

Action Plan

Grantee: Shelby County, TN

Grant: B-08-UN-47-0001

LOCCS Authorized Amount:	\$ 2,752,708.00
Grant Award Amount:	\$ 2,752,708.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,227,926.66
Total Budget:	\$ 4,980,634.66

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program	Other Federal Funds

Narratives

Areas of Greatest Need:

The Neighborhood Stabilization Program (NSP) is authorized by the Housing and Economic Recovery Act of 2008 (HERA). NSP provides funding to states and local governments for use in stabilizing neighborhoods through the purchase of tax foreclosed properties in target areas. Shelby County, Tennessee was awarded \$2,752,708 in NSP funds of which 10% (\$275,270.00) may be used for program administration and 25% (\$688,177.00) will be used to provide affordable housing for households with income less than 50% of the area median income level. After analysis of the data available on foreclosures in the Shelby County community, Shelby County government through its amendment to the local action plan determined that it would primarily spend these funds in zip code 38127 which includes the neighborhood/community of Frasier.

Distribution and Uses of Funds:

The NSP funds will be used to meet needs associated with the high number of foreclosures, subprime loans, and potential foreclosures that will potentially result from the housing mortgage crises. These needs will include the purchase of vacant foreclosed upon properties and the rehabilitation for sale and/or demolition of the property for reuse as affordable housing within the community. These needs include the purchase of available units, appraisals and design specification on the units, rehabilitation activities, marketing and sales activities, homebuyer counseling for buyer and/or renters as well as securing mortgages on the homes purchased under NSP. Upon completion of the NSP recovery activities, Shelby County anticipates that approximately 37 affordable housing units will be placed back on the market within the 38127 Zip Code/Fraser Community. Under the NSP Application, Shelby County will utilize the following funding and categories to meet the needs associated with successfully carrying out identified NSP needs: Property Acquisition: \$783,234.00 Rehabilitation Activities: \$1,281,298.00 Program Delivery Activities: \$412,906.00 Administration & Planning: \$275,270.00 TOTAL NEEDED FOR EFFORTS: \$2,752,708.00. No Demolition projects will be done on any projects and Counseling is being paid for by the non-profit partner.

Definitions and Descriptions:

(1) Definition of "blighted structure". For NSP purposes, SCDH has developed a definition for "blighted structure" in the context of State of Tennessee Law (Tennessee Code Annotated 13-21-104. Conditions rendering structure unfit for human occupation or use). SCDH's definition of "blighted structure" is as follows: "A structure that is unfit for human occupation or use where conditions exist that are dangerous or injurious to the health, safety, or morals of the occupants of such structure, or the occupants of neighboring structures or other residents. Such conditions may include the following (without limiting the generality of the foregoing): defects therein increasing the hazards of fire, accident, or other calamities; lack of adequate ventilation, light, or sanitary facilities; dilapidation; disrepair; structural defects; or uncleanliness." (2) Definition of "affordable rents." For NSP purposes, SCDH defines "affordable rents" as the maximum HOME rent limits per 24 CFR Part 92.952 which are the lesser of: 1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or 2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided



by HUD will include average occupancy per unit and adjusted income assumptions. 22(3) Continued affordability for NSP assisted housing. SCDH will ensure continued affordability by adhering to HOME affordability requirements as follows: 1. Continued affordability in rental housing. Rental Housing receiving NSP assistance will adhere to the affordability requirements established under § 92.252 of the HOME Final Rule. The NSP-assisted rental units must meet the affordability requirements specified in Table 7. below, beginning after project completion. The affordability requirements apply without regard to the term of any loan or mortgage or transfer of ownership. They will be imposed by deed restriction, covenants running with the land, or other mechanisms approved by HUD, except that the affordability restrictions may transfer upon foreclosure or in lieu of foreclosure. SCDH may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure or deed in lieu of foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the foreclosure, or deed in lieu of foreclosure, or any entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains and ownership interest in the project or property. Table 7. Rental Affordability Requirements Rental Housing Activity Minimum period of affordability in years Rehabilitation or acquisition of existing housing per unit amount of NSP funds; under \$15,000 \$15,000 to \$40,000 10 Over 40 or rehabilitation involving refinancing 15 New construction or acquisition of newly constructed housing 20 2. Continued affordability in homeownership housing. Homeownership housing receiving NSP assistance will adhere to the affordability requirements established under § 92.254 of the HOME Final Rule. NSP-assisted homeownership housing must meet the affordability requirements for not less than the applicable period specified in the Table 8. below. The per unit amount of NSP and the affordability period each triggers are described after the table. 23 Table 8. Homeownership Affordability Requirements Homeownership assistance NSP amount per unit Minimum period of affordability in years Under \$15,000 \$15,000 to \$40,000 15 Over \$40,000 15 Resale and recapture. To ensure affordability, SCDH will impose resale or recapture requirements on NSP assisted units. SCDH will establish the resale or recapture requirements that comply with the standards of

Low Income Targeting:

Estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$688,177.00. SCDH estimates it will use at least 25% of its NSP allocation (\$688,177.00) to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income.

