



**U.S. Department of Housing and Urban Development**  
Milwaukee Field Office  
Suite 1380  
310 West Wisconsin Avenue  
Milwaukee, WI 53203-2289  
<http://www.hud.gov/local/mil/>

Dear Friends,

The mission of the Milwaukee Field Office is to promote adequate and affordable housing, economic opportunity, and a suitable living environment for all Wisconsin residents. Our staff works with state and local governments, housing authorities, non-profit and faith-based organizations, private businesses, and residents to respond to these and other community challenges.

The attached Annual Report highlights some of the activities that we carried out during Fiscal Year 2007. Our work is guided by HUD's strategic goals that are outlined in the chart following this letter. The Report also includes funding data for HUD's major programs and comparative funding profiles that show the amounts of HUD assistance received in 18 of Wisconsin's largest cities, the three largest counties, and by the State of Wisconsin.

We encourage you to learn more about HUD programs on the Internet at [www.hud.gov](http://www.hud.gov). We also have a Wisconsin HUD web site at [www.hud.gov/local/mil/](http://www.hud.gov/local/mil/) that features local resources and community information.

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. You will find the telephone extension numbers and email addresses for all of our staff 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

## HUD's Strategic Framework

<b>Mission:</b> Increase homeownership, support community development, and increase access to affordable housing free from discrimination.			
<b>Programmatic Strategic Goals</b>	<b>A: Increase homeownership opportunities</b>	<b>B: Promote decent affordable housing</b>	<b>C: Strengthen communities</b>
	A1: Expand national homeownership opportunities.	B1: Expand access to and availability of decent, affordable rental housing.	C1: Assist disaster recovery in the Gulf Coast region.
	A2: Increase minority homeownership.	B2: Improve the management accountability and physical quality of public and assisted housing.	C2: Enhance sustainability of communities by expanding economic opportunities.
	A3: Make the homebuying process less complicated and less expensive.	B3: Improve housing opportunities for the elderly and persons with disabilities.	C3: Foster a suitable living environment in communities by improving physical conditions and quality of life.
	A4: Reduce predatory lending through reform, education, and enforcement.	B4: Promote housing self-sufficiency.	C4: End chronic homelessness and move homeless families and individuals to permanent housing.
	A5: Help HUD-assisted renters become homeowners.	B5: Facilitate more effective delivery of affordable housing by reforming public housing and the Housing Choice Voucher program.	C5: Address housing conditions that threaten health.
<b>Cross-Cutting Strategic Goals</b>	<b>D: Ensure equal opportunity in housing</b>		
	D1: Ensure access to a fair and effective administrative process to investigate and resolve complaints of discrimination.		
	D2: Improve public awareness of rights and responsibilities under fair housing laws.		
	D3: Improve housing accessibility for persons with disabilities.		
	D4: Ensure that HUD-funded entities comply with fair housing and other civil rights laws.		
	<b>E: Embrace high standards of ethics, management, and accountability</b>		
	E1: Strategically manage HUD's human capital to increase employee satisfaction and improve HUD performance.		
	E2: Improve HUD's management and internal controls to ensure program compliance and resolve audit issues.		
	E3: Improve accountability, service delivery, and customer service of HUD and its partners.		
	E4: Capitalize on modernized technology to improve the delivery of HUD's core business functions.		
<b>F: Promote participation of faith-based and community organizations</b>			
F1: Reduce barriers to faith-based and community organizations' participation in HUD-sponsored programs.			
F2: Conduct outreach and provide technical assistance to strengthen the capacity of faith-based and community organizations to attract partners and secure resources.			
F3: Encourage partnerships between faith-based/community organizations and HUD grantees and subgrantees.			

## Increasing Homeownership Opportunities



FHA mortgage insurance has been helping Americans buy homes since 1934. FHA protects lenders against losses in the event a homeowner defaults on their mortgage loan. With this protection, FHA approved lenders are willing to make loans with very little cash investment from borrowers and with more flexibility in calculating household income and payment ratios.

During Fiscal Year 2007, 7,533 FHA loans were made in Wisconsin, an increase of 1,743 FHA loans over the Fiscal Year 2006 total. Milwaukee HUD staff are working in partnership with a number of public and private agencies and faith-based and community groups to preserve and expand homeownership opportunities and to prevent predatory lending practices. Our staff represented FHA at various homeownership seminars, homebuyer clubs and community events.

Milwaukee Field Office Director Del Reynolds talked about mortgages and homeownership on a live broadcast on 1290 WMCS radio at the "Opening New Doors to the Future" Financial Fair in Milwaukee on Aug. 9, 2007, and our staff provided information and answered questions from those who attended the Financial Fair. Milwaukee staff and representatives of several nonprofit agencies, banks, and universities provided information and answered consumer questions on two 90 minute call-in shows on WMCS radio in Milwaukee on Sept. 19 and 26, 2007. The program featured information about FHA mortgages, homeownership counseling, and subprime and predatory lending.

Milwaukee Single Family staff also provided realtors and agents with information about the new FHASecure refinancing product and other FHA programs and distributed Fair Housing information and posters at the Wisconsin Realtors Convention in Wisconsin Dells on Sept. 23-25, 2007. The event was attended by approximately 1,400 real estate professionals.

Our Field Policy and Management staff hosted several meetings of representatives of community organizations, bankers, federal bank regulators, local universities, and others during the year regarding the consequences of subprime lending in Wisconsin. The meetings are designed to enhance foreclosure prevention programs and housing counseling services and respond to the foreclosures of subprime loans throughout Wisconsin.

In addition, HUD funds homeownership programs that are administered by the State of Wisconsin and larger cities and counties with Community Development Block Grants (CDBG) and HOME Investment Partnership Program grants. The American Dream Downpayment Initiative (ADDI), which is part of the HOME Investment Partnership Program, provided \$484,162 in downpayment assistance for first time homebuyers throughout Wisconsin. In addition, our Public Housing Division provided ongoing assistance to public housing authorities in Wisconsin that have Housing Choice Voucher (HCV) Homeownership programs.

