

Grantee: Tennessee

Grant: B-11-DN-47-0001

April 1, 2021 thru June 30, 2021 Performance Report

Grant Number: B-11-DN-47-0001	Obligation Date: 03/10/2011	Award Date: 03/10/2011
Grantee Name: Tennessee	Contract End Date: 03/10/2014	Review by HUD: Reviewed and Approved
Grant Award Amount: \$5,000,000.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$5,000,000.00	Estimated PI/RL Funds: \$0.00	
Total Budget: \$5,000,000.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

The purpose of NSP 3 is to stabilize neighborhoods whose viability has been, and continues to be, damaged by the economic effects of properties that have been foreclosed upon and abandoned. Eligible activities are to be carried out in census tracts in Memphis, Tennessee and Jackson, Tennessee that have been designated by HUD as areas of greatest need. Such designation is based on the HUD Foreclosure Needs assessment. The needs score of any targeted geography shall not be less than "15" which is the 20th percentile score for the State of Tennessee. These areas of greatest need will include those with the greatest percentage of home foreclosures, with the highest percentage of homes financed with a subprime mortgage related loan, and identified by the RFP application as likely to face a significant rise in the rate of home foreclosures.

The following are the five eligible activities under NSP 3:

- A. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low and moderate income homebuyers. This includes activity delivery costs as an eligible activity.
- B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties. This also includes relocation costs, direct homeownership assistance and housing counseling.
- C. Establish and operate land banks for homes and residential properties that have been foreclosed upon. The land bank may not hold the property for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance with NSP requirements.
- D. Demolish blighted structures.
 - a) No NSP 3 funds may be used to demolish public housing.
 - b) An NSP grantee may not use more than 10 percent of its grant for demolition, unless the Secretary of HUD determines that such use represents an appropriate response to local market conditions. NSP 3 grantees seeking to use more than 10 percent of their grant amounts for demolition activities must request a waiver from HUD.
 - c) THDA will discourage the use of NSP 3 funds exclusively for demolition.
- E. Redevelop demolished or vacant properties as housing, including the new construction of housing to redevelop demolished or vacant properties. Note: NSP 3 funds under this eligible use must be used for housing. Redevelopment of acquired property for non-residential uses such as public parks, commercial uses, or mixed residential and commercial uses, which was an eligible activity under NSP 1, is disallowed for NSP 3.

How Fund Use Addresses Market Conditions:

Target and reconnect neighborhoods.

Grantees should invest program funds in projects that will revitalize targeted neighborhoods and reconnect those communities to the economy, the housing market and the social networks of the metropolitan area as a whole. These local housing market conditions have all been addressed by each individual housing developer, and are included in the substantial amendment documents. Other site specific conditions and information is also included.

Ensuring Continued Affordability:

- A. Period of Affordability. The sales price for a NSP-assisted unit to an eligible homebuyer must be as outlined at Section 2.4 - Acquisition and Sale of Housing. Subrecipients may further discount the sales price by as much as 50% to make the NSP assisted unit more affordable to the purchasing household. This subsidy will be in the form of a soft second mortgage, secured by a Grant Note and Deed of Trust, and will be subject to the following restrictions:
 - a) The subsidy will be forgiven as long as the household continues to reside in the home as its principal residence



during the affordability period.

- b) If the property is rented or otherwise does not remain the principal residence of the purchasing household during the period of affordability, the full amount of the NSP subsidy must be repaid.
- c) If the property is sold during the period of affordability, the amount of the NSP subsidy to be returned will be prorated based on the remaining years in the affordability period and the net proceeds are shared. (Note: Net proceeds are the sales price minus closing costs and any non-NSP loan repayments.) All recaptured funds are returned to THDA.
- d) Refinancing the first mortgage at any time during the NSP affordability period will require repayment of the full NSP grant to THDA.

