

Grantee: Mississippi

Grant: B-08-DN-28-0001

October 1, 2020 thru December 31, 2020 Performance Report

Grant Number: B-08-DN-28-0001	Obligation Date: 03/16/2009	Award Date:
Grantee Name: Mississippi	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$43,151,914.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$43,151,914.00	Estimated PI/RL Funds: \$4,179,993.33	
Total Budget: \$47,331,907.33		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The Homebuyer Assistance Program (HBAP) areas of greatest need consist of 48-targeted communities determined to have the greatest number of foreclosed and/or abandoned homes across the state. These areas of greatest need, or targeted communities, are defined and included in our Neighborhood Stabilization Program (NSP) Amendment. As changes in the market and updated information are received, the state reserves the right to adjust the areas of greatest need to include this new information. The NSP Jackson Housing Program (JHP) will include those areas determined to have the greatest number of foreclosed and/or abandoned homes within the entitlement City of Jackson & the Jackson MSA & will be the only areas in which the NSP JHP funds are given. Each & rehabilitation of homes & residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes & properties; demolishing blighted structures & redeveloping demolished or vacant properties are eligible. CDBG eligible activities within the JHP consist of project delivery cost associated with an eligible activities, financing mechanisms, acquisition of eligible properties, disposition or sale of eligible properties, rehabilitation of eligible properties, home ownership education, & demolition of blighted structures may be conducted using NSP grant funds. Additionally NSP funds may be used to conduct CDBG eligible activities such as housing counseling only to the extent that counseling beneficiaries are limited to prospective purchasers or tenant of the redeveloped properties. MDA, Community Services Division (CSD) selected Mississippi Home Corporation (MHC), a Mississippi non-profit corporation, to administer the HBAP. The JHP will be administered through several non-profit organizations that MDA has chosen. The non-profits selected, and their funding amounts are: Habitat for Humanity/Metro Jackson, Inc. \$6,377,504; Jackson Medical Mall Foundation, \$2,689,500; University of Southern Mississippi Institute for Disability Studies, \$6,289,467; and Voice of Calvary Ministries, \$1,156,089. MDA will ensure continued affordability for NSP assisted housing to the maximum extent practicable & for the longest feasible term. MDA will also ensure that the sale, rental, or redevelopment of abandoned & foreclosed upon homes & residential properties remain affordable to individuals or families whose income do not exceed 120% of area median income or, individuals & families whose incomes do not exceed 50% of the area median income. All projects officially begin on March 16, 2009- the date MDA received the award from the U. S. Department of Housing & Urban Development, & the activities will end by July 30, 2013 as defined in the NSP Notice. The Jackson Medical Mall grant was terminated effective August 1, 2011. As a result of the reprogramming of deobligated funds, the Voice of Calvary Ministries grant amount was increased from \$1,156,089 to \$2,271,089 by \$1,115,000. Mississippi Home Corporation contract was adjusted to reflect the expenditures and state administration was increased by \$16,633.01 On October 15, 2012, Mississippi Development Authority received approval for University Southern Mississippi and Voice of Calvary Ministries to serve beneficiaries at or below 120% of the area median income. On November 13, 2012, Mississippi Development Authority decreased administration by \$13

Areas of Greatest Need:

5,000 and increased Voice of Calvary Ministries' contract by \$135,000. On November 19, 2012, Mississippi Development Authority decreased administration by \$897,487 and increased Habitat for Humanity's contract by \$897,487.

Distribution and and Uses of Funds:

The State of Mississippi, Mississippi Development Authority (MDA) was allocated \$43,151,914 in Neighborhood Stabilization Program (NSP) funds through the Housing and Economic Recovery Act of 2008. Within MDA's initial NSP plan, four activities were created: Lease Purchase Program, Jackson Housing Program, Homebuyer Assistance Program and State Administration.



