

Grantee: Metropolitan Development and Housing Agency

Grant: B-09-CN-TN-0024

July 1, 2020 thru September 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: \$8,000,000.00	
Total Budget: \$38,469,999.99		

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 the 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

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	\$37,453,513.62
Total Budget	\$2,301,286.00	\$37,453,513.62
Total Obligated	\$2,563,800.00	\$37,453,513.62
Total Funds Drawdown	\$2,240,196.79	\$35,541,133.13
Program Funds Drawdown	\$0.00	\$30,469,999.99
Program Income Drawdown	\$2,240,196.79	\$5,071,133.14

Program Income Received	\$2,063,159.68	\$6,727,054.70
Total Funds Expended	\$2,024,429.87	\$35,541,133.13
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	\$1,477,936.68
Limit on Admin	\$0.00	\$1,477,936.68
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$9,617,500.00	\$10,752,337.94

Overall Progress Narrative:

During this quarter, MDHA staff has been extensively working HUD TA to complete the final cleanup items in DRGR in preapartion for closeout. All items have been completed and MDHA is ready to request the closeout package. Final narratives for each activity has been submitted, and all of the requested documents in the closeout guidance have been completed. Some expenditures and budgets were reconciled based on TA guidance.

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

Activitiy 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: 08/01/2013
National Objective: NSP Only - LMMI	Responsible Organization: The Housing Fund

Overall	Jul 1 thru Sep 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:

Shared equity homeownership units were developed and financed providing affordable housing homeownership opportunities for income eligible homeowners. Some of the homes have resold to the second owners, who also qualified for the Our House program, maintaining housing affordability to income eligible buyers. These units are intended to remain affordable in perpetuity. The Housing Fund continues to have ongoing communication with the homeowners, and provides ongoing support as needed by the homeowners.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	24/55
# of Singlefamily Units	0	24/55

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	9/55	24/55	37.50
# Owner Households	0	0	0	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

Activitiy 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	Jul 1 thru Sep 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:

Three homeowners were able to obtain financing to purchase homes that were not apart of the shared equity program. When the properties are sold, THF will have the 1st right of refusal to purchase, allowing the properties to stay apart of the affordable housing stock.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	3/5
# of Singlefamily Units	0	3/5

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	0/0	3/5	0.00
# Owner Households	0	0	0	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:	2000-1290
Activity Title:	WCO Acq/Rehab LMMI

Activitiy Category: Rehabilitation/reconstruction of residential structures Project Number: 2000 Projected Start Date: 05/01/2010 Benefit Type: Direct (HouseHold) National Objective: NSP Only - LMMI	Activity Status: Completed Project Title: Acquisition/Rehabilitation Projected End Date: 02/11/2013 Completed Activity Actual End Date: Responsible Organization: Woodbine Community Organization
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Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,595,862.35
Total Budget	\$0.00	\$1,595,862.35
Total Obligated	\$0.00	\$1,595,862.35
Total Funds Drawdown	\$0.00	\$1,595,862.35
Program Funds Drawdown	\$0.00	\$1,595,862.35
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,595,862.35

Woodbine Community Organization	\$0.00	\$1,595,862.35
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), and larger multifamily rental projects, for low to middle income households. A portion of the single family and smaller multifamily units will be maintained as rental housing for families displaced through foreclosure proceedings. The larger multifamily rental projects will include units for persons at or below 50 percent median family income and meet the 25 year minimum HOME affordability period for new rental construction

Location Description:

North Nashville and Southeastern Nashville are the focus areas for this activity. 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:

NSP funds were used as an opportunity to renovate troubled properties to very high standards and subsequently rent to families below 80% AMI. Without the opportunity provided by NSP2, these properties would have been ignored by the private market and remained a source of blight. Also, funds enabled us to hire new staff or hold onto staff that otherwise might have been laid off. WCO plans to retain these single family houses as affordable housing for low-income families for years to come.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	13/13
#Refrigerators replaced	13	13/13
#Units with bus/rail access	13	13/13

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/13
# of Singlefamily Units	0	13/13

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	0/13	13/13	0.00
# Renter Households	0	0	0	0/0	0/13	13/13	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:	2000-1358
Activity Title:	UHS Acq/Rehab LMMI

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
05/01/2010	02/11/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	05/01/2013
National Objective:	Responsible Organization:
NSP Only - LMMI	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 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 loacted 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 activites 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:

Urban Housing Solutions acquired several vacant or foreclosed apartment properties in NSP2-eligible census tracts and renovated/reconstructed the units to create some affordable apartments for people with Low, Median, or Moderate Incomes. Since placing these apartments in service in the NSP2 program, we have rented these units well below the maximum allowable rent for LMMI renters. All of the census tracts where these properties arelocated are close to downtown Nashville and have experienced significant gentrification and rent increases over the last six years. As a result, we have seen a strong demand and have maintained full occupancy on these apartments with income-eligible renters. Because we fullyredeveloped/renovated these properties during NSP2 and because we are a mission-driven nonprofit housing provider, it is our intention to

continue to rent these apartments at or below LMMI rent maximums after the NSP2 affordability requirements expire.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/11
# of Singlefamily Units	0	11/11

