

Grantee: Metropolitan Development and Housing Agency

Grant: B-09-CN-TN-0024

April 1, 2020 thru June 30, 2020 Performance Report

Grant Number: B-09-CN-TN-0024	Obligation Date:	Award Date: 02/11/2010
Grantee Name: Metropolitan Development and	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$30,469,999.99	Grant Status: Active	QPR Contact: Angela Harrell
LOCCS Authorized Amount: \$30,469,999.99	Estimated PI/RL Funds: \$4,800,146.41	
Total Budget: \$35,270,146.40		

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

An application was submitted by four agencies located in Nashville and Davidson County, Tennessee, as a consortium. The consortium members were awarded \$30,470,000 under the second round of funding for the Neighborhood Stabilization Program (NSP2). In September 2010, two of the consortium members roles were changed from subrecipient or grantee to developer status at the request of the Consortium. The Consortium now consists of the Metropolitan Development and Housing Agency (MDHA) and The Housing Fund (THF) with Urban Housing Solutions (UHS) and Woodbine Community Organization (WCO) as developers. The intent of the program still remains intact and working accordingly.

Each Application member has extensive experience managing neighborhood stabilization activities. The team has targeted four areas of Metropolitan Nashville and Davidson County (Metro Nashville) to perform the following NSP2 driven activities:

- (a) establish a shared equity financing mechanism for low to middle income homebuyers of foreclosed properties;
- (b) purchase and rehabilitate residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such properties; and
- (c) redevelop demolished or vacant properties as viable and affordable housing.

In furtherance of these general activities, the Consortium will use NSP2 funds to achieve the following results:

- (a) stabilize neighborhoods through housing development and redevelopment;
- (b) leverage neighborhood stabilization as a springboard to neighborhood revitalization;
- (c) target areas based on need and past and ongoing redevelopment/revitalization activities;
- (d) locate multifamily developments on mixed-use transit corridors as anchors, with surrounding neighborhood single-family housing infill;
- (e) provide rental and homebuyer units, including rentals for former and/or foreclosed owners;
- (f) creating mixed-income communities;
- (g) use shared equity loans to sustain affordability, ensure "successful homeownership," and balance gentrification; and
- (h) incorporate green building technologies to promote financial and physical health and well being.

The use of NSP2 funds will allow the Consortium to stabilize four key neighborhoods in Metro Nashville, which have been hardest hit by vacancies and foreclosures in the past three years. Moreover, use of NSP2 funds in these communities will foster the development of viable urban communities and the creation of decent housing, suitable living environments and economic opportunity for persons of low and moderate income.

Target Geography:

The Application members chose 17 eligible census tracts in four neighborhoods to comprise its target geography. A list of census tracts is included in Appendix 1 on page 46. These distinct "Target Neighborhoods" have been labeled as (1) North Nashville, (2) South Nashville, (3) East Nashville, and (4) Southeast Nashville. Each Target Neighborhood has a unique set of housing market, credit, and employment needs. These factors have contributed differently to the decline of each Target Neighborhood. (i) North Nashville – A Neighborhood of Converging Distress Factors The North Nashville target neighborhood is comprised of eight census tracts that are experiencing similar types of neighborhood destabilization. In the 2000 US Census, this area contained almost 12,000 households, which was about 5 percent of Metro Nashville's household stock. North Nashville is facing major problems with rising foreclosures due in part to the highest averages of sub-prime loans in Nashville's target areas. These risky loans, combined with high unemployment levels are causing North Nashville residents to lose their homes in increasing numbers. This target area has not experienced growth in new construction in recent years. It is comprised of communities that are at risk of abandonment due to the foreclosure crisis. Without intervention, North Nashville neighborhood conditions will likely worsen as property values drop and vacancies rise. All homeowners—especially those with subprime loans—will be pushed into a precarious financing position with low or negative equity in their homes. Stabilization approaches that acquire foreclosed homes and that allow individuals the ability to



