

**CITY OF MADISON
INTERDEPARTMENTAL CORRESPONDENCE**

TO: Community Development Authority
FROM: Percy Brown, CDA Deputy Executive Director
DATE: December 5, 2012
SUBJECT: Economic Development Status Report for the month of
November 2012

WEST BROADWAY REDEVELOPMENT AREA

Lake Point Condominium Project: Attached please find the real estate marketing and monthly project report.

RESERVOIR AND DUPLEXES

The Reservoir has one vacancy, and the Duplex is fully occupied.

MONONA SHORES

Monona Shores is 93% occupied! Of the seven vacant ant units, all are affordable. The meeting with the MRCDC Board went fine. Please see attached Monthly Owner's Report for more details.

REVIVAL RIDGE APARTMENTS

Revival Ridge remains 98% occupied (one vacant unit).

LOAN STATUS REPORT

See attached.

LOAN AND GRANT LOSSES REPORT

See attached.

Percy Brown, Manager
Office of Economic Revitalization

PROJECT REPORT

Prepared for: Community Development Authority of Madison, WI

Prepared by: SPL Beverly, LLC

Date: November 2 2012

Report #:



December 4, 2012-Lake Point Condominiums Monthly Report

Inventory

4 Townhomes
4 Conversion Unit Apartments

Contracts

1 unit under contract pending mortgage approvals

PROJECT OVERVIEW

The open houses have been on hold as the Packers and Badgers have consumed the area's interest. Buyer traffic is minimal, as it is historically during winter. Some local direct promotion has been put in place and the website has activity.

The lender challenges reported in previous reports remains our foremost obstacle. To review, the majority of mortgage groups are selling the loans. All loans must meet FHA criteria in order to sell. The FHA criteria has been a moving target from 2008-2012. One example of that movement is the escalation of the "SOLD UNIT" requirement. At one time, it was 50% sold, then 75% and now 90%. We are nearly 86% sold. Lake Point is contemplating ideas that will allow for efficient lending at the project for future buyers. The FHA qualification will require significant research into the physical product for sale at Lake Point as well as the Home Owner's Association's financial information and long term plan. Outside experts must be retained to evaluate the project for the purpose of composing a report that substantiates the condition of the project. The FHA qualification process is a somewhat lengthy and offers no guarantee of results. The age of the Garden View buildings and the fact that was not a "complete gut" conversion will be considerations. CDA staff and I have discussed the situation on several occasions and I'm confident in staff's decision. Close our one contract and we'll work through the next two sales to achieve the 90% goal.

Site Work

- 1) Epoxy injections for the Garden View basement cracks are being monitored. There has been some water near the north wall of the center building.
- 2) The stairway deck repair is complete. Some minor garage leaking is present again.

- 3) The drainage issue on Garden View court was reviewed at the end of July. We have no plan to proceed on work in or around this situation at this juncture.
- 4) Per the electrician's review, the common electrical panel servicing the basement is overloaded with the 20+ washers and dryers. Several electricians are bidding expansion and upgrade of the basement service.
- 5) The Garden View Building water softener is original (1960s) and not functioning. Two alternative options to remedy this issue are being reviewed.

Items 5, 4 & 3 will not proceed until such time as a definitive solution works within our overall budget for the project and the work is definitively deemed a systemic development issue.

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Conversion Units

The inventory is in sound shape. Three units remain unfinished.

Townhomes

The inventory is in sound shape. Two units remain unfinished.

Marketing

The Keller Williams report is attached.



Lynn Holley Real Estate Marketing Report

Lake Point Condos November 2012

Showings and status of offers – November 2012-present

Closing: 5369 Garden View Court closed Dec. 3

Current offer: 1817 Conservation – Waterstone mortgage still working on financing approval; unit is currently rented

MLS Condo Statistics for November 2012

E15 Condo MLS Sales – (MLS geo code for Lake Point area)

- 12 active listings
- Average list price \$82,950
- One sale in November
- Sale price \$58,000

Market Statistics All MLS

Statistics for: Class=CD AND Date Range=11/01/2012-11/30/2012 AND Area=E15 AND Filter Actives=NO AND Zero Volume=NO; As Of: 12/4/2012

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	12	\$82,950	341
CD	All	12	\$82,950	341
CD	0-1	0	\$0	0
CD	2	6	\$43,500	347
CD	3	6	\$122,400	335
CD	4+	0	\$0	0