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	6/11	11/11	54.55
# Renter Households	0	0	0	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

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
02/15/2011	12/31/2012
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	05/01/2013
National Objective:	Responsible Organization:
NSP Only - LMMI	Metropolitan Development & Housing Agency

Overall	Jul 1 thru Sep 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:

In an effort to launch more collaborative development and educational initiatives for the North Nashville community where the need was great, the North Nashville Consortium (the Consortium) was founded in 2010 when four established nonprofit organizations with successful track records in the North Nashville Community came together to help stem the impact of the housing and related crises on the neighborhoods. These organizations which included Be a Helping Hand Foundation, Fifteenth Avenue Baptist Community Development Corporation, Jefferson Street United Merchants' Partnership and New Level Community Development Corporation had a combined experience of over 30 years of working in the community addressing housing, economic and overall community development issues. The convening organizations designated Fifteenth Avenue Baptist Community Development Corporation as the lead fiduciary agent for the Consortium. Additionally, the Consortium leveraged \$3 million dollars of federal stimulus funding also known as the Neighborhood Stabilization Program II (NSP2), a forgivable loan from the Metropolitan Development & Housing Agency, with other funding to invest in excess of \$4 million dollars back into struggling North Nashville

neighborhoods to help stem the decline caused by the recent housing crisis, aka The Great Recession.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	18/18
#Low flow toilets	18	18/18
#Low flow showerheads	18	18/18
#Units with bus/rail access	18	18/18

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	18/18
# of Singlefamily Units	0	18/18

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	12/18	18/18	66.67
# Renter Households	0	0	0	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:	2100-1358
Activity Title:	UHS Lewis Street Acquisition-LMMI

Activitiy Category:	Activity Status:
Acquisition - general	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
09/01/2011	09/30/2011
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$401,219.92
Total Budget	\$0.00	\$401,219.92
Total Obligated	\$0.00	\$401,219.92
Total Funds Drawdown	\$0.00	\$401,219.92
Program Funds Drawdown	\$0.00	\$401,219.92
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$401,219.92
Urban Housing Solutions, Inc	\$0.00	\$401,219.92
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquistion of four multifamily buildings with a total of 65 units located at 1216, 1220, 1225, and 1335 Lewis Street. This project will be mixed income with 12 of the 65 units leased to households at or below 120% AMI. The beneficiary data for those households will be reported in the REHAB ACTIVITY 2102-1358.

Location Description:

The Lewis Street properties are located in Census Tract 160.00 in the South Nashville area. 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:

This activity is linked with 2102-1358.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Multifamily Units	0	0/12

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	0/12	0/12	0
# Renter Households	0	0	0	0/0	0/12	0/12	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	

Grantee Activity Number:	2100-3051
Activity Title:	UHS 305 Grace Acquisition-LMMI

Activitiy Category:	Activity Status:
Acquisition - general	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
05/01/2011	08/01/2011
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$187,839.22
Total Budget	\$0.00	\$187,839.22
Total Obligated	\$0.00	\$187,839.22
Total Funds Drawdown	\$0.00	\$187,839.22
Program Funds Drawdown	\$0.00	\$187,839.22
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$187,839.22
Urban Housing Solutions, Inc	\$0.00	\$187,839.22
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of a seven unit apartment building. This property will be mixed income with 4 of the 7 total units leased to households at 80-120% AMI. Beneficiary data for those households will be reported in the REHAB ACTIVITY 2100-3052.

Location Description:

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

Activity Progress Narrative:

This activity is linked with 2100-3052.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Multifamily Units	0	0/4

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	

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

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
05/01/2011	12/01/2012
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 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:

Under this activity, UHS purchased and renovated a foreclosed seven-unit apartment complex in the McFerrin Park neighborhood (Census Tract 118) to create some affordable apartments for people with Low, Median, or Moderate Incomes. That neighborhood experienced significant gentrification after we finished renovating this apartment building and placed these units in service. As a result, we have seen a strong demand and have maintained full occupancy on these apartments with income-eligible renters. Because we fully redeveloped/renovated this property during NSP2 and because we are a mission-driven nonprofit housing provider, it is our intention to continue to rent these apartments at or below LMMI rent maximums after the NSP2 affordability requirements expire.

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:	2100-3337
Activity Title:	UHS 33-37 Shepherd Acquisition-LMMI

Activitiy Category:	Activity Status:
Acquisition - general	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
07/01/2011	02/01/2012
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$408,596.18
Total Budget	\$0.00	\$408,596.18
Total Obligated	\$0.00	\$408,596.18
Total Funds Drawdown	\$0.00	\$408,596.18
Program Funds Drawdown	\$0.00	\$408,596.18
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$408,596.18
Urban Housing Solutions, Inc	\$0.00	\$408,596.18
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	Rehabilitation/reconstruction of residential structures	2000	2102-3337	UHS 33-37 Shepherd Rehab-LMMI	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 2102-3337.