realize homeownership without risky loans, such as Shared Equity housing, can reverse the disinvestment this neighborhood is experiencing. Additionally, this neighborhood is in need of larger numbers of affordable rental properties so that residents at the lowest income levels will not be displaced from their neighborhood as stabilization occurs. North Nashville Supporting Data. One of the most telling indicators of neighborhood decline comes in the form of falling numbers of home sales and increased length of time homes remain on the market. In the first six months of 2007, 523 homes sold in North Nashville, or 4 percent of the homes in the area. In the first half of 2009 this number dropped over 50 percent to 234 homes sold, or 2 percent of area homes. (Source: zip-code level data from the Greater Nashville Association of Realtors through the Multiple Listing Service – “MLS Data”) Additionally, the pace of home sales has declined over the past 3 years, with the average time on the market increasing from 65 days in the first six months of 2007 to 76 days in the first six months of 2009. This change indicates that the rate of market absorption slowed considerably during this period. Consistent with the decreasing market absorption rate, the number of foreclosed units is on the rise. In 2008 North Nashville had 9 percent of all completed foreclosures in Metro Nashville, though it has only 5 percent of open increase in the rate of completed foreclosures from 2006 to 2008. It should be noted that many lenders have placed a

Target Geography:

temporary moratorium on foreclosures. As this moratorium is lifted the foreclosure rate is likely to increase significantly. Additionally, portions of North Nashville have vacancy rates that far exceed the 2 percent vacancy rate for Metro Nashville as a whole. For instance, Census Tract 139 has a vacancy rate of 15.4 percent. Loan delinquencies are devastating the North Nashville area. In April 2009, zip codes associated with this neighborhood showed that the highest per cent

Program Approach:

North Nashville: In 2008, over 30,000 persons in nearly 13,000 households lived in these census tracts. HUD foreclosure and vacancy scores in the target geography identified as North Nashville are roughly equivalent. In 2008, 9 percent of the completed foreclosures in the County were in North Nashville substantiating HUD’s high foreclosure score. Unemployment rates consistently exceed those for Davidson County as a whole, 10.5 percent in 2000 versus 2.9 percent for the County. The NSP approach in North Nashville is the acquisition and rehabilitation of foreclosed or abandoned single family and multifamily properties for resale or rent. Because of the higher unemployment rate in the area and lower average median incomes, safe, decent, well managed rental opportunities are particularly viable strategies for stabilizing its neighborhoods and families. Shared equity homeownership, because of the program’s deeper subsidies and the ongoing relationship between steward and purchaser, is an approach to help lower income households become successful homeowners. South Nashville: In 2008, only 1,193 persons in 499 households lived in these two census tracts. As the lower population evidences, South Nashville has seen significant disinvestment over recent years. It is the one out of the four target geographies where the vacancy score meets the maximum NSP threshold score of 20. The current vacancy rate is over 20 percent. Further attesting to disinvestment and flight from the area, is that incomes are the lowest and unemployment rates the highest among the target areas. Foreclosures are less of a problem, with less than 1 percent of trustee owned properties in Davidson County located in South Nashville/Chestnut Hill. The strategy for stabilizing this neglected area is the redevelopment of blighted properties and new residential construction on vacant properties. Shared equity homeownership with NSP funds, in conjunction with new residential construction, is an approach to help the lower income households in this area become successful homeowners. East Nashville: In 2008, over 14,000 persons in nearly 6,000 households lived in this census tracts. HUD vacancy scores are slightly higher than the foreclosure scores in the target geography identified as East Nashville. In 2008, 3 percent of the county’s completed foreclosures were in East Nashville substantiating HUD’s foreclosure score. Unemployment rates consistently exceed those for Davidson County as a whole, 11.9 percent in 2000 versus 2.9 percent for the County. The NSP approach in East Nashville is twofold: the acquisition and rehabilitation of foreclosed or abandoned single family and multifamily properties for resale or rent; and the redevelopment of blighted or vacant property for use as multifamily rental. The latter approach will be targeted to a particular corridor within East Nashville with higher vacancy scores that is adjacent to a city redevelopment district. Because of the higher unemployment rate in the East Nashville area and lower average median incomes, acquisition and/or rehabilitation of smaller troubled multifamily developments are particularly viable strategies for stabilizing East Nashville neighborhoods and families. Shared equity homeownership is an approach to combat the gentrification

Program Approach:

that was beginning to occur in portions of this target geography because of its proximity to more affluent historic districts. Southeast Nashville: In 2008, nearly 47,000 persons in over 19,000 households lived in these census tracts. Of the four target geographies, Southeast Nashville has the highest HUD foreclosure score (19) and the lowest HUD vacancy score. Average median incomes are considerably higher in this area and exceed that for Metro Nashville as a whole.