Class	Bedrooms	Total Listed	Num Sold	Pct Sold	Avg List Price Sold	Avg Sale Price Sold	Sale Price/List Price Ratio	Avg DOM Sold	Avg List Price Unsold	Pct Expired
All	All	0	1	0.00%	\$65,000	\$58,000	89.23%	239	\$0	0.00%
CD	All	0	1	0.00%	\$65,000	\$58,000	89.23%	239	\$0	0.00%
CD	0-1	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
CD	2	0	1	0.00%	\$65,000	\$58,000	89.23%	239	\$0	0.00%
CD	3	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
CD	4+	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%

East Madison Condo Sales – November 2012

- 15 sales
- Average sale price \$108,716
- 184 currently on the market (under \$200K)
- Average list price \$120,675

Market Statistics All MLS

Statistics for: Class=CD AND Price=-200000 AND Date Range=11/01/2012-11/30/2012 AND Area=E01, E02, E03, E04, E05, E06, E07, E08, E09, E10, E11, E12, E13, E14, E15, E16 AND Filter Actives=NO AND Zero Volume=NO; As Of: 12/4/2012

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	184	\$120,675	234
CD	All	184	\$120,675	234
CD	0-1	33	\$105,997	292
CD	2	103	\$119,613	225
CD	3	47	\$132,708	218
CD	4+	1	\$149,000	143

Class	Bedrooms	Total Listed	Num Sold	Pct Sold	Avg List Price Sold	Avg Sale Price Sold	Sale Price/List Price Ratio	Avg DOM Sold	Avg List Price Unsold	Pct Expired
All	All	22	15	68.18%	\$115,226	\$108,716	94.35%	177	\$121,455	40.91%
CD	All	22	15	68.18%	\$115,226	\$108,716	94.35%	177	\$121,455	40.91%
CD	0-1	5	3	60.00%	\$107,566	\$103,433	96.16%	183	\$164,900	20.00%
CD	2	11	9	81.82%	\$103,988	\$96,322	92.63%	206	\$117,018	63.64%
CD	3	6	3	50.00%	\$156,600	\$151,183	96.54%	83	\$149,000	16.67%

East Madison Condo Sales 1400-1800 square feet, Under 200K

- 52 currently on the market
- Average list price \$141,084
- Two sales
- Average sale price \$134,325

Market Statistics All MLS

Statistics for: Class=CD AND Price=-200000 AND Date Range=11/01/2012-11/30/2012 AND Area=E01, E02, E03, E04, E05, E06, E07, E08, E09, E10, E11, E12, E13, E14, E15, E16 AND FinSqFt=1400-1800 AND Filter Actives=NO AND Zero Volume=NO; As Of: 12/4/2012

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	52	\$141,084	208
CD	All	52	\$141,084	208
CD	0-1	0	\$0	0
CD	2	28	\$147,775	212
CD	3	24	\$133,279	203
CD	4+	0	\$0	0

Class	Bedrooms	Total Listed	Num Sold	Pct Sold	Avg List Price Sold	Avg Sale Price Sold	Sale Price/List Price Ratio	Avg DOM Sold	Avg List Price Unsold	Pct Expired
All	All	11	2	18.18%	\$137,450	\$134,325	97.73%	120	\$136,085	45.45%
CD	All	11	2	18.18%	\$137,450	\$134,325	97.73%	120	\$136,085	45.45%
CD	0-1	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
CD	2	7	0	0.00%	\$0	\$0	0.00%	0	\$133,933	57.14%
CD	3	4	2	50.00%	\$137,450	\$134,325	97.73%	120	\$149,000	25.00%
CD	4+	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%

East Madison Condo MLS Sales – November (under 700 sf.; Under 200K)

- No sales in November
- 14 current active listings
- Average list price \$62,678

Market Statistics All MLS

Statistics for: Class=CD AND Price=-200000 AND Date Range=11/01/2012-11/30/2012 AND Area=E01, E02, E03, E04, E05, E06, E07, E08, E09, E10, E11, E12, E13, E14, E15, E16 AND FinSqFt<700 AND Filter Actives=NO AND Zero Volume=NO; As Of: 12/4/2012

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	14	\$62,678	297
CD	All	14	\$62,678	297
CD	0-1	8	\$77,062	259
CD	2	6	\$43,500	347
CD	3	0	\$0	0
CD	4+	0	\$0	0