## Promoting Decent Affordable Housing

### MAKING HOUSING BY REDUCING LEAD HAZARDS

HUD Regional Director Joseph Galvan presented Kenosha County Executive Allan Kehl and Racine Mayor Gary Becker with a \$3,996,928 ceremonial check on Jan. 18, 2007 for a Lead Hazard Reduction Demonstration Grant awarded to the Kenosha/Racine Lead-Free Communities Partnership's lead abatement project.



HUD's Public Housing Division administers affordable rental housing programs and is responsible for monitoring the management of more than 13,000 Low Rent Public Housing program units, administered by 94 Public Housing Authorities (PHAs), and the administration by 68 PHAs of over 28,000 Section 8 Existing Certificates, Vouchers and Moderate Rehabilitation units.

HUD's 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. During the Fiscal Year, our Multifamily Division issued firm commitments totaling \$16,252,000 for 3 FHA projects with 440 units. In addition, there was a final closing for a \$1,107,600 capital advance for a 10 unit Section 202 project. Overall, HUD FHA Multifamily Mortgage Insurance and Section 8 subsidies supported more than 40,000 FHA insured and/or subsidized units in 776 projects in Wisconsin as of September 2007.

In order to coordinate HUD's efforts with other agencies, Multifamily staff meets regularly 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 held quarterly Service Coordinator Meetings in Beloit, Neenah, Oconomowoc, and Poynette and semi-annual Neighborhood Network Conferences in Milwaukee and Kaukauna to provide training on various topics.

Our Community Planning and Development staff has been active throughout the year working with the Wisconsin Childhood Lead Poisoning Prevention Program and local lead paint poisoning prevention programs. In addition to the \$3,996,928 grant to the Kenosha/Racine Lead-Free Communities Partnership (featured above), the City of Milwaukee has received \$3,900,000 to protect children and families from dangerous lead-based paint hazards.

## Strengthening Communities

### **PERMANENT HOUSING FOR FORMERLY HOMELESS PEOPLE**

Pheasant Run provides permanent housing in Middleton for formerly homeless individuals. The project was developed by Porchlight, Inc., with a Supportive Housing Program (SHP) grant, which also funds supportive services on a continuing basis to help the residents build stable, independent lives by acquiring job skills and finding permanent employment.



State and local governments and non-profit 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 2007, HUD provided Wisconsin with \$67,477,074 of new Community Development Block Grant allocations and \$26,579,760 of new HOME Investment Partnership grants. Wisconsin homeless service providers were awarded emergency shelter and homeless grants totaling \$22,058,864 in 2007.

Apart from HUD funding, the staff in the Milwaukee Field Office engages in a number of activities that contribute to the strengthening of communities. For example, Milwaukee Multifamily and Community Planning and Development staff worked with Wisconsin Collaborative for Affordable Housing in the planning and staffing for the 11<sup>th</sup> annual statewide Affordable Housing Conference in Baraboo in July 2007. Several Milwaukee Field Office staff members joined with other industry experts as presenters at conference workshops, which were attended by more than 300 housing professionals from the non-profit, private, and government sectors.

With the encouragement and technical assistance from the Milwaukee HUD office, the Special Needs Housing Action Team appointed by Milwaukee Mayor Tom Barrett and Milwaukee County Executive Scott Walker adopted a final report in June 2007. The Action Team was created following a series of articles in the *Milwaukee Journal Sentinel* concerning substandard housing conditions of people with serious mental illness.

The 6<sup>th</sup> Annual Milwaukee Community Development Summit, held in July 2007 gave Milwaukee Mayor Tom Barrett and his staff an opportunity to present the city's newly developed "Economic Development Vision" and to receive feedback from representatives of community development organizations. Milwaukee CPD Director Bob Berlan was a member of the planning committee for the Summit and acted as a co-facilitator for the breakout session on Special Needs Housing.



## Ensuring Equal Opportunity in Housing

### **FAIR HOUSING COUNCIL AWARDED \$374,996 GRANT**

Lead Equal Opportunity Specialist Dan Stotmeister (second from right) presented a ceremonial check to Carla Wertheim, Executive Vice President, William Tisdale, President and CEO, and Michael Vruno, Chair, of the Metropolitan Milwaukee Fair Housing Council which received a \$374,996 grant under HUD's 2007 SuperNOFA (Notice of Funding Availability).



HUD's Fair Housing and Equal Opportunity (FHEO) Division has the lead responsibility to enforce the Fair Housing Act. FHEO staff is responsible for educating the public and HUD grant recipients on the fair housing laws and regulations, 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.

Milwaukee FHEO staff works with the Wisconsin Fair Housing Network, a coalition of public and private organizations dedicated to fostering fair housing, to present annual Wisconsin Fair Housing Awards and to hold a Fair Housing Poster and Essay Contest for children in kindergarten through 12<sup>th</sup> grade. Midwest Regional Director Joe Galvan joined with Milwaukee Field Office Director Del Reynolds to present the Fair Housing Awards in Racine in April 2007 and to recognize the winners of the Poster and Essay Contest in a ceremony in Madison in June 2007.



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 HUD's 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.

## Promoting Participation of Faith Based and Community Organizations

### FAITH BASED LEADER HONORED WITH SERVICE AWARD

Sister Ann Halloran (holding flowers), the Executive Director for the Dominican Center for Women, is shown with neighborhood residents who have benefited from the Dominican Center's education, employment and homeownership programs. Her work was recognized with a Vatican II Award for Service to Society on November 20, 2007.



Our Milwaukee 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 and the lack of affordable housing and economic opportunities. Most noteworthy are the faith-based and community organizations that serve the public with programs funded by HUD's Continuum of Care homeless grants and the Section 202 and 811 programs providing housing for the elderly and for persons with disabilities.