Consortium Members:

The Neighborhood Stabilization Program (Round II) is intended to provide extensive neighborhood stabilization activities in seventeen census tracts in four target areas in Metro Nashville (East Nashville, North Nashville, South Nashville, and Southeast Davidson County). This program will be implemented primarily by two consortium members and two developers: Metropolitan Development and Housing Agency (MDHA), The Housing Fund (THF), Urban Housing Solutions (UHS), and Woodbine Community Organization (WCO).

How to Get Additional Information:

Additional information is available on MDHA’s website at www.nashville-mdha.org or www.housing4nashville.com for a list of properties available through the program.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$35,152,227.62
Total Budget	\$0.00	\$35,152,227.62
Total Obligated	\$0.00	\$34,889,713.62
Total Funds Drawdown	\$0.00	\$33,300,936.34
Program Funds Drawdown	\$0.00	\$30,469,999.99
Program Income Drawdown	\$0.00	\$2,830,936.35

Program Income Received	\$0.00	\$4,663,895.02
Total Funds Expended	\$0.00	\$33,516,703.26
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$4,334,509.81

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	\$4,334,509.81
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$3,047,000.00	\$1,427,167.37
Limit on Admin	\$0.00	\$1,427,167.37
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$8,817,536.60	\$10,752,337.94

Overall Progress Narrative:

No activity occurred this quarter. TA was assigned by the HUD Field Office and a review of the final steps to closeout was conducted. All items in the TA review have been completed and are ready for one last check before requesting the close-out package. The grant is on track to be closed soon. Staff continued to work with the Housing Fund to identify projects that will expend the remaining program income in the revolving loan fund per NSP2 guidelines. Program income for activity 3000-3000 has been reconciled and vouchers for expenditures to date will be created after the QPR is approved.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1000, Financing Mechanism	\$0.00	\$1,639,263.84	\$1,639,263.84
2000, Acquisition/Rehabilitation	\$0.00	\$16,762,072.55	\$16,762,072.55
3000, Redevelopment	\$0.00	\$11,653,255.60	\$11,038,483.78
4000, Administration/Planning	\$0.00	\$1,098,408.00	\$1,030,179.82
5000, THF RLF	\$0.00	\$4,000,000.00	\$0.00



Activities

Project # / 1000 / Financing Mechanism

Grantee Activity Number: 1000-1794
Activity Title: THF Shared Equity LMMI

Activity Category: Homeownership Assistance to low- and moderate-income	Activity Status: Completed
Project Number: 1000	Project Title: Financing Mechanism
Projected Start Date: 02/15/2011	Projected End Date: 02/11/2013
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date:
National Objective: NSP Only - LMMI	Responsible Organization: The Housing Fund

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,593,632.95
Total Budget	\$0.00	\$1,593,632.95
Total Obligated	\$0.00	\$1,593,632.95
Total Funds Drawdown	\$0.00	\$1,593,632.95
Program Funds Drawdown	\$0.00	\$1,593,632.95
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,593,632.95
The Housing Fund	\$0.00	\$1,593,632.95
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity is to provide homeownership assistance to middle income homebuyers of foreclosed properties and for development loans to provide housing for the shared equity program. Part of this strategy will be to assist with the purchase of foreclosed properties that are not being acquired and/or rehabilitated with other NSP2 funds. Buyer initiated loans will be due on sale for a maximum amount of \$30,000 at an interest rate of 0 percent. Long term affordability will be maintained by a minimum 30 year deed restriction capping the resale price to be affordable to a less than middle income buyer. With shared equity loans, gains in appreciation will be shared according to a formula contained in the deed restriction, ensuring multi-generational affordability.

Non-shared equity loans are available for foreclosed properties in the targeted census tracts. Loans will provide up to \$15,000 of assistance for a 15 year affordability period. The Housing Fund will record a Right of First Refusal to have the opportunity to purchase these properties and keep these units in Shared Equity inventory upon resale.

The shared equity program also includes providing construction loans to developers interested in developing housing for homebuyers to purchase.

Program income will allow for future units in this category.