Class	Bedrooms	Total Listed	Num Sold	Pct Sold	Avg List Price Sold	Avg Sale Price Sold	Sale Price/List Price Ratio	Avg DOM Sold	Avg List Price Unsold	Pct Expired
All	All	1	0	0.00%	0	0	0	0	0	0
CD	All	1	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
CD	0-1	1	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
CD	2	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
CD	3	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
CD	4+	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%



Reporting Details « back

5369 Garden View Court, Madison WI

Summary Week of Dec 2, 2012 - Dec 4, 2012 %change week-over-week

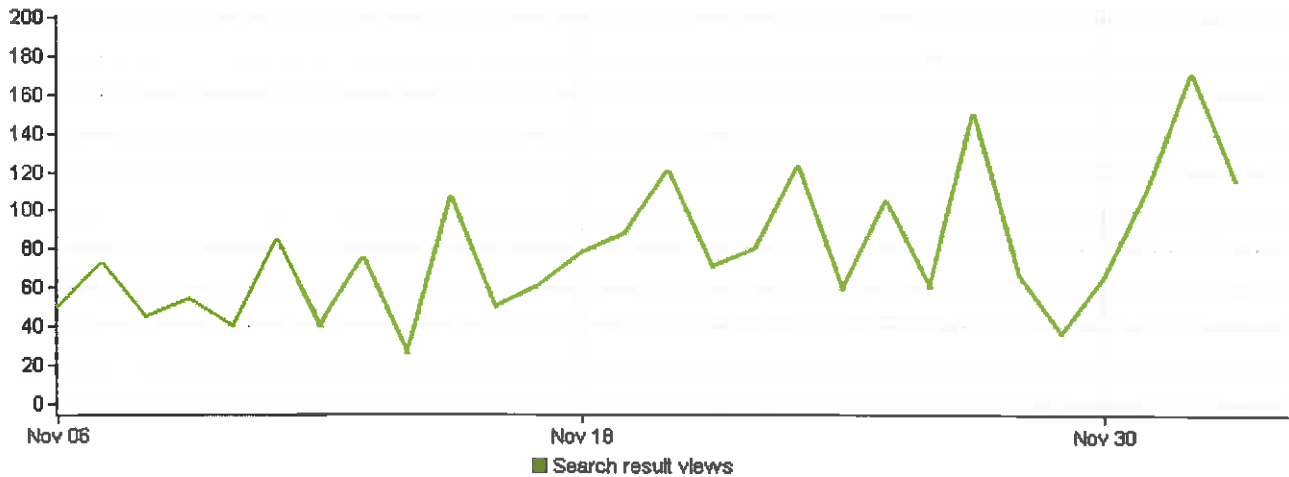
Leads 0 0% **Search Results Views** 287 +74% **Property Detail Views** 0 -100%

Comparable Listings

Address	Featured	Weekly Views	Viewer Interest
1001 N Sunnyvale Ln Madison,WI	Featured	1,373	Medium
1004 N Sunnyvale Ln Madison,WI	Featured	1,327	Low
2325 Carling Dr Madison,WI	Not Featured	1,244	Medium
3596 Burke Rd Madison,WI	Not Featured	1,004	Medium
YOUR LISTING 5369 Garden View Ct Madison,WI	Not Featured	605	Low
348 East Bluff Madison,WI	Not Featured	536	Medium

Page Views

Search results | Property detail



Weekly Stats Comparison

Report Week	Leads	Search Results Views	Property Detail Views
THIS WEEK DEC 02, 2012 - DEC 04, 2012	0	287	0
NOV 25, 2012 - DEC 01, 2012	0	596	9
NOV 18, 2012 - NOV 24, 2012	0	620	9

Report Week	Leads	Search Results Views	Property Detail Views
NOV 11, 2012 - NOV 17, 2012	0	445	0
TOTAL LIFETIME	0	13,674	168

Client Listing Reports

Sent To	Sent on	Frequency
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No client listing reports have been scheduled for your listings.

Impress sellers with detailed reports, [schedule reports now](#).

