Grantee: Wisconsin

Grant: B-11-DN-55-0001

January 1, 2018 thru March 31, 2018 Performance Report
Narratives

Summary of Distribution and Uses of NSP Funds:

In order to comply with the Dodd-Frank Act's stated objectives, the State of Wisconsin Department of Commerce established eligibility criteria for a sub-grantee's eligibility to apply for NSP 3 funds with the NSP 3 Pre-Applications which were received November 29, 2010. The eligibility criteria for this NSP 3 Pre-Application included:

(A) Being a current Wisconsin Department of Commerce NSP 1 sub-grantee in order to allow rapid deployment of funds by experienced and knowledgeable high-capacity sub-grantees who have shown the ability to successfully comply with NSP 1 regulations and guidance.

(B) Having demonstrated satisfactory performance on NSP 1 of obligation of their funds per quarter as specified in their contracts. NSP 3 requires 50% of grant funds to be expended within 24 months of the contract between HUD and the State; proven capacity and this ability to structure their activities to meet this deadline are essential.

(C) Signing up for FHA “First Look” program to allow first access to FHA foreclosures, and to take advantage of the discount provided to NSP sub-grantees on these properties.

(D) Applying for one (or maximum of two) census tracts in order to distribute funds within the state to highest risk census neighborhoods:
   - That score of 13 or higher on HUD’s NSP 3 foreclosure need scores (from HUD Foreclosure Need Web site as linked to from http://www.hud.gov/nsp) that are either the same as the sub-grantee’s original NSP 1 census tracts or adjacent to one. If the sub-grantee proposes a census tract adjacent to an original NSP 1 census tract in their contract, the sub-grantee must have obligated NSP 1 funds in that original census tract.
   - Must request sufficient funds to address at least minimum the number of units stipulated by HUD datasets (or five units, whichever is greater) to create a robust and durable impact in the census tract.
   - Must be able to obligate a minimum of $750,000 (up to a maximum of $1,250,000) per census tract on eligible NSP3 housing activities. The minimum was established to assure sufficient funds to create the impact, and the maximum to allow as wide a distribution of the NSP 3 funds as feasible.

NSP 3 Pre-Applications will be reviewed to determine the percent of total grant funds requested per activity and review market justification for these activities based on the HUD demographic data. The State will have discussions with sub-grantees in January, 2011 to finalize the proposed activities. Final Applications were due into the State in February, 2011. If more funds are requested on the Final Applications than is available, the applications were ranked and grant amounts determined by criteria, including:

- Percent of households served < 50% CMI
- High needs risk score
- Affordable rental housing emphasis
- Exceeding Section 3 recruitment and hiring requirements
- Serving high needs populations: homeless, physical or mental disability, etc.
- Incorporation of green/energy efficient elements, access to transit, deconstruction, passive solar design features, etc.
- Percent of total NSP 3 funds requested being leveraged by other sources
- Cost per unit
- Exceeding minimum period of affordability

Summary of Distribution and Uses of NSP Funds:
How Fund Use Addresses Market Conditions:

Ensuring Continued Affordability:

Homeownership housing affordability will utilize the HOME standard at 92.254, including:

- The housing must be single-family housing.
- The housing must be modest housing.
- The purchase price/after rehabilitation value cannot exceed 95% of the median purchase price for the area as contained in the Single Family Mortgage Limits under Section 203(b) of the National Housing Act (which may be obtained from the HUD Field Office);
- Under the Dodd-Frank Act, housing must serve a household with incomes <120% of area median income.
- The housing must be the principal residence of the family throughout the affordability period.
- Periods of affordability:

  - Rehabilitation Activity Minimum Period of Affordability
  - Rehab or acquisition of existing housing per unit assistance: Years
    - <$15,000 = 5 Years
    - $15,000 - $40,000 = 10 Years
    - >$40,000 or rehab involving financing = 15 Years
  - New Construction or acquisition of newly constructed housing = 20 Years

- Recapture requirements must be imposed to ensure affordability. The recapture provisions will ensure that all or a portion of the NSP3 assistance to homeowners, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability, is returned to assist additional eligible households. The specific structure of recapture provisions will be based on sub-grantee program design and market conditions. All recapture provisions will be based upon net proceeds available at sale. Acceptable recapture options include: (a) recapture of the entire amount of assistance from the homeowner; (b) reduction of the amount during affordability period based on length of time the property has been owned and occupied by the homeowner; (c) shared net proceeds.