Activity Description:
This activity is for the acquisition of 2 mutlifamily buildings with a total of 18 units. 9 of the 18 units will be leased to households at 120% or below of the area median income. The beneficiary date for those households will be reported in REHAB ACTIVITY 2102-3337.

Location Description:
This property is located at 33 and 37 Shepherd Street in Census Tract 160.00 in South Nashville.

Activity Progress Narrative:

This activity is linked with 2102-3337.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Multifamily Units	0	0/9

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	

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

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
12/01/2010	12/01/2011
Benefit Type:	Completed Activity Actual End Date:
Direct (Household)	05/01/2013
National Objective:	Responsible Organization:
NSP Only - LMMI	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 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:

Under this activity, UHS purchased and renovated two separate, foreclosed apartment complexes along Lewis Street in the Chestnut Hill neighborhood (Census Tract 160) to create some affordable apartments for people with Low, Median, or Moderate Incomes. Because the Chestnut Hill neighborhood is so close to downtown Nashville, it has experienced significant gentrification over the last several years. Meanwhile, our Lewis Street apartments have some of the lowest rents in Nashville. As a result, we have seen a strong demand for these apartments from income-eligible renters. It is our intention to continue to rent these apartments at or below LMMI rent maximums after the NSP2 affordability requirements expire.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3
#Units with bus/rail access	0	8/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/8
# of Multifamily Units	0	8/8

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	7/8	8/8	87.50
# Renter Households	0	0	0	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:	2102-3337
Activity Title:	UHS 33-37 Shepherd Rehab-LMMI

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
11/01/2011	04/01/2012
Benefit Type:	Completed Activity Actual End Date:
Direct (Household)	05/01/2013
National Objective:	Responsible Organization:
NSP Only - LMMI	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$607,650.00
Total Budget	\$0.00	\$607,650.00
Total Obligated	\$0.00	\$607,650.00
Total Funds Drawdown	\$0.00	\$607,650.00
Program Funds Drawdown	\$0.00	\$607,650.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$607,650.00
Urban Housing Solutions, Inc	\$0.00	\$607,650.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$177,429.62

Activity Description:

This activity for the rehab of 9 of the 18 units at 33 -37 Shepard. These units will be leased to households with incomes at 120% or below of the area median income.

Location Description:

This property is located at 33 and 37 Shepherd Street in Census Tract 160.00 in South Nashville.

Activity Progress Narrative:

Under this activity, UHS purchased and renovated two adjacent, foreclosed apartment complexes on Shepard Street in the Chestnut Hill neighborhood (Census Tract 160) to create some affordable apartments for people with Low, Median, or Moderate Incomes. Because the Chestnut Hill neighborhood is so close to downtown Nashville, it has experienced significant gentrification over the last several years. As a result, we have seen a strong demand for these apartments from income-eligible renters. It is our intention to continue to rent these apartments at or below LMMI rent maximums after the NSP2 affordability requirements expire.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Properties	-2	2/2
#Replaced thermostats	9	9/9
#Replaced hot water heaters	9	9/9
#Units with bus/rail access	-5	9/9
#Units exceeding Energy Star	9	9/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-23	9/9
# of Multifamily Units	-23	9/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	-5	0	-5	0/0	5/9	9/9	55.56
# Renter Households	-5	0	-5	0/0	5/9	9/9	55.56

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

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
09/01/2011	04/01/2012
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	05/01/2013
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 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 housholds 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:

Under this activity, UHS set aside the majority of units acquired and renovated at 1216-1220 Lewis Street and 1335 Lewis Street for people with incomes under 50 AMI. We also acquired and renovated a third apartment complex at 1225 Lewis Street and restricted all ten of thoseapartments to people with incomes under 50 AMI. The Chestnut Hill neighborhood experienced significant gentrification after we finished renovating these apartment buildings and placed these units in service. Meanwhile, our Lewis Street apartments have some of the lowest rents in Nashville. As a result, we have seen a strong demand and have maintained full occupancy on these apartments with income-eligible renters. Because we fully redeveloped/renovated these properties during NSP2 and because we are a mission-driven nonprofit housing provider, it is our intention to continue to rent these apartments to people with Very Low Incomes and to continue targeting Low HOME rent maximums after the NSP2 affordability requirements expire.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	56/56
# of Multifamily Units	0	56/56

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	56/56	0/0	56/56	100.00
# Renter Households	0	0	0	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:	2125-1290
Activity Title:	WCO MF Acq/Rehab LH25

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2000

Projected Start Date:

02/15/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/11/2012

Completed Activity Actual End Date:

04/01/2013

Responsible Organization:

Woodbine Community Organization

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$3,291,413.99
Total Budget	\$0.00	\$3,291,413.99
Total Obligated	\$0.00	\$3,291,413.99
Total Funds Drawdown	\$0.00	\$3,291,413.99
Program Funds Drawdown	\$0.00	\$3,291,413.99
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,291,413.99
Woodbine Community Organization	\$0.00	\$3,291,413.99
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This multifamily project includes 116 units for persons at or below 50 percent median family income and meet a 25 year minimum affordability period for new rental construction.