{TRULIA_PRO_UPSELL}



Reporting Details [« back](#)

1805 Conservation Place, Madison WI

Summary Week of Dec 2, 2012 - Dec 4, 2012 %change week-over-week

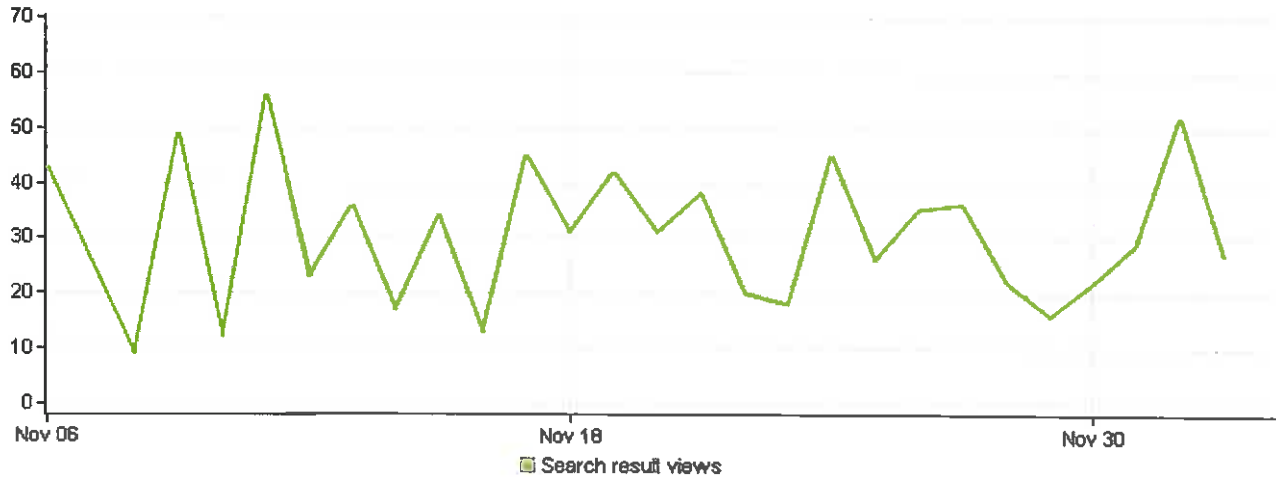
Leads **0** 0% **Search Results Views** **79** +30% **Property Detail Views** **0** -100%

Comparable Listings

Address	Featured	Weekly Views	Viewer Interest
550 Apollo Way Madison,WI	Featured	1,497	Medium
2051 McKenna Blvd Madison,WI	Not Featured	1,170	Medium
6443 Bridge Rd Madison,WI	Not Featured	665	Medium
716 Orion Trl Madison,WI	Not Featured	580	High
1554 Langley Ln Madison,WI	Not Featured	378	Medium
YOUR LISTING 1805 Conservation Pl Madison,WI	Not Featured	191	Medium

Page Views

Search results | [Property detail](#)



Weekly Stats Comparison

Report Week	Leads	Search Results Views	Property Detail Views
THIS WEEK DEC 02, 2012 - DEC 04, 2012	0	79	0
NOV 25, 2012 - DEC 01, 2012	0	186	5
NOV 18, 2012 - NOV 24, 2012	0	225	4

Report Week	Leads	Search Results Views	Property Detail Views
NOV 11, 2012 - NOV 17, 2012	0	224	7
TOTAL LIFETIME	0	10,233	408

Client Listing Reports

Sent To	Sent on	Frequency
---------	---------	-----------

No client listing reports have been scheduled for your listings.
Impress sellers with detailed reports, [schedule reports now](#).

{TRULIA_PRO_UPSELL}



Lynn Holley
 3 Point Place
 Madison, WI 53719, US
 (608) 219-8955
 lynn@holleydevelopment.com



ONLINE MARKETING SUMMARY

November 16, 2011 - December 04, 2012

1805 Conservation Pl
 Madison, WI 53713, US

MLS # 1640833 | \$129,900



Number of Views - Last 4 Weeks



Inquiries

Your property has received 1 inquiry.

Top Cities

City	Click-Throughs (Visits)
Madison, WI	8
Potomac, MD	2
Arlington, TX	1

Terms Used

Property Views - occurs when a consumer views the full property detail page on the website for the specific listing.

Click-Throughs (Visits) - occurs when a consumer is redirected to the property page for that listing.

Inquiry - a consumer starts an email interaction with the broker or agent about the property.

Top Cities - displays where the consumers live who are looking at your listing based on click-throughs.