The period of affordability for NSP subsidized homes is consistent with the HOME Program requirement at 24 CFR 92.254(a)(4) as follows:

NSP FUNDS PROVIDED
AFFORDABILITY PERIOD
Under \$15,000
5 Years
\$15,000 to \$40,000
10 Years
Over \$40,000
15 Years

Definition of Blighted Structure:

BLIGHTED STRUCTURE.

A structure is blighted when in the context of state and local law, it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. Local government certification will be required.

Definition of Affordable Rents:

- A. Affordability Period. NSP-assisted rental units are rent and income controlled for a period of ten years regardless of the amount of NSP funds invested per unit. Prior to drawing down NSP funds, owners of rental projects will be required to sign a grant note, deed of trust and restrictive covenant to enforce the NSP affordability period.
- B. NSP Allowable Rents. The maximum allowable rent for an NSP rental unit will be the applicable high HOME rent. (Note: HOME Program Rents can be found on the HUD website at www.hud.gov. These rents are determined on an annual basis by HUD and include all utilities.)
- C. Applicable Utility Allowance. The cost of utilities paid by tenants must be subtracted (using applicable utility allowances) from the published HOME rents to determine the maximum allowable rents.

Procedures for Preferences for Affordable Rental Dev.:

NSP 3 includes statutory language requiring grantees to “establish procedures to create preferences for the development of affordable rental housing for properties assisted with NSP 3 funds.” Subrecipients may use NSP to develop affordable rental housing for low income households through new construction or conversion, acquisition, or acquisition and rehabilitation. All developers have presented documentation of how each will address and create preferences for the development of rental housing. Based on THDA’s experience with NSP 1, the preference requirement will most likely be met under the 25% set-aside.

Housing Rehabilitation/New Construction Standards:

PROPERTY / REHABILITATION STANDARDS

- A. Local Codes and Zoning. Any housing constructed or rehabilitated with NSP funds must meet all applicable local codes, rehabilitation standards, and zoning ordinances at the time of project completion. (All situations will be Memphis/Shelby County).
- B. Absence of Local Code. In the absence of a local code:
 - a) new construction of multi-family apartments of 3 or more units must meet the 2006 International Building Code;
 - b) new construction or reconstruction of single-family units or duplexes must meet the 2006 International Residential Code for One- and Two-Family Dwellings;
 - c) rehabilitation of rental units or existing homeowner units must meet the 2006 International Property Maintenance Code; and,
 - d) rental units must, at a minimum, continue to meet Section 8 Housing Quality Standards (HQS) on an annual basis.

The International Code books are available from:

International Code Council
4051 W. Flossmore Road
Country Club Hills, IL 60478-5795
Telephone: (800) 786-4452
Fax: (866) 891-1695
Website: www.iccsafe.org

C. Green Building and Energy Efficiency

- a) All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- b) All gut rehabilitation or new construction of mid-or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection and the Department of Energy).
- c) Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting not water heaters, furnaces, boilers, air conditioning units, refrigerators, close washers and dishwashers) with Energy Star-labeled products.
- d) Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.

Housing Rehabilitation/New Construction Standards:

- e) Where relevant, the housing should be improved to mitigate the impact of disasters such as earthquake, hurricane, flooding, fires, etc .

Vicinity Hiring:

VICINITY. HUD defines vicinity as each neighborhood identified by the NSP 3 grantee as being the area of greatest need. The NSP 3 allocation includes statutory language that requires grantees “to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity (see definition of vicinity above) of projects funded under this section or



contract with small businesses that are owned and operated by persons residing in the vicinity of such projects.” The vicinity hiring requirement will be a part of the RFP application response.