Location Description:

This activity is located in the North Nashville area. This is a large multifamily rental project that will target a high foreclosure and vacancy area and will serve as an "anchor" for other NSP2 and neighborhood revitalization activities.

Activity Progress Narrative:

NSP funds were used to acquire and rehab an extremely distressed Multi-family site to very high standards. This activity provided critical work for our contractors, helping to keep small businesses solvent and providing jobs to construction workers, plumbers, and electricians for whom work was scarce during the housing downturn. WCO plans to retain these multi-family housing units as affordable housing for low-income families for years to come.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Properties	0	1/1
#Replaced hot water heaters	0	116/116
#Refrigerators replaced	0	116/116
#Units with bus/rail access	0	116/116
# of Substantially Rehabilitated	0	116/116

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	116/116
# of Multifamily Units	0	116/116

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	115/116	0/0	116/116	99.14
# Renter Households	0	0	0	115/116	0/0	116/116	99.14

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:	2125-1358
Activity Title:	UHS Lewis Street Acquisition LH25

Activitiy Category:	Activity Status:
Acquisition - general	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
09/01/2011	09/15/2011
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,630,417.26
Total Budget	\$0.00	\$1,630,417.26
Total Obligated	\$0.00	\$1,630,417.26
Total Funds Drawdown	\$0.00	\$1,630,417.26
Program Funds Drawdown	\$0.00	\$1,630,417.26
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,630,417.26
Urban Housing Solutions, Inc	\$0.00	\$1,630,417.26
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquistion of four multifamily buildings with a total of 65 units located at 1216, 1220, 1225, and 1335 Lewis Street. This project will be mixed income with 53 of the 65 units leased to households at or below 120% AMI. The beneficiary data for those households will be reported in the REHAB ACTIVITY 2102-1358 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:

This activity is linked with 2105-1358.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/53
# of Multifamily Units	0	0/53

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	

Grantee Activity Number:	2125-3051
Activity Title:	UHS 305 Grace Acquisition--LH25

Activitiy Category:	Activity Status:
Acquisition - general	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
05/01/2011	08/01/2011
Benefit Type:	Completed Activity Actual End Date:
()	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$141,703.27
Total Budget	\$0.00	\$141,703.27
Total Obligated	\$0.00	\$141,703.27
Total Funds Drawdown	\$0.00	\$141,703.27
Program Funds Drawdown	\$0.00	\$141,703.27
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$141,703.27
Urban Housing Solutions, Inc	\$0.00	\$141,703.27
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of a seven unit apartment building. This property will be mixed income with 3 of the 7 total units leased to households at 50% AMI. Beneficiary data for those households will be reported in the REHAB ACTIVITY 2125-3052 and will have a 20 year affordability period.

Location Description:

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

Activity Progress Narrative:

This activity is linked with 2125-3052.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/3	
# of Multifamily Units	0		0/3	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/3	0/0	0/3	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	

Grantee Activity Number:	2125-3052
Activity Title:	UHS 305 Grace Rehab-LH25

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
05/01/2011	08/01/2011
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$60,142.36
Total Budget	\$0.00	\$60,142.36
Total Obligated	\$0.00	\$60,142.36
Total Funds Drawdown	\$0.00	\$60,142.36
Program Funds Drawdown	\$0.00	\$60,142.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$60,142.36
Urban Housing Solutions, Inc	\$0.00	\$60,142.36
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	2125-3051	UHS 305 Grace 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 2125-3052.

Activity Description:
This activity is primarily for the rehabilitation of 305 Grace Street. This project is mixed income with 2 of the 7 units proposed for 50% 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:
When UHS purchased and renovated the foreclosed apartment complex at 305 Grace St in the McFerrin Park

neighborhood (Census Tract 118), we set aside at least 25% of the units for people with incomes under 50 AMI. The McFerrin Park neighborhood experienced significant gentrification after we finished renovating this apartment building and placed these units in service. As a result, we have seen a strong demand and have maintained full occupancy on these apartments with income-eligible renters. Because we fully redeveloped/renovated these properties during NSP2 and because we are a mission-driven nonprofit housing provider, it is our intention to continue to rent these apartments to people with Very Low Incomes and to continue targeting Low HOME rent maximums after the NSP2 affordability requirements expire.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Refrigerators replaced	2	2/2
#Units with bus/rail access	2	2/2
#Units exceeding Energy Star	2	2/2

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

Grantee Activity Number:	2250-1290
Activity Title:	WCO+Acq/Rehab+LH25

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
05/01/2010	02/11/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	Woodbine Community Organization

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$2,748,527.05
Total Budget	\$0.00	\$2,748,527.05
Total Obligated	\$0.00	\$2,748,527.05
Total Funds Drawdown	\$0.00	\$2,748,527.05
Program Funds Drawdown	\$0.00	\$2,748,527.05
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,748,527.05
Woodbine Community Organization	\$0.00	\$2,748,527.05
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), and larger multifamily rental projects, for low to middle income households. A portion of the single family and smaller multifamily units will be maintained as rental housing for families displaced through foreclosure proceedings. The larger multifamily rental projects will include units for persons at or below 50 percent median family income and meet the 25 year minimum HOME affordability period for new rental construction.