Led by the Milwaukee Liaison for Faith-Based and Community Initiatives, our office conducts outreach to inform potential partners of HUD opportunities, especially the smaller grassroots organizations, and to help them with educational seminars and technical assistance. The neighborhood initiatives developed by the Dominican Center for Women in Milwaukee presents an excellent example of our work with faith-based organizations to address the needs of community residents who lack affordable housing.

Our Faith Based Liaison, Sheila Ashley, provided technical assistance to help develop a succession plan in preparation for the anticipated retirement of Sister Ann Halloran (featured above), who directs the Dominican Center's programs. Ms. Ashley also was the Mistress of Ceremonies for the Center's annual affordable housing fundraiser to help participants in the Dominican Center homeownership program acquire supplies for rehabbing their homes. The Dominican Center shows off the results of their revitalization efforts each year in September with an Annual Parade of Homes.

Our staff also worked with HUD's Regional Office during this past year to coordinate site visits of successful faith based programs in Milwaukee for ministers from Rockford, IL, which included a visit to the Mother Daniels Community Center at Holy Redeemer Institutional Church of God in Christ and a tour of several housing and commercial developments sponsored by New Covenant Housing, an affiliate of New Covenant Baptist Church.

## **Embracing High Standards of Ethics, Management, and Accountability**

In order to ensure the effectiveness of HUD's programs, our staff in the Milwaukee Office continually assesses the progress of grant recipients. Monitoring and compliance reviews are part of an ongoing process, and any required corrective actions are tracked to ensure they are completed in required time frames.

In addition, our staff also conducts a number of training sessions for grantees throughout the year to ensure their understanding of HUD program requirements. For example, Milwaukee CPD staff convenes an annual Entitlement Grantee Conference at the Milwaukee Office and hosts several training sessions during the year in cooperation with HUD technical assistance providers. Similarly, FHEO staff provides training on a regular basis for other HUD staff and grantees.

In addition, Milwaukee FPM staff hosted Congressional Briefings in July and August 2007 for staff from the offices of Wisconsin's Senators and six of its Members of Congress. The briefings included presentations by the Office of Native American Programs and Milwaukee program division Directors.

## **Management and Program Division Staff Activities**

### **HIPANIC HERITAGE MONTH**

Sheila Ashley, Chairperson of the Federal Employee Diversity Committee (FEDC), presented a Certificate of Appreciation to Dr. Tony Baez of the Council for the Spanish Speaking Center at the Hispanic Heritage Month celebration held in September 2007. The event is one of several sponsored each year by the FEDC, with the help of Ms. Ashley and other Milwaukee HUD staff.



Field Office Director Del Reynolds is responsible for the coordination, management, and oversight of the Milwaukee Field Office. The Field Office Director and his Management staff provide 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 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.



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 non-profit 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 **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.

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 **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.

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

**SUMMARY OF NEW HUD FUNDING IN WISCONSIN  
FOR FISCAL YEAR 2007**

**COMMUNITY PLANNING AND DEVELOPMENT FUNDING**

Community Development Block Grant (Entitlement)	\$38,857,201
Community Development Block Grant (Small Cities)	28,619,873
HOME Investment Partnership Program	26,579,760
American Dream Downpayment Initiative	483,045
Continuum of Care Programs for the Homeless	20,470,586
Emergency Shelter Grants	2,897,554
Housing Opportunities for Persons with AIDS (HOPWA)	883,000

**PUBLIC HOUSING**

Public Housing Operating Subsidies	\$ 21,852,450
Public Housing Capital Fund Program	18,791,982
Public Housing Section 8 Budget Authority	125,497,380
Resident Opportunities and Self Sufficiency (ROSS)	975,000
Housing Choice Voucher Family Self-Sufficiency	521,059
Public Housing Family Self-Sufficiency	65,500

**HOUSING**

Multifamily FHA Mortgage Insurance (Firm Commitments)	
Total Mortgage Amount	\$16,252,000
Section 202 Demonstration Planning Grant	50,165
Section 202 Housing for the Elderly	
Capital Advances	1,107,600
Project Rental Assistance Contracts	106,500
Housing Counseling	90,308

**FAIR HOUSING**

Private Enforcement Initiative	\$274,996
Education and Outreach Initiative	100,000

## FUNDING ACTIVITY BY PROGRAM AND LOCALITY

### COMMUNITY PLANNING AND DEVELOPMENT

CONTINUUM OF CARE (CoC) PROGRAMS FOR THE HOMELESS - \$20,470,586

Dane County/City of Madison COC - \$2,778,827

Community Action Coalition for South Central Wisconsin, Inc.	\$ 222,075
Housing Initiatives, Inc. (3 grants)	850,057
Interfaith Hospitality Network of the Madison Area	336,002
Legal Action of Wisconsin Inc.	16,000
Porchlight (4 grants)	667,911
The Salvation Army (2 grants)	80,693
Tellurian UCAN, Inc. (4 grants)	521,094
YWCA of Madison	54,995

Milwaukee County/City of Milwaukee COC - \$9,827,910

American Red Cross in Southern Wisconsin	\$ 301,446
Center for Veterans Issues, Ltd. (2 grants)	547,932
Community Advocates, Inc. (3 grants)	549,058
Community Development Partners, Inc. (2 grants)	189,124
Community Relations-Social Development Comm. (2 grants)	637,571
Guest House of Milwaukee, Inc. (5 grants)	1,417,224
Healthcare for the Homeless of Milwaukee (2 grants)	131,834
Hope House (4 grants)	699,462
Matt Talbot Recovery Center, Inc.	235,625
Mercy Lakefront Housing	1,104,840
Meta House, Inc. (3 grants)	579,508
Milwaukee County Behavioral Health Division	3,023,100
My Home, Your Home, Inc.	183,547
St. Catherine Residence	144,379
Salvation Army	31,474
Walker's Point Youth and Family Center (2 grants)	195,781
YWCA of Greater Milwaukee (2 grants)	116,549

