

Grantee: Tennessee

Grant: B-08-DN-47-0001

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number: B-08-DN-47-0001	Obligation Date: 03/18/2009	Award Date: 03/19/2009
Grantee Name: Tennessee	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$49,360,421.00	Grant Status: Active	QPR Contact: Cynthia Peraza
LOCCS Authorized Amount: \$49,360,421.00	Estimated PI/RL Funds: \$2,350,582.74	
Total Budget: \$51,711,003.74		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

DEFINITIONS The following definitions apply to the NSP program even if they are used differently in the CDBG program: A. ABANDONED. A home is abandoned when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days, AND the property has been vacant for at least 90 days. 3 B. BLIGHTED STRUCTURE. A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. C. CURRENT MARKET APPRAISED VALUE. The current market appraised value means the value of a foreclosed upon home or residential property that is established through an appraisal made in accordance with the appraisal requirements of the Uniform Relocation and Property Acquisition Act at 49 CFR 24.103 and completed within 60 days prior to an offer made for the property by a subrecipient, grantee, developer or individual homebuyer. D. FORECLOSED. A property has been foreclosed upon at the point that, under state or local law, the mortgage or tax foreclosure is complete, and title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law. 1.2 ELIGIBLE APPLICANTS A. Units of local government including CDBG entitlement cities and Small Cities jurisdictions B. Non]profit 501(c)(3) organizations that have experience in developing, implementing and administering projects similar to NSP eligible activities and who demonstrate the financial and organizational capacity to accomplish the project. [Note: Unlike other federal programs, entitlement jurisdictions in Tennessee; namely, the city of Memphis, Nashville/Davidson County, the city of Knoxville, the city of Chattanooga and Shelby County, which are receiving a direct NSP allocation are also eligible to apply for State NSP funding.] 1.3 ELIGIBLE ACTIVITIES The purpose of NSP is to stabilize neighborhoods by purchasing and redeveloping abandoned and foreclosed properties. In addition, each NSP]funded activity must also be an Entitlement CDBG]eligible activity and meet a CDBG national objective. The following are the five eligible activities under HERA: A. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft]seconds, loan loss reserves, and shared]equity loans for low and moderate income homebuyers. This includes activity delivery costs as an eligible activity. B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties. This also includes relocation costs, direct homeownership assistance and housing counseling. C. Establish and operate land banks for homes and residential properties that have been foreclosed upon. The land bank may not hold the property for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance with NSP requirements. D. Demolish blighted structures. E. Redevelop demolished or vacant properties as housing, including the new construction of housing to redevelop demolished or vacant properties.

Distribution and and Uses of Funds:

1.4 INELIGIBLE ACTIVITIES A. Activities ineligible under the CDBG program; B. Foreclosure prevention activities; C. Demolition of structures that are not blighted; D. Purchase of residential properties and homes that have not been foreclosed upon; and E. Pay for any cost that is not eligible under NSP. 2. NSP REQUIREMENTS 2.1 INCOME TARGETING Unlike the CDBG program, NSP requires that all of the funds be used with respect to individuals and families whose income does not exceed 120% of area median income. A. "Low income" means a household whose income does not exceed 50% of the area median income, adjusted for family size; B. "Moderate income" means a household whose income exceeds 50% of the area median income, adjusted for family size, but does not exceed 80% of the area median income, adjusted for family size; and, C. gMiddle income" means a household whose income does not exceed 120% of the area median income, adjusted for family size. 2.2 NATIONAL OBJECTIVE For the purposes of NSP only, an activity may meet the low] and moderate]income national objective if the assisted activity: A. Provides or improves permanent residential structures that will be occupied by a household whose income in at or below 120% of area median income (abbreviated as LMMH);



Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$51,711,003.74
Total Budget	\$0.00	\$51,711,003.74
Total Obligated	\$0.00	\$51,711,003.74
Total Funds Drawdown	\$10,013.15	\$51,061,520.45
Program Funds Drawdown	\$10,013.15	\$48,710,937.71
Program Income Drawdown	\$0.00	\$2,350,582.74
Program Income Received	\$0.00	\$2,350,582.74
Total Funds Expended	\$10,013.15	\$51,061,520.45
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$7,404,063.15	\$0.00
Limit on Admin/Planning	\$4,936,042.10	\$1,994,119.31
Limit on Admin	\$0.00	\$1,994,119.31
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$12,927,750.94	\$12,412,048.82



Overall Progress Narrative:

Progress on NSP 1 Closeout was limited during 3rd Quarter 2020 due to the Covid situation. The State of Tennessee/THDA was implementing closeout training with newly designated THDA staff, but this also became somewhat limited. It appears during 4th Quarter 2020, staff will be able to develop a more scheduled approach to the closeout procedures, including concentrated NSP designated staff training in office. (Please see NSP 3 QPR for new construction and rehab updates.)