Definition of Blighted Structure:

Wisconsin will use the definition of blighted property contained in Wisconsin Statutes, Chapter 66 General Municipality Law, [s. 66.1333 (1) (2m) (bm), Wis. Stats.] as it applies to residential properties. That definition states, in part: “any property within a city…which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease,…retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use....”

Definition of Affordable Rents:

Wisconsin will use the HOME standards at 24 CFR 92.252(a), (c), (e), and (f) to define affordable rents, including:

- The maximum rent will be the lesser of: (a) the fair market rent for existing housing for comparable units in the area as established by HUD; or (b) a rent that does not exceed 30% of the adjusted income of a family whose annual income equals 65% of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit.
- The maximum monthly allowances for utilities and services will be those used by the local housing authority.
- Units assisted with NSP3 funding must meet the affordability requirements for not less than the applicable period specified without regard to the term of any loan or mortgage or the transfer of ownership. The affordability requirements will be imposed by use of a deed restriction on the assisted property.

  - Rental Housing Activity Minimum Period of Affordability
  - Rehab or acquisition of existing housing per unit assistance: Years
    - <$15,000 = 5 Years
    - $15,000 - $40,000 = 10 Years
    - >$40,000 or rehab involving financing = 15 Years
  - New Construction or acquisition of newly constructed housing = 20 Years

- Subsequent rents during the affordability period: Rents are recalculated by HUD periodically and distributed. The rents for a project are not required to be lower than the rent limits for the project in effect at the time of project commitment. Project owners will be provided with information on updated rent limits so rents may be adjusted in accordance with the written agreement between the agency and the owner. Owners must annually provide information on rents and occupancy of the assisted units to demonstrate compliance. Any increase in rents for assisted units is subject to the provisions of outstanding leases, and in any event, the owner must provide tenants of those units not less than 30 days prior written notice before implementing any increase in rents.

Housing Rehabilitation/New Construction Standards:

The State’s HOME Program Rehab Standards will apply to NSP3-assisted existing housing activities. These Rehab Standards require that properties meet all applicable local and state codes and laws and that the properties be decent and safe. The Rehab Standards currently require the use of Energy Star rated components in rehabilitation projects. All new construction will adhere to the Wisconsin Uniform Dwelling Code, which incorporates the Model Energy Standard. Developers of new housing are encouraged to incorporate green building and energy efficiency into their projects. Commerce may also partner with Focus on Energy to provide incentives for installing energy efficiency improvements to units.
Vicinity Hiring:
The State of Wisconsin NSP3 sub-grantee applications were ranked and awarded funds based on an emphasis, to the maximum extent feasible, that sub-grantees provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:
The State of Wisconsin NSP3 sub-grantee applications were ranked and awarded funds based on an emphasis for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:
NSP Program Manager
Division of Housing & Community Development
201 W. Washington Ave., 5th Floor
P.O. Box 7970
Madison, WI 53707-7970
Telephone: (608) 264-7838
FAX: (608) 266-5381
Email: kate.blood@wi.gov

Overall Progress Narrative:
As of the end of the quarter NSP3 sub-recipients have expended approximately $5.6 million (1172%) of the initial $5 million allocation, including over $800,000 in program income earned. The 100% expenditure requirement was met and exceeded prior to the March 2014 due date. State NSP staff priorities include updating activity information in DRGR, reconciling program income received and expended by subgrantees, and updating performance data.
All grantees have been monitored twice. To-date all are performing in accordance with program guidelines.

### Project Summary

<table>
<thead>
<tr>
<th>Project #, Project Title</th>
<th>This Report Period</th>
<th>To Date</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Program Funds</td>
<td>Project Funds</td>
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<tr>
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<td>Drawdown</td>
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## Activities

**Project # / Title:** NSPADM03 / NSP Admin

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<tr>
<th>Grantee Activity Number:</th>
<th>NSP3 ADM 002 PRAIRIE DU CHIEN</th>
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<tbody>
<tr>
<td>Activity Title:</td>
<td>NSP Admin</td>
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**Activity Category:** Administration

**Project Number:** NSPADM03

**Projected Start Date:** 04/01/2011

**Benefit Type:**

( )

**National Objective:** N/A

**Program Income Account:** NSP PRAIRIE DU CHIEN PI

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<th>Jan 1 thru Mar 31, 2018</th>
<th>To Date</th>
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**Activity Description:**

NSP Admin

**Location Description:**

**Activity Progress Narrative:**

Correction of duplicate entry.
Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources Budgeted - Detail