Based on the current housing market conditions in 38127 and consultation with local nonprofits (including, Frayser Community Development Corporation, United Housing, Inc. and Habitat for Humanity), is believed that a majority of customers between 30% and 50% of area median income may actually be able to purchase a home in the target area. However, rental activities will be utilized by SCDH's partners if necessary to meet the low income targeting requirements. These demolished units will enter the market as either rental or very-low income housing.

Acquisition and Relocation:

SCDH does not expect to convert any units. SCDH reasonably expects to demolish 5 vacant blighted units for the creation of 5 newly constructed housing opportunities to be made available for households whose income does not exceed 50 percent of area median.

Public Comment:

SCDH made available a draft copy of this NSP proposal for public review and comment for the fifteen day period from November 11, 2008 through November 25, 2008. The notice appeared on Page F3 of the Commercial Appeal on November 11, 2008.

The draft NSP proposal was made available during the review and comment period on Shelby County's website (www.shelbycountyttn.gov). Copies of the proposal were also available for review at SCDH's office, the Memphis and Shelby County Main Library and Bartlett Branch Library, the Arlington Library, the Collierville Library, the Germantown Library, and the Millington Library. During the 15 day public review and comment period, SCDH received three comments. The three comments along with SCDH's response are shown below.

1. Comment via e-mail from Steve Lockwood, Executive Director of Frayser Community Development Corporation, on November 13, 2008: "Seems good to me. I was wondering why the figures in the budget don't match the figures in the individual categories- i.e. NSP Rehab figures on p. 23 don't match. I don't mind, I just thought that it could cause a delay with HUD.

Thanks,
Steve"

Response via e-mail by Scott Walkup on November 14, 2008:

"Steve:

Thanks for calling this discrepancy to our attention. The budgeted amount for Rehabilitation (\$866,055.00) in Table 3 is the correct amount. The amount you identified for Rehabilitation on page 23 is incorrect. This was an editorial mistake and also applies to the amount for Acquisition on page 22 and the amount for Counseling on page 26. In short, the budgeted amounts identified in Table 3 reflect Shelby County Department of Housing's intended proposed budget. The incorrect amounts will be revised accordingly in the final proposal to be submitted to HUD from SCDH.

Thank you,
Scott Walkup
Shelby County Department of Housing
(901) 379-7110"

2. Comment via e-mail from Tim Bolding, Executive Director of United Housing, Inc., on November 13, 2008:

"This looks good. Thanks. Tim Bolding"

Response via e-mail by Scott Walkup on November 24, 2008:

"Tim:

We appreciate your input and will include your comment in the final NSP draft to be submitted to HUD."

Thank you,
Scott Walkup

Shelby County Department of Housing
(901) 379-7110"

3. Comment via e-mail from Sutton Mora Hayes, Executive Director of Cooper-Young Development Corporation, on November 21, 2008:

"Hi, Guys –

I looked over this and saw pretty much what I expected to see. Hope it gets accepted and we can move from there.

S."

Response via e-mail by Scott Walkup on November 24, 2008:

"Sutton:

We appreciate your input and will include your comment in the final NSP draft to be submitted to HUD."

Thank you,

Scott Walkup

Shelby County Department of Housing

(901) 379-7110"

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0001	Admin/Planning	01.01 - Administration	NSP Administration and Planning Costs
0002	Acquisition of Property	<i>No activities in this project</i>	
0003	Rehabilitation of Properties	03.01.01 - Low income acquisition - UHI	Acquisition for Low Income
		03.01.02 - low income rehabilitation - UHI	Rehabilitation for Low Income Units
		03.02.01 Low income acquisition Frayser CDC	Acquisition for Low Income
		03.02.02 - low income rehabilitation - Frayser CDC	Rehabilitation of Low Income Units
		03.03.01 - LI acquisition - New Chicago CDC	Acquisition for Low Income
		03.03.02 - low income rehabilitation - NCCDC	Rehabilitation for Low Income Units
		03.04.01 - Low income acquisition - OMDC	Acquisition for Low Income
		03.04.02 - low income rehabilitation - OMCDC	Rehabilitation of Low Income Units
		03.05.01 - LMMI acquisition - UHI	NSP Acquisition Activities
		03.05.02 - LMMI Rehabilitation - United Housing	NSP Rehabilitation
		03.06.01 - LMMI acquisition - Frayser CDC	NSP Acquisition Activities
		03.06.02 - LMMI Rehabilitation - Frayser CDC	NSP Rehabilitation
		03.07.01 - LMMI acquisition - OMCDC	NSP Acquisition Activities
		03.07.02 - LMMI Rehabilitation - OMCDC	NSP Rehabilitation
0006	Program Delivery	06.01 - Program Delivery	NSP Program Delivery Costs
		06.02 - Program Delivery - Birch Tree Appraisals	Program Delivery Costs
		06.03 - Program Delivery 25% Developer's Fees	
		06.04 - Program Delivery LMMI	
2	Administration	<i>No activities in this project</i>	
6	Long-Term Commitments	<i>No activities in this project</i>	
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 0001 / Admin/Planning

