

Action Plan

Grantee: Metropolitan Development and Housing Agency

Grant: B-09-CN-TN-0024

LOCCS Authorized Amount:	\$ 30,469,999.99
Grant Award Amount:	\$ 30,469,999.99
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 8,000,000.00
Total Budget:	\$ 38,469,999.99

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

An application was submitted by four agencies located in Nashville and Davidson County, Tennessee, as a consortium. The consortium members were awarded \$30,470,000 under the second round of funding for the Neighborhood Stabilization Program (NSP2). In September 2010, two of the consortium members roles were changed from subrecipient or grantee to developer status at the request of the Consortium. The Consortium now consists of the Metropolitan Development and Housing Agency (MDHA) and The Housing Fund (THF) with Urban Housing Solutions (UHS) and Woodbine Community Organization (WCO) as developers. The intent of the program still remains intact and working accordingly.

Each Application member has extensive experience managing neighborhood stabilization activities. The team has targeted four areas of Metropolitan Nashville and Davidson County (Metro Nashville) to perform the following NSP2 driven activities:

- (a) establish a shared equity financing mechanism for low to middle income homebuyers of foreclosed properties;
- (b) purchase and rehabilitate residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such properties; and
- (c) redevelop demolished or vacant properties as viable and affordable housing.

In furtherance of these general activities, the Consortium will use NSP2 funds to achieve the following results:

- (a) stabilize neighborhoods through housing development and redevelopment;
- (b) leverage neighborhood stabilization as a springboard to neighborhood revitalization;
- (c) target areas based on need and past and ongoing redevelopment/revitalization activities;
- (d) locate multifamily developments on mixed-use transit corridors as anchors, with surrounding neighborhood single-family housing infill;
- (e) provide rental and homebuyer units, including rentals for former and/or foreclosed owners;
- (f) creating mixed-income communities;
- (g) use shared equity loans to sustain affordability, ensure "successful homeownership," and balance gentrification; and
- (h) incorporate green building technologies to promote financial and physical health and well being.

The use of NSP2 funds will allow the Consortium to stabilize four key neighborhoods in Metro Nashville, which have been hardest hit by vacancies and foreclosures in the past three years. Moreover, use of NSP2 funds in these communities will foster the development of viable urban communities and the creation of decent housing, suitable living environments and economic opportunity for persons of low and moderate income.



Target Geography:

The Application members chose 17 eligible census tracts in four neighborhoods to comprise its target geography. A list of census tracts is included in Appendix 1 on page 46. These distinct "Target Neighborhoods" have been labeled as (1) North Nashville, (2) South Nashville, (3) East Nashville, and (4) Southeast Nashville. Each Target Neighborhood has a unique set of housing market, credit, and employment needs. These factors have contributed differently to the decline of each Target Neighborhood. (i) North Nashville – A Neighborhood of Converging Distress Factors The North Nashville target neighborhood is comprised of eight census tracts that are experiencing similar types of neighborhood destabilization. In the 2000 US Census, this area contained almost 12,000 households, which was about 5 percent of Metro Nashville's household stock. North Nashville is facing major problems with rising foreclosures due in part to the highest averages of sub-prime loans in Nashville's target areas. These risky loans, combined with high unemployment levels are causing North Nashville residents to lose their homes in increasing numbers. This target area has not experienced growth in new construction in recent years. It is comprised of communities that are at risk of abandonment due to the foreclosure crisis. Without intervention, North Nashville neighborhood conditions will likely worsen as property values drop and vacancies rise. All homeowners—especially those with subprime loans—will be pushed into a precarious financing position with low or negative equity in their homes. Stabilization approaches that acquire foreclosed homes and that allow individuals the ability to realize homeownership without risky loans, such as Shared Equity housing, can reverse the disinvestment this neighborhood is experiencing. Additionally, this neighborhood is in need of larger numbers of affordable rental properties so that residents at the lowest income levels will not be displaced from their neighborhood as stabilization occurs. North Nashville Supporting Data. One of the most telling indicators of neighborhood decline comes in the form of falling numbers of home sales and increased length of time homes remain on the market. In the first six months of 2007, 523 homes sold in North Nashville, or 4 percent of the homes in the area. In the first half of 2009 this number dropped over 50 percent to 234 homes sold, or 2 percent of area homes. (Source: zip-code level data from the Greater Nashville Association of Realtors through the Multiple Listing Service – "MLS Data") Additionally, the pace of home sales has declined over the past 3 years, with the average time on the market increasing from 65 days in the first six months of 2007 to 76 days in the first six months of 2009. This change indicates that the rate of market absorption slowed considerably during this period. Consistent with the decreasing market absorption rate, the number of foreclosed units is on the rise. In 2008 North Nashville had 9 percent of all completed foreclosures in Metro Nashville, though it has only 5 percent of an increase in the rate of completed foreclosures from 2006 to 2008. It should be noted that many lenders have placed a temporary moratorium on foreclosures. As this moratorium is lifted the foreclosure rate is likely to increase significantly. Additionally, portions of North Nashville have vacancy rates that far exceed the 2 percent vacancy rate for Metro Nashville as a whole. For instance, Census Tract 139 has a vacancy rate of 15.4 percent. Loan delinquencies are devastating the North Nashville area. In April 2009, zip codes associated with this neighborhood showed that the highest percentage

Program Approach:

North Nashville: In 2008, over 30,000 persons in nearly 13,000 households lived in these census tracts. HUD foreclosure and vacancy scores in the target geography identified as North Nashville are roughly equivalent. In 2008, 9 percent of the completed foreclosures in the County were in North Nashville substantiating HUD's high foreclosure score. Unemployment rates consistently exceed those for Davidson County as a whole, 10.5 percent in 2000 versus 2.9 percent for the County. The NSP approach in North Nashville is the acquisition and rehabilitation of foreclosed or abandoned single family and multifamily properties for resale or rent. Because of the higher unemployment rate in the area and lower average median incomes, safe, decent, well managed rental opportunities are particularly viable strategies for stabilizing its neighborhoods and families. Shared equity homeownership, because of the program's deeper subsidies and the ongoing relationship between steward and purchaser, is an approach to help lower income households become successful homeowners. South Nashville: In 2008, only 1,193 persons in 499 households lived in these two census tracts. As the lower population evidences, South Nashville has seen significant disinvestment over recent years. It is the one out of the four target geographies where the vacancy score meets the maximum NSP threshold score of 20. The current vacancy rate is over 20 percent. Further attesting to disinvestment and flight from the area, is that incomes are the lowest and unemployment rates the highest among the target areas. Foreclosures are less of a problem, with less than 1 percent of trustee owned properties in Davidson County located in South Nashville/Chestnut Hill. The strategy for stabilizing this neglected area is the redevelopment of blighted properties and new residential construction on vacant properties. Shared equity homeownership with NSP funds, in conjunction with new residential construction, is an approach to help the lower income households in this area become successful homeowners. East Nashville: In 2008, over 14,000 persons in nearly 6,000 households lived in this census tracts. HUD vacancy scores are slightly higher than the foreclosure scores in the target geography identified as East Nashville. In 2008, 3 percent of the county's completed foreclosures were in East Nashville substantiating HUD's foreclosure score. Unemployment rates consistently exceed those for Davidson County as a whole, 11.9 percent in 2000 versus 2.9 percent for the County. The NSP approach in East Nashville is twofold: the acquisition and rehabilitation of foreclosed or abandoned single family and multifamily properties for resale or rent; and the redevelopment of blighted or vacant property for use as multifamily rental. The latter approach will be targeted to a particular corridor within East Nashville with higher vacancy scores that is adjacent to a city redevelopment district. Because of the higher unemployment rate in the East Nashville area and lower average median incomes, acquisition and/or rehabilitation of smaller troubled multifamily developments are particularly viable strategies for stabilizing East Nashville neighborhoods and families. Shared equity homeownership is an approach to combat the gentrification that was beginning to occur in portions of this target geography because of its proximity to more affluent historic districts. Southeast Nashville: In 2008, nearly 47,000 persons in over 19,000 households lived in these census tracts. Of the four target geographies, Southeast Nashville has the highest HUD foreclosure score (19) and the lowest HUD vacancy score. Average median incomes are considerably higher in this area and exceed that for Metro Nashville as a whole.

Consortium Members:

The Neighborhood Stabilization Program (Round II) is intended to provide extensive neighborhood stabilization activities in seventeen census tracts in four target areas in Metro Nashville (East Nashville, North Nashville, South Nashville, and Southeast Davidson County). This program will be implemented primarily by two consortium members and two developers: Metropolitan Development and Housing Agency (MDHA), The Housing Fund (THF), Urban Housing Solutions (UHS), and



Woodbine Community Organization (WCO).

How to Get Additional Information:

Additional information is available on MDHA's website at www.nashville-mdha.org or www.housing4nashville.com for a list of properties available through the program.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1000	Financing Mechanism	1000-1794	THF Shared Equity LMMI
		1001-1794	Non-Shared Equity LMMI
2000	Acquisition/Rehabilitation	2000-1290	WCO Acq/Rehab LMMI
		2000-1358	UHS Acq/Rehab LMMI
		2000-3000	MDHA Acq/Rehab LMMI
		2100-1358	UHS Lewis Street Acquisition-LMMI
		2100-3051	UHS 305 Grace Acquisition-LMMI
		2100-3052	UHS 305 Grace Rehab--LMMI
		2100-3337	UHS 33-37 Shepherd Acquisition-LMMI
		2102-1358	UHS Lewis St Rehab--LMMI
		2102-3337	UHS 33-37 Shepherd Rehab-LMMI
		2105-1358	UHS Lewis St Rehab--LH25
		2125-1290	WCO MF Acq/Rehab LH25
		2125-1358	UHS Lewis Street Acquisition LH25
		2125-3051	UHS 305 Grace Acquisition--LH25
		2125-3052	UHS 305 Grace Rehab-LH25
		2250-1290	WCO+Acq/Rehab+LH25
		2250-1358	UHS Acq/Rehab LH25
		2250-3000	MDHA Acq/Rehab LH25
3000	Redevelopment	3000-1290	WCO Redevelopment MF
		3000-1358	UHS Redevelopment MF--3rd/Chestnut
		3000-3000	MDHA Redevelopment MF
		3002-1358	UHS Redevelopment--3rd Construction
		3100-1358	UHS Redevelopment--Garden
		3125-1794	THF Redevelopment
		3200-1358	UHS Redevelopment--Cleveland
		3201-1358	UHS Redevelopment-Cleveland Construction
3250-3000	MDHA Redevelopment-LH25		
4000	Administration/Planning	4100-1794	THF Admin
		4100-3000	MDHA Admin
5000 (RLF)	THF RLF	5001-1794	THF RLF B
		5002-1794	THF RLF E
		5003-1794	THF Program Delivery
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / 1000 / Financing Mechanism

Grantee Activity Number: 1000-1794
Activity Title: THF Shared Equity LMMI

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
1000

Projected Start Date:
02/15/2011

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

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:
Financing Mechanism

Projected End Date:
02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,593,632.95

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,593,632.95

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	55		55	100.00
# of Households	55		55	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	55
# of Housing Units	55

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

The Housing Fund

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
The Housing Fund	Non-Profit	\$ 400,000.00

Location Description:

The Consortium chose 17 eligible census tracts in four neighborhoods to comprise its target geography. These distinct “Target Neighborhoods” have been labeled as (1) North Nashville, (2) South Nashville, (3) East Nashville, and (4) Southeast Nashville. Geographically, this activity will be targeted to census tracts experiencing high levels of single-family home foreclosures, with significant numbers of trustee owned properties.

Activity Description:

The activity is to provide homeownership assistance to middle income homebuyers of foreclosed properties and for development loans to provide housing for the shared equity program. Part of this strategy will be to assist with the purchase of foreclosed properties that are not being acquired and/or rehabilitated with other NSP2 funds. Buyer initiated loans will be due on sale for a maximum amount of \$30,000 at an interest rate of 0 percent. Long term affordability will be maintained by a minimum 30 year deed restriction capping the resale price to be affordable to a less than middle income buyer. With shared equity loans, gains in appreciation will be shared according to a formula contained in the deed restriction, ensuring multi-generational affordability.

Non-shared equity loans are available for foreclosed properties in the targeted census tracts. Loans will provide up to \$15,000 of assistance for a 15 year affordability period. The Housing Fund will record a Right of First Refusal to have the opportunity to purchase these properties and keep these units in Shared Equity inventory upon resale.

The shared equity program also includes providing construction loans to developers interested in developing housing for homebuyers to purchase.