Websites That Provide "Views" and "Visits" Data

Websites	Property Views	Click-Throughs (Visits)
Zillow Network	324	12
REALTOR.com	277	Not Applicable
Trulia	241	4
wisconsinhomes.com	108	Not Applicable
Homes.com	104	2
HotPads	54	2
Keller Williams	54	0
New Home Source	14	0
HomeFinder.com	7	0
AOL Real Estate	2	Not Applicable
USHUD.com	2	1
TOTAL	1,187	21

Your Listing Is Also Displayed On

BuyerHomeSite.com	Chase	CondoCompare.com
Diggys	Dream-Home-Listings	eLookyLoo
eppraisal	Foreclosure.com	FreedomSoft
FrontDoor	Gooplex	GovListed.com
GuidanceRealty	Harmon Homes	Home2.me
Homes&Land	Homes By Lender	HomesInYourTown
HomeTourConnect	HomeWinks	HouseHunt.com
HUD Seeker	ImagesWork by CirclePix	Juwai
LakeHomesUSA	LandandFarm	LandWatch
LearnMoreNow.com	LiquidusMedia	LotNetwork
MobileRealEstateListings by Dee Sign	OfferRunway	Property Pursuit
Property Shark	RealEstateCentral	RealQuest Express
RealtyStore	RealtyTrac	RentRange
Revestor	Romlo	The Real Estate Book
USALifestyleRealEstate	Vast	Vertical Brands

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Lynn Holley
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 Madison, WI 53719, US
 (608) 219-8955
 lynn@holleydevelopment.com



ONLINE MARKETING SUMMARY

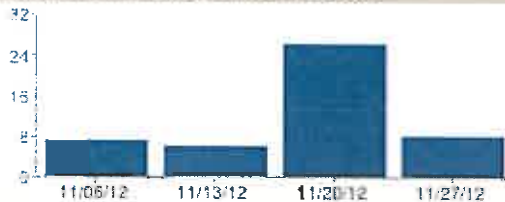
November 17, 2011 - December 04, 2012

5369 Garden View Ct
 Madison, WI 53713, US

MLS # 1640904 | \$43,500



Number of Views - Last 4 Weeks



Top Cities

City	Click-Throughs (Visits)
Allenton, WI	2
Madison, WI	2
Maquoketa, IA	2

Terms Used

Property Views - occurs when a consumer views the full property detail page on the website for the specific listing.

Click-Throughs (Visits) - occurs when a consumer is redirected to the property page for that listing.

Inquiry - a consumer starts an email interaction with the broker or agent about the property.

Top Cities - displays where the consumers live who are looking at your listing based on click-throughs.

Websites That Provide "Views" and "Visits" Data

Websites	Property Views	Click-Throughs (Visits)
REALTOR.com	193	Not Applicable
Trulia	158	3
Zillow Network	141	3
wisconsinhomes.com	106	Not Applicable
Keller Williams	23	0
HotPads	21	0
HomeFinder.com	14	3
Homes.com	9	1
USHUD.com	3	0
AOL Real Estate	2	Not Applicable
TOTAL	670	10

Your Listing is Also Displayed On

BuyerHomeSite.com	Chase	CondoCompare.com
Diggay	Dream-Home-Listings	eLookyLoo
appraisal	Foreclosure.com	FreedomSoft
FrontDoor	Gooplex	GovListed.com
GuidanceRealty	Harmon Homes	Home2.me
Homes&Land	Homes By Lender	HomesInYourTown
HomeTourConnect	HomeWinks	HouseHunt.com
HUD Seeker	ImagesWork by CirclePix	Juwal
LakeHomesUSA	LandandFarm	LandWatch
LearnMoreNow.com	LiquidusMedia	LotNetwork
MobileRealEstateListings by Dee Sign	New Home Source	OfferRunway
Property Pursuit	Property Shark	RealEstateCentral
RealQuest Express	RealtyStore	RealtyTrac
RentRange	Revestor	Romio
The Real Estate Book	USALifestyleRealEstate	Vast
Vertical Brands		



Hit Counts on the MLS

Below are the number of hits, or clicks, on the Multiple Listing Service by agents or by prospective buyers for representative condos and townhomes. Numbers are for the listing period to date.

Agent Hit Counts:

Garden View: 223

Townhome: 181

Buyer Hit Counts:

Garden View: 135

Townhome: 106

Monthly Owner's Report for the Month of November, 2012
The New Monona Shores Apartment Homes

Operations and Marketing:

Occupancy:

The property closed out at 93% occupancy. There were 97 occupied and 7 vacant units, all affordable units. 1 unit has an approved applicant and will be moving in December. There are also 3 other pending applications, 2 of which look like they'll be approved, which will leave us with apartments to lease, including 1 notice to vacate.

