

Grantee: Memphis, TN

Grant: B-08-MN-47-0003

July 1, 2011 thru September 30, 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	\$627,371.87	\$8,223,561.26
Program Funds Drawdown	\$627,371.87	\$8,223,561.26
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$202,288.29
Total Funds Expended	\$436,849.57	\$8,378,768.77
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	\$326,291.30
Limit on State Admin	\$0.00	\$326,291.30

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:

For the quarter ended September 30, 2011, non-profit developers continued rehab of acquired units for eventual sale.

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	\$422,450.72	\$4,935,572.00	\$2,047,770.57
3, Administrative	\$199,208.00	\$600,000.00	\$326,291.30
4, Home Ownership Asst/Counseling	\$5,713.15	\$60,000.00	\$32,260.06
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	Jul 1 thru Sep 30, 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	\$315,675.68	\$1,882,079.03
Program Funds Drawdown	\$315,675.68	\$1,882,079.03
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$323,602.63	\$1,958,532.04
Division of HCD	\$323,602.63	\$1,958,532.04
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 rehab on single family properties for quartered 9/30/2011.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	282/145

	This Report Period Total	Cumulative Actual Total / Expected Total
--	-----------------------------	---



of Housing Units

0

276/145

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
3113 New Allen Rd	Memphis	NA	NA	38128	Not Validated / N
3099 Joslyn St	Memphis	NA	NA	38128	Not Validated / N
4278 Fox Race	Memphis	NA	NA	38141	Not Validated / N
4317 Castle Heights	Memphis	NA	NA	38141	Not Validated / N
3325 Ridgeline Cv	Memphis	NA	NA	38115	Not Validated / N
2853 Dodge Rd	Memphis	NA	NA	38128	Not Validated / N
3665 Huckleberry St	Memphis	NA	NA	38116	Not Validated / N
3795 Vanderwood	Memphis	NA	NA	38128	Not Validated / N
4771 Summerview	Memphis	NA	NA	38118	Not Validated / N
3492 Heckle	Memphis	NA	NA	38111	Not Validated / N
4135 Raintree Dr	Memphis	NA	NA	38115	Not Validated / N
6241 Ridgeline Cv	Memphis	NA	NA	38115	Not Validated / N
3232 Magevney	Memphis	NA	NA	38128	Not Validated / N
896 Crossfield Cv	Memphis	NA	NA	38109	Not Validated / N
4274 Sunnyslope Dr	Memphis	NA	NA	38141	Not Validated / N
1009 Sundown Cove	Memphis	NA	NA	38109	Not Validated / N
3033 Meadowfair Rd	Memphis	NA	NA	38118	Not Validated / N
3321 Foggy Ridge Cv	Memphis	NA	NA	38115	Not Validated / N
2952 Bannockburn Rd	Memphis	NA	NA	38128	Not Validated / N
3317 Crain Cv	Memphis	NA	NA	38128	Not Validated / N
6338 Trillum Trail	Memphis	NA	NA	38141	Not Validated / N
1750 Macaulay Ave	Memphis	NA	NA	38127	Not Validated / N
1451 E. Waldorf	Memphis	NA	NA	38106	Not Validated / N
3742 Poplar	Memphis	NA	NA	38111	Not Validated / N
5270 Gemstone Way	Memphis	NA	NA	38109	Not Validated / N
178 Charter Ave	Memphis	NA	NA	38109	Not Validated / N
3453 Overton Crossing	Memphis	NA	NA	38127	Not Validated / N
4136 Cedarwood Cove	Memphis	NA	NA	38118	Not Validated / N
5008 Flanders Ave	Memphis	NA	NA	38118	Not Validated / N
4043 Hodge Rd	Memphis	NA	NA	38109	Not Validated / N
3855 Caravel Dr	Memphis	NA	NA	38115	Not Validated / N
5729 Ballenmoor	Memphis	NA	NA	38141	Not Validated / N
6376 S. Fawn Hollow Cv	Memphis	NA	NA	38141	Not Validated / N
3883 N. Trezevant	Memphis	NA	NA	38127	Not Validated / N