Grantee Contact Information:

Jurisdiction: State of Tennessee
 By: Tennessee Housing Development Agency
 Jurisdiction Web Address: www.thda.org
 NSP Contact:
 Don Watt, Director of Community Programs
 Tennessee Housing Development Agency
 Andrew Jackson Building, Third Floor
 502 Deaderick Street
 Nashville, Tennessee 37243
 Telephone: (615) 815-2030
 Fax: (615) 532-5069
 Email: DWatt@thda.org

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$5,000,000.00
Total Budget	\$0.00	\$5,000,000.00
Total Obligated	\$0.00	\$5,000,000.00
Total Funds Drawdown	\$0.00	\$5,000,000.00
Program Funds Drawdown	\$0.00	\$5,000,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,000,000.00
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Frayser CDC	\$ 0.00	\$ 1,187,500.00
Habitat Humanity Greater Memphis	\$ 0.00	\$ 1,187,500.00
North Memphis CDC	\$ 0.00	\$ 1,187,500.00
TN HOU DEV AGENCY-THDA	\$ 0.00	\$ 250,000.00
United Housing, Inc.	\$ 0.00	\$ 1,187,500.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$4,749,525.00	\$.00	\$.00
Limit on Public Services	\$750,000.00	\$.00	\$.00
Limit on Admin/Planning	\$500,000.00	\$250,000.00	\$250,000.00
Limit on Admin	\$.00	\$250,000.00	\$250,000.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$1,250,000.00		\$1,250,000.00

Overall Progress Narrative:

This is the Final Quarterly Performance Report for the Sate of Tennessee NSP 3 Grant. When the NSP 3 Program was announced by HUD the State of Tennessee had already set up and was administering the NSP 1 Program through the Tennessee Housing Development Agency. At that time, the hardest hit areas of the state by HUD NSP



definition were located in Shelby County, TN, particularly several census tracts in the City of Memphis. The Tennessee Housing Development Agency Board moved to fund the additional NSP 3 \$5 million grant to four top performing NSP 1 non-profit agencies that were serving those hardest hit census tracts in Memphis. This additional NSP 3 funding allowed the agencies to continue the work that was already ongoing with the NSP 1 funds. The four agencies that were selected: Frayser CDC, Habitat of Greater Memphis, North Memphis Community Development Corporation (aka Promise Development), and United Housing, Inc. These agencies served a large area of the NSP targeted census tracts. Working from the North Memphis downtown area, throughout the Frayser community, through the James Street neighborhoods, and scattered throughout eastern central Memphis. The NSP 3 funding allowed the agencies to continue the momentum of the NSP 1 program and commit the NSP 3 funds in a timely manner. There were innovated and unique housing opportunities that were developed out of the NSP programs in Memphis. United Housing, Inc. partnered with SRVS (Shelby Recreational Vocational Services) to provide affordable housing to SRVS clients in a safe, neighborhood group residential setting. Clients with intellectual and developmental disabilities are provided housing that is affordable based on their SSDI income. In many cases, this is the first time many residents have experienced independent housing. Also, from an economic stand point, HUD allowed each bedroom to be considered a housing unit for purposes of determining income eligibility, and not the aggregate of each single family type unit. So technically, one address could be up to four households for NSP beneficiary data purposes. Habitat Memphis was able to acquire a foreclosed undeveloped subdivision that had all infrastructure completed, just no completed housing units. This allowed Habitat to quickly begin construction of single family units without the time expense of streets, water/sewer, electric/gas, which was already in place. Frayser CDC and North Memphis CDC each acquired existing foreclosed single family units in the hard hit census tracts they served. These units were for both homeownership or rental. Several only required moderate rehab, but others required more intense rehabilitation. Some were acquired for demolition and reconstruction on the cleared lots. North Memphis CDC utilized State of TN NSP 3 funds for the acquisition and secured construction funding from the City of Memphis programs. In many cases, the NSP 3 funding helped stop the deterioration of several entire neighborhoods until the time Memphis real estate could bounce back after the financial crisis of 2008. Also, NSP provided an indirect life boat for the non profit agencies. Several would not have survived without the financial support of the NSP program. All of the NSP 3 non profits are operating today providing affordable housing opportunity as a result of the NSP funding 10 years ago.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
TN-11-Frayser CDC 25%, Frayser 25%	\$0.00	\$312,500.00	\$312,500.00
TN-11-Habitat 25%, Habitat 25%	\$0.00	\$312,500.00	\$312,500.00
TN-11-Habitat 120%, Habitat 120%	\$0.00	\$875,000.00	\$875,000.00
TN-11-N Memphis 120%, N Memphis CDC 120%	\$0.00	\$875,000.00	\$875,000.00
TN-11-North Memphis CDC, N Memphis CDC 25%	\$0.00	\$312,500.00	\$312,500.00
TN-11-NSP3 25%-United, United Housing 25%	\$0.00	\$312,500.00	\$312,500.00
TN-11-NSP3-Frayser, Frayser CDC 120%	\$0.00	\$875,000.00	\$875,000.00
TN-11-THDA, THDA admin	\$0.00	\$250,000.00	\$250,000.00
TN-11-United 120%, United Housing 120%	\$0.00	\$875,000.00	\$875,000.00