Grantee Activity Number: 01.01 - Administration
Activity Title: NSP Administration and Planning Costs

Activity Type:

Administration

Project Number:

0001

Projected Start Date:

10/01/2008

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)

Activity Status:

Completed

Project Title:

Admin/Planning

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 215,605.74

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 215,605.74

Benefit Report Type:

NA

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Shelby County Government1

Organization Type

Unknown

Proposed Budget

\$ 215,605.74

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

Shelby County Department of Housing, 1075 Mullins Station Road, Memphis, Tennessee 3813. The actual administration and planning of the NSP program and all associated oversight will be carried out at the above location.

Activity Description:

This activity will provide funds necessary for Shelby County's Department of Housing to manage and administer the NSP program through daily oversight of NSP, planning associated with the program, general management of activities, completion of quarterly performance reports, etc.

Environmental Assessment:

Environmental Reviews: None

Project # / Title: 0003 / Rehabilitation of Properties

Grantee Activity Number:	03.01.01 - Low income acquisition - UHI
Activity Title:	Acquisition for Low Income

Activity Type:

Acquisition - general

Project Number:

0003

Projected Start Date:

05/30/2009

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.

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2013

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

Total Budget:	\$ 75,250.00
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Most Impacted and Distressed Budget:	\$ 0.00
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Other Funds:	\$ 0.00
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Total Funds:	\$ 75,250.00
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Benefit Report Type:

Direct (Households)



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	
# of Properties	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Shelby County Government1	Unknown	\$ 75,250.00

Funding Source Name	Matching Funds	Funding Amount
Neighborhood Stabilization Program	No	\$ 0.00

Location Description:

This activity will be targeted to the 38127 zip code in Shelby County, Tennessee. Additionally, Shelby county reserves the right to award NSP funds within communities that may not be in the area of greatest need if it is determined that the community/neighborhood will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable community.

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit qualified low income persons by acquiring and rehabilitating vacant foreclosed properties to be used in the rehabilitation or construction of housing to be made available to Low Income Households and will meet the 25% NSP setaside. SCDH will not use eminent domain to implement this activity. While SCDH will be responsible for implementing this activity, SCDH will also issue requests for proposals to identify partners with the capacity to assist with this activity, in addition to subsequent activities associated with making these available to income eligible beneficiaries. All properties will be held by non-profit partners and will not be held by the Department of Housing. Tenure of beneficiaries for this activity and duration of terms of assistance will vary depending upon market conditions and effective homebuyer demand. If sale of a unit acquired under this activity is not practical, lease/purchase or rent of the unit may result. The duration or term of the assistance under this activity will also vary depending upon market conditions and effective homebuyer demand. This activity will implement all activities by non-profit partner United Housing Inc. These are the costs to buy units associated with United Housing. We are reporting the accomplishments in the other activity 03.01.02 - low income rehabilitation - UHI.

Environmental Assessment: COMPLETED

Environmental Reviews: None





Grantee Activity Number: 03.01.02 - low income rehabilitation - UHI
Activity Title: Rehabilitation for Low Income Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

05/01/2009

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.

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 280,673.36

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 280,673.36

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Shelby County Government1	Acquisition - general	0003	03.01.01 - Low income acquisition - UHI	Acquisition for Low Income	General Account

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	4
#Units exceeding Energy Star	4
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4



#Units with solar panels	
#Dishwashers replaced	4
#Clothes washers replaced	4
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	4
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4
#Additional Attic/Roof Insulation	4
#Energy Star Replacement Windows	2
# of Properties	4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Shelby County Government1	Unknown	\$ 280,673.36
Funding Source Name	Matching Funds	Funding Amount
Neighborhood Stabilization Program	No	\$ 0.00

Location Description:

This activity will be targeted to the 38127 zip code. Additionally, SCDH reserves the right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable neighborhood

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit Low Income persons by rehabilitating vacant foreclosed properties acquired with NSP funds to be made available to income qualified persons. Funds for this activity will be used as necessary and appropriate to meet the low income housing requirement for those below 50% of area median income. This activity will be directly associated with NSP acquired units. In the event that NSP eligible properties are acquired with other funds between December 10, 2008 and July 30, 2013, the funds may also be used in conjunction with those properties. If sale of a unit rehabilitated under this activity is not practical, lease/purchase or rent of the unit may result. The duration or term of the assistance under this activity will also vary depending upon market conditions and effective homebuyer demand.