Racine County/City of Racine COC - \$1,079,216

Catherine Marian Housing, Inc.	\$ 55,053
Center for Veterans Issues, Ltd. (2 grants)	132,804
Family Service of Racine	51,968
Homeless Assistance Leadership Organization, Inc. (2 grants)	298,844
Legal Action of Wisconsin, Inc.	80,536
Project New Life	149,810
Racine Vocational Ministry, Inc.	30,088
Transitional Living Services, Inc. (2 grants)	144,684
Women's Resource Center of Racine, Inc. (2 grants)	35,429

CONTINUUM OF CARE (CoC) PROGRAMS FOR THE HOMELESS (continued)

Wisconsin Statewide COC for the Homeless - \$6,784,633	
ADVOCAP, Inc. (3 grants)	\$ 465,009
CAP Services, Inc.	105,025
Central Wisconsin Community Action Council, Inc.	256,902
Community Action Coalition for South Central Wisconsin, Inc.	161,644
Community Action of Rock and Walworth Counties (2 grants)	633,028
Couleecap, Inc. (2 grants)	609,041
Family Services of Northeast Wisconsin, Inc.	156,988
Forward Service Corporation	393,740
Hebron House of Hospitality, Inc.	280,436
Housing Partnership of the Fox Cities (2 grants)	227,670
Kenosha Human Development Services, Inc. (2 grants)	261,711
Lakeshore CAP, Inc.	117,663
Lakeshore CAP, Inc.	117,663
Legal Action of Wisconsin, Inc.	111,300
North Central Community Action Program (3 grants)	175,234
Northwest Wisconsin Community Services Agency (3 grants)	201,648
Richard's Place, Inc. (2 grants)	257,396
Starting Points, Inc. (3 grants)	795,245
YWCA of LaCrosse	72,643
West Central Wisconsin Community Action Agency, Inc.	427,008
Western Dairyland Economic Opportunity Council, Inc.	264,926
Wisconsin Dept. of Commerce/Division of Housing (2 grants)	595,234
Women and Children's Horizons Inc.	215,142

EMERGENCY SHELTER GRANTS - \$2,897,554

Madison	\$ 88,095
Milwaukee	761,722
Racine	88,000
State of Wisconsin	1,959,737

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

AIDS Resource Center of Wisconsin	\$1,339,000
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**PUBLIC HOUSING**

PUBLIC HOUSING OPERATING SUBSIDIES (92 PHAs) - \$21,852,450

PUBLIC HOUSING CAPITAL FUND PROGRAM (CFP) (94 PHAs) - \$18,791,982

PUBLIC HOUSING SECTION 8 BUDGET AUTHORITY - \$ 125,497,380



**PUBLIC HOUSING (Continued)**

**RESIDENT OPPORTUNITIES AND SELF SUFFICIENCY (ROSS) - \$975,000**

Housing Authority of the City of Milwaukee	
Family & Homeownership	\$350,000
Friends of Housing, Milwaukee	
Elderly/Persons with Disabilities Program	375,000
SET Ministries, Milwaukee	
Elderly/Persons with Disabilities Program	250,000

**HOUSING CHOICE VOUCHER FAMILY SELF SUFFICIENCY - \$521,059**

Appleton Housing Authority	\$ 38,350
Beloit Housing Authority	64,266
Brown County Housing Authority	128,214
Dunn County Housing Authority	54,075
City of Kenosha Housing Authority	65,000
Marshfield Community Development Authority	20,000
Oconto County Housing Authority	36,295
Housing Authority of Racine County	64,244
Superior Housing Authority	50,615

**PUBLIC HOUSING FAMILY SELF SUFFICIENCY - \$65,500**

Housing Authority of the City of Milwaukee	\$65,500
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**HOUSING**

**MULTIFAMILY FIRM COMMITMENTS ISSUED – 440 Units - \$16,252,000**

<u>Development Name</u>	<u>Location</u>	<u>Mortgage Amount</u>	<u>Units/Beds</u>
St. Clare	Scattered Site, Milwaukee	\$6,876,000	140
The Fountains	Wauwatosa	7,400,000	152
Walnut Park	Milwaukee	1,976,000	148

**SECTION 202 – DEMONSTRATION PLANNING GRANT - \$50,165**

Catholic Charities Bureau, Inc.	\$50,165
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**SECTION 202 - HOUSING FOR THE ELDERLY - 10 Units**

<u>Development Name</u>	<u>Location</u>	<u>Capital Advance</u>	<u>Rental Assistance</u>	<u>Units</u>
Impact Seven, Inc.	Pittsville	\$1,107,600	\$106,500	10

**HOUSING (Continued)**

**HOUSING COUNSELING - \$90,308**

West Central Wisconsin Community Action Agency, Inc.	\$27,231
Community Action, Inc., of Rock and Walworth Counties	25,000
Sci-Tech Development, Inc. (SDI)	38,077

**FAIR HOUSING**

**PRIVATE ENFORCEMENT INITIATIVE (PEI) - \$274,996**

Metropolitan Milwaukee Fair Housing Council	\$274,996
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**EDUCATION AND OUTREACH INITIATIVE (EOI) - \$100,000**

Metropolitan Milwaukee Fair Housing Council	\$100,000
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# Wisconsin HUD Office