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
TN-25%CoC-1, Min. 25% SET-ASIDE CoC	\$0.00	\$12,545,061.34	\$12,545,061.34
TN-ACTIVITY A-1, ACTIVITY "A"	\$0.00	\$167,180.82	\$167,180.82
TN-ACTIVITY B-1, ACTIVITY "B" Acq/Rehab	\$0.00	\$29,329,572.16	\$26,974,271.68
TN-ACTIVITY D-DEMO-1, ACTIVITY "D"	\$0.00	\$1,742,173.22	\$1,742,173.22
TN-ACTIVITY E-1, ACTIVITY "E" ReDEV	\$0.00	\$6,120,864.44	\$6,054,949.83
TN-ADM-TOT-1, TN-ADM-TOT	\$10,013.15	\$1,806,151.76	\$1,227,300.82



Activities

Project # / TN-25%CoC-1 / Min. 25% SET-ASIDE CoC

Grantee Activity Number: NSP1-09-25%010
Activity Title: Knox Housing Partnership

Activity Category:

Acquisition - general

Project Number:

TN-25%CoC-1

Projected Start Date:

07/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Min. 25% SET-ASIDE CoC

Projected End Date:

10/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Knox Housing Partnership

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$964,243.05
Total Budget	\$0.00	\$964,243.05
Total Obligated	\$0.00	\$964,243.05
Total Funds Drawdown	\$0.00	\$964,243.05
Program Funds Drawdown	\$0.00	\$964,243.05
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$964,243.05
Knox Housing Partnership	\$0.00	\$964,243.05
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquire and rehab. foreclosed housing in high need census areas for rental opportunities to households at or below 50% AMI. Demolition may be necessary.

Location Description:

Blount and Campbell Counties TN eligible census areas

Activity Progress Narrative:

(See KHP REHAB)



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	13/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/6
# of Singlefamily Units	0	7/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	13/6	0/0	13/6	100.00
# Renter Households	0	0	0	13/6	0/0	13/6	100.00

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	

Grantee Activity Number:	NSP1-09-25%010 REHAB
Activity Title:	Knox Housing Part. rehab funds

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
TN-25%CoC-1

Projected Start Date:
07/01/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Completed

Project Title:
Min. 25% SET-ASIDE CoC

Projected End Date:
10/01/2012

Completed Activity Actual End Date:

Responsible Organization:
Knox Housing Partnership

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$401,684.00
Total Budget	\$0.00	\$401,684.00
Total Obligated	\$0.00	\$401,684.00
Total Funds Drawdown	\$0.00	\$401,684.00
Program Funds Drawdown	\$0.00	\$401,684.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$401,684.00
Knox Housing Partnership	\$0.00	\$401,684.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehab/reconst. of previously acquired NSP 1 properties for income eligible (less than 50% AMI) households.

Location Description:

Knox Housing Partnership eligible NSP 1 areas

Activity Progress Narrative:

Actual Accomplishments category (unit count and property counts) corrected. This will allow further corrections and data input during 4th quarter 2020.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	7	7/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	7	14/7
# of Singlefamily Units	7	14/7

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	

Project # / TN-ACTIVITY B-1 / ACTIVITY "B" Acq/Rehab

Grantee Activity Number: Nsp1-09-045

Activity Title: City of Knoxville TN

Activity Category:

Acquisition - general

Project Number:

TN-ACTIVITY B-1

Projected Start Date:

07/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

ACTIVITY "B" Acq/Rehab

Projected End Date:

10/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Knoxville TN

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$194,922.46
Total Budget	\$0.00	\$194,922.46
Total Obligated	\$0.00	\$194,922.46
Total Funds Drawdown	\$0.00	\$194,922.46
Program Funds Drawdown	\$0.00	\$194,922.46
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$194,922.46



City of Knoxville TN	\$0.00	\$194,922.46
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelop vacant (foreclosed) properties in high need census tracts for housing opportunities to income eligible households.

Location Description:

Knox County- City of Knoxville TN

Activity Progress Narrative:

City of Knoxville Unit/Property corrections performed during 3rd Quarter 2020 by THDA staff..

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	3		3/4	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		3/4	
# of Singlefamily Units	3		3/4	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/2	0/2	0/4	0

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	

Project # / TN-ADM-TOT-1 / TN-ADM-TOT

Grantee Activity Number:	ADMINISTRATION-THDA
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

TN-ADM-TOT-1

Project Title:

TN-ADM-TOT

Projected Start Date:

07/01/2009

Projected End Date:

03/14/2013

Benefit Type:

()

Completed Activity Actual End Date:



National Objective:

N/A

Responsible Organization:

TN HOU DEV AGENCY-THDA

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,806,151.76
Total Budget	\$0.00	\$1,806,151.76
Total Obligated	\$0.00	\$1,806,151.76
Total Funds Drawdown	\$10,013.15	\$1,227,300.82
Program Funds Drawdown	\$10,013.15	\$1,227,300.82
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$10,013.15	\$1,227,300.82
TN HOU DEV AGENCY-THDA	\$10,013.15	\$1,227,300.82
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

State of TN, THDA administration funds.

Location Description:**Activity Progress Narrative:**

State of Tennessee/THDA Administration funds draw for THDA staff time and realted indirect cost to carry out the NSP programs.

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

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	2	142
Monitoring Visits	2	52
Audit Visits	0	24
Technical Assistance Visits	0	2
Monitoring/Technical Assistance Visits	0	64
Report/Letter Issued	0	64