Location Description:

North and Southeast Nashville areas will be the target areas for this activity. 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:

NSP funds were used as an opportunity to renovate troubled properties to very high standards and subsequently rent to families below 50% AMI. Without the opportunity provided by NSP2, these properties would have been ignored by the private market and remained a source of blight. Also, funds enabled us to hire new staff or hold onto staff that otherwise might have been laid off. WCO plans to retain these single houses as affordable housing for low-income families for years to come.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	7	37/37
#Low flow toilets	0	37/37
#Units with bus/rail access	0	37/37

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	37/37
# of Singlefamily Units	0	37/37

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	37/37	0/0	37/37	100.00
# Renter Households	0	0	0	37/37	0/0	37/37	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

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
05/01/2010	02/11/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	05/01/2013
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 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	(\$0.01)	\$503,414.35
Urban Housing Solutions, Inc	(\$0.01)	\$503,414.35
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 loacted 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:

Expenditures reconciled for closeout. In each of the vacant or foreclosed apartment properties UHS acquired and renovated/reconstructed in NSP2-eligible census tracts, we set aside at least 25% of the units for people with incomes under 50 AMI. Since placing these apartments in service in the NSP2 program, we have rented these units well below the maximum allowable rent for LMMI renters. All of the census tracts where these properties are located are close to downtown Nashville and have experienced significant gentrification and rent increases over the last six years. As a result, we have seen a strong demand and have maintained full occupancy on these apartments with income-eligible renters. Because we fully renovated/reconstructed these properties during NSP2 and because we are a mission-driven nonprofit housing provider, it is our intention to

continue to rent these apartments to people with Very Low Incomes and to continue targeting Low HOME rent maximums after the NSP2 affordability requirements expire.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/14
# of Singlefamily Units	0	14/14

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	14/14	0/0	14/14	100.00
# Renter Households	0	0	0	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

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Completed
Project Number:	Project Title:
2000	Acquisition/Rehabilitation
Projected Start Date:	Projected End Date:
02/15/2011	12/15/2012
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	Metropolitan Development & Housing Agency

Overall	Jul 1 thru Sep 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:

In an effort to launch more collaborative development and educational initiatives for the North Nashville community where the need was great, the North Nashville Consortium (the Consortium) was founded in 2010 when four established nonprofit organizations with successful track records in the North Nashville Community came together to help stem the impact of the housing and related crises on the neighborhoods. These organizations which included Be a Helping Hand Foundation, Fifteenth avenue Baptist Community Development Corporation, Jefferson Street United Merchants' Partnership and New Level Community Development Corporation had a combined experience of over 30 years of working in the community addressing housing, economic and overall community development issues. The convening organizations designated Fifteenth Avenue Baptist Community Development Corporation as the lead fiduciary agent for the Consortium. Additionally, the Consortium leveraged \$3 million dollars of federal stimulus funding also known as the Neighborhood Stabilization Program II (NSP2), a forgivable loan from the Metropolitan Development & Housing Agency, with other funding to invest in excess of \$4 million dollars back into struggling North Nashville

neighborhoods to help stem the decline caused by the recent housing crisis, aka The Great Recession. All properties in this activity were designated and leased to households at or below 50% AMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	16/16
#Efficient AC added/replaced	13	16/16
#Low flow toilets	0	16/16
#Low flow showerheads	0	16/16
#Units with bus/rail access	0	16/16

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/16
# of Singlefamily Units	0	16/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	16/16	0/0	16/16	100.00
# Renter Households	0	0	0	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:	3000-1290
Activity Title:	WCO Redevelopment MF

Activitiy Category:	Activity Status:
Construction of new housing	Completed
Project Number:	Project Title:
3000	Redevelopment
Projected Start Date:	Projected End Date:
05/01/2010	02/11/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Woodbine Community Organization

Overall	Jul 1 thru Sep 30, 2020	To Date
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Total Projected Budget from All Sources	N/A	\$1,176,445.62
Total Budget	\$0.00	\$1,176,445.62
Total Obligated	\$0.00	\$1,176,445.62
Total Funds Drawdown	\$0.00	\$1,176,445.62
Program Funds Drawdown	\$0.00	\$1,176,445.62
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,176,445.62
Woodbine Community Organization	\$0.00	\$1,176,445.62
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is to develop 10 units of new multifamily rental housing for low to middle income households. A portion of the units will be affordable to persons at or below 50 percent median family income. Affordability will be restricted for 25 years in accordance with the minimum HOME requirement for new rental construction.

Location Description:

This activity is targeted for the North Nashville area. Geographically, the development of new multifamily rental housing will serve as an "anchor" for revitalization efforts in the area.