## Comparative Profile of Wisconsin Entitlement Cities/Counties and State in 2007

### COMMUNITY PLANNING & DEVELOPMENT

<b>CPD Funding FY 2007</b>	Appleton	Beloit	Eau Claire	Fond du Lac	Green Bay	Janesville	Kenosha	LaCrosse	Madison
<b>HUD Entitlement Funding</b>									
Community Development Block Grant	\$614,125	\$697,587	\$655,325	\$579,838	\$998,562	\$553,494	\$1,084,121	\$1,045,655	\$2,038,468
HOME Program#	\$0	\$296,017	\$418,365	\$0	\$598,839	\$296,018	\$495,374	\$370,572	\$1,650,558
ADDI	\$0	\$6,201	\$0	\$0	\$0	\$6,201	\$0	\$0	\$37,282
HOPWA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>HUD Homeless Funding</b>									
Emergency Shelter Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,830
Continuum of Care FY2007* ##	\$228,090	\$395,726	\$0	\$306,026	\$550,729	\$395,726	\$476,854	\$472,643	\$0**
<b>TOTAL CPD Funding FY2007</b>	<b>\$842,216</b>	<b>\$1,395,531</b>	<b>\$1,073,690</b>	<b>\$885,864</b>	<b>\$2,148,130</b>	<b>\$1,251,439</b>	<b>\$2,056,349</b>	<b>\$1,888,870</b>	<b>\$3,814,138</b>

### 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	4/1/2007	1/1/2007	1/1/2007	4/1/2007	2/1/2007	1/1/2007	1/1/2007	4/1/2007	1/1/2007

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

\*\* Included with Dane County grant

# 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	Fond du Lac	Green Bay	Janesville	Kenosha	LaCrosse	Madison
Total Active Cases 10/02	983	540	183	NA	1,015	485	2,274	136	894
Total Active Cases 10/06	1,028	403	227	464	1,001	321	1,787	188	560
Total Active Cases 10/07	1,107	392	260	536	1,205	335	1,873	226	53-
Annual Active Cases 2002	286	76	64	NA	326	104	602	34	216
Annual Active Cases 2006	170	36	43	98	216	56	280	50	51
Annual Active Cases 2007	188	40	64	95	270	48	265	39	60
<b>TOTAL FHA Cases*</b>	<b>7,720</b>	<b>3,777</b>	<b>1,918</b>	<b>1,918</b>	<b>9,096</b>	<b>3,749</b>	<b>12,847</b>	<b>1,105</b>	<b>10,907</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	Fond du Lac	Green Bay	Janesville	Kenosha	LaCrosse	Madison
Active Multi Family Subsidies	\$4,954,322	\$1,915,832	\$2,752,693	\$5,686,355	\$5,328,976	\$799,888	\$10,403,945	\$1,853,972	\$19,406,347
Multi-Family FHA Unpaid Balance	\$2,699,600	\$8,279,113	\$16,661,440	\$1,259,307	\$5,892,041	\$4,603,143	\$32,567,129	\$9,598,897	\$35,937,458

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

Total Insured and/or Subsidized Units	573	377	856	500	1,071	521	1,341	467	2,913
Total Subsidized Units	562	372	679	498	965	520	1,205	299	1,750
Projects with FHA and/or Subsidy	7	6	16	8	12	9	16	8	32

Fair Market Rent -FMR-2 brm***	\$604	\$646	\$558	\$584	\$608	\$646	\$767	\$570	\$775
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\*Based on REMS system "Contract Authority Amount" for Oct. 2007; \*\*Based on REMS system "Assisted Unit and Total Unit Count" for Oct. 2007; \*\*\*FMR 2007 Effective 10-06

## PUBLIC HOUSING\*

<b>PHA Funding FY 2007</b>	Appleton	Beloit	Eau Claire	Fond du Lac	Green Bay	Janesville	Kenosha	LaCrosse	Madison
Operating Subsidies	\$332,205	\$419,347	\$233,710	\$304,374	\$298,635	\$0	\$0	\$794,017	\$1,498,535
Capital Fund Program	\$264,947	\$209,170	\$194,760	\$451,826	\$255,589	\$0	\$0	\$863,584	\$1,101,337
Section 8 Budget Authority	\$1,695,467	\$2,663,816	\$1,106,752	\$1,472,419	\$10,361,013	\$2,072,279	\$5,241,223	\$496,397	\$7,045,473
ROSS and Family Self-Sufficiency	\$38,350	\$64,266	\$0	\$0	\$0	\$0	\$65,000	\$0	\$0
<b>TOTAL</b>	<b>\$2,330,969</b>	<b>\$3,356,599</b>	<b>\$1,535,222</b>	<b>\$2,228,619</b>	<b>\$10,915,237</b>	<b>\$2,072,279</b>	<b>\$5,306,223</b>	<b>\$2,153,998</b>	<b>\$9,645,345</b>

PHA Number for Entitlement      WI065 & WI217      WI064      WI207      WI038 & WI246      WI074 & WI186      WI219      WI195      WI005      WI003

### Low Income Public Housing & Section 8 Vouchers

Public Housing Units	210	131	108	281	203	0	0	596	754
Section 8 Rental Vouchers	547	598	405	430	3,234	543	1,111	144	1,606
<b>TOTAL UNITS</b>	<b>757</b>	<b>729</b>	<b>513</b>	<b>711</b>	<b>3,437</b>	<b>543</b>	<b>1,111</b>	<b>740</b>	<b>2,360</b>

\* All Data taken from the PIH Information Center (PIC) as of Oct. 2007

## TOTAL HUD - INVESTMENTS and UNITS

<b>TOTAL FUNDING</b>	<b>\$8,175,004</b>	<b>\$6,343,614</b>	<b>\$5,288,236</b>	<b>\$9,119,499</b>	<b>\$19,201,567</b>	<b>\$3,966,821</b>	<b>\$17,517,771</b>	<b>\$5,951,740</b>	<b>\$33,127,980</b>
<b>TOTAL SUBSIDIZED UNITS</b>	<b>1,319</b>	<b>1,101</b>	<b>1,192</b>	<b>1,209</b>	<b>4,402</b>	<b>1,063</b>	<b>2,316</b>	<b>1,044</b>	<b>4,110</b>