These are the costs for rehabilitation for units associated with United Housing. The costs for units acquired are reported in activity 03.01.01 - Low income acquisition - UHI.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 03.02.01 Low income acquisition Frayser CDC
Activity Title: Acquisition for Low Income

Activity Type:

Acquisition - general

Project Number:

0003

Projected Start Date:

05/30/2009

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.

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 48,393.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 48,393.58

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
# Owner Households			0.0
# of Households			0.0

Proposed Accomplishments

Total

of Singlefamily Units

of Housing Units

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Shelby County Government1

Organization Type

Unknown

Proposed Budget

\$ 75,250.00



Location Description:

This activity will be targeted to the 38127 zip code in Shelby County, Tennessee. Specifically this is the Frayser community/neighborhood. The activity will specifically purchase NSP eligible foreclosed properties for sale to very low income homebuyers upon rehabilitation. Properties purchased to date are:

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit qualified low income persons by acquiring and rehabilitating vacant foreclosed properties to be used in the rehabilitation or construction of housing to be made available to Low Income Households and will meet the 25% NSP setaside. SCDH will not use eminent domain to implement this activity. While SCDH will be responsible for implementing this activity, Under this activity is not practical, lease/purchase or rent of the unit may result. This activity will implement all activities by non-profit partner Frayser CDC.

These are the costs to buy units associated with Frayser CDC. We are reporting the accomplishments in the other activity 03.02.02 - low income rehabilitation - Frayser CDC.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 03.02.02 - low income rehabilitation - Frayser CDC

Activity Title: Rehabilitation of Low Income Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

05/30/2009

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.

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 135,456.53

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 135,456.53

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Shelby County Government1	Acquisition - general	0003	03.02.01 Low income acquisition Frayser CDC	Acquisition for Low Income	General Account

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units 4 other green	
#Units deconstructed	
#Sites re-used	2
#Units exceeding Energy Star	2
#Units with bus/rail access	
#Low flow showerheads	2



#Low flow toilets	2
#Units with solar panels	
#Dishwashers replaced	2
#Clothes washers replaced	
#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	2
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	
# of Properties	2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Shelby County Government1	Unknown	\$ 135,456.53

Location Description:

This activity will be targeted to the 38127 zip code. Additionally, SCDH reserves the right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable neighborhood

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit Low Income persons by rehabilitating vacant foreclosed properties acquired with NSP funds to be made available to income qualified persons. Funds for this activity will be used as necessary and appropriate to meet the low income housing requirement for those below 50% of area median income. This activity will be directly associated with NSP acquired units. In the event that NSP eligible properties are acquired with other funds between December 10, 2008 and July 30, 2013, the funds may also be used in conjunction with those properties. If sale of a unit rehabilitated under this activity is not practical, lease/purchase or rent of the unit may result. The duration or term of the assistance under this activity will also vary depending upon market conditions and effective homebuyer demand. These are the costs for rehabilitation for units associated with Frayser CDC. The costs for units acquired are reported in activity 03.02.01 Low income acquisition Frayser CDC.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 03.03.01 - LI acquisition - New Chicago CDC
Activity Title: Acquisition for Low Income

Activity Type:

Acquisition - general

Project Number:

0003

Projected Start Date:

05/30/2009

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.

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2009

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
			0.0
			0.0
			0.0

Proposed Accomplishments

Total acquisition compensation to owners
 # of Parcels acquired voluntarily
 # of Parcels acquired by admin settlement
 # of Parcels acquired by condemnation
 # of buildings (non-residential)
 # of Properties

Total



Activity is being carried out by Grantee:

No

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

Shelby County Government1

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

Shelby County Government1

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

This activity will be targeted to the 38127 zip code in Shelby County, Tennessee. Specifically this is the Frayser community/neighborhood. The activity will specifically purchase NSP eligible foreclosed properties for sale to very low income homebuyers upon rehabilitation. Properties purchased to date are:

Activity Description:

This activity was previously being initiated by New Chicago CDC, but they were unable to complete the program and their contract with Shelby County was terminated after funds were drawn. All funds that were previously obligated to New Chicago were reallocated to the CDC's that could finish the project. Due to the cancellation of New Chicago's contract with Shelby County all of their properties were transferred to Orange Mound Development Corp. along with the remainder of their funds. All of the rehabilitation activities are reported under 03.04.02 Low Income rehabilitation OMD.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 03.03.02 - low income rehabilitation - NCCDC
Activity Title: Rehabilitaion for Low Income Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

05/30/2009

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.

