

Grantee: Tennessee

Grant: B-08-DN-47-0001

July 1, 2021 thru September 30, 2021 Performance

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: No QPR Contact Found
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	\$0.00	\$51,711,003.74
Total Budget	\$0.00	\$51,711,003.74
Total Obligated	\$0.00	\$51,711,003.74
Total Funds Drawdown	\$29,778.54	\$51,133,591.42
Program Funds Drawdown	\$29,778.54	\$48,783,008.68
Program Income Drawdown	\$0.00	\$2,350,582.74
Program Income Received	\$0.00	\$2,350,582.74
Total Funds Expended	\$43,289.48	\$51,133,591.42
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
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	\$ 43,289.48	\$ 1,299,371.79
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
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$49,133,119.69	\$.00	\$.00
Limit on Public Services	\$7,404,063.15	\$.00	\$.00
Limit on Admin/Planning	\$4,936,042.10	\$2,572,970.25	\$2,066,190.28
Limit on Admin	\$.00	\$2,572,970.25	\$2,066,190.28
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$12,927,750.94		\$15,652,604.82

Overall Progress Narrative:



State of TN/THDA staff finalized closeout of the NSP 3 grant during the 3rd Quarter 2021. Staff will now concentrate on the NSP 1 grant. At this time, staff is verifying all addresses and related legal documents for errors and or obmissions. Also, related missing beneficiary information is being collected as needed and will be adjusted in DRGR during the next quarter. It also appears that there are LH 25 beneficiaries that were incorrectly indicated as LMMI in DRGR. These will be adjusted in the Action Plan to the correct LH 25 designation. This will require the NSP 1 Action Plan to be opened. Staff will keep the HUD Field Office updated as to the open Action Plan. These type corrections do not trigger a plan substantial admendment.

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	\$15,785,617.34
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	\$23,733,715.68
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	\$29,778.54	\$1,806,151.76	\$1,299,371.79

Activities

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



Grantee Activity Number: ADMINISTRATION-THDA
Activity Title: Administration

Activity Type:

Administration

Project Number:

TN-ADM-TOT-1

Projected Start Date:

07/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

TN-ADM-TOT

Projected End Date:

03/14/2013

Completed Activity Actual End Date:

Responsible Organization:

TN HOU DEV AGENCY-THDA

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2021

To Date

\$0.00

\$1,806,151.76

Total Budget

\$0.00

\$1,806,151.76

Total Obligated

\$0.00

\$1,806,151.76

Total Funds Drawdown

\$29,778.54

\$1,299,371.79

Program Funds Drawdown

\$29,778.54

\$1,299,371.79

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$43,289.48

\$1,299,371.79

TN HOU DEV AGENCY-THDA

\$43,289.48

\$1,299,371.79

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

State of TN, THDA administration funds.

Location Description:

Activity Progress Narrative:

As to THDA Administration activity, this quarter expended amount includes \$13,510.94 that was drawn during 2nd Quarter 2021, but expended during this 3rd Quarter 2021 and shown on this QPR under financials. Drawn and expended amounts are now in balance.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	1	145
Monitoring Visits	0	52
Audit Visits	1	25
Technical Assistance Visits	0	2
Monitoring/Technical Assistance Visits	0	66
Report/Letter Issued	1	66