# Wisconsin HUD Office

## Comparative Profile of Wisconsin Entitlement Cities/Counties and State in 2007

### COMMUNITY PLANNING & DEVELOPMENT

<b>CPD Funding FY 2007</b>	Milwaukee	Neenah	Oshkosh	Racine	Sheboygan	Superior	Wausau	Wauwatosa	West Allis
<b>HUD Entitlement Funding</b>									
Community Development Block Grant	\$17,683,790	\$221,313	\$855,447	\$2,048,347	\$1,080,407	\$887,979	\$728,252	\$1,234,971	\$1,436,897
HOME Program#	\$6,412,733	\$0	\$0	\$593,255	\$0	\$0	\$0	\$0	\$0
ADDI	\$105,007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HOPWA	\$492,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>HUD Homeless Funding</b>									
Emergency Shelter Grant	\$761,931	\$0	\$0	\$88,256	\$0	\$0	\$0	\$0	\$0
Continuum of Care FY2007*	\$0**	\$0	\$0	\$1,079,216	\$0	\$201,649	\$0	\$0	\$0
<b>TOTAL CPD Funding FY2007</b>	<b>\$25,455,461</b>	<b>\$221,313</b>	<b>\$855,447</b>	<b>\$3,809,074</b>	<b>\$1,080,407</b>	<b>\$1,089,628</b>	<b>\$728,252</b>	<b>\$1,234,971</b>	<b>\$1,436,897</b>

### 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	1/1/2007	6/1/2007	5/1/2007	1/1/2007	4/1/2007	1/1/2007	1/1/2007	1/1/2007	1/1/2007

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

\*\* Included with Milwaukee County grant

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

<b>Single Family Funding</b>	Milwaukee	Neenah	Oshkosh	Racine	Sheboygan	Superior	Wausau	Wauwatosa	West Allis
Total Active Cases 10/02	6,601	407	580	2,106	473	178	147		
Total Active Cases 10/06	4,443	417	617	1,853	477	103	194	<i>no data</i>	<i>no data</i>
Total Active Cases 10/07	4,980	446	692	1,962	526	129	233		
Annual Active Cases 2002	1,227	131	143	521	132	25	39	<i>available</i>	<i>available</i>
Annual Active Cases 2006	590	71	111	295	69	23	40		
Annual Active Cases 2007	927	85	139	315	83	25	52		
<b>TOTAL FHA Cases*</b>	<b>45,920</b>	<b>3,166</b>	<b>3,531</b>	<b>11,136</b>	<b>2,752</b>	<b>1,150</b>	<b>1,242</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>	Milwaukee	Neenah	Oshkosh	Racine	Sheboygan	Superior	Wausau	Wauwatosa	West Allis
Active Multi Family Subsidies	\$99,023,254	\$1,725,154	\$3,461,225	\$8,163,777	\$3,491,772	\$7,888,882	\$1,768,988	\$2,085,728	\$4,300,344
Multi-Family FHA Unpaid Balance	\$137,647,456	\$7,904,360	\$11,996,886	\$25,702,827	\$5,988,906	\$13,541,336	\$7,754,088	\$10,521,530	\$18,139,426

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

Total Insured and/or Subsidized Units	8,008	362	796	1,637	531	1,074	418	407	628
Total Subsidized Units	7,072	265	563	1,228	399	954	371	254	624
Projects with FHA and/or Subsidy	123	9	15	22	9	12	6	5	10

Fair Market Rent -FMR-2 brm***	\$726	\$563	\$563	\$695	\$572	\$555	\$575	\$726	\$726
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\*Based on REMS system "Contract Authority Amount" for Oct. 2007; \*\*Based on REMS system "Assisted Unit and Total Unit Count" for Oct. 2007; \*\*\*FMR 2007 Effective 10-06

## PUBLIC HOUSING\*

<b>PHA Funding FY 2007</b>	Milwaukee	Neenah	Oshkosh	Racine	Sheboygan	Superior	Wausau	Wauwatosa	West Allis
Operating Subsidies	\$10,226,688		\$524,892	\$11,531	\$0	\$824,806	\$229,673		\$0
Capital Fund Program	\$7,425,181	NO	\$599,031	\$12,977	\$264,718	\$733,241	\$230,735	NO	\$0
Section 8 Budget Authority	\$22,405,575	PHA	\$1,302,851	\$6,024,519	\$448,902	\$506,675	\$914,230	PHA	\$1,938,507
ROSS and Family Self-Sufficiency	\$1,040,500		\$0	\$62,244	\$0	\$50,615	\$0		\$0
<b>TOTAL</b>	<b>\$41,097,944</b>		<b>\$2,426,744</b>	<b>\$6,111,271</b>	<b>\$713,620</b>	<b>\$2,115,337</b>	<b>\$1,347,638</b>		<b>\$1,938,507</b>

PHA Number for Entitlement                      WI002                      WI113 & WI213                      WI183                      WI047                      WI001                      WI031                      WI201

### Low Income Public Housing & Sec. 8 Vouchers

Public Housing Units	4,219		424	10	238	459	189		0
Section 8 Rental Vouchers	5,575		413	1,539	186	169	435		457
<b>TOTAL UNITS</b>	<b>9,794</b>		<b>837</b>	<b>1,549</b>	<b>424</b>	<b>628</b>	<b>624</b>		<b>457</b>

\* All Data taken from the PIH Information Center (PIC) as of Oct. 2007

## TOTAL HUD - INVESTMENTS and UNITS

<b>TOTAL FUNDING</b>	<b>\$166,288,003</b>	<b>\$1,946,467</b>	<b>\$6,743,446</b>	<b>\$17,856,532</b>	<b>\$7,185,799</b>	<b>\$10,932,508</b>	<b>\$3,871,878</b>	<b>\$3,320,699</b>	<b>\$7,675,748</b>
<b>TOTAL SUBSIDIZED UNITS</b>	<b>16,866</b>	<b>265</b>	<b>1,400</b>	<b>2,777</b>	<b>823</b>	<b>1,582</b>	<b>955</b>	<b>254</b>	<b>1,081</b>