Program income will allow for future units in this category.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 1001-1794
Activity Title: Non-Shared Equity LMMI

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 1000

Projected Start Date:
 06/01/2012

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Financing Mechanism

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 45,630.89

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 45,630.89

Proposed Beneficiaries

Owner Households
 # of Households

Total	Low	Mod	Low/Mod%
5			0.00
5			0.00

Proposed Accomplishments

of Singlefamily Units
 # of Housing Units

Total
5
5

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 The Housing Fund

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 The Housing Fund

Organization Type	Proposed Budget
Non-Profit	\$ 400,000.00



Location Description:

This activity will be available for all seventeen census tracts in four neighborhoods in Metro Nashville. This activity will be targeted to census tracts experiencing high levels of single-family home foreclosures and trustee owned properties.

Activity Description:

This activity will provide homeownership financial assistance to homebuyers of foreclosed properties at or below 120% of the area median income. Loans will provide up to \$15,000 of assistance for a 15 year affordability period. The Housing Fund will record a Right of First Refusal to have the opportunity to purchase these properties and keep these units in Shared Equity inventory upon resale.

Environmental Assessment: COMPLETED

Environmental None

Project # / 2000 / Acquisition/Rehabilitation

Grantee Activity Number: 2000-1290
Activity Title: WCO Acq/Rehab LMMI

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
2000

Projected Start Date:
05/01/2010

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

Benefit Report Type:
Direct (Households)

Activity Status:
Completed

Project Title:
Acquisition/Rehabilitation

Projected End Date:
02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,595,862.35

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,595,862.35



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	13		13	100.00
# of Households	13		13	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	13
# of Housing Units	13
#Units with bus/rail access	13
#Refrigerators replaced	13
# of Properties	13

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Woodbine Community Organization

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Woodbine Community Organization	Non-Profit	\$ 1,595,862.35

Location Description:

North Nashville and Southeastern Nashville are the focus areas for this activity. Geographically, the stabilization of single family and small multifamily units will be targeted to census tracts experiencing high levels of foreclosures, with significant numbers of trustee owned properties; where possible the stabilization of the larger multifamily rental projects will be targeted in high foreclosure areas and in locations where the development can serve as an "anchor" for other NSP2 and neighborhood revitalization activities.

Activity Description:

This activity is divided between the acquisition and rehab of single family and small multifamily homes (1-4 units), and larger multifamily rental projects, for low to middle income households. A portion of the single family and smaller multifamily units will be maintained as rental housing for families displaced through foreclosure proceedings. The larger multifamily rental projects will include units for persons at or below 50 percent median family income and meet the 25 year minimum HOME affordability period for new rental construction

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2000-1358
Activity Title: UHS Acq/Rehab LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2000

Projected Start Date:
 05/01/2010

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,130,259.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,130,259.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	11		11	100.00
# of Households	11		11	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	11
# of Housing Units	11
#Units exceeding Energy Star	11
#Units with bus/rail access	11
#Refrigerators replaced	11
# of Properties	6



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Urban Housing Solutions, Inc	Non-Profit	\$ 1,130,259.00

Location Description:

These activities are targeted in the East and South Nashville areas. Geographically, the stabilization of single family and small multifamily units will be targeted to census tracts experiencing high levels of foreclosures, with significant numbers of trustee owned properties; where possible the stabilization of the larger multifamily rental projects will be targeted in high foreclosure areas and in locations where the development can serve as an “anchor” for other NSP2 and neighborhood revitalization activities.

Activity Description:

This activity is divided between the acquisition and rehab of single family and small multifamily homes (1-4 units) for middle income households located at 1029 1st Ave. S., 1031 1st Ave. S., 1219 1st Ave. S., 1414 McKennie Ave., 1123 N. 6th St., and 710-712 Douglas Ave. The project includes 25 units of which 11 units will be leased to incomes at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2000-3000
Activity Title: MDHA Acq/Rehab LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2000

Projected Start Date:
 02/15/2011

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation

Projected End Date:
 12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,544,425.07

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,544,425.07

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	18		18	100.00
# of Households	18		18	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	18
# of Housing Units	18
#Units with bus/rail access	18
#Low flow showerheads	18
#Low flow toilets	18
# of Properties	18



Activity is being carried out by

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

Metropolitan Development & Housing Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Metropolitan Development & Housing Agency

Organization Type

Local Government

Proposed Budget

\$ 1,503,571.00

Location Description:

This activity's target area is primarily for the North and possibly East Nashville areas and will include single family properties (1-4 units).

Activity Description:

This activity is for the acquisition and rehab of single family and small multifamily properties and will be maintained as rental housing for families displaced. These properties are primarily for persons above 50% of the area median income.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2100-1358
Activity Title: UHS Lewis Street Acquisition-LMMI

Activity Type:
 Acquisition - general

Project Number:
 2000

Projected Start Date:
 09/01/2011

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation

Projected End Date:
 09/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 401,219.92

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 401,219.92

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	12		12	100.00
# of Households	12		12	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	12
# of Housing Units	12
# of Parcels acquired voluntarily	4
# of Properties	4

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Urban Housing Solutions, Inc	Non-Profit	\$ 429,186.55



Location Description:

The Lewis Street properties are located in Census Tract 160.00 in the South Nashville area. Geographically, the stabilization of single family and small multifamily units will be targeted to census tracts experiencing high levels of foreclosures, with significant numbers of trustee owned properties.

Activity Description:

Acquisition of four multifamily buildings with a total of 65 units located at 1216, 1220, 1225, and 1335 Lewis Street. This project will be mixed income with 12 of the 65 units leased to households at or below 120% AMI. The beneficiary data for those households will be reported in the REHAB ACTIVITY 2102-1358.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2100-3051
Activity Title: UHS 305 Grace Acquisition-LMMI

Activity Type:
 Acquisition - general

Project Number:
 2000

Projected Start Date:
 05/01/2011

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation

Projected End Date:
 08/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 187,839.22

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 187,839.22

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Multifamily Units	4
# of Housing Units	4
# of Parcels acquired voluntarily	1
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Urban Housing Solutions, Inc	Non-Profit	\$ 187,839.22



Location Description:

305 Grace Street is in Census Tract 118.00 in the East Nashville area.

Activity Description:

Acquisition of a seven unit apartment building. This property will be mixed income with 4 of the 7 total units leased to households at 80-120% AMI. Beneficiary data for those households will be reported in the REHAB ACTIVITY 2100-3052.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2100-3052
Activity Title: UHS 305 Grace Rehab--LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 2000

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 05/01/2011

Projected End Date:
 12/01/2012

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 83,053.74

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 83,053.74

Benefit Report Type:
 Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Urban Housing Solutions, Inc	Acquisition - general	2000	2100-3051	UHS 305 Grace Acquisition-LMMI	General Account

Association Description:

Separate activities were set up for the acquisition and the rehab of this property. All beneficiary data will be reported in the rehab activity 2100-3052.