Location Description:

The Consortium chose 17 eligible census tracts in four neighborhoods to comprise its target geography. These distinct “Target Neighborhoods” have been labeled as (1) North Nashville, (2) South Nashville, (3) East Nashville, and (4) Southeast Nashville. Geographically, this activity will be targeted to census tracts experiencing high levels of single-family home foreclosures, with significant numbers of trustee owned properties.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-5	24/55
# of Singlefamily Units	-5	24/55

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	-2	-5	-5	0/0	9/55	24/55	37.50
# Owner Households	-2	-5	-5	0/0	9/55	24/55	37.50

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:	1001-1794
Activity Title:	Non-Shared Equity LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

1000

Projected Start Date:

06/01/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanism

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

The Housing Fund

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$45,630.89
Total Budget	\$0.00	\$45,630.89
Total Obligated	\$0.00	\$45,630.89
Total Funds Drawdown	\$0.00	\$45,630.89
Program Funds Drawdown	\$0.00	\$45,630.89
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$45,630.89
The Housing Fund	\$0.00	\$45,630.89
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will provide homeownership financial assistance to homebuyers of foreclosed properties at or below 120% of the area median income. Loans will provide up to \$15,000 of assistance for a 15 year affordability period. The Housing Fund will record a Right of First Refusal to have the opportunity to purchase these properties and keep these units in Shared Equity inventory upon resale.

Location Description:

This activity will be available for all seventeen census tracts in four neighborhoods in Metro Nashville. This activity will be targeted to census tracts experiencing high levels of single-family home foreclosures and trustee owned properties.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	3/5



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	1	0/0	0/0	3/5	0.00
# Owner Households	0	0	1	0/0	0/0	3/5	0.00

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

Project # / 2000 / Acquisition/Rehabilitation

Grantee Activity Number:	2000-1358
Activity Title:	UHS Acq/Rehab LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

2000

Project Title:

Acquisition/Rehabilitation

Projected Start Date:

05/01/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Urban Housing Solutions, Inc

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,130,259.00
Total Budget	\$0.00	\$1,130,259.00
Total Obligated	\$0.00	\$1,130,259.00
Total Funds Drawdown	\$0.00	\$1,130,259.00
Program Funds Drawdown	\$0.00	\$1,130,259.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,130,259.00



Urban Housing Solutions, Inc	\$0.00	\$1,130,259.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$240,451.79

Activity Description:

This activity is divided between the acquisition and rehab of single family and small multifamily homes (1-4 units) for middle income households located at 1029 1st Ave. S., 1031 1st Ave. S., 1219 1st Ave. S., 1414 McKennie Ave., 1123 N. 6th St., and 710-712 Douglas Ave. The project includes 25 units of which 11 units will be leased to incomes at or below 120% AMI.

Location Description:

These activities are targeted in the East and South Nashville areas. Geographically, the stabilization of single family and small multifamily units will be targeted to census tracts experiencing high levels of foreclosures, with significant numbers of trustee owned properties; where possible the stabilization of the larger multifamily rental projects will be targeted in high foreclosure areas and in locations where the development can serve as an "anchor" for other NSP2 and neighborhood revitalization activities.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/6
#Refrigerators replaced	0	0/11
#Units with bus/rail access	0	0/11
#Units exceeding Energy Star	0	0/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	11/11
# of Singlefamily Units	1	11/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	4	4	0/0	6/11	11/11	54.55
# Renter Households	0	4	4	0/0	6/11	11/11	54.55

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: 2000-3000
Activity Title: MDHA Acq/Rehab LMMI

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 2000

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 02/15/2011

Projected End Date:
 12/31/2012

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Metropolitan Development & Housing Agency

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,544,425.07
Total Budget	\$0.00	\$1,544,425.07
Total Obligated	\$0.00	\$1,544,425.07
Total Funds Drawdown	\$0.00	\$1,544,425.07
Program Funds Drawdown	\$0.00	\$1,544,425.07
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,544,425.07
Metropolitan Development & Housing Agency	\$0.00	\$1,544,425.07
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$201,000.00

Activity Description:

This activity is for the acquisition and rehab of single family and small multifamily properties and will be maintained as rental housing for families displaced. These properties are primarily for persons above 50% of the area median income.

