

# Grantee: Tennessee

## Grant: B-08-DN-47-0001

### October 1, 2020 thru December 31, 2020 Performance Report

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<b>Grant Number:</b> B-08-DN-47-0001	<b>Obligation Date:</b> 03/18/2009	<b>Award Date:</b> 03/19/2009
<b>Grantee Name:</b> Tennessee	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$49,360,421.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$49,360,421.00	<b>Estimated PI/RL Funds:</b> \$2,350,582.74	
<b>Total Budget:</b> \$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. Nonprofit 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. "Middle 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 is at or below 120% of area median income (abbreviated as LMMH);



**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$51,711,003.74
<b>Total Budget</b>	\$0.00	\$51,711,003.74
<b>Total Obligated</b>	\$0.00	\$51,711,003.74
<b>Total Funds Drawdown</b>	\$11,105.55	\$51,072,626.00
<b>Program Funds Drawdown</b>	\$11,105.55	\$48,722,043.26
<b>Program Income Drawdown</b>	\$0.00	\$2,350,582.74
<b>Program Income Received</b>	\$0.00	\$2,350,582.74
<b>Total Funds Expended</b>	\$11,105.55	\$51,072,626.00
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Funds Expended**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
28th Legislative District CDC	\$ 0.00	\$ 300,000.00
City of Columbia TN	\$ 0.00	\$ 507,873.66
City of Covington TN	\$ 0.00	\$ 153,475.35
City of Dyersburg TN	\$ 0.00	\$ 432,114.12
City of Huntingdon TN	\$ 0.00	\$ 67,225.04
City of Knoxville TN	\$ 0.00	\$ 1,696,638.66
City of Milan TN	\$ 0.00	\$ 347,317.00
City of Morristown TN	\$ 0.00	\$ 376,022.00
City of Murfreesboro (CoC)	\$ 0.00	\$ 1,179,575.83
City of Murfreesboro TN	\$ 0.00	\$ 480,263.22
City of Newport TN	\$ 0.00	\$ 101,545.83
Binghampton Dev. Corp.	\$ 0.00	\$ 1,490,746.61
City of Oak Ridge TN	\$ 0.00	\$ 94,631.00
City of Paris TN	\$ 0.00	\$ 242,787.00
City of Pulaski TN	\$ 0.00	\$ 163,520.00
City of Shelbyville TN	\$ 0.00	\$ 326,023.00
City of Trenton TN	\$ 0.00	\$ 300,259.05
Claiborne County TN	\$ 0.00	\$ 208,461.00
Clinch-Powell RC&D	\$ 0.00	\$ 982,823.00
Comm. Action Network, Inc. CAN	\$ 0.00	\$ 294,580.74
Community Action Network, Inc.	\$ 0.00	\$ 115,080.34
Community Health of E. TN, Inc.	\$ 0.00	\$ 353,685.00
Blount Co. Habitat Humanity	\$ 0.00	\$ 336,284.53



Community Housing Partnership	\$ 0.00	\$ 674,891.53
Cooper-Young Dev. Corp.	\$ 0.00	\$ 25,043.42
Cumberland Reg. Dev. Corp.	\$ 0.00	\$ 1,217,257.00
Cumberland Reg.Dev. Corp.	\$ 0.00	\$ 724,583.00
Eastern Eight CDC	\$ 0.00	\$ 712,597.31
First TN. Dev. District	\$ 0.00	\$ 2,571,722.00
Food on Foot, Inc.	\$ 0.00	\$ 350,297.00
Frayser CDC	\$ 0.00	\$ 2,122,643.00
Habitat Humanity Greater Memphis	\$ 0.00	\$ 3,367,357.83
Hope of Martin TN	\$ 0.00	\$ 151,956.00
Buffalo Valley, Inc.	\$ 0.00	\$ 4,277,479.36
Hope of Martin, Inc.	\$ 0.00	\$ 696,099.00
Iva's Place, Inc.	\$ 0.00	\$ 448,070.00
Jackson Housing Authority	\$ 0.00	\$ 1,100,143.14
Knox Housing Partnership	\$ 0.00	\$ 1,365,927.05
Lauderdale County TN	\$ 0.00	\$ 354,403.50
Lauderdale County/New Beginnings CoC	\$ 0.00	\$ 292,127.12
NHO Management	\$ 0.00	\$ 1,504,111.50
North Memphis CDC	\$ 0.00	\$ 626,090.36
Oasis of Hope	\$ 0.00	\$ 280,870.98
Scott-Morgan CDC	\$ 0.00	\$ 0.00
Carey Counseling Center	\$ 0.00	\$ 237,300.00
Serentity Pointe, Inc.	\$ 0.00	\$ 1,145,835.45
Shelby Res. & Voc. Services	\$ 0.00	\$ 1,329,505.00
Southeast TN Dev. District	\$ 0.00	\$ 1,422,683.12
Southwest Human Res. Agency	\$ 0.00	\$ 1,109,783.40
TAMB of Jackson TN	\$ 0.00	\$ 528,680.39
TN HOU DEV AGENCY-THDA	\$ 11,105.55	\$ 1,238,406.37
The Works, Inc.	\$ 0.00	\$ 0.00
Town of Alamo TN	\$ 0.00	\$ 54,915.00
Town of Bells TN	\$ 0.00	\$ 59,325.00
Union County TN	\$ 0.00	\$ 0.00
Chattanooga CHDO	\$ 0.00	\$ 526,922.61
United Housing, Inc.	\$ 0.00	\$ 4,778,653.10
Urban Housing Solutions, Inc.	\$ 0.00	\$ 3,240,556.00
We Care, Inc.	\$ 0.00	\$ 189,093.00
City of Chattanooga	\$ 0.00	\$ 867,625.00
City of Clarksville	\$ 0.00	\$ 504,770.48
City of Cleveland TN	\$ 0.00	\$ 423,970.00

## Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$ .00	\$ .00	\$ .00
<b>Overall Benefit Amount</b>	\$5,170,583,263.96	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$7,404,063.15	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$4,936,042.10	\$2,572,970.25	\$2,005,224.86
<b>Limit on Admin</b>	\$ .00	\$2,572,970.25	\$2,005,224.86
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$ .00
<b>Progress towards LH25 Requirement</b>	\$12,927,750.94		\$12,412,048.82

## Overall Progress Narrative:

State of Tennessee NSP 1 closeout progress was somewhat limited during the 4th Quarter 2020 due



to the re-occurring Covid 19 situation and the unfortunate bombing of the downtown Nashville area. State buildings were closed for the period between the holidays. Progress has been made correcting data and beneficiary data on activities that are shown on the Micro Strategy reports as needing adjustments to the existing data. This usually involves income categories that are misplaced in the corresponding activity. While it is relatively simple to identify, the adjustment to the correct activity (i.e. 50% or less) requires several additions and deletions across the entire report to correct. Staff is prepared to allocate more time to this situation starting in the First Quarter 2021.

## 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	\$11,105.55	\$1,806,151.76	\$1,238,406.37

## Activities

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

<b>Grantee Activity Number:</b>	<b>NSP1-09-25%010</b>
<b>Activity Title:</b>	<b>Knox Housing Partnership</b>

**Activity Type:**  
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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$964,243.05
<b>Total Budget</b>	\$0.00	\$964,243.05
<b>Total Obligated</b>	\$0.00	\$964,243.05
<b>Total Funds Drawdown</b>	\$0.00	\$964,243.05
<b>Program Funds Drawdown</b>	\$0.00	\$964,243.05
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$964,243.05
Knox Housing Partnership	\$0.00	\$964,243.05
<b>Most Impacted and Distressed Expended</b>	\$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:**

THDA staff corrections and data cleanup of beneficiary data and income related data for Knox Housing Partnership.

**Accomplishments Performance Measures**

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

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



# 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	

Activity Supporting Documents: None



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

**Activity Type:**  
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	Oct 1 thru Dec 31, 2020	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$401,684.00
<b>Total Budget</b>	\$0.00	\$401,684.00
<b>Total Obligated</b>	\$0.00	\$401,684.00
<b>Total Funds Drawdown</b>	\$0.00	\$401,684.00
<b>Program Funds Drawdown</b>	\$0.00	\$401,684.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$401,684.00
Knox Housing Partnership	\$0.00	\$401,684.00
<b>Most Impacted and Distressed Expended</b>	\$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:**

SEE KHP Acquisition narrative this report period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	7/7

  

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	14/7
# of Singlefamily Units	0	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	

Activity Supporting Documents: None

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





<b>Grantee Activity Number:</b>	<b>Nsp1-09-045</b>
<b>Activity Title:</b>	<b>City of Knoxville TN</b>

**Activity Type:**  
Acquisition - general

**Activity Status:**  
Completed

**Project Number:**  
TN-ACTIVITY B-1

**Project Title:**  
ACTIVITY "B" Acq/Rehab

**Projected Start Date:**  
07/01/2009

**Projected End Date:**  
10/01/2012

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Knoxville TN

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$194,922.46
<b>Total Budget</b>	\$0.00	\$194,922.46
<b>Total Obligated</b>	\$0.00	\$194,922.46
<b>Total Funds Drawdown</b>	\$0.00	\$194,922.46
<b>Program Funds Drawdown</b>	\$0.00	\$194,922.46
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$194,922.46
City of Knoxville TN	\$0.00	\$194,922.46
<b>Most Impacted and Distressed Expended</b>	\$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:**

THDA staff corrections and data cleanup for City of Knoxville NSP 1 State Program.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	3/4

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



# of Housing Units	0	3/4
# of Singlefamily Units	0	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	

Activity Supporting Documents: None

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



**Grantee Activity Number:** ADMINISTRATION-THDA

**Activity Title:** Administration

**Activity Type:**

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:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

TN HOU DEV AGENCY-THDA

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2020**

\$0.00

**To Date**

\$1,806,151.76

**Total Budget**

\$0.00

\$1,806,151.76

**Total Obligated**

\$0.00

\$1,806,151.76

**Total Funds Drawdown**

\$11,105.55

\$1,238,406.37

**Program Funds Drawdown**

\$11,105.55

\$1,238,406.37

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$11,105.55

\$1,238,406.37

TN HOU DEV AGENCY-THDA

\$11,105.55

\$1,238,406.37

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Activity Description:**

State of TN, THDA administration funds.

**Location Description:**

**Activity Progress Narrative:**

State of Tennessee NSP administrative funds for THDA staff time and indirect cost for the previous quarterly expenses.

**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

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## Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	1	143
Monitoring Visits	0	52
Audit Visits	0	24
Technical Assistance Visits	0	2
Monitoring/Technical Assistance Visits	1	65
Report/Letter Issued	1	65