# Wisconsin HUD Office

## Comparative Profile of Wisconsin Entitlement Cities/Counties and State in 2007

### COMMUNITY PLANNING & DEVELOPMENT

<b>CPD Funding FY 2007</b>	Dane Co. #	Milw. Co. ##	Waukesha Co. ###	Balance of State	Total for Entire State
<b>HUD Entitlement Funding</b>					
Community Development Block Grant	\$1,166,022	\$1,745,419	\$1,501,182	\$28,619,873	\$67,477,074
HOME Program #	\$569,530	\$1,208,681	\$1,387,273	\$12,289,777	\$26,579,761
ADDI	\$18,421	\$32,923	\$35,652	\$241,358	\$483,045
HOPWA	\$0	\$0	\$0	\$391,000	\$883,000
<b>HUD Homeless Funding</b>					
Emergency Shelter Grant	\$0	\$0	\$0	\$1,969,625	\$2,907,642
Continuum of Care FY2007*	\$2,778,827	\$9,827,910	\$373,571	\$3,384,037	\$20,470,586
<b>TOTAL CPD Funding FY2007</b>	<b>\$4,532,800</b>	<b>\$12,814,933</b>	<b>\$3,297,678</b>	<b>\$46,895,670</b>	<b>\$118,801,108</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	1/1/2007	1/1/2007	1/1/2007	4/1/2007

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

# Dane county is a combination of City of Madison and Dane County funds

## Milwaukee County is a combination of City of Milwaukee and Milwaukee County funds.

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

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

<b>Single Family Funding</b>	Dane Co.	Milw. Co.	Waukesha Co.	Balance of State	Total for Entire State
Total Active Cases 10/02	1,448	8,363	777	8,258	28,353
Total Active Cases 10/06	998	5,704	571	8,341	24,237
Total Active Cases 10/07	981	6,300	636	9,692	26,995
Annual Active Cases 2002	386	1,715	217	2,520	7,321
Annual Active Cases 2006	110	787	99	1,658	4,114
Annual Active Cases 2007	126	1,227	133	1,998	5,097
<b>TOTAL FHA Cases*</b>	<b>19,495</b>	<b>67,261</b>	<b>9,323</b>	<b>63,006</b>	<b>222,274</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 State	Total for Entire State
Active Multi Family Subsidies	\$3,640,768	\$20,320,940	\$7,733,644		\$197,858,422	\$289,749,555
Multi-Family FHA Unpaid Balance	\$8,922,445	\$59,647,995	\$88,318,943		\$348,931,097	\$659,010,246

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

Total Insured and/or Subsidized Units	860	2,684	2,036		24,628	40,232
Total Subsidized Units	598	2,131	1,260		21,446	33,817
Projects with FHA and/or Subsidy	17	52	26		534	776

Fair Market Rent -FMR-2 brm***	\$775	\$726	\$726		Various	Various
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\*Based on REMS system "Contract Authority Amount" for Oct. 2007; \*\*Based on REMS system "Assisted Unit and Total Unit Count" for Oct. 2007; \*\*\*FMR 2007 Effective 10-06

## PUBLIC HOUSING\*

<b>PHA Funding FY 2007</b>	Dane Co.	Milw. Co.	Waukesha Co.		Balance of State	Total for Entire State
Operating Subsidies	\$122,997	\$0	\$0		\$6,031,060	\$21,852,450
Capital Fund Program	\$131,291	\$0	\$0		\$3,703,934	\$18,791,982
Section 8 Budget Authority	\$5,843,491	\$9,824,387	\$594,969		\$27,179,606	\$125,497,380
ROSS and Family Self-Sufficiency	\$0	\$0	\$0		\$238,584	\$1,561,559
<b>TOTAL</b>	<b>\$6,097,779</b>	<b>\$9,824,387</b>	<b>\$594,969</b>		<b>\$37,153,184</b>	<b>\$167,703,371</b>

PHA Number for Entitlement                      WI214                      WI218                      WI142,259 &261

### Low Income Public Housing & Section 8 Vouchers

Public Housing Units	86	0	264		5,279	13,187
Section 8 Rental Vouchers	1,160	2,014	1,231		12,914	28,706
<b>TOTAL UNITS</b>	<b>1,246</b>	<b>2,014</b>	<b>1,495</b>		<b>16,111</b>	<b>41,893</b>

\* All Data taken from the PIH Information Center (PIC) as of Oct. 2007, \*\* Includes Waukesha County PHA, City of Waukesha PHA & New Berlin PHA

## TOTAL INVESTMENTS and UNITS

<b>TOTAL FUNDING</b>	<b>\$13,976,823</b>	<b>\$142,853,762</b>	<b>\$11,481,727</b>		<b>\$284,993,416</b>	<b>\$563,562,706</b>
<b>TOTAL SUBSIDIZED UNITS</b>	<b>1,844</b>	<b>4,145</b>	<b>2,755</b>		<b>39,639</b>	<b>75,710</b>