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Project # / Title: NSPBARRR03 / NSP Eligible Use B Acquisition Rehab and Resale and Resale and Resale

<table>
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<tr>
<th>Grantee Activity Number:</th>
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<td>PRAIRIE DU CHIEN HBR 25%</td>
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<table>
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<tr>
<th>Activity Category:</th>
<th>Rehabilitation/reconstruction of residential structures</th>
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<tbody>
<tr>
<td>Project Number:</td>
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<td>Benefit Type:</td>
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<td>National Objective:</td>
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<td>Program Income Account:</td>
<td>NSP PRAIRIE DU CHIEN PI</td>
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<th>Overall</th>
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<th>To Date</th>
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Activity Description:
Acquisition Rehab & Resale to households <50% CMI

Location Description:
City of Prairie du Chien

Activity Progress Narrative:
Updates missing payment from quarter 4 2012.

Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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Grantee Activity Number: NSP B1 001 RACINE  
Activity Title: RACINE HBR 25% 

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<td>Project Number:</td>
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<tr>
<td>Projected Start Date:</td>
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<td>Benefit Type:</td>
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<td>Program Income Account:</td>
<td>NSP RACINE PI</td>
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**Overall**

| Total Projected Budget from All Sources | N/A | $281,874.00 | To Date |
| Total Budget | $0.00 | $281,874.00 |
| Total Obligated | $0.00 | $281,873.23 |
| Total Funds Drawdown | $0.00 | $281,874.00 |
| Program Funds Drawdown | $0.00 | $266,968.88 |
| Program Income Drawdown | $0.00 | $14,904.35 |
| Program Income Received | $0.00 | $0.00 |
| Total Funds Expended | $0.00 | $135,769.00 |
| Most Impacted and Distressed Expended | $0.00 | $0.00 |
| Match Contributed | $0.00 | $0.00 |

**Activity Description:**

Acquisition Rehab & Resale to households <50% CMI

**Location Description:**

City of Racine

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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<th>Cumulative Actual Total / Expected</th>
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Beneficiaries Performance Measures

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<td># Owner Households</td>
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

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Activity Title: NSP Eligible Use B Acquisition Rehab and Resale

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<td>Under Way</td>
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Project Number: NSPBARRR03
Projected Start Date: 04/01/2011
Benefit Type: Direct ( HouseHold )
National Objective: NSP Only - LMMI
Program Income Account: NSP MILWAUKEE PI

Overall
Total Projected Budget from All Sources: $742,956.28
Total Budget: $0.00
Total Obligated: $0.00
Total Funds Drawdown: $0.00
  Program Funds Drawdown: $0.00
  Program Income Drawdown: $0.00
Program Income Received: $0.00
Total Funds Expended: $0.00
Most Impacted and Distressed Expended: $0.00
Match Contributed: $0.00

Total Projected Budget from All Sources
N/A

Activity Description:
Acquisition Rehab & Resale to households >50% CMI

Location Description:
City of Milwaukee

Activity Progress Narrative:

Accomplishments Performance Measures

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<th>Cumulative Actual Total / Expected</th>
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<td>#High efficiency heating plants</td>
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11
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources

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Activity Title: PRAIRIE DU CHIEN HBR

Activity Category: Rehabilitation/reconstruction of residential structures
Project Number: NSPBARRR03
Projected Start Date: 04/01/2011
Benefit Type: Direct (HouseHold)
National Objective: NSP Only - LMMI
Program Income Account: NSP PRAIRIE DU CHIEN PI

Overall
Total Projected Budget from All Sources
Total Budget
Total Obligated
Total Funds Drawdown
Program Funds Drawdown
Program Income Drawdown
Program Income Received
Total Funds Expended
Most Impacted and Distressed Expended
Match Contributed

Jan 1 thru Mar 31, 2018
To Date
N/A
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
$0.00
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Activity Status: Under Way
Project Title: NSP Eligible Use B Acquisition Rehab and Resale and
Projected End Date: 07/31/2018
Completed Activity Actual End Date:
Responsible Organization: River to Valley, Inc. Formerly operated under PRAIRIE

Activity Description:
Acquisition Rehab & Resale to households >50% CMI

Location Description:
City of Prairie du Chien

Activity Progress Narrative:

Accomplishments Performance Measures

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Beneficiaries Performance Measures