Activities

Project # / TN-11-Frayser CDC 25% / Frayser 25%



Grantee Activity Number: TN-11-Frayser 25%

Activity Title: Frayser CDC 25%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

TN-11-Frayser CDC 25%

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Frayser 25%

Projected End Date:

03/10/2014

Completed Activity Actual End Date:

Responsible Organization:

Frayser CDC

Overall

	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$312,500.00
Total Budget	\$0.00	\$312,500.00
Total Obligated	\$0.00	\$312,500.00
Total Funds Drawdown	\$0.00	\$312,500.00
Program Funds Drawdown	\$0.00	\$312,500.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$312,500.00
Frayser CDC	\$0.00	\$312,500.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Aquisition/rehab/construction of single family units for income eligible households.

Location Description:

Eligible NSP 3 census tracts located in Frayser area of Memphis.

Activity Progress Narrative:

Final QPR report for Frayser CDC 25%. Last period activity reporting was QPR ending 06/30/2015. Frayser is complete and all data corrected and entered in DRGR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	-2	3/0



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-4		6/3	
# of Singlefamily Units	-4		6/3	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-4	0	-4	6/3	0/0	6/3	100.00
# Renter	-4	0	-4	6/3	0/0	6/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / TN-11-Habitat 25% / Habitat 25%



Grantee Activity Number: TN-11-Habitat 25%

Activity Title: Habitat 25%

Activity Type:

Construction of new housing

Project Number:

TN-11-Habitat 25%

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Habitat 25%

Projected End Date:

03/10/2014

Completed Activity Actual End Date:

Responsible Organization:

Habitat Humanity Greater Memphis

Overall

	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$312,500.00
Total Budget	\$0.00	\$312,500.00
Total Obligated	\$0.00	\$312,500.00
Total Funds Drawdown	\$0.00	\$312,500.00
Program Funds Drawdown	\$0.00	\$312,500.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$312,500.00
Habitat Humanity Greater Memphis	\$0.00	\$312,500.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Construct new single family housing for income eligible households at or less than 50% AMI.

Location Description:

Habitat of Memphis Las Cruces area, NSP3 eligible census tracts.

Activity Progress Narrative:

Final QPR for Habitat of Memphis 25%. Last period activity reporting was QPR ending 06/30/2015. Habitat 25% is complete and all data corrected and entered in DRGR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-4	4/3
# of Singlefamily Units	-4	4/3



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-4	0	-4	4/3	0/0	4/3	100.00
# Owner	-4	0	-4	4/3	0/0	4/3	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / TN-11-Habitat 120% / Habitat 120%



Grantee Activity Number: TN-11-Habitat

Activity Title: Habitat Memphis

Activity Type:

Construction of new housing

Project Number:

TN-11-Habitat 120%

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Habitat 120%

Projected End Date:

03/10/2014

Completed Activity Actual End Date:

Responsible Organization:

Habitat Humanity Greater Memphis

Overall	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$875,000.00
Total Budget	\$0.00	\$875,000.00
Total Obligated	\$0.00	\$875,000.00
Total Funds Drawdown	\$0.00	\$875,000.00
Program Funds Drawdown	\$0.00	\$875,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$875,000.00
Habitat Humanity Greater Memphis	\$0.00	\$875,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

New construction of single family houses for income eligible households.