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments	Total
# of Multifamily Units	5
# of Housing Units	5
#Units with bus/rail access	5
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Urban Housing Solutions, Inc

Organization Type

Non-Profit

Proposed Budget

\$ 81,059.00

Location Description:

305 Grace Street is located in Census Tract 118.00 in the East Nashville area.

Activity Description:

This activity is primarily for the rehabilitation of the property to allow for rehabilitation efforts at 305 Grace Street. The project will be mixed income with 5 of the 7 units for persons at 120% or below of the area median income.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2100-3337
Activity Title: UHS 33-37 Shepherd Acquisition-LMMI

Activity Type:
 Acquisition - general

Project Number:
 2000

Projected Start Date:
 07/01/2011

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:
 Acquisition/Rehabilitation

Projected End Date:
 02/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 408,596.18

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 408,596.18

Benefit Report Type:
 Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Urban Housing Solutions, Inc	Rehabilitation/reconstruction of residential structures	2000	2102-3337	UHS 33-37 Shepherd Rehab-LMMI	General Account

Association Description:

Separate activities were set up for the acquisition and rehab of this property. All beneficiary data will be reported in rehab activity 2102-3337.

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	9		9	100.00
# of Households	9		9	100.00

Proposed Accomplishments	Total
# of Multifamily Units	9
# of Housing Units	9
# of Parcels acquired voluntarily	2
# of Properties	2



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Urban Housing Solutions, Inc

Organization Type

Non-Profit

Proposed Budget

\$ 408,596.18

Location Description:

This property is located at 33 and 37 Shepherd Street in Census Tract 160.00 in South Nashville.

Activity Description:

This activity is for the acquisition of 2 mutlifamily buildings with a total of 18 units. 9 of the 18 units will be leased to households at 120% or below of the area median income. The beneficiary date for those households will be reported in REHAB ACTIVITY 2102-3337.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2102-1358
Activity Title: UHS Lewis St Rehab--LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 2000

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 12/01/2010

Projected End Date:
 12/01/2011

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 176,201.29

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 176,201.29

Benefit Report Type:
 Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Urban Housing Solutions, Inc	Acquisition - general	2000	2100-1358	UHS Lewis Street Acquisition-LMMI	General Account

Association Description:

Separate activities were set up for acquisition and rehab for this project.

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	8		8	100.00
# of Households	8		8	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	8
# of Housing Units	8
#Units with bus/rail access	8
# of Properties	3



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Urban Housing Solutions, Inc

Organization Type

Non-Profit

Proposed Budget

\$ 189,449.00

Location Description:

The Lewis Street activity is located in Census Tract 160.00 in South Nashville. Geographically, the larger multifamily rental projects will be targeted in high foreclosure areas and in locations where the development can serve as an "anchor" for other NSP2 and neighborhood revitalization activities.

Activity Description:

This activity is for the rehab of 1216,1220, 1225 and 1335 Lewis Street. 8 of the 65 units will be leased to households at 120% or below of the area median income and will meet the 20 year minimum affordability period.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2102-3337
Activity Title: UHS 33-37 Shepherd Rehab-LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2000

Projected Start Date:
 11/01/2011

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation

Projected End Date:
 04/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 607,650.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 607,650.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	9		9	100.00
# of Households	9		9	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	9
# of Housing Units	9
#Units exceeding Energy Star	9
#Units with bus/rail access	9
#Replaced hot water heaters	9
#Replaced thermostats	9
# of Properties	2



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Urban Housing Solutions, Inc

Organization Type

Non-Profit

Proposed Budget

\$ 607,650.00

Location Description:

This property is located at 33 and 37 Shepherd Street in Census Tract 160.00 in South Nashville.

Activity Description:

This activity for the rehab of 9 of the 18 units at 33 -37 Shepard. These units will be leased to households with incomes at 120% or below of the area median income.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2105-1358
Activity Title: UHS Lewis St Rehab--LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 2000

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 09/01/2011

Projected End Date:
 04/01/2012

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 921,144.73

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 921,144.73

Benefit Report Type:
 Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Urban Housing Solutions, Inc	Acquisition - general	2000	2125-1358	UHS Lewis Street Acquisition LH25	General Account

Association Description:

Separate activities were set up for the acquisition and rehab of this property. All beneficiary data will be reported in rehab activity 2105-1358.

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	56	56		100.00
# of Households	56	56		100.00

Proposed Accomplishments	Total
# of Multifamily Units	56
# of Housing Units	56
#Units exceeding Energy Star	56
#Units with bus/rail access	56
#Refrigerators replaced	56
#Replaced hot water heaters	56



of Properties

4

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Urban Housing Solutions, Inc	Non-Profit	\$ 753,364.00

Location Description:

The Lewis Street activity is located in Census Tract 160.00 in South Nashville. Geographically, the larger multifamily rental projects will be targeted in high foreclosure areas and in locations where the development can serve as an "anchor" for other NSP2 and neighborhood revitalization activities.

Activity Description:

This activity is for the rehab of 57 of the 65 units located at 1216, 1220, 1225 and 1335 Lewis Street. One (1) of the units will be used as a laundry room. The units will be leased to households at 50% or below of the area median income and will meet the 20 year minimum affordability period.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2125-1290
Activity Title: WCO MF Acq/Rehab LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2000

Projected Start Date:
 02/15/2011

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:
 Acquisition/Rehabilitation

Projected End Date:
 02/11/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,291,413.99

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,291,413.99

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	116	116		100.00
# of Households	116	116		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	116
# of Housing Units	116
# of Substantially Rehabilitated Units	116
#Units with bus/rail access	116
#Refrigerators replaced	116
#Replaced hot water heaters	116
# of Properties	1



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Woodbine Community Organization

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Woodbine Community Organization

Organization Type

Non-Profit

Proposed Budget

\$ 3,385,706.79

Location Description:

This activity is located in the North Nashville area. This is a large multifamily rental project that will target a high foreclosure and vacancy area and will serve as an "anchor" for other NSP2 and neighborhood revitalization activities.