Location Description:

This activity's target area is primarily for the North and possibly East Nashville areas and will include single family properties (1-4 units).

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	6	18/18
#Low flow toilets	0	0/18
#Low flow showerheads	0	0/18



#Units with bus/rail access

0

0/18

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	5		18/18	
# of Singlefamily Units	5		18/18	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	-3	4	4	0/0	12/18	18/18	66.67
# Renter Households	-3	4	4	0/0	12/18	18/18	66.67

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:	2100-3052
Activity Title:	UHS 305 Grace Rehab--LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
2000

Projected Start Date:
05/01/2011

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Completed

Project Title:
Acquisition/Rehabilitation

Projected End Date:
12/01/2012

Completed Activity Actual End Date:

Responsible Organization:
Urban Housing Solutions, Inc

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$83,053.74
Total Budget	\$0.00	\$83,053.74
Total Obligated	\$0.00	\$83,053.74
Total Funds Drawdown	\$0.00	\$83,053.74
Program Funds Drawdown	\$0.00	\$83,053.74
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$83,053.74
Urban Housing Solutions, Inc	\$0.00	\$83,053.74
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Urban Housing Solutions, Inc	Acquisition - general	2000	2100-3051	UHS 305 Grace Acquisition-LMMI	General Account

Association Description:

Separate activities were set up for the acquisition and the rehab of this property. All beneficiary data will be reported in the rehab activity 2100-3052.

Activity Description:

This activity is primarily for the rehabilitation of the property to allow for rehabilitation efforts at 305 Grace Street. The project will be mixed income with 5 of the 7 units for persons at 120% or below of the area median income.

Location Description:

305 Grace Street is located in Census Tract 118.00 in the East Nashville area.

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
#Units with bus/rail access	0		5/5	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		5/5	
# of Multifamily Units	0		5/5	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/0	4/5	5/5	80.00	
# Renter Households	0	0	0	0/0	4/5	5/5	80.00	

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:	2102-1358
Activity Title:	UHS Lewis St Rehab--LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
2000

Projected Start Date:
12/01/2010

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Completed

Project Title:
Acquisition/Rehabilitation

Projected End Date:
12/01/2011

Completed Activity Actual End Date:

Responsible Organization:
Urban Housing Solutions, Inc

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$176,201.29
Total Budget	\$0.00	\$176,201.29
Total Obligated	\$0.00	\$176,201.29
Total Funds Drawdown	\$0.00	\$176,201.29
Program Funds Drawdown	\$0.00	\$176,201.29
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$176,201.29
Urban Housing Solutions, Inc	\$0.00	\$176,201.29
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$113,107.31

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Urban Housing Solutions, Inc	Acquisition - general	2000	2100-1358	UHS Lewis Street Acquisition-LMMI	General Account

Association Description:

Separate activities were set up for acquisition and rehab for this project.

Activity Description:

This activity is for the rehab of 1216,1220, 1225 and 1335 Lewis Street. 8 of the 65 units will be leased to households at 120% or below of the area median income and will meet the 20 year minimum affordability period.

Location Description:

The Lewis Street activity is located in Census Tract 160.00 in South Nashville. Geographically, the larger multifamily rental projects will be targeted in high foreclosure areas and in locations where the development can serve as an "anchor" for other NSP2 and neighborhood revitalization activities.



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		3/3	
#Units with bus/rail access	6		8/8	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	5		8/8	
# of Multifamily Units	5		8/8	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	5	5	0/0	7/8	8/8	87.50
# Renter Households	0	5	5	0/0	7/8	8/8	87.50

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:	2105-1358
Activity Title:	UHS Lewis St Rehab--LH25

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
2000

Projected Start Date:
09/01/2011

Benefit Type:
Direct (HouseHold)

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

Activity Status:
Completed

Project Title:
Acquisition/Rehabilitation

Projected End Date:
04/01/2012

Completed Activity Actual End Date:

Responsible Organization:
Urban Housing Solutions, Inc

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$921,144.73
Total Budget	\$0.00	\$921,144.73
Total Obligated	\$0.00	\$921,144.73
Total Funds Drawdown	\$0.00	\$921,144.73
Program Funds Drawdown	\$0.00	\$921,144.73
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$921,144.73
Urban Housing Solutions, Inc	\$0.00	\$921,144.73
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$190,483.23

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Urban Housing Solutions, Inc	Acquisition - general	2000	2125-1358	UHS Lewis Street Acquisition LH25	General Account

Association Description:

Separate activities were set up for the acquisition and rehab of this property. All beneficiary data will be reported in rehab activity 2105-1358.