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Shelby County Government1	Acquisition - general	0003	03.03.01 - LI acquisition - New Chicago CDC	Acquisition for Low Income	General Account

Proposed Beneficiaries

Total Low Mod Low/Mod%

Owner Households 0.0

of Households 0.0

Proposed Accomplishments

Total

Activity funds eligible for DREF (Ike Only)

#Units 4 other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced



#Refrigerators replaced
 #Light fixtures (outdoors) replaced
 #Light Fixtures (indoors) replaced
 #Replaced hot water heaters
 #Replaced thermostats
 #Efficient AC added/replaced
 #High efficiency heating plants
 #Additional Attic/Roof Insulation
 #Energy Star Replacement Windows
 # of Properties

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Shelby County Government1	Unknown	\$ 0.00

Location Description:

This activity will be targeted to the 38127 zip code. Additionally, SCDH reserves the right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not use to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable neighborhood

Activity Description:

This activity was previously being initiated by New Chicago CDC, but they were unable to complete the program and their contract with Shelby County was terminated after funds were drawn. All funds that were previously obligated to New Chicago were reallocated to the CDC's that could finish the project.
 All costs for aquisition are reported in 03.03.01 Low Income Aquisition NCCDC.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 03.04.01 - Low income acquisition - OMD
Activity Title: Acquisition for Low Income

Activity Type:

Acquisition - general

Project Number:

0003

Projected Start Date:

05/30/2009

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.

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 125,886.37

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 125,886.37

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total

Low

Mod

Low/Mod%

0.0

0.0

Proposed Accomplishments

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget



Location Description:

This activity will be targeted to the 38127 zip code in Shelby County, Tennessee. Specifically this is the Frayser community/neighborhood. The activity will specifically purchase NSP eligible foreclosed properties for sale to very low income homebuyers upon rehabilitation.

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit qualified low income persons by acquiring and rehabilitating vacant foreclosed properties to be used in the rehabilitation or construction of housing to be made available to Low Income Households and will meet the 25% NSP setaside. SCDH will not use eminent domain to implement this activity. While SCDH will be responsible for implementing this activity, This activity will implement all activities by non-profit partner Orange Mound CDC.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 03.04.02 - low income rehabilitation - OMCDC
Activity Title: Rehabilitation of Low Income Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

05/30/2009

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.

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 308,841.78

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 308,841.78

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Shelby County Government1	Acquisition - general	0003	03.04.01 - Low income acquisition - OMDC	Acquisition for Low Income	General Account

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	5
#Units exceeding Energy Star	5
#Units with bus/rail access	
#Low flow showerheads	5
#Low flow toilets	5



#Units with solar panels	
#Dishwashers replaced	5
#Clothes washers replaced	
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	5
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	4
# of Properties	5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Shelby County Government1	Unknown	\$ 308,841.78

Location Description:

This activity will be targeted to the 38127 zip code. Additionally, SCDH reserves the right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable neighborhood

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit Low Income persons by rehabilitating vacant foreclosed properties acquired with NSP funds to be made available to income qualified persons. Funds for this activity will be used as necessary and appropriate to meet the low income housing requirement for those below 50% of area median income. This activity will be directly associated with NSP acquired units. In the event that NSP eligible properties are acquired with other funds between December 10, 2008 and July 30, 2013, the funds may also be used in conjunction with those properties. If sale of a unit rehabilitated under this activity is not practical, lease/purchase or rent of the unit may result. The duration or term of the assistance under this activity will also vary depending upon market conditions and effective homebuyer demand. Due to circumstances beyond our control the properties previously held by New Chicago CDC were transferred to Orange Mound Development Corp. The remaining funds for New Chicago were also reallocated to Orange Mound Development Corp. Costs in this activity are associated with rehabilitation activities. Costs for aquisition are reported in 03.04.01 - Low income aquisition - OMDC.

Environmental Assessment: COMPLETED



Environmental Reviews: None



Grantee Activity Number: 03.05.01 - LMML acquisition - UHI
Activity Title: NSP Acquisition Activities

Activity Type:

Acquisition - general

Project Number:

0003

Projected Start Date:

03/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 366,909.71

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 366,909.71

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
# Owner Households			0.0
# of Households			0.0
# of Permanent Jobs Created			0.0

Proposed Accomplishments

Total

of Parcels acquired voluntarily
 # of Parcels acquired by admin settlement
 # of Parcels acquired by condemnation
 # of buildings (non-residential)
 # of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Funding Source Name**Matching Funds****Funding Amount****Neighborhood Stabilization Program**

No

\$ 0.00

Location Description:

This activity will be targeted to the 38127 zip code in Shelby County, Tennessee. Additionally, Shelby County reserves the right to award NSP funds within communities that may not be in the area of greatest need if it is determined that the community/neighborhood will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable community.