In the original NSP plan, the Lease Purchase Program was allocated \$20 million, Jackson Housing Program was allocated \$11 million, Homebuyer Assistance Program was allocated \$8 million, and State Administration was given \$4,151,914. As MDA began to discuss further details with all relevant stakeholders, it was determined that the Lease Purchase Program was not a feasible activity. In May 2009, MDA amended the original NSP Amendment and removed the Lease Purchase Program activity. After the Lease Purchase Program was omitted, the funds were re-allocated between the remaining activities. MDA's re-allocation of funds gave the Jackson Housing Program \$16 million, the Homebuyer Assistance Program was allocated \$23 million and State Administration continued to be \$4,151,914. MDA also experienced a re-allocation of funds during the quarter that ended June 30, 2010. Based on the rate of obligation funds in the Homebuyer Assistance Program experienced to date, Mississippi Home Corporation has agreed to decrease its \$23,000,000 grant award by \$3,300,000 to \$19,700,000. The Jackson Housing Program was changed to \$19,300,000, and the allocation for State Administration remained at \$4,151,914. The grant agreement has been changed, accordingly. The Homebuyer Assistance Program provides one-time down payment assistance grants to individuals and families whose incomes are 120% or less of the area median income to assist them with the purchase of abandoned and/or foreclosed homes in 48-targeted communities impacted by high rates of foreclosure. In the Jackson Housing Program, designated organizations will purchase, rehabilitate, and resale residential properties that have been abandoned and/or foreclosed upon in order to help individuals and families in Jackson whose income is 50% or less than the area median income. MDA must make available at least 25% of the NSP funds to be used for housing individuals and families whose incomes do not exceed 50% of area median income, so at least \$11,000,000 of MDA's total allocation of \$43,151,914 shall be used for the low income targeting. MDA will target \$11 million for the Jackson Housing Program to meet the low-income requirement that at least 25% of NSP funding be used for housing individuals and families whose incomes do not exceed the 50% AMI. We are also committing an additional \$5 million to target mid income to meet the 120% middle-income and below. State Administration was allocated \$4,151,914, and the eligible NSP expenditures in this activity include travel and training, salaries, contractual, commodities, and equipment. Through the Homebuyer Assistance Program, Mississippi Development Authority has estimated that approximately 460 homeowners will be assisted with NSP funds. The cost of assistance includes but is not limited to closing costs and down-payment assistance grant costs, home inspection costs, homebuyer education and training costs and other related project delivery costs. Within the Jackson Housing Program, MDA has estimated approximately 110 units of housing to be acquired, rehabilitated, reconstructed or demoli

Distribution and and Uses of Funds:

shed for the income levels of households that are 50% of area median income (AMI) and below. Additionally, MDA has estimated approximately 50 units of housing to be acquired, rehabilitated, reconstructed or demolished for the income levels of households that are 51% of AMI and below 120% of AMI. These estimates are based upon an average cost of assistance per housing unit of \$100,000. The cost of assistance includes but is not limited to purchase price, rehabilitation costs, home inspection costs, h

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$47,512,105.63
Total Budget	\$0.00	\$46,983,041.29
Total Obligated	\$0.00	\$46,983,041.29
Total Funds Drawdown	\$0.00	\$46,959,700.56
Program Funds Drawdown	\$0.00	\$42,779,707.23
Program Income Drawdown	\$0.00	\$4,179,993.33
Program Income Received	\$0.00	\$4,179,993.33
Total Funds Expended	\$0.00	\$46,163,783.66
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 529,064.34
Match Funds	\$ 0.00	\$ 529,064.34
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Baily Holdings, LLC	\$ 0.00	\$ 1,972,087.12



City of Holly Springs	\$ 0.00	\$ 0.00
Habitat for Humanity / Metro Jackson, Inc.	\$ 0.00	\$ 7,352,090.54
Mississippi Development Authority1	\$ 0.00	\$ 18,047,512.92
Mississippi Development Authority2	\$ 0.00	\$ 5,994,197.58
Mississippi Home Corporation	\$ 0.00	\$ 2,937,214.44
University of Southern Mississippi1	\$ 0.00	\$ 2,093,836.91
University of Southern Mississippi2	\$ 0.00	\$ 5,216,298.39
Voice of Calvary Ministries	\$ 0.00	\$ 2,550,545.76

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$529,064.34
Overall Benefit Amount	\$4,732,717,413.93	\$.00	\$.00
Limit on Public Services	\$6,472,787.10	\$.00	\$.00
Limit on Admin/Planning	\$4,315,191.40	\$2,431,217.63	\$2,426,148.11
Limit on Admin	\$.00	\$2,431,217.63	\$2,426,148.11
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$11,832,976.83		\$23,010,891.58

Overall Progress Narrative:

4th Quarter 2020, there was no activity.
(This report includes "catch up" for the reporting period of 10/1/19 - 12/31/20.)