Location Description:

Habitat of Greater Memphis Las Cruces project, eligible census tracts.

Activity Progress Narrative:

Final QPR for Habitat of Memphis. Last period reporting was QPR ending 06/30/2015. Habitat is complete and data corrected and entered in DRGR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-14	10/6
# of Singlefamily Units	-14	10/6



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-6	-4	-10	6/0	4/6	10/6	100.00
# Owner	-6	-4	-10	6/0	4/6	10/6	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / TN-11-N Memphis 120% / N Memphis CDC 120%



Grantee Activity Number: TN-11-N Memphis CDC

Activity Title: N Memphis CDC

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

TN-11-N Memphis 120%

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

N Memphis CDC 120%

Projected End Date:

03/10/2014

Completed Activity Actual End Date:

Responsible Organization:

North Memphis CDC

Overall	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$875,000.00
Total Budget	\$0.00	\$875,000.00
Total Obligated	\$0.00	\$875,000.00
Total Funds Drawdown	\$0.00	\$875,000.00
Program Funds Drawdown	\$0.00	\$875,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$875,000.00
North Memphis CDC	\$0.00	\$875,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acquisition/rehab/construction of single family units for income eligible households.

Location Description:

Eligible NSP 3 census tracts located in North Memphis.

Activity Progress Narrative:

Final QPR for North Memphis CDC. Last period reporting was QPR ending 03/31/2021. North Memphis CDC is complete and all data corrected and entered in DRGR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	10/5
# of Singlefamily Units	3	10/5



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	10/5	10/5	100.00
# Renter	0	3	3	0/0	10/5	10/5	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / TN-11-North Memphis CDC / N Memphis CDC 25%



Grantee Activity Number: TN-11-N Memphis CDC 25%

Activity Title: N Memphis CDC 25%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

TN-11-North Memphis CDC

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

N Memphis CDC 25%

Projected End Date:

03/10/2014

Completed Activity Actual End Date:

Responsible Organization:

North Memphis CDC

Overall

	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$312,500.00
Total Budget	\$0.00	\$312,500.00
Total Obligated	\$0.00	\$312,500.00
Total Funds Drawdown	\$0.00	\$312,500.00
Program Funds Drawdown	\$0.00	\$312,500.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$312,500.00
North Memphis CDC	\$0.00	\$312,500.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acquisition/rehab/construction of rental units for income eligible households.

Location Description:

Eligible NSP 3 census tracts located in North Memphis.

Activity Progress Narrative:

Final QPR for North Memphis CDC 25%. Last period reporting was QPR ending 03/31/2021. North Memphis CDC 25% was complete and all data entered in DRGR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	2	2/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-5		4/5	
# of Singlefamily Units	-5		4/5	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-5	0	-5	4/5	0/0	4/5	100.00
# Renter	-5	0	-5	4/5	0/0	4/5	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / TN-11-NSP3 25%-United / United Housing 25%



Grantee Activity Number: TN-11-United 25%

Activity Title: United Housing 25%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

TN-11-NSP3 25%-United

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

United Housing 25%

Projected End Date:

03/10/2014

Completed Activity Actual End Date:

Responsible Organization:

United Housing, Inc.

Overall

	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$312,500.00
Total Budget	\$0.00	\$312,500.00
Total Obligated	\$0.00	\$312,500.00
Total Funds Drawdown	\$0.00	\$312,500.00
Program Funds Drawdown	\$0.00	\$312,500.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$312,500.00
United Housing, Inc.	\$0.00	\$312,500.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acquisition/rehab/construction of rental units for SRVS clients at or below 50% AMI.

Location Description:

Eligible NSP3 census tracts located in Memphis.