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit income-qualified persons by acquiring and rehabilitating vacant foreclosed properties to be used in the rehabilitation or construction of housing to be made available to LMMI qualified persons. SCDH will not use eminent domain to implement this activity. While SCDH will be responsible for implementing this activity, SCDH will also issue requests for proposals to identify partners with the capacity to assist with this activity, in addition to subsequent activities associated with making these available to income eligible beneficiaries. All properties will be held by non-profit partners and will not be held by the Department of Housing. This activity will implement all activities by non-profit partner United Housing Inc.

Costs in this activity are associated with the acquisition of units for United Housing. Rehabilitation costs are reported in 03.05.02 - LMMI Rehabilitation - United Housing.

Environmental Assessment: COMPLETED**Environmental Reviews:** None

Grantee Activity Number: 03.05.02 - LMMI Rehabilitation - United Housing

Activity Title: NSP Rehabilitation

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

05/30/2009

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

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 768,588.98

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 768,588.98

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Shelby County Government1	Acquisition - general	0003	03.05.01 - LMMI acquisition - UHI	NSP Acquisition Activities	General Account

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	13		13	100.00
# of Households	13		13	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	13
# of Housing Units	13
Activity funds eligible for DREF (Ike Only)	
#Units 2 other green	
#Units deconstructed	
#Sites re-used	13
#Units exceeding Energy Star	13
#Units with bus/rail access	
#Low flow showerheads	13
#Low flow toilets	13



#Units with solar panels	
#Dishwashers replaced	13
#Clothes washers replaced	13
#Refrigerators replaced	13
#Light fixtures (outdoors) replaced	13
#Light Fixtures (indoors) replaced	13
#Replaced hot water heaters	13
#Replaced thermostats	13
#Efficient AC added/replaced	13
#High efficiency heating plants	13
#Additional Attic/Roof Insulation	13
#Energy Star Replacement Windows	13
# of Properties	13

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Shelby County Government1	Unknown	\$ 768,588.98

Location Description:

This activity will be targeted to the 38127 zip code. Additionally, SCDH reserves the right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable neighborhood.

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit LMMI persons by rehabilitating vacant foreclosed properties acquired with NSP funds to be made available to income qualified persons. Funds for this activity will be used as necessary and appropriate to meet the low to moderate housing requirement for those at or below 50% of area median income. This activity will be directly associated with NSP acquired units. If sale of a unit rehabilitated under this activity is not practical, lease/purchase or rent of the unit may result. The duration or term of the assistance under this activity will also vary depending upon market conditions and effective homebuyer demand.

Environmental Assessment: COMPLETED

Environmental Reviews: None





Grantee Activity Number: 03.06.01 - LMML acquisition - Frayser CDC
Activity Title: NSP Acquisition Activities

Activity Type:

Acquisition - general

Project Number:

0003

Projected Start Date:

05/30/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 109,047.15

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 109,047.15

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
# Owner Households			0.0
# of Households			0.0

Proposed Accomplishments

Total

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Shelby County Government1

Organization Type

Unknown

Proposed Budget

\$ 225,750.00



Location Description:

This activity will be targeted to the 38127 zip code in Shelby County, Tennessee. Additionally, Shelby County reserves the right to award NSP funds within communities that may not be in the area of greatest need if it is determined that the community/neighborhood will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable community.

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit income-qualified persons by acquiring and rehabilitating vacant foreclosed properties to be used in the rehabilitation or construction of housing to be made available to LMMI qualified persons. SCDH will not use eminent domain to implement this activity. While SCDH will be responsible for implementing this activity, if sale of a unit acquired under this activity is not practical, lease/purchase or rent of the unit may result. This activity will implement all activities by non-profit partner Frayser CDC.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 03.06.02 - LMMI Rehabilitation - Frayser CDC
Activity Title: NSP Rehabilitation

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

05/30/2009

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

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 145,500.55

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 145,500.55

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Shelby County Government1	Acquisition - general	0003	03.06.01 - LMMI acquisition - Frayser CDC	NSP Acquisition Activities	General Account

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	3
#Units exceeding Energy Star	3
#Units with bus/rail access	
#Low flow showerheads	3
#Low flow toilets	3
#Units with solar panels	



#Dishwashers replaced	3
#Clothes washers replaced	2
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	3
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	3
#High efficiency heating plants	3
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	3
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Shelby County Government1	Unknown	\$ 145,500.55

Location Description:

This activity will be targeted to the 38127 zip code. Additionally, SCDH reserves the right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable neighborhood.

