

Grantee: Tennessee

Grant: B-08-DN-47-0001

October 1, 2021 thru December 31, 2021

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	\$10,456.95	\$51,144,048.37
Program Funds Drawdown	\$10,456.95	\$48,793,465.63
Program Income Drawdown	\$0.00	\$2,350,582.74
Program Income Received	\$0.00	\$2,350,582.74
Total Funds Expended	\$13,275.15	\$51,146,866.57
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	\$ 13,275.15	\$ 1,312,646.94
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	\$2,079,465.43
Limit on Admin	\$.00	\$2,572,970.25	\$2,079,465.43
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$12,927,750.94		\$15,649,786.62

Overall Progress Narrative:



During 4th Quarter 2021, missing beneficiary information is being collected or re-created as needed and is continually being adjusted in DRGR. There are several LH 25 category beneficiary data sets that are incorrectly indicated as LMMI in the system.

THDA staff requested some guidance from Help Desk on possible fixes for these this quarter and staff is reviewing those responses for the least disruptive system scenario. Further Help Desk requests will most likely be needed during first quarter 2022.

The ultimate outcome will be the closeout of the NSP 1 grant.

Also, during this quarter there were returned NSP 1 funds from Iva's Place, Inc. Please see that activity narrative in this QPR for further details.

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	(\$2,818.20)	\$12,545,061.34	\$15,782,799.14
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	\$13,275.15	\$1,806,151.76	\$1,312,646.94

Activities

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



Grantee Activity Number: NSP1-09-25%008

Activity Title: Iva's Place, Inc.

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:**

Iva's Place, Inc.

Overall	Oct 1 thru Dec 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$326,598.60
Total Budget	\$0.00	\$326,598.60
Total Obligated	\$0.00	\$326,598.60
Total Funds Drawdown	(\$2,818.20)	\$323,780.40
Program Funds Drawdown	(\$2,818.20)	\$323,780.40
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$326,598.60
Iva's Place, Inc.	\$0.00	\$326,598.60
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acquire and rehab. foreclosed housing in high need census areas for rental to families at or below 50% AMI.

Location Description:

Loudon County TN eligible census areas

Activity Progress Narrative:

Iva's Place sold a NSP 1 property right before the affordability period ended. A small amount of funds (\$2,818.20) were recaptured by State of TN/THDA and returned to the U S Treasury. Treasury then applied the credit back to the Iva's Place activity in DRGR. At NSP 1 grant closeout, those remaining funds will be rescinded along with all other remaining NSP 1 funds from the NSP 1 Grant line of credit by HUD.

Also, while activity was open, staff corrected and/or added correct beneficiary information and household data in DRGR.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



of Properties 0 5/5

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	5		5/5	
# of Singlefamily Units	5		5/5	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	5	0	5	5/5	0/0	5/5	100.00
# Renter	5	0	5	5/5	0/0	5/5	100.00

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

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



Grantee Activity Number: NSP1-09-030

Activity Title: Davidson Co.- Urban Housing Solutions, Inc.

Activity Type:

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:**

Urban Housing Solutions, Inc.

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2021 To Date**

\$0.00 \$3,240,556.00

Total Budget

\$0.00 \$3,240,556.00

Total Obligated

\$0.00 \$3,240,556.00

Total Funds Drawdown

\$0.00 \$3,240,556.00

Program Funds Drawdown

\$0.00 \$3,240,556.00

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$0.00 \$3,240,556.00

Urban Housing Solutions, Inc.

\$0.00 \$3,240,556.00

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

Acquire (B) foreclosed, in receivership, affordable rental property in high need census tract to continue providing affordable rentals units to income eligible households.

Location Description:

Davidson County allocation- Urban Housing Solution, Inc.

Activity Progress Narrative:

This activity was opened by THDA staff to make corrections to the original beneficiary information in DRGR that was found to be incorrect due to duplication. Apparently, renter beneficiary information had been entered twice for the same beneficiary groups. The information was corrected and is now accurate.

This particular activity has 148 units with multiple corresponding beneficiary numbers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-1	1/1



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-144		148/148	
# of Multifamily Units	-144		148/148	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-67	0	-67	81/33	67/115	148/148	100.00
# Renter	-67	0	-67	81/33	67/115	148/148	100.00

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

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

Oct 1 thru Dec 31, 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

\$13,275.15 \$1,312,646.94

Program Funds Drawdown

\$13,275.15 \$1,312,646.94

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$13,275.15 \$1,312,646.94

TN HOU DEV AGENCY-THDA

\$13,275.15 \$1,312,646.94

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/THDA continue to work toward Closeout of the NSP 1 Grant and staff time and indirect are reflected in the quarterly drawn amount from THDA Administrative funds. The total financial draw and expended amounts shown also reflect returned NSP 1 funds this quarter. Please see Iva's Place, Inc. activity narrative in this report for further details.

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	0	145
Monitoring Visits	0	52
Audit Visits	0	25
Technical Assistance Visits	0	2
Monitoring/Technical Assistance Visits	0	66
Report/Letter Issued	0	66