

Grantee: Memphis, TN

Grant: B-08-MN-47-0003

January 1, 2011 thru March 31, 2011 Performance Report



Grant Number:

B-08-MN-47-0003

Obligation Date:

03/06/2009

Award Date:

03/06/2009

Grantee Name:

Memphis, TN

Contract End Date:

03/05/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$11,506,415.00

Grant Status:

Active

QPR Contact:

Harry J. Green, Sr.

Estimated PI/RL Funds:

\$202,288.29

Total Budget:

\$11,708,703.29

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

The Division of Housing and Community Development has identified 10 zip codes in the City of Memphis, which, based upon available data provided by HUD and other sources, have been most impacted by home foreclosures and subprime lending. According to Chandler Reports 2007 and 2008, the 10 zip codes experienced a total of 11,827 foreclosures. While there are many distressed areas within the City of Memphis, these 10 zip codes appear to have the greatest need when data relating to HUD's three criteria, defined in Section 2301 (c)(2) of HERA, are objectively considered.

Distribution and and Uses of Funds:

The City of Memphis Division of Housing and Community Development (HCD) has conducted an analysis to determine areas in the City that meet the Neighborhood Stabilization Program (NSP) requirements to give priority emphasis to areas of greatest need. The City collected data from a variety of resources to identify neighborhoods meeting the following criteria: (1) areas with the greatest percentage of foreclosures, (2) areas with the highest percentage of homes financed by subprime mortgage-related loans, and (3) areas identified as likely to face a significant rise in the rate of home foreclosures. The following zip codes have been determined to have the greatest need for this program: 38127, 38109, 38118, 38128, 38141, 38111, 38106, 38116, 38115, and 38114

Definitions and Descriptions:

The City will acquire and rehab foreclosed and/or abandoned single family and multi-family sites under the Neighborhood Stabilization Program

Low Income Targeting:

Under the program, the City of Memphis proposed the acquire one Multi Family site in one of the 10 targeted zipcodes in an effort to satisfy the 25% threshold for the low income beneficiaries.

Acquisition and Relocation:

Public Comment:

Overall

Total Projected Budget from All Sources**Total Budget****Total Obligated****This Report Period**

N/A

\$0.00

\$0.00

To Date

\$11,506,415.00

\$11,506,415.00

\$11,506,415.00



Total Funds Drawdown	\$0.00	\$6,977,032.10
Program Funds Drawdown	\$0.00	\$6,977,032.10
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$202,288.29
Total Funds Expended	\$312,206.75	\$7,351,545.83
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,725,962.25	\$0.00
Limit on Admin/Planning	\$1,150,641.50	\$126,291.30
Limit on State Admin	\$0.00	\$126,291.30

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,876,603.75	\$2,876,604.00

Overall Progress Narrative:

Overall, the rehab of 98 Single Family units continued during the quarter. Also, rehab work began on the Multi Family property at 3000 Barron Avenue during the quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition	\$0.00	\$5,395,843.00	\$5,302,239.33
2, Rehabilitation	\$0.00	\$4,935,572.00	\$1,014,788.42
3, Administrative	\$0.00	\$600,000.00	\$126,291.30
4, Home Ownership Asst/Counseling	\$0.00	\$60,000.00	\$18,713.05
5, NSP Acquisition 25%	\$0.00	\$515,000.00	\$515,000.00



Activities

Grantee Activity Number: CD900006.NSP.Rehabilitation

Activity Title: NSP Rehabilitation Costs

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/06/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rehabilitation

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

Division of HCD

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,112,013.08
Total Budget	\$0.00	\$3,112,013.08
Total Obligated	\$0.00	\$2,573,968.00
Total Funds Drawdown	\$0.00	\$983,938.44
Program Funds Drawdown	\$0.00	\$983,938.44
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$258,500.10	\$1,251,129.70
Division of HCD	\$258,500.10	\$1,251,129.70
Match Contributed	\$0.00	\$0.00

Activity Description:

To provide necessary rehab to properties under the NSP Program

Location Description:

Zip Codes: 38127,38109,38128,38118,38106,38141,38115,38114,38116,38111

Activity Progress Narrative:

Continued Rahab work on 98 Single Family units with Development Partners.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	98	282/145

	This Report Period Total	Cumulative Actual Total / Expected Total
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Beneficiaries Performance Measures