# MILWAUKEE HUD OFFICE DIRECTORY

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

<u>Position Title</u>	<u>Name</u>	<u>Ext.</u>	<u>E-mail</u>
<b><u>Field Policy and Management (5IM) - FAX: 414/297-3947</u></b>			
<b>Field Office Director</b>	<b>Delbert F. Reynolds</b>	<b>8000</b>	<b>delbert.f.reynolds@hud.gov</b>
Operations Specialist	Sheila L. Ashley	8014	sheila.l.ashley@hud.gov
Secretary	Barbara J. Matt	8001	barbara.matt@hud.gov
Clerk	Sonya L. Medina	8202	sonya.medina@hud.gov
Operations Analyst	Susan M. Neitzel	8010	susan.neitzel@hud.gov
<b><u>Multifamily Housing (5IHM)- FAX: 414/297-3204</u></b>			
<b>Program Center Director</b>	<b>David Lierman</b>	<b>8600</b>	<b>david.lierman@hud.gov</b>
<b>Production Branch Chief</b>	<b>Annmarie Hinkle</b>	<b>8673</b>	<b>annmarie.hinkle@hud.gov</b>
Project Manager (MC)	Barbara Anderson	8672	barbara.anderson@hud.gov
Project Manager (MHR)	Lucretia Barnes	8695	lucretia.barnes@hud.gov
Construction Analyst	Tom Bausano	8671	thomas.bausano@hud.gov
Program Assistant	Andrea Carson	8681	andrea.carson@hud.gov
Program Assistant	Lynn Kaddatz	8680	lynn.kaddatz@hud.gov
Appraiser	Stephen Schultz	8676	stephen.g.schultz@hud.gov
Project Manager	Deborah Slakes	8678	deborah.slakes@hud.gov
Project Manager (MHR)	Anne Marie Volkert	8674	anne.volkert@hud.gov
<b>Project Management Chief</b>	<b>Joseph Thibedeau</b>	<b>8650</b>	<b>joseph.thibedeau@hud.gov</b>
Project Manager	Liandra Day	8691	liandra.l.day@hud.gov
Project Manager	Sandra Devlin	8660	sandra.devlin@hud.gov
Project Manager	Paul Duhr	8692	paul.a.duhr@hud.gov
Project Manager	Michael Furnner	8651	michael.d.furnner@hud.gov
Project Manager	Alan Hajewski	8664	alan.hajewski@hud.gov
Project Manager	Jeanne Huisman	8618	jeanne.huisman@hud.gov
Project Manager	Patrick Johnson	8652	patrick.johnson@hud.gov
Project Manager	Sandra LaBarbera	8653	sandra.labarbera@hud.gov
Project Manager	Julie Ann Paulson	8657	julie.ann.paulson@hud.gov
Project Manager	Brenda Taylor	8694	brenda.taylor@hud.gov
Program Assistant	Tammy Trunkel	8659	tammy.trunkel@hud.gov
Program Assistant	Karen Wood	8697	karen.wood@hud.gov
Account Representative	David W. Balcer	8009	david.w.balcer@hud.gov
<b><u>Fair Housing &amp; Equal Opportunity Division (5IE) - FAX: 414/297-1179</u></b>			
<b>Lead Equal Opportunity Specialist</b>	<b>Daniel Stotmeister</b>	<b>8300</b>	<b>daniel.stotmeister@hud.gov</b>
Equal Opportunity Spec	Pamela Cannon	8302	pamela.cannon@hud.gov
Equal Opportunity Spec	Jamie McFarland	8306	jamesetta.mcfarland@hud.gov
Equal Opportunity Spec	Sandra Rubin	8301	sandra.l.rubin@hud.gov
Equal Opportunity Spec	Sue Scanlan	8308	sue.m.scanlan@hud.gov
Equal Opportunity Spec	Jerome Van Epps	8307	jerome.van.epps@hud.gov



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

Position Title	Name	ext.	E-mail
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**Single Family Housing (5IHS) - FAX: 414/297-3946**

Team Coordinator	Diane Waller	8637	diane.waller@hud.gov
Program Assistant	Patricia Common	8636	patricia.common@hud.gov

**Community Planning & Development Division (5ID) - FAX: 414/297-3202**

Director (Acting)	David Ingvoidstad	8102	david.ingvoidstad@hud.gov
Senior Representative	Marcia Bergeson	8103	marcia.bergeson@hud.gov
Representative	Sandra Dudek	8101	sandra.dudek@hud.gov
Senior Representative	Patrick Fjerstad	8107	patrick.fjerstad@hud.gov
Program Assistant	Dorothy Henry	8114	dorothy.henry@hud.gov
Public Trust Specialist	Donna-Lou Hertz	8104	donna.lou.hertz@hud.gov
Financial Analyst	John Larsen	8113	john.larsen@hud.gov
Senior Representative	Michael Martin	8116	michael.e.martin@hud.gov
Environmental Officer	Kathleen Schmidt	8108	kathleen.schmidt@hud.gov
Representative	Maryvel Turman	8105	maryvel.turman@hud.gov
Representative	David Zeise	8115	david.zeise@hud.gov

**Public Housing Program Staff (5IP) - FAX: 414/297-1180**

<b>Program Center</b>			
Coordinator	John Finger	8200	john.finger@hud.gov
Secretary	Eileen Muench	8201	eileen.muench@hud.gov
Finance & Budget Spec	David Aho	8209	dave.aho@hud.gov
Kansas City Financial Center - Out stationed	Jean Baughman	8215	jean.baughman@hud.gov
Program Analyst	LaVerne Butler	8225	laverne.butler@hud.gov
Revitalization Specialist	Beverly Carter	8205	beverly.carter@hud.gov
Revitalization Specialist Facilities	Tawnia Craig	8213	tawnia.craig@hud.gov
Revitalization Specialist	Sally Czarnecki	8230	sally.czarnecki@hud.gov
Revitalization Specialist Facilities	Craig Kibbe	8204	craig.kibbe@hud.gov
Revitalization Specialist	Caleb Kopczyk	8112	caleb.kopczyk@hud.gov
Quality Assurance Spec	Nicole Robinson	8208	nicole.robinson@hud.gov
Kansas City Financial Center - Out stationed	Beth Sarber	8210	beth.sarber@hud.gov
Construction Analyst	DeAnna Valadez	8212	deanna.valadez@hud.gov
Revitalization Specialist	Jerry Wilhoit	8216	jerry.o.wilhoit@hud.gov
General Engineer	Larry Wood	8226	larry.wood@hud.gov
Information Receptionist	Cassandra Patterson	8217	cassandra.patterson@hud.gov

**Legal Division (5IC) - FAX: 414/297-3947**

Chief Counsel	Jeremy F. Beitz	8400	jeremy.beitz@hud.gov
Paralegal Specialist	Margaret Peters	8401	margaret.a.peters@hud.gov

**Administrative Services Staff (5IA) - FAX: 414/297-1194**

Office Services Assistant	Marilyn Williams	8503	marilyn.williams@hud.gov
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