

Action Plan

Grantee: Memphis, TN

Grant: B-08-MN-47-0003

LOCCS Authorized Amount:	\$ 11,506,415.00
Grant Award Amount:	\$ 11,506,415.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,671,992.11
Total Budget:	\$ 14,178,407.11

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The Division of Housing and Community Development has identified 10 zip codes in the City of Memphis, which, based upon available data provided by HUD and other sources, have been most impacted by home foreclosures and subprime lending. According to Chandler Reports 2007 and 2008, the 10 zip codes experienced a total of 11,827 foreclosures. While there are many distressed areas within the City of Memphis, these 10 zip codes appear to have the greatest need when data relating to HUD's three criteria, defined in Section 2301 (c)(2) of HERA, are objectively considered. Receipted additional Program Income for FY 2014 over original estimate.

Distribution and Uses of Funds:

The City of Memphis Division of Housing and Community Development (HCD) has conducted an analysis to determine areas in the City that meet the Neighborhood Stabilization Program (NSP) requirements to give priority emphasis to areas of greatest need. The City collected data from a variety of resources to identify neighborhoods meeting the following criteria: (1) areas with the greatest percentage of foreclosures, (2) areas with the highest percentage of homes financed by subprime mortgage-related loans, and (3) areas identified as likely to face a significant rise in the rate of home foreclosures. The following zip codes have been determined to have the greatest need for this program: 38127, 38109, 38118, 38128, 38141, 38111, 38106, 38116, 38115, and 38114

Definitions and Descriptions:

The City will acquire and rehab foreclosed and/or abandoned single family and multi-family sites under the Neighborhood Stabilization Program

Low Income Targeting:

Under the program, the City of Memphis proposed the acquire one Multi Family site in one of the 10 targeted zipcodes in an effort to satisfy the 25% threshold for the low income beneficiaries.

Acquisition and Relocation:



Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Acquisition	CD900006.NSP.Acquisiton	NSP Acquisition
2	Rehabilitation	CD900006.NSP.Rehabilitation	NSP Rehabilitation Costs
		CD90006.NSP.Rehab 25% Set Aside	NSP Multi Family Rehab. 25% Set Aside
3	Administrative	CD90006.NSP.Administration	NSP Administrative Costs
4	Home Ownership Asst/Counseling	CD90006.NSP.DPA.Counseling	NSP Counseling
5	NSP Acquisition 25%	CD90006.NSP.Acquisition 25% Set Aside	NSP Multi Family Acquisition 25% Set Aside
9999	Restricted Balance	No activities in this project	



Activities

Project # / Title: 1 / Acquisition

Grantee Activity Number: CD900006.NSP.Acquisiton
Activity Title: NSP Acquisition

Activity Type:

Acquisition - general

Project Number:

1

Projected Start Date:

03/06/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Acquisition

Projected End Date:

09/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 5,749,965.92

Other Funds

\$ 0.00

Total Funds

\$ 5,749,965.92

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

145

Low

37

Mod

108

Low/Mod%

100.00

Proposed Accomplishments

of Properties

Total

145

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Division of HCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Division of HCD

Organization Type

Unknown

Proposed

\$



Location Description:

The acquisition properties will be located in the following zipcodes in Memphis, Tennessee:
38127,38118,38128,38141,38115,38109,38116,38111,38106,38114

Activity Description:

Acquisition of foreclosed properties

Project # / Title: 2 / Rehabilitation

Grantee Activity Number: CD900006.NSP.Rehabilitation
Activity Title: NSP Rehabilitation Costs

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/06/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for
NSP Only

Environmental Assessment:**Activity Status:**

Under Way

Project Title:

Rehabilitation

Projected End Date:

09/30/2010

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 4,935,836.00

Other Funds \$ 0.00

Total Funds \$ 4,935,836.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
145	37	108	100.00

Proposed Accomplishments

of Housing Units

of Properties

Total

145

145



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Division of HCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Division of HCD

Organization Type

Unknown

Proposed

\$

Location Description:

Zip Codes: 38127,38109,38128,38118,38106,38141,38115,38114,38116,38111

Activity Description:

To provide necessary rehab to properties under the NSP Program

Grantee Activity Number:	CD90006.NSP.Rehab 25% Set Aside
Activity Title:	NSP Multi Family Rehab. 25% Set Aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/06/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Planned

Project Title:

Rehabilitation

Projected End Date:

09/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 2,361,604.00

Other Funds

\$ 0.00

Total Funds

\$ 2,361,604.00

Proposed Beneficiaries

of Households

Total

37

Low

37

Mod

Low/Mod%

100.00

Proposed Accomplishments

of Multifamily Units

Total

37

of Housing Units

37

ELI Households (0-30% AMI)

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Division of HCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Division of HCD

Organization Type

Unknown

Proposed

\$



Location Description:

Property will be located in one of the 10 targeted zip codes

Activity Description:

Multi-Family site

Project # / Title: 3 / Administrative

Grantee Activity Number:	CD90006.NSP.Administration
Activity Title:	NSP Administrative Costs

Activity Type:

Administration

Project Number:

3

Projected Start Date:

03/06/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:**Activity Status:**

Under Way

Project Title:

Administrative

Projected End Date:

09/30/2010

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget:	\$ 496,000.00
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Other Funds	\$ 0.00
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Total Funds	\$ 496,000.00
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Benefit Report Type:

NA



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Division of HCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Division of HCD

Organization Type

Unknown

Proposed

\$ 496,000.00

Location Description:

701 N Main Street

Activity Description:

Administrative Costs Associated with carrying out the NSP Program

Project # / Title: 4 / Home Ownership Asst/Counseling

Grantee Activity Number: CD90006.NSP.DPA.Counseling

Activity Title: NSP Counseling

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

4

Projected Start Date:

03/06/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Home Ownership Asst/Counseling

Projected End Date:

09/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 120,000.00

Other Funds

\$ 0.00

Total Funds

\$ 120,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

145

36

109

100.00

of Households

145

36

109

100.00

Proposed Accomplishments

Total

of Housing Units

145

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Division of HCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

Division of HCD

Unknown

\$ 80,000.00

Location Description:

Zip Codes: 38127,38109,38128,38118,38106,38141,38115,38114,38116,38111

Activity Description:

To provide Down Payment Assistance and Housing Counseling Services

Project # / Title: 5 / NSP Acquisition 25%

Grantee Activity Number:

CD90006.NSP.Acquisition 25% Set Aside

Activity Title:

NSP Multi Family Acquisition 25% Set Aside

Activity Type:

Acquisition - general

Activity Status:

Planned

Project Number:

5

Project Title:

NSP Acquisition 25%

Projected Start Date:

03/06/2009

Projected End Date:

09/30/2010

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:



Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Draw Block Date by HUD:**Total Budget:**

\$ 515,000.00

Other Funds

\$ 0.00

Total Funds

\$ 515,000.00

Proposed Beneficiaries**# of Persons****Total**

37

Low

37

Mod**Low/Mod%**

100.00

of Households

37

37

100.00

Proposed Accomplishments**# of Housing Units****Total**

96

of Parcels acquired voluntarily

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Division of HCD

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Division of HCD

Organization Type

Unknown

Proposed

\$ 515,000.00

Location Description:

Property to be located in one of the 10 targeted zip codes

Activity Description:

Multi-Family site



Action Plan Comments:

Reviewer - Grantee's action plan is acceptable.

Reviewer - Grantee had to add the PI collected thru 6/30/12.

Reviewer - Grantee is making adjustments to PI.

Reviewer - Acceptable updates/revisions- MC Wilson

Reviewer - Action Plan is acceptable.

Reviewer - Grantee added program income collected. Approved as submitted.

Reviewer - Acceptable updates/revisions- JB

Reviewer - Acceptable updates/revisions-JB

Reviewer - Grantee had to add the collected PI. - JB

Reviewer - Acceptable updates/revisions - JB

Action Plan History

Version	Date
B-08-MN-47-0003 AP#1	05/01/2015
B-08-MN-47-0003 AP#2	10/31/2014
B-08-MN-47-0003 AP#3	07/14/2014
B-08-MN-47-0003 AP#4	03/21/2014
B-08-MN-47-0003 AP#5	03/04/2014
B-08-MN-47-0003 AP#6	10/30/2013
B-08-MN-47-0003 AP#7	09/25/2013
B-08-MN-47-0003 AP#8	06/03/2013
B-08-MN-47-0003 AP#9	01/15/2013
B-08-MN-47-0003 AP#10	10/29/2012
B-08-MN-47-0003 AP#11	10/17/2012
B-08-MN-47-0003 AP#12	07/13/2012
B-08-MN-47-0003 AP#13	07/09/2010
B-08-MN-47-0003 AP#14	07/22/2009