# of Households	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
	0	0	0	5/37	0/108	5/145	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2952 Bannockburn Rd	Memphis	NA	NA	38128	Not Validated / N
204 Ivan Road	Memphis	NA	NA	38109	Not Validated / N
3795 Vanderwood Dr	Memphis	NA	NA	38128	Not Validated / N
4167 Trudy Road	Memphis	NA	NA	38128	Not Validated / N
4136 Cedarwood Cv	Memphis	NA	NA	38118	Not Validated / N
4602 Sunvalley Dr	Memphis	NA	NA	38109	Not Validated / N
4542 Trout Valley Dr	Memphis	NA	NA	38141	Not Validated / N
2569 Sandpiper Ave	Memphis	NA	NA	38127	Not Validated / N
2939 Churchill St	Memphis	NA	NA	38118	Not Validated / N
3665 Huckleberry	Memphis	NA	NA	38116	Not Validated / N
4025 Wesley Forest Cir	Memphis	NA	NA	38109	Not Validated / N
5729 Ballenmoor Drive	Memphis	NA	NA	38141	Not Validated / N
6332 Valleydale Dr	Memphis	NA	NA	38141	Not Validated / N
1248 Mary Jane	Memphis	NA	NA	38116	Not Validated / N
3736 Winderwood Cir	Memphis	NA	NA	38128	Not Validated / N
282 Bonita Drive	Memphis	NA	NA	38109	Not Validated / N
1951 Prado	Memphis	NA	NA	38116	Not Validated / N
898 Dempster	Memphis	NA	NA	38106	Not Validated / N
5935 Raintree Dr	Memphis	NA	NA	38115	Not Validated / N
3413 Cristil St	Memphis	NA	NA	38118	Not Validated / N
896 Crossfield Cv	Memphis	NA	NA	38109	Not Validated / N
6871 Meadow Top Cv	Memphis	NA	NA	38141	Not Validated / N
3036 Darrow St	Memphis	NA	NA	38118	Not Validated / N
4086 Far View Cv	Memphis	NA	NA	38128	Not Validated / N
3742 Poplar Ave	Memphis	NA	NA	38111	Not Validated / N
2853 Dodge Rd	Memphis	NA	NA	38128	Not Validated / N
4468 Ashridge Cove	Memphis	NA	NA	38141	Not Validated / N
3453 Overton Crossing	Memphis	NA	NA	38127	Not Validated / N
724 N Stevens Cir	Memphis	NA	NA	38116	Not Validated / N
4355 Manor Haven	Memphis	NA	NA	38128	Not Validated / N
2820 Watson St	Memphis	NA	NA	38118	Not Validated / N
3325 Ridgeline Cv	Memphis	NA	NA	38115	Not Validated / N
5008 Flanders Ave	Memphis	NA	NA	38118	Not Validated / N
4075 Kenosha Rd	Memphis	NA	NA	38118	Not Validated / N



3855 Caravel St	Memphis	NA	NA	38115	Not Validated / N
5685 Maple Tree	Memphis	NA	NA	38115	Not Validated / N
1894 Willow Wood	Memphis	NA	NA	38127	Not Validated / N
6376 Fawn Hollow Cir	Memphis	NA	NA	38141	Not Validated / N
6134 Chinaberry	Memphis	NA	NA	38115	Not Validated / N
4054 Auburn Road	Memphis	NA	NA	38116	Not Validated / N
2592 Supreme Ave	Memphis	NA	NA	38114	Not Validated / N
4368 Fredericks Ave	Memphis	NA	NA	38111	Not Validated / N
5270 Gemstone Way	Memphis	NA	NA	38109	Not Validated / N
3137 Dumbearth Rd	Memphis	NA	NA	38128	Not Validated / N
3321 Foggy Ridge Cv	Memphis	NA	NA	38115	Not Validated / N
566 S Greer	Memphis	NA	NA	38111	Not Validated / N
4278 Fox Race Cv	Memphis	NA	NA	38141	Not Validated / N
1210 Elkwood St	Memphis	NA	NA	38111	Not Validated / N
1451 E. Waldorf	Memphis	NA	NA	38106	Not Validated / N
1009 Sundown Cv	Memphis	NA	NA	38109	Not Validated / N
3310 Dungleen St	Memphis	NA	NA	38118	Not Validated / N
4616 Priscilla Ave	Memphis	NA	NA	38128	Not Validated / N
4126 Raintree Cv	Memphis	NA	NA	38118	Not Validated / N
3361 McKenzie St	Memphis	NA	NA	38118	Not Validated / N
3099 Joslyn St	Memphis	NA	NA	38128	Not Validated / N
3518 Boeingshire Dr	Memphis	NA	NA	38116	Not Validated / N
3113 New Allen Rd	Memphis	NA	NA	38128	Not Validated / N
1763 Nelson Ave	Memphis	NA	NA	38114	Not Validated / N
1766 Whitman Rd	Memphis	NA	NA	38116	Not Validated / N
4748 Milnor	Memphis	NA	NA	38128	Not Validated / N
4338 Clarke Rd	Memphis	NA	NA	38141	Not Validated / N
4771 Summerview Ave	Memphis	NA	NA	38118	Not Validated / N
6376 S Fawn Hollow	Memphis	NA	NA	38141	Not Validated / N
6724 Burlingame Dr	Memphis	NA	NA	38141	Not Validated / N
4135 Rainwater Cv	Memphis	NA	NA	38115	Not Validated / N
2998 Ridgeway Rd	Memphis	NA	NA	38115	Not Validated / N
3492 Heckle	Memphis	NA	NA	38111	Not Validated / N
4955 Fernbrook Dr	Memphis	NA	NA	38118	Not Validated / N
3883 N Trezevant	Memphis	NA	NA	38127	Not Validated / N
5355 White Diamond St	Memphis	NA	NA	38109	Not Validated / N
6382 Trillium Trail	Memphis	NA	NA	38141	Not Validated / N
2011 Finley Rd	Memphis	NA	NA	38116	Not Validated / N
1067 Bourbon Place	Memphis	NA	NA	38106	Not Validated / N
6241 Ridgeline Dr	Memphis	NA	NA	38115	Not Validated / N
4043 Hodge Rd	Memphis	NA	NA	38109	Not Validated / N
3977 Wesley Forest Cir	Memphis	NA	NA	38109	Not Validated / N
3696 Naylor	Memphis	NA	NA	38128	Not Validated / N

