,555,592	\$3,859,340	\$6,840,910	\$2,445,544	\$2,682,164	\$3,550,312
Service Coordinators & Counseling	\$0	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0
FHA Multi-Family Mortgage Guarantee	\$9,598,600	\$10,348,051	\$23,827,450	\$8,227,200	\$20,537,776	\$4,698,800	\$9,607,000	\$8,815,700

### Multi-Family Units Information\*\*

Total Insured and/or Subsidized Units	367	677	1,599	612	1,062	476	473	584
Total Subsidized Units	265	542	1,215	484	749	429	321	580
Projects with FHA and/or Subsidy	9	13	20	10	10	7	6	8

### Multi-Family Indicators

Fair Market Rent -FMR-2 brm***	\$540	\$540	\$609	\$515	\$499	\$520	\$688	\$688
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Note: Elderly Units in these counts include developments listed as "partially handicapped", so handicapped units counts may be low.

\*Based on REMS system "Contract Authority Amount" for Jan. 2002; \*\*Based on REMS system "Assisted Unit and Total Unit Count" for Jan. 2002; \*\*\*Effective 10-01-03

## PUBLIC HOUSING\*

<b>PHA Funding FY 2003</b>	Neenah	Oshkosh	Racine	Sheboygan	Superior	Wausau	Wauwatosa	West Allis
Operating Subsidies		\$244,546	\$1,600	\$0	\$731,956	\$98,058		\$0
Capital Fund Program	NO	\$385,372	\$26,713	\$0	\$682,556	\$238,217	NO	\$0
Section 8 Budget Authority	PHA	\$219,788	\$6,999,482	\$682,611	\$684,989	\$1,037,123	PHA	\$2,501,133
ROSS and Family Self-Sufficiency		\$4,440	\$36,525	\$0	\$42,654	\$0		\$0
<b>TOTAL</b>		<b>\$854,146</b>	<b>\$7,064,320</b>	<b>\$682,611</b>	<b>\$2,142,155</b>	<b>\$1,373,398</b>		<b>\$2,501,133</b>

### LIPH Units (Low Income Public Housing)

Family Units		0	0	210	375	40		0
Older Adult Units		336	10	30	88	173		0
Unit Count		66	1,443	186	169	395		457
<b>TOTAL UNITS</b>		<b>336</b>	<b>10</b>	<b>240</b>	<b>463</b>	<b>213</b>		<b>0</b>

\* All Data taken from the PIH Information Center (PIC) as of Nov 2002, \*\* Includes Waukesha County PHA, City of Waukesha PHA & New Berlin PHA \*\*\* FMC, 12/2003

## TOTAL HUD - UNITS and INVESTMENTS

<b>TOTAL SUBSIDIZED UNITS</b>	<b>265</b>	<b>878</b>	<b>1,225</b>	<b>724</b>	<b>1,212</b>	<b>642</b>	<b>321</b>	<b>580</b>
<b>TOTAL ANNUAL FUNDING</b>	<b>\$1,992,154</b>	<b>\$5,049,024</b>	<b>\$21,159,850</b>	<b>\$8,774,951</b>	<b>\$10,040,065</b>	<b>\$4,654,942</b>	<b>\$4,122,164</b>	<b>\$7,720,445</b>

# Milwaukee Field Office

## Comparative Profile of Wisconsin Entitlement Cities/Counties and State in 2003

### COMMUNITY PLANNING & DEVELOPMENT

<b>CPD Funding FY 2003</b>	Dane Co.	Milw. Co.	Waukesha Co.	Balance of	ENTIRE
				State of WI	State of WI
<b>HUD Entitlement Funding</b>					
Community Development Block Grant	\$1,211,000	\$1,767,000	\$1,661,000	\$33,170,000	\$77,695,000
HOME Program#	\$542,000	\$1,178,000	\$1,365,000	\$13,437,000	\$28,889,776
HOPWA	\$0	\$0	\$0	\$400,000	\$908,000
<b>HUD Homeless Funding</b>					
Emergency Shelter Grant	\$0	\$0	\$0	\$1,908,166	\$2,852,063
Continuum of Care FY2003*	\$2,657,113	\$8,887,077	\$112,555	\$3,015,866	\$17,761,000
<b>OTHER HUD CPD Funding***</b>	\$0	\$0	\$0	\$1,341,626	\$4,245,626
<b>Other Funding****</b>	\$0	\$0	\$0	\$0	\$5,806,489
<b>TOTAL CPD Funding FY2003</b>	<b>\$4,410,113</b>	<b>\$11,832,077</b>	<b>\$3,138,555</b>	<b>\$53,272,658</b>	<b>\$138,157,954</b>