During the month of November, 5 households were denied housing, bringing the year to date total to 36. They were all denied based on credit and poor housing history. There were also 2 cancelled applications; one got a new job elsewhere and the other couldn't get a co-signer.

Resident Functions:

The Community Center continues to offer great programs for all ages. A monthly calendar of events is posted at the property each month.

The Fresh Mobile is now making 2 stops per week at the Center and many residents take advantage of the service.

New Resident Services:

The Referral Reward Program continues to work well as a lead source. There were 2 resident referrals during the month of November.

Residents were provided a helpful flyer, reminding them of the "Do Not Call List" deadline, an announcement for a new technology program for people with vision and hearing disabilities and news of consumer protection help for the Latino population.

Cost/Time Savings Ideas:

The maintenance staff will be handling the snow removal

Street Rent Changes:

Staff is currently reviewing and considering changes to go into effect January first.

Capital Improvements:

During the month of November, we replaced one washer and dryer and also carpet.

Security/Crime Incidents:

Our local contact at the MPD continues to work on our written reports. None provided thus far. Staff has been in contact and they're working on it.

Marketing:

We are focusing our efforts in leasing the few remaining vacant and on-notice units with primarily web based advertising because it's very effective. We are concentrating on leasing four 3-bedroom units. All 2-bedrooms are leased and there is only one 1-bedroom available.

Staff continues to regularly check Craig's List and follow up on people who list their needs when searching for housing. This generates some traffic for the site. Despite the junk mail, it's worth the time and effort.

The office continues to be open with regular office hours Mon. through Fri. and staff is also available during weekend hours by appointment.

Both the administrative and maintenance staff completes marketing and outreach calls to businesses and agencies in the areas.

We continue to make contact with past "model" residents, who might consider moving back.

Flexible leases are still being offered with new move-ins and renewals, as long as they expire during the rental season, primarily, April through August.

Local Market Conditions:

Overall occupancy in the area has decreased, however, the two large neighboring properties are reporting more vacancies than in past months.

Local Development:

A neighboring site (approximately 1.5 miles from the property) that is currently in foreclosure will be redeveloped. This could present a problem if their rents are near or at the rates we charge.

60 day Objectives

- The main focus for the staff remains obtaining qualified rentals and maintaining occupancy 95% or higher. Including notices to vacate, and providing pending applications work out, we currently have 6 units to lease.

- Staff has revisited and revised both the Retention and Marketing Plans.
- Staff will be concentrating their efforts in finishing the majority of recertifications and/or renewals in the coming months. They will also spend a lot of energy working on accounts receivable.
- We had a very positive and productive meeting with the MRCDC in November.
- We continue to stay up-to-date with HUD changes that are applicable to the AHTC program and comply with any necessary form revisions and compliance procedures. At the same time, the same is true for any landlord tenant laws that may change from time to time.

Maintenance:

- Resident work orders continue to be completed within 24 hours, unless of course there is an emergency situation or a part that needs to be ordered.
- Winter preventive maintenance has been started.
- Staff will begin bidding out several capital projects in the coming months.
- We plan to hire a sign company to refurbish all of the property signs. The office sign was redone in November.
- Snow removal contract was signed.

Personnel:

The office staff will be attending the annual WHEDA conference in December.

Our long term maintenance technician is being transferred to a sister property and another long term employee will be taking his place. We don't anticipate any negative effects on property maintenance.

Other Misc. Administration: Nothing new to report.

**HOUSING REHABILITATION LOAN
STATUS FOR THE MONTH OF
NOVEMBER, 2012**

<u>Program:</u>	<u>No:</u>	<u>Unit:</u>
New Applications		
Deferred Payment/HOME	6	6
Homebuyers Assistance Loan	1	1
TOTALS:	7	7
Applications in Initial Processing		
Deferred Payment/HOME	8	8
Installment Loan (City)	2	3
TOTALS:	10	11
Applications in Bidding Stage		
Deferred Payment/HOME	2	2
Installment Loan (City)	1	1
TOTALS:	3	3
Projects Approved But Not Closed		
Deferred Payment/HOME	1	1
Installment Loan (City)	3	3
TOTALS:	4	4
Projects Under Construction		
Deferred Payment/HOME	8	7
Homebuyers Assistance Loan	5	5
Installment Loan (City)	6	7
TOTALS:	19	19
Projects Completed this Year		
Deferred Payment/HOME	8	8
Homebuyers Assistance Loan	3	3
Installment Loan (City)	7	6
TOTALS:	18	17