Activity Progress Narrative:

NSP funds were used to develop multi-family housing on a vacant/foreclosed site located in a crime zip code.This new construction activity provided critical work for our contractors, helping to keep small businesses solvent and providing jobs to construction workers, plumbers, and electricians for whom work was scarce during the housing downturn. WCO plans to retain these multi-family housing units as affordable housing for low-income families for years to come.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	10	10/10
#Units with bus/rail access	10	10/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Multifamily Units	0	10/10

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	10/10	10/10	100.00
# Renter Households	0	0	0	0/0	10/10	10/10	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:	3000-1358
Activity Title:	UHS Redevelopment MF--3rd/Chestnut

Activitiy Category:	Activity Status:
Acquisition - general	Completed
Project Number:	Project Title:
3000	Redevelopment
Projected Start Date:	Projected End Date:
05/01/2010	02/11/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$248,161.17
Total Budget	\$0.00	\$248,161.17
Total Obligated	\$0.00	\$248,161.17
Total Funds Drawdown	\$0.00	\$248,161.17
Program Funds Drawdown	\$0.00	\$248,161.17
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$248,161.17
Urban Housing Solutions, Inc	\$0.00	\$248,161.17
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is to acquire 10 units of new multifamily rental housing for persons at or below 120% of the area median income. These properties will serve as an anchor in the South Nashville neighborhood adjacent to new homeownership units allowing for a mixture of incomes. Affordability restrictions will be maintained for at least 25 years. The beneficiary data for those households will be reported in ACTIVITY 3002-1358.

Location Description:

This activity is related to property located at the intersection of 3rd and Chestnut in the South Nashville neighborhood.

Activity Progress Narrative:

This activity is linked with 3002-1358.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10

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	0/10	0/10	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	

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

Activitiy Category:	Activity Status:
Construction of new housing	Under Way
Project Number:	Project Title:
3000	Redevelopment
Projected Start Date:	Projected End Date:
04/30/2010	02/10/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Metropolitan Development & Housing Agency
Program Income Account:	
MDHA PI	

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$8,500,000.00
Total Budget	\$2,281,286.00	\$8,500,000.00
Total Obligated	\$2,517,545.00	\$8,500,000.00
Total Funds Drawdown	\$2,187,239.98	\$7,791,953.98
Program Funds Drawdown	\$0.00	\$5,604,714.00
Program Income Drawdown	\$2,187,239.98	\$2,187,239.98
Program Income Received	\$1,835,265.39	\$2,432,471.44
Total Funds Expended	\$1,979,776.43	\$7,791,953.98
Metropolitan Development & Housing Agency	\$1,979,776.43	\$7,791,953.98
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:

Expenditures updated to include draw for PI. MDHA acquired property located along the Dickerson Pike corridor in an area experiencing decline at the time. 72 new units were completed and leased to income eligible tenants and demand continues to be high. The development of this property has spurred tremendous growth in the area since it was built. The property also received LEED certification.

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	0	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:	3002-1358
Activity Title:	UHS Redevelopment--3rd Construction

Activitiy Category:	Activity Status:
Construction of new housing	Completed
Project Number:	Project Title:
3000	Redevelopment
Projected Start Date:	Projected End Date:
10/01/2011	12/01/2012
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,233,494.27
Total Budget	\$0.00	\$1,233,494.27
Total Obligated	\$0.00	\$1,233,494.27
Total Funds Drawdown	\$0.00	\$1,233,494.27
Program Funds Drawdown	\$0.00	\$1,233,494.27
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,233,494.27
Urban Housing Solutions, Inc	\$0.00	\$1,233,494.27
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	3000	3000-1358	UHS Redevelopment MF--3rd/Chestnut	General Account

Association Description:
This project was set up as separate activities for the acquisition and the construction of the property.

Activity Description:
This activity is to develop 10 units of new multifamily rental housing for persons above 50% of the area median income. These properties will serve as an anchor in the South Nashville neighborhood adjacent to new homeownership units allowing for a mixture of incomes. This development will also include retail opportunities for two to three small businesses. Affordability restrictions will be maintained for at least 25 years.

Location Description:
This activity is related to property located at the intersection of 3rd and Chestnut in the South Nashville neighborhood.

Activity Progress Narrative:

Urban Housing Solutions committed to develop a new construction project on at least one vacant property in each of the two areas of Nashville we had targeted for NSP2 projects (Chestnut Hill and East Nashville), and our Chestnut Hill location was the corner of 3rd Avenue South and Chestnut Street (Census Tract 160). We intentionally targeted the Chestnut Street corridor, because we believed an investment of public dollars through NSP2 in a visible location would help attract additional private development. For “3rd and Chestnut”, we actually partnered with one of our Consortium members, The Housing Fund, to redevelop two adjacent parcels with 10 units of new construction workforce housing (Activity E) on a 0.3-acre corner parcel next to 11 new construction, shared equity townhomes (Activity A) on the neighboring 0.6-acre parcel. This has been a very successful development, and, because UHS contributed our own equity to develop roughly 1,500 SF of neighborhood commercial space on the ground floor facing Chestnut Street, this public-private investment has contributed to the revitalization of the Chestnut Hill commercial district. As a result, we have seen a strong demand for these apartments from income-eligible renters. It is our intention to continue to rent these apartments at or below LMMI rent maximums after the NSP2 affordability requirements expire.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	10	10/10
#Units exceeding Energy Star	10	10/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Multifamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	9/8	10/10	100.00
# Renter Households	0	0	0	1/0	9/8	10/10	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:	3125-1794
Activity Title:	THF Redevelopment