### 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**	1/1/2003	1/1/2003	1/1/2003	4/1/2003

\* 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, Brownfield Economic Development Initiative (BEDI) & Rural Housing and Economic Development

\*\*\*\* \$3,000,000 City of Sheboygan & \$2,600,000 City of Milwaukee for Lead Hazard Control & \$206,489 for FHEO Private Enforcement Initiative

### SINGLE FAMILY HOUSING: FHA MORTGAGE INSURANCE IN FORCE

<b>Single Family Funding</b>	Dane Co.	Milw. Co.	Waukesha Co.	Balance of	ENTIRE
				State of WI	State of WI
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 11/30/01	1,475	8,632	832	7,978	28,305
FHA Active Cases 10/31/02	1,448	8,363	777	8,258	28,353
New Active Cases 2002	386	1,715	217	2,520	7,321
<b>TOTAL FHA Cases*</b>	<b>17,422</b>	<b>56,458</b>	<b>7,884</b>	<b>54,791</b>	<b>188,116</b>

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



## MULTI - FAMILY HOUSING: FHA MORTGAGE INSURANCE AND HUD SUBSIDIES

<b>Multi - Family Funding*</b>	Dane Co.	Milw. Co.	Waukesha Co.	Balance of	ENTIRE
				State of WI	State of WI
Multi Family Housing Subsidies	\$25,304,043	\$124,702,153	\$7,410,495	\$79,778,248	\$291,148,148
Service Coordinators & Counseling	\$0	\$0	\$15,000	\$0	\$705,124
FHA Multi-Family Mortgage Guarentee	\$85,405,864	\$306,429,383	\$105,312,101	\$179,903,698	\$833,103,023
<b>Multi-Family Units Information**</b>					
Total Insured and/or Subsidized Units	4,557	12,829	2,239	13,607	43,346
Total Subsidized Units	2,461	10,202	1,244	11,932	34,178
Projects with FHA and/or Subsidy	39	158	23	440	803
<b>Multi-Family Indicators</b>					
Fair Market Rent -FMR-2 brm***	\$716	\$688	\$688	\$437	N.A.

Note: Elderly Units in these counts include developments listed as "partially handicapped", so handicapped units counts may be low.

\*Based on REMS system "Contract Authority Amount" for Jan. 2002; \*\*Based on REMS system "Assisted Unit and Total Unit Count" for Jan. 2002; \*\*\*Effective 10-01-03

## PUBLIC HOUSING\*

<b>PHA Funding FY 2003</b>	Dane Co.	Milw. Co.	Waukesha Co.**	Balance of	ENTIRE
				State of WI	State of WI
Operating Subsidies	\$110,128	\$0	\$77,341	\$4,309,963	\$16,816,053
Capital Fund Program	\$118,729	\$0	\$0	\$10,129,842	\$21,865,061
Section 8 Budget Authority	\$6,911,127	\$10,576,034	\$6,864,858	N.A.	\$86,840,192
ROSS and Family Self-Sufficiency	\$0	\$0	\$0	\$192,297	\$2,034,352
<b>TOTAL</b>	<b>\$7,139,984</b>	<b>\$10,576,034</b>	<b>\$6,942,199</b>	<b>\$14,079,799</b>	<b>\$127,555,658</b>
<b>LIPH Units (Low Income Public Housing)</b>					
Family Units	62	0	0	1,481	5,088
Older Adult Units	24	0	264	4,204	8,573
Unit Count	1,057	1,942	1,331	10,204	27,701
<b>TOTAL UNITS</b>	<b>86</b>	<b>0</b>	<b>264</b>	<b>5,685</b>	<b>13,661</b>

\* All Data taken from the PIH Information Center (PIC) as of Nov 2002, \*\* Includes Waukesha County PHA, City of Waukesha PHA & New Berlin PHA \*\*\* FMC, 12/2003

## TOTAL HUD - UNITS and INVESTMENTS

<b>TOTAL SUBSIDIZED UNITS</b>	<b>2,547</b>	<b>10,202</b>	<b>1,508</b>	<b>17,617</b>	<b>47,839</b>
<b>TOTAL ANNUAL FUNDING</b>	<b>\$36,854,140</b>	<b>\$147,110,264</b>	<b>\$17,491,249</b>	<b>\$147,130,705</b>	<b>\$556,861,760</b>

# 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>
<b><u>Field Policy and Management (5TM) - FAX: 414/297-3947</u></b>			
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