Activity Description:

This multifamily project includes 116 units for persons at or below 50 percent median family income and meet a 25 year minimum affordability period for new rental construction.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2125-1358
Activity Title: UHS Lewis Street Acquisition LH25

Activity Type:
 Acquisition - general

Project Number:
 2000

Projected Start Date:
 09/01/2011

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:
 Acquisition/Rehabilitation

Projected End Date:
 09/15/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,630,417.26

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,630,417.26

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	53	53		100.00
# of Households	53	53		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	53
# of Housing Units	53
# of Properties	4

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Urban Housing Solutions, Inc	Non-Profit	\$ 1,630,417.26

Location Description:

The Lewis Street activity is located in Census Tract 160.00 in South Nashville. Geographically, the larger multifamily rental projects will be targeted in high foreclosure areas and in locations where the development can serve as an "anchor" for other NSP2 and neighborhood revitalization activities.

Activity Description:

Acquisition of four multifamily buildings with a total of 65 units located at 1216, 1220, 1225, and 1335 Lewis Street. This project will be mixed income with 53 of the 65 units leased to households at or below 120% AMI. The beneficiary data for those households will be reported in the REHAB ACTIVITY 2102-1358 and will meet the 20 year minimum affordability period.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2125-3051
Activity Title: UHS 305 Grace Acquisition--LH25

Activity Type:
 Acquisition - general

Project Number:
 2000

Projected Start Date:
 05/01/2011

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.

Benefit Report Type:
 NA

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation

Projected End Date:
 08/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 141,703.27

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 141,703.27

Proposed Beneficiaries

of Permanent Jobs Created

Total	Low	Mod	Low/Mod%
3	3		100.00

Proposed Accomplishments

of Multifamily Units
 # of Housing Units
 # of Properties

Total
3
3
1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 Urban Housing Solutions, Inc

Organization Type	Proposed Budget
Non-Profit	\$ 141,703.27



Location Description:

305 Grace Street is located in Census Tract 118.00 in East Nashville.

Activity Description:

Acquisition of a seven unit apartment building. This property will be mixed income with 3 of the 7 total units leased to households at 50% AMI. Beneficiary data for those households will be reported in the REHAB ACTIVITY 2125-3052 and will have a 20 year affordability period.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2125-3052
Activity Title: UHS 305 Grace Rehab-LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 2000

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 05/01/2011

Projected End Date:
 08/01/2011

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 60,142.36

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 60,142.36

Benefit Report Type:
 Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Urban Housing Solutions, Inc	Acquisition - general	2000	2125-3051	UHS 305 Grace Acquisition--LH25	General Account

Association Description:

Separate activities were set up for the acquisition and rehab of this property. All beneficiary data will be reported in rehab activity 2125-3052.

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Multifamily Units	2
# of Housing Units	2
#Units exceeding Energy Star	2
#Units with bus/rail access	2
#Refrigerators replaced	2
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Urban Housing Solutions, Inc	Non-Profit	\$ 60,801.00

Location Description:

305 Grace Street is located in Census Tract 118.00 in the East Nashville area.

Activity Description:

This activity is primarily for the rehabilitation of 305 Grace Street. This project is mixed income with 2 of the 7 units proposed for 50% or below of the area median income.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2250-1290
Activity Title: WCO+Acq/Rehab+LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2000

Projected Start Date:
 05/01/2010

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:
 Acquisition/Rehabilitation

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,748,527.05

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,748,527.05

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	37	37		100.00
# of Households	37	37		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	37
# of Housing Units	37
# of Elevated Structures	
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	37
#Low flow showerheads	
#Low flow toilets	37
#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

37

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Woodbine Community Organization

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Woodbine Community Organization	Non-Profit	\$ 2,654,233.00

Location Description:

North and Southeast Nashville areas will be the target areas for this activity. Geographically, the stabilization of single family and small multifamily units will be targeted to census tracts experiencing high levels of foreclosures, with significant numbers of trustee owned properties; where possible the stabilization of the larger multifamily rental projects will be targeted in high foreclosure areas and in locations where the development can serve as an “anchor” for other NSP2 and neighborhood revitalization activities.

Activity Description:

This activity is divided between the acquisition and rehab of single family and small multifamily homes (1-4 units), and larger multifamily rental projects, for low to middle income households. A portion of the single family and smaller multifamily units will be maintained as rental housing for families displaced through foreclosure proceedings. The larger multifamily rental projects will include units for persons at or below 50 percent median family income and meet the 25 year minimum HOME affordability period for new rental construction.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2250-1358
Activity Title: UHS Acq/Rehab LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2000

Projected Start Date:
 05/01/2010

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 503,414.35

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 503,414.35

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
14	14		100.00
14	14		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units exceeding Energy Star

#Units with bus/rail access

#Refrigerators replaced

of Properties

Total

14

14

14

14

14

6



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Urban Housing Solutions, Inc	Non-Profit	\$ 503,414.35

Location Description:

These activities are targeted in the East and South Nashville areas. Geographically, the stabilization of single family and small multifamily units will be targeted to census tracts experiencing high levels of foreclosures, with significant numbers of trustee owned properties; where possible the stabilization of the larger multifamily rental projects will be targeted in high foreclosure areas and in locations where the development can serve as an “anchor” for other NSP2 and neighborhood revitalization activities.

Activity Description:

This activity is divided between the acquisition and rehab of single family and small multifamily homes (1-4 units) for low income households located at 1029 1st Ave. S., 1031 1st Ave. S., 1219 1st Ave. S., 1414 McKennie Ave., 1123 N. 6th St., and 710-712 Douglas Ave. The project includes 25 units of which 14 units will be leased to incomes at or below 50% AMI.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 2250-3000
Activity Title: MDHA Acq/Rehab LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 2000

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 02/15/2011

Projected End Date:
 12/15/2012

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 1,330,202.77

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 1,330,202.77

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	16	16		100.00
# of Households	16	16		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	16
# of Housing Units	16
# of Elevated Structures	
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	16
#Low flow showerheads	16
#Low flow toilets	16
#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 16
 #High efficiency heating plants
 #Additional Attic/Roof Insulation
 #Energy Star Replacement Windows
 # of Properties 16

Activity is being carried out by

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

Metropolitan Development & Housing Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Metropolitan Development & Housing Agency	Local Government	\$ 1,330,202.77

Location Description:

This activity is targeted in the North and possibly East Nashville areas. Geographically, the stabilization of single family and small multifamily units will be targeted to census tracts experiencing high levels of foreclosures, with significant numbers of trustee owned properties.