4047 Silverleaf	Memphis	NA	NA	38115	Not Validated / N
3206 S Waynoka	Memphis	NA	NA	38111	Not Validated / N
2664 Bay Point Cir E	Memphis	NA	NA	38128	Not Validated / N
4877 Leven Rd	Memphis	NA	NA	38118	Not Validated / N
3628 Boeingshire Dr	Memphis	NA	NA	38116	Not Validated / N
3232 Magevney St	Memphis	NA	NA	38128	Not Validated / N
4274 Sunnyslope Dr	Memphis	NA	NA	38141	Not Validated / N
709 Rosebanks	Memphis	NA	NA	38116	Not Validated / N
4317 Castle Heights	Memphis	NA	NA	38141	Not Validated / N
38 N Humes	Memphis	NA	NA	38111	Not Validated / N
3444 Reynard Rd	Memphis	NA	NA	38128	Not Validated / N
6619 Crystal Hill Dr	Memphis	NA	NA	38141	Not Validated / N
2262 Corning Ave	Memphis	NA	NA	38127	Not Validated / N
3317 Crain Cv	Memphis	NA	NA	38128	Not Validated / N
4423 Village Park Cv	Memphis	NA	NA	38141	Not Validated / N
128 Wesley Forest Cir	Memphis	NA	NA	38109	Not Validated / N
3883 Wordsworth Ave	Memphis	NA	NA	38128	Not Validated / N
178 Charter Ave	Memphis	NA	NA	38109	Not Validated / N
4801 Ross Creek Dr	Memphis	NA	NA	38141	Not Validated / N
3033 Meadowfair Rd	Memphis	NA	NA	38118	Not Validated / N
1750 Macaulay Ave	Memphis	NA	NA	38127	Not Validated / N

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: CD90006.NSP.Administration

Activity Title: NSP Administrative Costs

Activity Category:

Administration

Activity Status:

Planned

Project Number:

3

Project Title:

Administrative

Projected Start Date:

03/06/2009

Projected End Date:

09/30/2010

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Division of HCD

Overall

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$600,000.00
Total Budget	\$0.00	\$600,000.00
Total Obligated	\$0.00	\$600,000.00
Total Funds Drawdown	\$0.00	\$126,291.30
Program Funds Drawdown	\$0.00	\$126,291.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$126,291.30
Division of HCD	\$0.00	\$126,291.30
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative Costs Associated with carrying out the NSP Program

Location Description:

701 N Main Street

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: CD90006.NSP.DPA.Counseling

Activity Title: NSP Counseling

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

4

Project Title:

Home Ownership Asst/Counseling

Projected Start Date:

03/06/2009

Projected End Date:

09/30/2010

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Division of HCD

Overall

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total Budget	\$0.00	\$75,000.00
Total Obligated	\$0.00	\$60,000.00
Total Funds Drawdown	\$0.00	\$18,713.05
Program Funds Drawdown	\$0.00	\$18,713.05
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$202,288.29
Total Funds Expended	\$0.00	\$19,973.25
Division of HCD	\$0.00	\$19,973.25
Match Contributed	\$0.00	\$0.00

Activity Description:

To provide Down Payment Assistance and Housing Counseling Services

Location Description:

Zip Codes: 38127,38109,38128,38118,38106,38141,38115,38114,38116,38111

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		5/145	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/36	0/109	5/145	100.00



# Owner Households	0	0	0	5/36	0/109	5/145	100.00
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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: CD90006.NSP.Rehab 25% Set Aside
Activity Title: NSP Multi Family Rehab. 25% Set Aside

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 2

Project Title:
 Rehabilitation

Projected Start Date:
 03/06/2009

Projected End Date:
 09/30/2010

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
 Division of HCD

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,361,604.00
Total Budget	\$0.00	\$2,361,604.00
Total Obligated	\$0.00	\$2,361,604.00
Total Funds Drawdown	\$0.00	\$30,849.98
Program Funds Drawdown	\$0.00	\$30,849.98
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$53,706.65	\$94,430.63
Division of HCD	\$53,706.65	\$94,430.63
Match Contributed	\$0.00	\$0.00

Activity Description:

Multi-Family site

Location Description:

Property will be located in one of the 10 targeted zip codes

Activity Progress Narrative:

Started Rehab work on Multi Family property

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	1	3/1

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	98	196/37
# of Multifamily Units	98	196/37



Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
3000 Barron Ave	Memphis	NA	NA	38114	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