Activity Description:

This activity is for the rehab of 57 of the 65 units located at 1216, 1220, 1225 and 1335 Lewis Street. One (1) of the units will be used as a laundry room. The units will be leased to households at 50% or below of the area median income and will meet the 20 year minimum affordability period.

Location Description:

The Lewis Street activity is located in Census Tract 160.00 in South Nashville. Geographically, the larger multifamily rental projects will be targeted in high foreclosure areas and in locations where the development can serve as an "anchor" for other NSP2 and neighborhood revitalization activities.



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		4/4	
#Replaced hot water heaters	0		0/56	
#Refrigerators replaced	0		0/56	
#Units with bus/rail access	0		0/56	
#Units exceeding Energy Star	0		0/56	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	28		56/56	
# of Multifamily Units	28		56/56	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	28	0	28	56/56	0/0	56/56	100.00
# Renter Households	28	0	28	56/56	0/0	56/56	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:	2250-1358
Activity Title:	UHS Acq/Rehab LH25

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
2000

Projected Start Date:
05/01/2010

Benefit Type:
Direct (HouseHold)

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

Activity Status:
Completed

Project Title:
Acquisition/Rehabilitation

Projected End Date:
02/11/2013

Completed Activity Actual End Date:

Responsible Organization:
Urban Housing Solutions, Inc

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$503,414.35
Total Budget	\$0.00	\$503,414.35
Total Obligated	\$0.00	\$503,414.35
Total Funds Drawdown	\$0.00	\$503,414.35
Program Funds Drawdown	\$0.00	\$503,414.35
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$503,414.36
Urban Housing Solutions, Inc	\$0.00	\$503,414.36
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is divided between the acquisition and rehab of single family and small multifamily homes (1-4 units) for low income households located at 1029 1st Ave. S., 1031 1st Ave. S., 1219 1st Ave. S., 1414 McKennie Ave., 1123 N. 6th St., and 710-712 Douglas Ave. The project includes 25 units of which 14 units will be leased to incomes at or below 50% AMI.

Location Description:

These activities are targeted in the East and South Nashville areas. Geographically, the stabilization of single family and small multifamily units will be targeted to census tracts experiencing high levels of foreclosures, with significant numbers of trustee owned properties; where possible the stabilization of the larger multifamily rental projects will be targeted in high foreclosure areas and in locations where the development can serve as an “anchor” for other NSP2 and neighborhood revitalization activities.

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period Total	Cumulative Actual Total / Expected Total
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# of Properties	-4	6/6
#Refrigerators replaced	4	14/14
#Units with bus/rail access	0	0/14
#Units exceeding Energy Star	4	14/14

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	14/14
# of Singlefamily Units	4	14/14

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	4	0	4	14/14	0/0	14/14	100.00
# Renter Households	4	0	4	14/14	0/0	14/14	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:	2250-3000
Activity Title:	MDHA Acq/Rehab LH25

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
2000

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
02/15/2011

Projected End Date:
12/15/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Metropolitan Development & Housing Agency

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,330,202.77
Total Budget	\$0.00	\$1,330,202.77
Total Obligated	\$0.00	\$1,330,202.77
Total Funds Drawdown	\$0.00	\$1,330,202.77
Program Funds Drawdown	\$0.00	\$1,330,202.77
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,330,202.77
Metropolitan Development & Housing Agency	\$0.00	\$1,330,202.77
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$141,735.00

Activity Description:

This activity is divided between the acquisition and rehab of single family and small multifamily units (1-4 units). These units will be maintained as rental housing for families dat or below 50% AMI.