Activity Description:

This activity is divided between the acquisition and rehab of single family and small multifamily units (1-4 units). These units will be maintained as rental housing for families dat or below 50% AMI.

Environmental Assessment: COMPLETED

Environmental None

Project # / 3000 / Redevelopment



Grantee Activity Number: 3000-1290
Activity Title: WCO Redevelopment MF

Activity Type:
 Construction of new housing

Project Number:
 3000

Projected Start Date:
 05/01/2010

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Redevelopment

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,176,445.62

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,176,445.62

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10		10	100.00
# of Households	10		10	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	10
# of Housing Units	10
#Units with bus/rail access	10
#Low flow toilets	10

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Woodbine Community Organization

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Woodbine Community Organization	Non-Profit	\$ 1,118,285.00

Location Description:

This activity is targeted for the North Nashville area. Geographically, the development of new multifamily rental housing will serve as an "anchor" for revitalization efforts in the area.

Activity Description:

This activity is to develop 10 units of new multifamily rental housing for low to middle income households. A portion of the units will be affordable to persons at or below 50 percent median family income. Affordability will be restricted for 25 years in accordance with the minimum HOME requirement for new rental construction.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 3000-1358
Activity Title: UHS Redevelopment MF--3rd/Chestnut

Activity Type:
 Acquisition - general

Project Number:
 3000

Projected Start Date:
 05/01/2010

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Redevelopment

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 248,161.17

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 248,161.17

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10		10	100.00
# of Households	10		10	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	10
# of Housing Units	10
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Urban Housing Solutions, Inc	Non-Profit	\$ 249,161.17



Location Description:

This activity is related to property located at the intersection of 3rd and Chestnut in the South Nashville neighborhood.

Activity Description:

This activity is to acquire 10 units of new multifamily rental housing for persons at or below 120% of the area median income. These properties will serve as an anchor in the South Nashville neighborhood adjacent to new homeownership units allowing for a mixture of incomes. Affordability restrictions will be maintained for at least 25 years. The beneficiary data for those households will be reported in ACTIVITY 3002-1358.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 3000-3000
Activity Title: MDHA Redevelopment MF

Activity Type:
 Construction of new housing

Project Number:
 3000

Projected Start Date:
 04/30/2010

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Redevelopment

Projected End Date:
 02/10/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 8,500,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 8,500,000.00

Program Income Account:
 MDHA PI

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	72		72	100.00
# of Households	72		72	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	72
# of Housing Units	72
# ELI Households (0-30% AMI)	
#Units \geq other green	72
#Sites re-used	1
#Units exceeding Energy Star	72
#Units with bus/rail access	72
#Low flow showerheads	72
#Low flow toilets	72
#Units with solar panels	



Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Metropolitan Development & Housing Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Metropolitan Development & Housing Agency

Organization Type

Local Government

Proposed Budget

\$ 8,500,000.00

Location Description:

This activity is located in the East Nashville area on Dickerson Pike and will serve as an "anchor" for other development and revitalization efforts in the area.

Activity Description:

Seventy two units are planned as a single development to be located where it can serve as an "anchor" for other NSP2 and neighborhood revitalization activities. Units will be available for households at or below 120% of area median income. Affordability will be restricted for 25 years in accordance with the minimum HOME requirement for new rental construction.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 3002-1358
Activity Title: UHS Redevelopment--3rd Construction

Activity Type:
 Construction of new housing

Activity Status:
 Completed

Project Number:
 3000

Project Title:
 Redevelopment

Projected Start Date:
 10/01/2011

Projected End Date:
 12/01/2012

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 1,233,494.27

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 1,233,494.27

Benefit Report Type:
 Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Urban Housing Solutions, Inc	Acquisition - general	3000	3000-1358	UHS Redevelopment MF--3rd/Chestnut	General Account

Association Description:

This project was set up as separate activities for the acquisition and the construction of the property.

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	10		8	80.00
# of Households	10		8	80.00

Proposed Accomplishments	Total
# of Multifamily Units	10
# of Housing Units	10
#Units exceeding Energy Star	10
#Units with bus/rail access	10



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Urban Housing Solutions, Inc

Organization Type

Non-Profit

Proposed Budget

\$ 1,284,044.00

Location Description:

This activity is related to property located at the intersection of 3rd and Chestnut in the South Nashville neighborhood.

Activity Description:

This activity is to develop 10 units of new multifamily rental housing for persons above 50% of the area median income. These properties will serve as an anchor in the South Nashville neighborhood adjacent to new homeownership units allowing for a mixture of incomes. This development will also include retail opportunities for two to three small businesses. Affordability restrictions will be maintained for at least 25 years.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 3100-1358
Activity Title: UHS Redevelopment--Garden

Activity Type:
Administration

Project Number:
3000

Projected Start Date:
10/15/2011

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:
Redevelopment

Projected End Date:
10/15/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,641.60

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,641.60

Benefit Report Type:
NA

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Urban Housing Solutions, Inc	Non-Profit	\$ 1,641.60

Location Description:
This property is located in the South Nashville area in Census Tract 160 on Garden Street.

Activity Description:
This activity is for the acquisition of property located on Garden Street to rehabilitate a total of 15 units for persons at or below 120% area median income. The property is near other recently acquired multi-family

properties in the Chestnut Hill area.

After due diligence efforts, this property will not be purchased using NSP funds.

Failed acquisition costs are being categorized under admin cap.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 3125-1794
Activity Title: THF Redevelopment

Activity Type:
 Construction of new housing

Project Number:
 3000

Projected Start Date:
 03/01/2011

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Redevelopment

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,571,346.16

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,571,346.16

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	11		11	100.00
# of Households	11		11	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	11
# of Housing Units	11
#Units exceeding Energy Star	11

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 The Housing Fund

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
The Housing Fund	Non-Profit	\$ 1,300,000.00



Location Description:

This activity will be located in the South Nashville area and will provide homeownership opportunities through the Shared Equity Program for persons interested in this target area.

Activity Description:

This activity is to provide homeownership opportunities in an area where vacancy is the primary problem. These units will also serve as units for the Shared Equity Program and will maintain affordable housing in the area for at least 30 years.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 3200-1358
Activity Title: UHS Redevelopment--Cleveland

Activity Type:
 Acquisition - general

Project Number:
 3000

Projected Start Date:
 11/01/2011

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Redevelopment

Projected End Date:
 11/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 157,464.50
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 157,464.50

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	7		7	100.00
# of Households	7		7	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	7
# of Housing Units	7

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Urban Housing Solutions, Inc	Non-Profit	\$ 157,464.50



Location Description:

This property is located in the East Nashville area in Census Tract 118 at the intersection of Cleveland and Lischey.