Activitiy Category:	Activity Status:
Construction of new housing	Completed
Project Number:	Project Title:
3000	Redevelopment
Projected Start Date:	Projected End Date:
03/01/2011	02/11/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	The Housing Fund

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,571,346.16
Total Budget	\$0.00	\$1,571,346.16
Total Obligated	\$0.00	\$1,571,346.16
Total Funds Drawdown	\$0.00	\$1,571,346.16
Program Funds Drawdown	\$0.00	\$1,571,346.16
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,571,346.16
The Housing Fund	\$0.00	\$1,571,346.16
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is to provide homeownership opportunities in an area where vacancy is the primary problem. These units will also serve as units for the Shared Equity Program and will maintain affordable housing in the area for at least 30 years.

Location Description:

This activity will be located in the South Nashville area and will provide homeownership opportunities through the Shared Equity Program for persons interested in this target area.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	11	11/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/11
# of Singlefamily Units	0	11/11

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	4/11	11/11	36.36
# Owner Households	0	0	0	0/0	4/11	11/11	36.36

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:	3200-1358
Activity Title:	UHS Redevelopment--Cleveland

Activitiy Category:	Activity Status:
Acquisition - general	Completed
Project Number:	Project Title:
3000	Redevelopment
Projected Start Date:	Projected End Date:
11/01/2011	11/01/2012
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$157,464.50
Total Budget	\$0.00	\$157,464.50
Total Obligated	\$0.00	\$157,464.50
Total Funds Drawdown	\$0.00	\$157,464.50
Program Funds Drawdown	\$0.00	\$157,464.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$157,464.50
Urban Housing Solutions, Inc	\$0.00	\$157,464.50
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is for the acquisition of a parcel of land to be developed. The project will consist of 7 multi-family units to be leased to households at or below 120% of the area median income. This development will continue revitalization efforts in the area by providing new affordable rental opportunities. There is also the possibility for retail spaces in the building for small businesses. The beneficiary data for those households will be reported in Activity 3201-1358.

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:

This activity is linked with 3201-1358.

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	

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

Activitiy Category:	Activity Status:
Construction of new housing	Completed
Project Number:	Project Title:
3000	Redevelopment
Projected Start Date:	Projected End Date:
04/01/2012	02/01/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	05/01/2013
National Objective:	Responsible Organization:
NSP Only - LMMI	Urban Housing Solutions, Inc

Overall	Jul 1 thru Sep 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:

Urban Housing Solutions committed to develop a new construction project on at least one vacant property in each of the two areas of Nashville we had targeted for NSP2 projects (Chestnut Hill and East Nashville), and we targeted our East Nashville location to the corner of Cleveland Street and Lischey Avenue in Cleveland Park (Census Tract 118). We intentionally targeted the Cleveland Street corridor, because we believed an investment of public dollars through NSP2 in a visible location would help attract additional private development. For “North Fourth” (in honor of the historical name for Lischey Avenue), we redeveloped a 0.4-acre corner parcel with seven (7) new construction workforce housing units (Activity E). This has been a very successful development, and, because UHS contributed our own equity to develop roughly 2,000 SF of neighborhood commercial space on the ground floor facing the corner of Cleveland Street and Lischey Avenue, this public-private investment has contributed to the revitalization of the Cleveland Park neighborhood. As a result, we have seen a strong demand for these apartments from income-eligible renters. It is our intention to continue to rent these apartments at or below LMMI rent maximums after the NSP2 affordability requirements expire.

Accomplishments Performance Measures

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

	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

Activitiy 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	Jul 1 thru Sep 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:

The project was acquired in 2011 and completed in 2012. The unit is set-aside to serve a family at 50% or below the average median income. Both of these units have served multiple family with one of the tenants getting married and acquiring a home. Our goal, even beyond the affordability period, is to continue renting them affordable. If we do decide to sell, we would love the opportunity to prepare the families who reside in the homes for homeownership. We want to see the units stay affordable.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

#Low flow toilets	2	2/2
#Low flow showerheads	2	2/2
#Units with bus/rail access	2	2/2

	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	

Project # / 4000 / Administration/Planning

Grantee Activity Number:	4100-3000
Activity Title:	MDHA Admin

<div>Activitiy Category:</div> <div>Administration</div> <div>Project Number:</div> <div>4000</div> <div>Projected Start Date:</div> <div>02/10/2010</div> <div>Benefit Type:</div> <div>()</div> <div>National Objective:</div> <div>N/A</div> <div>Program Income Account:</div> <div>MDHA PI</div>	<div>Activity Status:</div> <div>Under Way</div> <div>Project Title:</div> <div>Administration/Planning</div> <div>Projected End Date:</div> <div>02/10/2015</div> <div>Completed Activity Actual End Date:</div> <div></div> <div>Responsible Organization:</div> <div>Metropolitan Development & Housing Agency</div>
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Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$770,431.00
Total Budget	\$0.00	\$770,431.00
Total Obligated	\$26,255.00	\$770,431.00
Total Funds Drawdown	\$33,977.96	\$736,181.33

Program Funds Drawdown	\$0.00	\$702,203.37
Program Income Drawdown	\$33,977.96	\$33,977.96
Program Income Received	\$203,918.38	\$270,274.61
Total Funds Expended	\$32,740.13	\$736,181.33
Metropolitan Development & Housing Agency	\$32,740.13	\$736,181.33
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The consortium will pay for staff and other administrative costs to ensure that NSP2 is ran effectively and satisfies all federal requirements.