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Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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<th>Other Funding Sources Found</th>
<th>Amount</th>
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Grantee Activity Number: NSP3 B1 002 RACINE
Activity Title: RACINE HBR

Activity Category: Rehabilitation/reconstruction of residential structures
Project Number: NSPBARRR03
Projected Start Date: 04/01/2011
Benefit Type: Direct (Household)
National Objective: NSP Only - LMMI
Program Income Account: NSP RACINE PI

Total Projected Budget from All Sources: $403,106.68
Projected End Date: 07/31/2018
Completed Activity Actual End Date: 04/01/2011
Activity Status: Under Way
Project Title: NSP Eligible Use B Acquisition Rehab and Resale

Total Budget: $403,106.68
Total Obligated: $160,139.69
Total Funds Drawdown: $368,277.28
Program Funds Drawdown: $321,661.00
Program Income Drawdown: $46,616.28
Program Income Received: $160,139.69
Total Funds Expended: $368,276.88
CITY OF RACINE
($182,090.25)
Most Impacted and Distressed Expended: $0.00
Match Contributed: $0.00

Activity Description: Acquisition Rehab & Resale to households >50% CMI

Location Description: City of Racine

Activity Progress Narrative: Corrects duplicate entries from previous quarters.

Accomplishments Performance Measures
No Accomplishments Performance Measures
Beneficiaries Performance Measures

<table>
<thead>
<tr>
<th></th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Low</td>
<td>Mod</td>
</tr>
<tr>
<td># of Households</td>
<td>0</td>
<td>0</td>
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<tr>
<td># Owner Households</td>
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</table>

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources
No Other Funding Sources Found
Total Other Funding Sources
Grantee Activity Number:  NSP B2 001 MILWAUKEE WELLS
Activity Title:  MILWAUKEE MF 25% WELLS

Activity Category:  Rehabilitation/reconstruction of residential structures
Project Number:  NSPBARRR03
Projected Start Date:  04/01/2011
Benefit Type:  Direct (HouseHold)
National Objective:  NSP Only - LH - 25% Set-Aside
Program Income Account:  NSP MILWAUKEE PI

Activity Status:  Under Way
Project Title:  NSP Eligible Use B Acquisition Rehab and Resale and
Projected End Date:  06/30/2018
Completed Activity Actual End Date:
Responsible Organization:  MILWAUKEE CO CONSORTIUM

Overall
Total Projected Budget from All Sources  N/A
Total Budget  $0.00
Total Obligated  $0.00
Total Funds Drawdown  $0.00
  Program Funds Drawdown  $0.00
  Program Income Drawdown  $0.00
Program Income Received  $0.00
Total Funds Expended  $0.00

Most Impacted and Distressed Expended  $0.00
Match Contributed  $0.00

Jan 1 thru Mar 31, 2018  To Date

Jan 1 thru Mar 31, 2018  To Date
Total Projected Budget from All Sources  N/A  $683,500.00
Total Budget  $0.00  $683,500.00
Total Obligated  $0.00  $683,500.00
Total Funds Drawdown  $0.00  $683,500.00
  Program Funds Drawdown  $0.00  $683,500.00
  Program Income Drawdown  $0.00  $0.00
Program Income Received  $0.00  $0.00
Total Funds Expended  $0.00  $683,500.00

Activity Description:
Acquisition Rehab & Rental to households <50% CMI

Location Description:
14-unit multi-family property at 2632 W. Wells St., Milwaukee, WI

Activity Progress Narrative:

Accomplishments Performance Measures
No Accomplishments Performance Measures
Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

<table>
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<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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<td>No Other Funding Sources Found</td>
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<tr>
<td>Total Other Funding Sources</td>
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</table>
**Grantee Activity Number:** NSP B2 001 RACINE  
**Activity Title:** RACINE RENTAL 25%  

| **Activity Category:** Rehabilitation/reconstruction of residential structures | **Activity Status:** Under Way  
| **Project Number:** NSPBARRR03 | **Project Title:** NSP Eligible Use B Acquisition Rehab and Resale and  
| **Projected Start Date:** 04/01/2011 | **Projected End Date:** 06/30/2018  
| **Benefit Type:** Direct (HouseHold) | **Completed Activity Actual End Date:**  
| **National Objective:** NSP Only - LH - 25% Set-Aside | **Responsible Organization:** CITY OF RACINE  
| **Program Income Account:** NSP RACINE PI  