Location Description:

This activity is targeted in the North and possibly East Nashville areas. Geographically, the stabilization of single family and small multifamily units will be targeted to census tracts experiencing high levels of foreclosures, with significant numbers of trustee owned properties.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-1	16/16
#Efficient AC added/replaced	0	3/0
#Low flow toilets	16	16/16



#Low flow showerheads	16	16/16
#Units with bus/rail access	-1	16/16

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	-1	16/16
# of Singlefamily Units	-1	16/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	-1	0	-1	16/16	0/0	16/16	100.00
# Renter Households	-1	0	-1	16/16	0/0	16/16	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	

Project # / 3000 / Redevelopment

Grantee Activity Number:	3000-3000
Activity Title:	MDHA Redevelopment MF

Activity Category:
Construction of new housing

Project Number:
3000

Projected Start Date:
05/01/2010

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Program Income Account:
MDHA PI

Activity Status:
Completed

Project Title:
Redevelopment

Projected End Date:
02/11/2013

Completed Activity Actual End Date:

Responsible Organization:
Metropolitan Development & Housing Agency

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$6,218,714.00
Total Budget	\$0.00	\$6,218,714.00
Total Obligated	\$0.00	\$5,982,455.00
Total Funds Drawdown	\$0.00	\$5,604,714.00
Program Funds Drawdown	\$0.00	\$5,604,714.00



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$597,206.05
Total Funds Expended	\$0.00	\$5,812,177.55
Metropolitan Development & Housing Agency	\$0.00	\$5,812,177.55
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$2,945,072.00

Activity Description:

Seventy two units are planned as a single development to be located where it can serve as an “anchor” for other NSP2 and neighborhood revitalization activities. Units will be available for households at or below 120% of area median income. Affordability will be restricted for 25 years in accordance with the minimum HOME requirement for new rental construction.

Location Description:

This activity is located in the East Nashville area on Dickerson Pike and will serve as an "anchor" for other development and revitalization efforts in the area.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	72/72
#Low flow showerheads	0	72/72
#Units with bus/rail access	0	72/72
#Units exceeding Energy Star	0	72/72
#Sites re-used	1	1/1
#Units w/ other green	0	72/72
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	72/72
# of Multifamily Units	0	72/72

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/72	72/72	0.00
# Renter Households	0	0	0	0/0	0/72	72/72	0.00

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: 3201-1358
Activity Title: UHS Redevelopment-Cleveland Construction

Activity Category:

Construction of new housing

Project Number:

3000

Projected Start Date:

04/01/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Redevelopment

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Urban Housing Solutions, Inc

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$919,844.30
Total Budget	\$0.00	\$919,844.30
Total Obligated	\$0.00	\$919,844.30
Total Funds Drawdown	\$0.00	\$919,844.30
Program Funds Drawdown	\$0.00	\$919,844.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$919,844.30
Urban Housing Solutions, Inc	\$0.00	\$919,844.30
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$299,230.86

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Urban Housing Solutions, Inc	Acquisition - general	3000	3200-1358	UHS Redevelopment-Cleveland	General Account

Association Description:

Separate activities were initially set-up for acquisition and construction of this project.

Activity Description:

This project will include 7 multi-family units at or below 120% of the area median income. This development will continue revitalization efforts in the area by providing new affordable rental opportunities. It will also provide some retail in this area providing for a sound mixed use development at a prominent corner in Cleveland Park area.

Location Description:

This property is located in the East Nashville area in Census Tract 118 at the intersection of Cleveland and Lischey.



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Low flow toilets	0		0/7	
#Low flow showerheads	0		0/7	
#Units with bus/rail access	1		7/7	
#Sites re-used	0		0/1	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/7	7/7	14.29
# Renter Households	0	0	0	0/0	1/7	7/7	14.29

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:	3250-3000
Activity Title:	MDHA Redevelopment-LH25

Activity Category:

Construction of new housing

Project Number:

3000

Projected Start Date:

06/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Metropolitan Development & Housing Agency

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$125,372.16
Total Budget	\$0.00	\$125,372.16
Total Obligated	\$0.00	\$125,372.16
Total Funds Drawdown	\$0.00	\$125,372.16
Program Funds Drawdown	\$0.00	\$125,372.16
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$125,372.16
Metropolitan Development & Housing Agency	\$0.00	\$125,372.16
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$26,000.00

Activity Description:

This activity is to provide homeownership opportunities in this area for persons at or below 50% of the area median income. The properties are near other properties acquired with NSP in an effort to revitalize the North Nashville area.

Location Description:

This activity is targeted in the North Nashville area on St. Louis Street in Census Tract 137.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/2



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	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	