Activity Progress Narrative:

Final QPR for United Housing 25%. Last period activity reporting was QPR ending 06/30/2015. United Housing 25% is complete and data entered in DRGR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	4	4/0



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	13/3	0/0	13/3	100.00
# Renter	1	0	1	13/3	0/0	13/3	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / TN-11-NSP3-Frayser / Frayser CDC 120%



Grantee Activity Number: TN-11-Frayser

Activity Title: Frayser CDC

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

TN-11-NSP3-Frayser

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Frayser CDC 120%

Projected End Date:

03/10/2014

Completed Activity Actual End Date:

Responsible Organization:

Frayser CDC

Overall

	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$875,000.00
Total Budget	\$0.00	\$875,000.00
Total Obligated	\$0.00	\$875,000.00
Total Funds Drawdown	\$0.00	\$875,000.00
Program Funds Drawdown	\$0.00	\$875,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$875,000.00
Frayser CDC	\$0.00	\$875,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acquisition/rehab/construction of initial rental single family housing to income eligible households.

Location Description:

NSP 3 eligible census tracts located in Memphis.

Activity Progress Narrative:

Final QPR for Frayser CDC. Last period activity reporting was QPR ending 06/30/2015. Frayser is complete and all data corrected and entered in DRGR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-12	10/5
# of Singlefamily Units	-12	10/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	-12	-12	2/0	8/5	10/5	100.00
# Renter	0	-12	-12	2/0	8/5	10/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / TN-11-THDA / THDA admin

Grantee Activity Number: TN-11-NSP3-THDA

Activity Title: THDA Admin

Activity Type:

Administration

Project Number:

TN-11-THDA

Projected Start Date:

08/01/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Completed

Project Title:

THDA admin

Projected End Date:

03/10/2014

Completed Activity Actual End Date:**Responsible Organization:**

TN HOU DEV AGENCY-THDA

Overall**Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2021**

\$0.00

To Date

\$250,000.00

Total Budget

\$0.00

\$250,000.00

Total Obligated

\$0.00

\$250,000.00

Total Funds Drawdown

\$0.00

\$250,000.00

Program Funds Drawdown

\$0.00

\$250,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$250,000.00

TN HOU DEV AGENCY-THDA

\$0.00

\$250,000.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

TN Housing Development Agency Administration funds (5% of grant)

Location Description:

TN Housing Development Agency (Nashville) internal administration funds

Activity Progress Narrative:

All NSP 3 Administration funds have been expended. The amount did not exceed the program admin cap. State of Tennessee/THDA did not acquire any equipment with the funds. Nor was any real property acquired and titled to the State of TN or THDA.

Accomplishments Performance Measures**No Accomplishments Performance Measures**

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / TN-11-United 120% / United Housing 120%

Grantee Activity Number: TN-11-United

Activity Title: United Housing

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

TN-11-United 120%

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

United Housing 120%

Projected End Date:

03/10/2014

Completed Activity Actual End Date:

Responsible Organization:

United Housing, Inc.

Overall	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$875,000.00
Total Budget	\$0.00	\$875,000.00
Total Obligated	\$0.00	\$875,000.00
Total Funds Drawdown	\$0.00	\$875,000.00
Program Funds Drawdown	\$0.00	\$875,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$875,000.00
United Housing, Inc.	\$0.00	\$875,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acquisition/rehab/construction of rental units for SERVS income eligible clients, most likely at or below 50% AMI. Note: On 1/14/15 the activity for United Housing was edited to reflect that the organization's program includes both rental and homeownership.

Location Description:

Eligible NSP 3 census tracts in Memphis.

Activity Progress Narrative:

Final QPR for United Housing. Last period activity reporting was QPR ending 06/30/2015. United Housing is complete and data corrected and entered in DRGR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	6/5



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-1	0	-1	0/0	6/10	6/10	100.00
# Owner	-1	0	-1	0/0	6/5	6/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	75
Monitoring Visits	0	46
Audit Visits	0	0
Technical Assistance Visits	0	4
Monitoring/Technical Assistance Visits	0	25
Report/Letter Issued	0	20