Activity Description:

This activity is for the acquisition of a parcel of land to be developed. The project will consist of 7 multi-family units to be leased to households at or below 120% of the area median income. This development will continue revitalization efforts in the area by providing new affordable rental opportunities. There is also the possibility for retail spaces in the building for small businesses. The beneficiary data for those households will be reported in Activity 3201-1358.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 3201-1358
Activity Title: UHS Redevelopment-Cleveland Construction

Activity Type: Construction of new housing	Activity Status: Completed
Project Number: 3000	Project Title: Redevelopment
Projected Start Date: 04/01/2012	Projected End Date: 02/01/2013
Project Draw Block by HUD: Not Blocked	Project Draw Block Date by HUD:
Activity Draw Block by HUD: Not Blocked	Activity Draw Block Date by HUD:
Block Drawdown By Grantee: Not Blocked	Total Budget: \$ 919,844.30
National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only	Most Impacted and Distressed Budget: \$ 0.00
	Other Funds: \$ 0.00
	Total Funds: \$ 919,844.30
Benefit Report Type: Direct (Households)	

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Urban Housing Solutions, Inc	Acquisition - general	3000	3200-1358	UHS Redevelopment-Cleveland	General Account

Association Description:

Separate activities were initially set-up for acquisition and construction of this project.

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	7		7	100.00
# of Households	7		7	100.00

Proposed Accomplishments	Total
# of Multifamily Units	7
# of Housing Units	7
#Sites re-used	1
#Units with bus/rail access	7
#Low flow showerheads	7

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Urban Housing Solutions, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Urban Housing Solutions, Inc	Non-Profit	\$ 919,844.30

Location Description:

This property is located in the East Nashville area in Census Tract 118 at the intersection of Cleveland and Lischey.

Activity Description:

This project will include 7 multi-family units at or below 120% of the area median income. This development will continue revitalization efforts in the area by providing new affordable rental opportunities. It will also provide some retail in this area providing for a sound mixed use development at a prominent corner in Cleveland Park area.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 3250-3000
Activity Title: MDHA Redevelopment-LH25

Activity Type:
 Construction of new housing

Project Number:
 3000

Projected Start Date:
 06/01/2010

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:
 Redevelopment

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 125,372.16

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 125,372.16

Benefit Report Type:
 Direct (Households)

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)	
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2



Activity is being carried out by

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

Metropolitan Development & Housing Agency

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

Metropolitan Development & Housing Agency

Organization Type

Local Government

Proposed Budget

\$ 200,000.00

Location Description:

This activity is targeted in the North Nashville area on St. Louis Street in Census Tract 137.

Activity Description:

This activity is to provide homeownership opportunities in this area for persons at or below 50% of the area median income. The properties are near other properties acquired with NSP in an effort to revitalize the North Nashville area.

Environmental Assessment: COMPLETED**Environmental** None**Project # / 4000 / Administration/Planning**

Grantee Activity Number: 4100-1794
Activity Title: THF Admin

Activity Type:

Administration

Activity Status:

Completed

Project Number:

4000

Project Title:

Administration/Planning

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2015

Project Draw Block by HUD:

Not Blocked

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

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:****Total Budget:** \$ 327,976.45

Not Blocked

National Objective:

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

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 327,976.45

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

The Housing Fund

Proposed budgets for organizations carrying out Activity:

Responsible Organization

The Housing Fund

Organization Type

Non-Profit

Proposed Budget

\$ 307,395.00

Location Description:

Not applicable for administration

Activity Description:

The consortium will pay for staff and other administrative costs to ensure that NSP2 is ran effectively and satisfies all federal requirements.

Environmental Assessment:

EXEMPT

Environmental

None



Grantee Activity Number: 4100-3000
Activity Title: MDHA Admin

Activity Type:

Administration

Project Number:

4000

Projected Start Date:

02/10/2010

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration/Planning

Projected End Date:

02/10/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 770,431.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 770,431.00

Program Income Account:

MDHA PI

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Metropolitan Development & Housing Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Metropolitan Development & Housing Agency

Organization Type

Local Government

Proposed Budget

\$ 770,431.00

Location Description:

Not applicable for administration

Activity Description:

The consortium will pay for staff and other administrative costs to ensure that NSP2 is ran effectively and satisfies all federal requirements.



Environmental Assessment: EXEMPT

Environmental None

Project # / 5000 / THF RLF (RLF)

Grantee Activity Number: 5001-1794
Activity Title: THF RLF B

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
5000 (RLF)

Projected Start Date:
09/09/2012

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

Benefit Report Type:
Direct (Households)

Activity Status:

Under Way

Project Title:

THF RLF

Projected End Date:

09/29/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 704,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 704,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	5			0.00
# Owner Households	5			0.00
# of Households	10			0.00

Proposed Accomplishments **Total**



# of Singlefamily Units	5
# of Multifamily Units	5
# of Housing Units	10
#Units exceeding Energy Star	10
#Units with bus/rail access	10
#Refrigerators replaced	10
#Replaced hot water heaters	10
#Replaced thermostats	10
#Efficient AC added/replaced	10
# of Properties	10

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

The Housing Fund

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
The Housing Fund	Non-Profit	\$ 704,000.00

Location Description:

The location for this activity will be the NSP2 targeted areas--seventeen census tracts in Davidson County. These census tracts are located in four neighborhoods: South Nashville, North Nashville, Southeast Nashville, and East Nashville.