**Overall**  
- **Total Projected Budget from All Sources:** N/A  
- **Total Budget:** $0.00  
- **Total Obligated:** $0.00  
- **Total Funds Drawdown:** $0.00  
  - **Program Funds Drawdown:** $0.00  
  - **Program Income Drawdown:** $0.00  
- **Program Income Received:** $0.00  
- **Total Funds Expended:** $0.00  
- **Most Impacted and Distressed Expended:** $0.00  
- **Match Contributed:** $0.00  

**Activity Description:** Acquisition Rehab & Rental to households <50% CMI  

**Location Description:** City of Racine  

**Activity Progress Narrative:**  

**Accomplishments Performance Measures**  

<table>
<thead>
<tr>
<th><strong>This Report Period</strong></th>
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<tbody>
<tr>
<td><strong>Total</strong></td>
<td><strong>Total</strong></td>
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<tr>
<td># ELI Households (0-30% AMI)</td>
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<td>Cumulative Actual Total / Expected</td>
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<td>Total</td>
<td>Total</td>
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<tr>
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</table>
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources
No Other Funding Sources Found
Total Other Funding Sources

Project # / Title: NSPDDB03 / NSP Eligible Use D Demolition of Blighted

Grantee Activity Number: NSP3 DDBL RACINE
Activity Title: RACINE DEMO

Activity Category: Clearance and Demolition
Activity Status: Under Way
Project Number: NSPDDB03
Project Title: NSP Eligible Use D Demolition of Blighted Structures
Projected Start Date: 04/01/2011
Projected End Date: 07/31/2018
Benefit Type: NSP Only - LMMI
National Objective: Area ( )
National Objective: NSP Only - LMMI
Responsible Organization: CITY OF RACINE
Program Income Account: NSP RACINE PI

Overall
Total Projected Budget from All Sources N/A $34,343.92
Total Budget $0.00 $34,343.92
Total Obligated $0.00 $34,343.92
Total Funds Drawdown $0.00 $34,343.92

Jan 1 thru Mar 31, 2018 To Date
Program Funds Drawdown  $0.00  $34,343.92
Program Income Drawdown  $0.00  $0.00
Program Income Received  $0.00  $0.00
Total Funds Expended  ($129.08)  $34,343.92
CITY OF RACINE  ($129.08)  $34,343.92
Most Impacted and Distressed Expended  $0.00  $0.00
Match Contributed  $0.00  $0.00

Activity Description:
Demolition of Blighted Structures

Location Description:
City of Racine

Activity Progress Narrative:
Update to include cancelled request from quarter 1 2013.

Accomplishments Performance Measures

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<tbody>
<tr>
<td></td>
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<td># of Singlefamily Units</td>
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Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources
No Other Funding Sources Found
Total Other Funding Sources

Project # / Title:  NSPERD03 / NSP Eligible Use E Redevelopment

Grantee Activity Number:  NSP3 ERD 002 RACINE
Activity Title:  RACINE REDEV
Activity Category: Rehabilitation/reconstruction of residential structures
Project Number: NSPERD03
Projected Start Date: 08/01/2012
Benefit Type: Direct (HouseHold)
National Objective: NSP Only - LMMI
Program Income Account: NSP RACINE PI

Activity Status: Under Way
Project Title: NSP Eligible Use E Redevelopment
Projected End Date: 06/30/2018
Completed Activity Actual End Date:
Responsible Organization: CITY OF RACINE

Overall
Total Projected Budget from All Sources N/A $460,313.01
Total Budget $0.00 $460,313.01
Total Obligated $0.00 $460,313.01
Total Funds Drawdown $0.00 $454,219.37
  Program Funds Drawdown $0.00 $307,758.50
  Program Income Drawdown $0.00 $146,460.87
Program Income Received $0.00 $102,043.22
Total Funds Expended $0.00 $454,219.37
Most Impacted and Distressed Expended $0.00 $0.00
Match Contributed $0.00 $0.00

Activity Description:

Location Description:
Redevelopment in the City of Racine.

Activity Progress Narrative:

Accomplishments Performance Measures
No Accomplishments Performance Measures
Beneficiaries Performance Measures

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</table>

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

<table>
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Monitoring, Audit, and Technical Assistance

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<th>Event Type</th>
<th>This Report Period</th>
<th>To Date</th>
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<tbody>
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<td>Monitoring Visits</td>
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<tr>
<td>Audit Visits</td>
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<td>Technical Assistance Visits</td>
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<td>Monitoring/Technical Assistance Visits</td>
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<tr>
<td>Report/Letter Issued</td>
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