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP 001, NSP State Administration	\$0.00	\$2,431,217.63	\$2,131,454.92
NSP 002, Jackson Housing Program	\$0.00	\$17,264,017.31	\$16,218,167.83
NSP 003, Homebuyer Assistance Program	\$0.00	\$18,728,599.99	\$17,865,526.99
NSP 004, Multi-family Program	\$0.00	\$5,994,197.58	\$5,971,635.83
NSP 005, Multi-family Prgm - PI	\$0.00	\$2,565,008.78	\$592,921.66

Activities

Project # / NSP 001 / NSP State Administration



Grantee Activity Number: N1807
Activity Title: NSP State Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

NSP 001

Project Title:

NSP State Administration

Projected Start Date:

03/16/2009

Projected End Date:

07/31/2020

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Mississippi Development Authority1

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$2,431,217.63
Total Budget	\$0.00	\$2,431,217.63
Total Obligated	\$0.00	\$2,431,217.63
Total Funds Drawdown	\$0.00	\$2,426,148.11
Program Funds Drawdown	\$0.00	\$2,131,454.92
Program Income Drawdown	\$0.00	\$294,693.19
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,223,152.87
Mississippi Development Authority1	\$0.00	\$2,223,152.87
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The following changes took place within the quarter beginning April 1, 2010 and ending June 30, 2010. MDA decreased the State Administration budget by \$1,200,000, from \$4,151,914 to \$2,951,914. The \$1,200,000 will be made available to the City of Holly Springs, Mississippi as a part of the \$5,940,000 Financing Mechanism for the rehabilitation of a 100-unit multi-family residential property within the newly created Multi-family Program activity. The Mississippi Home Corporation Homebuyer Assistance Program Above 50% Activity is decreased by \$2,000,000, the City of Holly Springs, Mississippi will be given \$1,440,000 as a Financing Mechanism, which will leave \$560,000 remaining. The remaining \$560,000 will be returned to the State of Mississippi Administration funds, causing the State allocation to increase from \$2,951,914 to \$3,511,914.

The following changes took place within the quarter beginning July 1, 2010 and ending September 30, 2010. State Administration was decreased from \$3,511,914 to \$2,189,173 by \$1,322,741, which was added to USM Below 50% AMI Activity. MHC Homebuyer Assistance was decreased by \$1,036,215. The funds were returned to the State Administration budget, which was increased by \$1,036,215, from \$2,189,173 to \$3,225,387. VOC was decreased by \$908,849. The funds were returned to the State Administration budget, which was increased by \$908,849, from \$3,225,387 to \$4,134,237. MDA Administration budget was decreased by \$773,777, from \$4,134,237 to \$3,360,460 in order to give necessary funds to MHC. MDA Administration budget was decreased by \$1,036,215, from \$3,360,460 to \$2,324,245 and the funds were reallocated to the MHC Homebuyer Assistance Program. Administration was decreased from \$2,324,245 to \$2,225,577 by \$98,668, which was added to VOC Below 50% Activity for the rehabilitation and acquisition of one additional property.



The following changes took place within the quarter beginning July 1, 2011 and ending September 30, 2011. MDA Administration budget was increased by \$1,541,525.50, from \$2,225,577 to \$3,767,102.50.

The following changes took place within the quarter beginning January 1, 2012 and ending March 30, 2012. MDA Administration budget was decreased by \$36,000, from \$3,767,102.50 to \$3,731,102.50 and the funds were reallocated to the Voice of Calvary Ministries Below 50% AMI Activity.

The following changes took place within the quarter beginning April 1, 2012 and ending June 30, 2012. MDA Administration Budget was decreased by \$54,197.58 from \$3,731,102.50 to \$3,676,904.92 and the funds were reallocated to the City of Holly Springs Multi-family Program budget. MHC Financing Mechanisms were decreased by \$588,717. The funds were allocated to the State Administration Budget, which was increased by \$588,717 from \$3,676,904.92 to \$4,265,621.92. As of November 13, 2012, Mississippi Development Authority decreased administration by \$135,000 and increased Voice of Calvary Ministries' contract by \$135,000. As of March 7, 2013, Mississippi Development Authority decreased administration by \$95,632.51 and increased Voice of Calvary Ministries' contract by \$95,632.21. As of March 14, 2013, Mississippi Development Authority decreased administration by \$88,446 and increased Habitat for Humanity by \$88,446. As of 6/5/2013 Administrative budget was increased by \$427.24. On December 5, 2013, Mississippi Development Authority decreased administration by \$304,000 and increased University of Southern Mississippi's contract by \$304,000.

3rd Quarter 2016:
State Administration was increased by \$93,273 (Program Income Funds) for FY 2017 NSP Payroll/ Salary Budget. The overall administration budget changed from \$2,137,944.63 to \$2,231,217.63. In addition, the PI Estimated PI/RL fund amount was revised to the received to date amount of \$3,458,630.

4th Qtr 2019
State Administration was increased by \$100,000 (Program Funds from Line of Credit) for FY 2020 NSP Payroll/ Salary Budget. The overall administration budget changed from \$2,331,217.63 to \$2,431,217.63.

Location Description:

501 North West St. Jackson, MS 39201

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Activity Supporting Documents: None



Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	613
Monitoring Visits	0	612
Audit Visits	0	0
Technical Assistance Visits	0	1
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	613