Activity Description:

The Housing Fund will acquire and rehabilitate units using income received from previous home sales or direct homebuyer assistance for residential units in the targeted NSP2 census tracts. Program income received will continue to provide acquisition/rehabilitation activities in the future since a revolving loan fund has been established. The fund will allow for loans to continue to be used for a specific purpose.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 5002-1794
Activity Title: THF RLF E

Activity Type:
 Construction of new housing

Project Number:
 5000 (RLF)

Projected Start Date:
 09/09/2012

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 THF RLF

Projected End Date:
 09/29/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,896,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,896,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	20			0.00
# Owner Households	15			0.00
# of Households	35			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	15
# of Multifamily Units	20
# of Housing Units	35
#Units exceeding Energy Star	35
#Units with bus/rail access	35
#Low flow showerheads	35
#Low flow toilets	35



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

The Housing Fund

Proposed budgets for organizations carrying out Activity:

Responsible Organization

The Housing Fund

Organization Type

Non-Profit

Proposed Budget

\$ 2,896,000.00

Location Description:

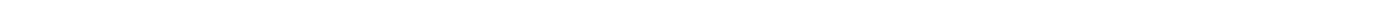
17 census tracts

Activity Description:

The Housing Fund will acquire and construct units using income received from previous home sales or direct homebuyer assistance for residential units in the targeted NSP2 census tracts. Program income received will continue to provide acquisition/construction activities in the future since a revolving loan fund has been established. The fund will allow for loans to continue to be used for a specific purpose.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 5003-1794
Activity Title: THF Program Delivery

Activity Type:

Administration

Project Number:

5000 (RLF)

Projected Start Date:

09/14/2012

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

THF RLF

Projected End Date:

09/29/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 420,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 420,000.00

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

The Housing Fund

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
The Housing Fund	Non-Profit	\$ 420,000.00

Location Description:

This activity is for the administration/planning for the revolving loan fund activities planned in the targeted seventeen census tracts in Davidson County.

Activity Description:

This activity is for the administration/planning for the revolving loan fund activities planned in the targeted seventeen census tracts in Davidson County. The revolving loan fund will allow for acquisition, rehabilitation,



and construction activities.

Environmental Assessment: EXEMPT

Environmental None

Action Plan Comments:

- Hoglund, Rejected at grantee's request for additional changes. EH
- Hoglund, The Action Plan is consistent with MDHA's application. However grantee plans to add additional information at a later date. EH
- Hoglund, Revised Action Plan with changes to the project & activity numbers and added the remaining consortium members admin monies. EH
- Hoglund, Action Plan amended to revise activity numbers. EH
- Hoglund, Per approval via email from HUD HQ, grantee can amend action plan because changes are to the budget and will not change the scope of the original application. In total, grantee plans to exceed original unit count of 445 by 63 additional units. EH
- Hoglund, Grantee was asked to amend plan to add additional 25 units for a total of 100 units per approved application for activity 1000-1794. EH
- Hoglund, Per phone conversation on 4/5/2011, MDHA adjusted the budget for activity #'s 2000-1290 and 2125-1290. Activity #2000-1290 was decreased in order to increase the budget for activity # 2125-1290 for the River Park deal that totals approx. \$2.3M for acquisition and also to cover the developer fees and other holding costs. This action is needed because the project had to clear environmental before it was eligible to proceed. The closing scheduled for Friday, April 8, 2011. EH
- Hoglund, Per email request 6/28/11, MDHA amended Action Plan to (no projects changed) separate multifamily activities. Overall funding amounts only changed by \$400.
- Hoglund, Per email request on 8/16/11, grantee changed line items/National objectives but 2100-1358 project is unchanged. EH
- Hoglund, Action plan was amended to reduce admin funding by \$1,298,887 and spread over several activities. As a result more units of housing will be produced. All goals will be met and/or exceeded. EDH
- Hoglund, Plan amended as follows:

Project 2000 from \$16,249,414.63 to \$16,221,339.41
Project 3000 from \$10,499,472.37 to \$10,527,547.59

Activity 2000-1290 from \$1,552,645.00 to \$1,524,569.78
Activity 3000-1290 from \$1,118,285.00 to \$1,146,360.22

Overall goals unchanged by line item adjustments. EDH



- Hoglund, Plan amended to reallocate \$30,085.40 from activity 2000-1290 to 3000-1290. Funds still awarded to same organization, WCO. This change does not alter approved application. EH
- Hoglund, Plan amended to meet goals outlined in approved application. Consulted with HUD HQ and given approval to accept. EDH
- Hoglund, MDHA had to amend the Action Plan to add program income at the grant level. EH
- Hoglund, MDHA amended its action plan to account for the program income received and to add additional activity per the application. EH
- Hoglund, MDHA amended its action plan to increase 3000-3000 activity by \$58,599. Activity 2250-3000 was reduced by \$7,142 and activity 4100-3000 was reduce by \$51,457 to make up the \$58,599 for activity 3000-3000. All activities were MDHA and the target total will not be affected. EDH
- Hoglund, MDHA had to amend AP due to UHS needing its funds transferred to other line items. Overall outputs will not be affected. Also, program income estimate needed to be increased. EDH
- Hoglund, Amendment to Action Plan needed to adjust BLIs. EDH
- Hoglund, Amendment needed to transfer BLI from WCO's multifamily prooject to its acq/rehab project. EDH
- Hoglund, Plan amended to transfers BLIs. All funds remain with the same agency (UHS) and total unit count was exceeded. EH
- Hoglund, Changed needed to move funds between The Housing Funds' line item. EDH
- Holt, Lynn A. Budget changes in preparation for closeout. LH
- Holt, Lynn A. Grantee has updated the APR to get ready for close out in 2018.
- Holt, Lynn A. Grantee continues to work with TA contractor in preparation for closeout.
- Holt, Lynn A. Action Plan submission is approved. LH
- Holt, Lynn A. Grantee has made updates to prepare for grant closeout.

Action Plan History

Version	Date
B-09-CN-TN-0024 AP#1	09/17/2010
B-09-CN-TN-0024 AP#2	11/02/2011
B-09-CN-TN-0024 AP#3	03/26/2012
B-09-CN-TN-0024 AP#4	05/18/2012
B-09-CN-TN-0024 AP#5	07/24/2012
B-09-CN-TN-0024 AP#6	08/31/2012
B-09-CN-TN-0024 AP#7	09/28/2012
B-09-CN-TN-0024 AP#8	11/14/2012
B-09-CN-TN-0024 AP#9	12/21/2012
B-09-CN-TN-0024 AP#10	01/04/2013
B-09-CN-TN-0024 AP#11	01/29/2013



B-09-CN-TN-0024 AP#12	06/10/2013
B-09-CN-TN-0024 AP#13	10/14/2015
B-09-CN-TN-0024 AP#14	10/05/2017
B-09-CN-TN-0024 AP#15	01/09/2018
B-09-CN-TN-0024 AP#16	02/01/2019
B-09-CN-TN-0024 AP#17	07/08/2020
B-09-CN-TN-0024 AP#18	10/07/2020