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit LMMI persons by rehabilitating vacant foreclosed properties acquired with NSP funds to be made available to income qualified persons. Funds for this activity will be used as necessary and appropriate to meet the low to moderate income housing requirement for those at or below 50% of area median income. This activity will be directly associated with NSP acquired units. The duration or term of the assistance under this activity will also vary depending upon market conditions and effective homebuyer demand.

Costs in this activity are associated with rehabilitation activities for Frayser CDC. Costs for acquisition are reported in 03.06.01 - LMMI acquisition - Frayser CDC.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 03.07.01 - LMMI acquisition - OMCDC
Activity Title: NSP Acquisition Activities

Activity Type:

Acquisition - general

Project Number:

0003

Projected Start Date:

05/30/2009

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

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 107,261.90

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 107,261.90

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
# Owner Households			0.0
# of Households			0.0

Proposed Accomplishments

Total

of Parcels acquired voluntarily
 # of Parcels acquired by admin settlement
 # of Parcels acquired by condemnation
 # of buildings (non-residential)
 # of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Shelby County Government1

Organization Type

Unknown

Proposed Budget

\$ 107,261.90



Funding Source Name**Matching Funds****Funding Amount**

Neighborhood Stabilization Program

No

\$ 0.00

Location Description:

This activity will be targeted to the 38127 zip code in Shelby County, Tennessee. Additionally, Shelby County reserves the right to award NSP funds within communities that may not be in the area of greatest need if it is determined that the community/neighborhood will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable community.

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit income-qualified persons by acquiring and rehabilitating vacant foreclosed properties to be used in the rehabilitation or construction of housing to be made available to LMMI qualified persons. SCDH will not use eminent domain to implement this activity. While SCDH will be responsible for implementing this activity, this activity will implement all activities by non-profit partner Orange Mound CDC.

These are the costs to buy units associated with Orange Mound Development Corporation. We are reporting the accomplishments in the other activity 03.07.02 - LMMI Rehabilitation OMDC.

Environmental Assessment: COMPLETED**Environmental Reviews:** None

Grantee Activity Number: 03.07.02 - LMMI Rehabilitation - OMCDC
Activity Title: NSP Rehabilitation

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0003

Projected Start Date:

05/30/2009

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

Activity Status:

Completed

Project Title:

Rehabilitation of Properties

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 293,219.01

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 293,219.01

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Shelby County Government1	Acquisition - general	0003	03.07.01 - LMMI acquisition - OMCDC	NSP Acquisition Activities	General Account

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	4		4	100.00
# of Households	4		4	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	4
#Units exceeding Energy Star	4
#Units with bus/rail access	
#Low flow showerheads	3
#Low flow toilets	3
#Units with solar panels	



#Dishwashers replaced	4
#Clothes washers replaced	4
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	4
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4
#Additional Attic/Roof Insulation	3
#Energy Star Replacement Windows	3
# of Properties	4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Shelby County Government1	Unknown	\$ 293,219.01

Location Description:

This activity will be targeted to the 38127 zip code. Additionally, SCDH reserves the right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable neighborhood.

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit LMML persons by rehabilitating vacant foreclosed properties acquired with NSP funds to be made available to income qualified persons. Funds for this activity will be used as necessary and appropriate to meet the low to moderate income housing requirement for those at or below 50% of area median income. This activity will be directly associated with NSP acquired units. The duration or term of the assistance under this activity will also vary depending upon market conditions and effective homebuyer demand.

Costs in this activity are associated with rehabilitation activities for OrangeMound Development Corporation. Costs for acquisition are reported in 03.07.01 - LMML acquisition - OMCDC.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 0006 / Program Delivery

Grantee Activity Number: 06.01 - Program Delivery
Activity Title: NSP Program Delivery Costs

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0006

Projected Start Date:

10/01/2008

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

Activity Status:

Completed

Project Title:

Program Delivery

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 0.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 0.00**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
# Owner Households			
			0.0
# of Households			
			0.0

Proposed Accomplishments**Total**

Activity funds eligible for DREF (Ike Only)

#Units & other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced



#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Shelby County Government1

Organization Type

Unknown

Proposed Budget

\$ 0.00

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

This activity will be targeted specifically to NSP assisted units in the 38127 zip code. Additionally, SCDH reserves the right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood.