**STATUS REPORT FOR THE MONTH OF NOVEMBER 2012
HOUSING REHABILITATION LOANS**

PROGRAM	FUNDS AVAILABLE BEGINNING IN 2012	SOURCE OF REMAINING FUNDS AVAILABLE		ADJUSTED TOTAL FUNDS FOR 2012	LOANS CLOSED THIS MONTH		LOANS CLOSED YEAR TO DATE		REMAINING 2012 FUNDS AVAILABLE	LOANS APPROVED BUT NOT CLOSED		ADJUSTED TOTAL AVAILABLE	ADDITIONAL LOANS COMMITTED BUT NOT CLOSED		UNCOMMITTED LOAN FUNDS AVAILABLE		
		TRANSFERRED YEAR TO DATE	LOAN FUNDS TRANSFERRED THIS MONTH		NO. UNITS	DOLLAR AMOUNT	NO. UNITS	DOLLAR AMOUNT		NO. UNITS	DOLLAR AMOUNT		NO. UNITS	DOLLAR AMOUNT		NO. UNITS	DOLLAR AMOUNT
Installment (City)sr-56	\$711,289		-\$238,000	\$473,289			10/10	\$161,800	\$311,489	1/1	\$19,000	\$292,489	1/1	\$19,000	\$273,489		
Deferred (City)																	
Deferred (CDBG)	\$55,000			\$55,000					\$55,000			\$55,000			\$55,000		
Deferred (HOME)	\$411,750			\$411,750	1/1	\$25,000	11/11	\$184,300	\$227,450	2/2	\$35,200	\$192,250	1/1	\$19,000	\$173,250		
Homebuyer (HBA)sr-61	\$174,944			\$174,944			6/6	\$210,000	\$-35,056			\$-35,056			\$-35,056		
TOTAL	\$1,352,983			\$1,114,983	1/1	\$25,000	27/27	\$556,100	\$558,883	3/3	\$54,200	\$504,683	2/2	\$38,000	\$466,683		

DOWN PAYMENT ASSISTANCE LOANS

PROGRAM	BEGINNING FUNDS AVAILABLE IN 2012	SOURCE OF REMAINING FUNDS AVAILABLE		ADJUSTED FUNDS AVAILABLE	LOANS CLOSED THIS MONTH		LOANS CLOSED YTD		REMAINING FUNDS AVAILABLE	LOANS COMMITTED BUT NOT CLOSED		UNCOMMITTED LOAN FUNDS AVAILABLE	
		TRANSFERRED YEAR TO DATE	LOAN FUNDS TRANSFERRED THIS MONTH		Home-Buy		Home-Buy			Home-Buy	Home-Buy		
					Number	\$ Amount	Number	\$ Amount			Number		\$ Amount
Home-Buy	Home-Buy												
					Number	\$ Amount	Number	\$ Amount		Number	\$ Amount		
	\$60,647	\$241,100	+\$10,000	\$311,747	5	\$35,000	46	\$287,000	\$24,747	1	\$5,000	\$19,747	
					Number	\$ Amount	Number	\$ Amount		Number	\$ Amount		
				\$311,747	5	\$35,000	46	\$287,000	\$24,747	1	\$5,000	\$19,747	

CDA Loan and Grant Losses Report for the Month of November 2012

Loan & Grant Programs	In Default			Delinquent			Judgement			In Negotiation			In Bankruptcy			In Foreclosure			Written Off			Comment
	No.	% of Total	Dollar Amount	No.	% of Total	Dollar Amount	No.	% of Total	Dollar Amount	No.	% of Total	Dollar Amount	No.	% of Total	Dollar Amount	No.	% of Total	Dollar Amount	No.	% of Total	Dollar Amount	
Rehabilitation												1		\$18,000	3	0.01	\$65,300	1		\$35,500		
Down Payment Assistance												1		\$5,000	3	0.01	\$13,100					
Capital Revolving Fund																						
Façade Improvement																						
TOTAL							0		\$0	0		\$0	2		\$23,000	6	0.01	\$78,400	1		\$35,500	