Location Description:

Not applicable for administration

Activity Progress Narrative:

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	

Project # / 5000 / THF RLF

Grantee Activity Number:	5001-1794
Activity Title:	THF RLF B

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Project Number:
5000

Projected Start Date:
09/09/2012

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
THF RLF

Projected End Date:
09/29/2014

Completed Activity Actual End Date:

Responsible Organization:
The Housing Fund

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$704,000.00
Total Budget	\$0.00	\$704,000.00
Total Obligated	\$0.00	\$704,000.00
Total Funds Drawdown	\$2,187.50	\$2,187.50
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$2,187.50	\$2,187.50
Program Income Received	\$0.00	\$703,981.85
Total Funds Expended	\$0.00	\$2,187.50
The Housing Fund	\$0.00	\$2,187.50
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Housing Fund will acquire and rehabilitate units using income received from previous home sales or direct homebuyer assistance for residential units in the targeted NSP2 census tracts. Program income received will continue to provide acquisition/rehabilitation activities in the future since a revolving loan fund has been established. The fund will allow for loans to continue to be used for a specific purpose.

Location Description:

The location for this activity will be the NSP2 targeted areas--seventeen census tracts in Davidson County. These census tracts are located in four neighborhoods: South Nashville, North Nashville, Southeast Nashville, and East Nashville.

Activity Progress Narrative:

As additional program income is receipted and placed into this Revolving Fund, the plan is to identify projects in targeted/eligible areas that leverage neighborhood improvement work underway, already completed, or planned in the areas.

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	

Grantee Activity Number:	5002-1794
Activity Title:	THF RLF E

Activitiy Category:	Activity Status:
Construction of new housing	Under Way
Project Number:	Project Title:
5000	THF RLF
Projected Start Date:	Projected End Date:
09/09/2012	09/29/2014
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	The Housing Fund

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$2,896,000.00
Total Budget	\$0.00	\$2,896,000.00
Total Obligated	\$0.00	\$2,896,000.00
Total Funds Drawdown	\$0.00	\$2,435,590.40
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$2,435,590.40
Program Income Received	\$23,975.91	\$2,906,829.50
Total Funds Expended	\$0.00	\$2,435,590.40
The Housing Fund	\$0.00	\$2,435,590.40
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Housing Fund will acquire and construct units using income received from previous home sales or direct homebuyer assistance for residential units in the targeted NSP2 census tracts. Program income received will continue to provide acquisition/construction activities in the future since a revolving loan fund has been established. The fund will allow for loans to continue to be used for a specific purpose.

Location Description:

17 census tracts

Activity Progress Narrative:

As additional program income is receipted and placed into this Revolving Fund, the plan is to identify projects in targeted/eligible areas that leverage neighborhood improvement work underway, already completed, or planned. Additionally, THF is working with a local non-profit on a project that would provide new construction of approximately 17 units of townhomes that would be Our House Shared Equity units that would be sold to households below 120% of AMI. The homebuyers would obtain a 74% LTV first mortgage, would contribute 1% of their own funds, and NSP2 funds would be used for approximately 25% of the purchase price of the property. These units would remain affordable in perpetuity.

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	

Grantee Activity Number:	5003-1794
Activity Title:	THF Program Delivery

Activitiy Category:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
5000	THF RLF
Projected Start Date:	Projected End Date:
09/14/2012	09/29/2014
Benefit Type:	Completed Activity Actual End Date:
()	
National Objective:	Responsible Organization:
N/A	The Housing Fund

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$420,000.00
Total Budget	\$20,000.00	\$420,000.00
Total Obligated	\$20,000.00	\$420,000.00
Total Funds Drawdown	\$16,791.35	\$412,137.30
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$16,791.35	\$412,137.30
Program Income Received	\$0.00	\$413,497.30
Total Funds Expended	\$11,913.32	\$412,137.30
The Housing Fund	\$11,913.32	\$412,137.30
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is for the administration/planning for the revolving loan fund activities planned in the targeted seventeen census tracts in Davidson County. The revolving loan fund will allow for acquisition, rehabilitation, and construction activities.

Location Description:

This activity is for the administration/planning for the revolving loan fund activities planned in the targeted seventeen census tracts in Davidson County.

Activity Progress Narrative:

Expenditures were updated to reflect correct amounts in preparation for closeout. As additional program income is receipted and placed into the Revolving Fund apercentage will be used for program delivery.

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	