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity will provide funds necessary for SCDH to implement the NSP activities and includes, but is not limited to, property inspections, development of lead hazard reduction and rehabilitation work specifications, lead-based paint risk assessments, monitoring construction and rehabilitation activity, and other such costs associated with construction and rehabilitation of all NSP units that have been purchased.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 06.02 - Program Delivery - Birch Tree Appraisals

Activity Title: Program Delivery Costs

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0006

Projected Start Date:

05/30/2009

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

Activity Status:

Completed

Project Title:

Program Delivery

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of Properties

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Shelby County Government1

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:



This activity will be targeted specifically to NSP assisted units in the 38127 zip code. Additionally, SCDH reserves the right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not use to immediately stabilize a specific geographic area or neighborhood.

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity will provide funds necessary for SCDH to implement the NSP activities for appraisals. This activity covers all appraisal costs associated with each NSP unit that has been purchased. Each property will be reappraised once rehabilitation is complete.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 06.03 - Program Delivery 25%
Activity Title: Developer's Fees

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0006

Projected Start Date:

10/01/2008

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.

Activity Status:

Completed

Project Title:

Program Delivery

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total

Low

Mod

Low/Mod%

0.0

0.0

Proposed Accomplishments

of Properties

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Shelby County Government2

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

This activity will be targeted specifically to NSP assisted units in the 38127 zip code. Additionally, SCDH reserves the



right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not use to immediately stabilize a specific geographic area or neighborhood. These funds will be targeted to the 25% set aside requirement.

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity will provide funds necessary for SCDH to implement the NSP activities and includes, but is not limited to, property inspections, development of lead hazard reduction and rehabilitation work specifications, lead-based paint risk assessments, monitoring construction and rehabilitation activity, and other such costs typically associated with construction and rehabilitation of housing. This activity will be targeted to individuals at or below the 50% income requirement. This will also cover developer's fees associated with each property.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 06.04 - Program Delivery LMMI
Activity Title: Developer's Fees

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0006

Projected Start Date:

10/01/2008

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.

Activity Status:

Completed

Project Title:

Program Delivery

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total

Low

Mod

Low/Mod%

0.0

0.0

Proposed Accomplishments

of Properties

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Shelby County Government2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Shelby County Government2

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

This activity will be targeted specifically to NSP assisted units in the 38127 zip code. Additionally, SCDH reserves the



right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not use to immediately stabilize a specific geographic area or neighborhood. These funds will target LMMI level households.

Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity will provide funds necessary for SCDH to implement the NSP activities and includes, but is not limited to, property inspections, development of lead hazard reduction and rehabilitation work specifications, lead-based paint risk assessments, monitoring construction and rehabilitation activity, and other such costs typically associated with construction and rehabilitation of housing. This activity will target housolds that meet the LMMI requirement. It will will also cover developer's fees associated with each property.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

Reviewer - Acceptable

Reviewer - Acceptable

Reviewer - Acceptable

Reviewer - Acceptable

Reviewer - Acceptable

Reviewer - Acceptable

Reviewer - Grantee did not make any changes. Selected wrong option in DRGR and had to resubmit. EH

Reviewer - Action Plan is acceptable based on conversation with grantee and CPD Director. EH

Reviewer - Action Plan was amended to update narratives and to changes project to achieve 100% obligation. EH

Reviewer - Rejected at grantee's request. EH

Reviewer - Rejected at grantee's request. - EH



Reviewer - Acceptable

Reviewer - Plan accidentally modified by grantee. No changes were made. EH

JUDI ROSE - Action Plan has been amended per request of Shelby County. JR

JUDI ROSE - Action Plan amended activities to completed and also moved all funds from completed activities to program delivery to use as closing assistance.

JUDI ROSE - Action plan amended to move remaining funds to program delivery line item for closing cost assistance.

Reviewer - This action plan has been reviewed and changes have been accepted by this office.

Reviewer - Action plan is approved. I will send close out documents to Shelby County to prepare for close out.

Action Plan History

Version	Date
B-08-UN-47-0001 AP#1	06/18/2010
B-08-UN-47-0001 AP#2	04/28/2011
B-08-UN-47-0001 AP#3	09/11/2012
B-08-UN-47-0001 AP#4	02/07/2013
B-08-UN-47-0001 AP#5	03/07/2016
B-08-UN-47-0001 AP#6	05/24/2016
B-08-UN-47-0001 AP#7	01/19/2017
B-08-UN-47-0001 AP#8	06/29/2017
B-08-UN-47-0001 AP#9	07/17/2017
B-08-UN-47-0001 AP#10	07/26/2017
B-08-UN-47-0001 AP#11	09/07/2017
B-08-UN-47-0001 AP#12	11/08/2017
B-08-UN-47-0001 AP#13	05/09/2018