3977 Wesley Forest Circle S	Memphis	NA	NA	38109	Not Validated / N
4047 Silverleaf	Memphis	NA	NA	38115	Not Validated / N
128 WesleyForest Cricle	Memphis	NA	NA	38109	Not Validated / N
4167 Trudy St	Memphis	NA	NA	38128	Not Validated / N
204 Ivan Road	Memphis	NA	NA	38109	Not Validated / N
4054 Auburn Rd	Memphis	NA	NA	38116	Not Validated / N
4423 Village Park	Memphis	NA	NA	38141	Not Validated / N
6724 Burlingame Dr	Memphis	NA	NA	38141	Not Validated / N
2569 Sandpiper Ave	Memphis	NA	NA	38127	Not Validated / N
4025 Wesley Forest Circle S	Memphis	NA	NA	38109	Not Validated / N
4126 Raintree Cove	Memphis	NA	NA	38115	Not Validated / N
4955 Fernbrook	Memphis	NA	NA	38118	Not Validated / N
898 E. Dempster Ave	Memphis	NA	NA	38106	Not Validated / N
4075 Kenosha	Memphis	NA	NA	38118	Not Validated / N
3137 Dumbreath Rd	Memphis	NA	NA	38128	Not Validated / N
1763 Nelson Ave	Memphis	NA	NA	38114	Not Validated / N
5935 Raintree Dr	Memphis	NA	NA	38115	Not Validated / N
3518 Boeingshire Dr	Memphis	NA	NA	38116	Not Validated / N
4542 Trout Valley Dr	Memphis	NA	NA	38141	Not Validated / N
4801 Ross Creek Dr	Memphis	NA	NA	38141	Not Validated / N
4086 Far View Cv	Memphis	NA	NA	38128	Not Validated / N
5685 Maple Tree	Memphis	NA	NA	38115	Not Validated / N
1067 Bourbon Pl	Memphis	NA	NA	38106	Not Validated / N
4748 S. Milnor	Memphis	NA	NA	38128	Not Validated / N
3036 Darrow St	Memphis	NA	NA	38118	Not Validated / N
3444 Reynard Rd	Memphis	NA	NA	38128	Not Validated / N
724 N. Stevens Circle	Memphis	NA	NA	38116	Not Validated / N
2011 Finley Rd	Memphis	NA	NA	38116	Not Validated / N
566 S. Greer	Memphis	NA	NA	38111	Not Validated / N
4468 Ashridge Cv	Memphis	NA	NA	38141	Not Validated / N
4602 Sunvalley Dr	Memphis	NA	NA	38109	Not Validated / N
709 Rosebanks	Memphis	NA	NA	38109	Not Validated / N
3206 N. Waynoka Circle	Memphis	NA	NA	38111	Not Validated / N
2592 Supreme Ave	Memphis	NA	NA	38114	Not Validated / N
4877 Leven	Memphis	NA	NA	38118	Not Validated / N
2820 Watson	Memphis	NA	NA	38118	Not Validated / N
2939 Churchill	Memphis	NA	NA	38118	Not Validated / N
5355 White Diamond	Memphis	NA	NA	38109	Not Validated / N
38 N. Humes St	Memphis	NA	NA	38111	Not Validated / N
2262 Corning	Memphis	NA	NA	38127	Not Validated / N
4368 Fredericks Ave	Memphis	NA	NA	38111	Not Validated / N
3153 New Allen Rd	Memphis	NA	NA	38128	Not Validated / N
2664 Bay Pointe	Memphis	NA	NA	38128	Not Validated / N

6382 Trillum Trail	Memphis	NA	NA	38141	Not Validated / N
3696 Naylor	Memphis	NA	NA	38128	Not Validated / N
3413 Cristil	Memphis	NA	NA	38118	Not Validated / N
1248 Mary Jane Ave	Memphis	NA	NA	38116	Not Validated / N
6871 Meadow Top Cv	Memphis	NA	NA	38141	Not Validated / N
3883 Wordsworth	Memphis	NA	NA	38128	Not Validated / N
1894 Willow Wood	Memphis	NA	NA	38127	Not Validated / N
3736 Winderwood Circle	Memphis	NA	NA	38128	Not Validated / N
282 Bonita Dr	Memphis	NA	NA	38109	Not Validated / N
6134 Chinaberry	Memphis	NA	NA	38115	Not Validated / N
3628 Boeingshire Sr	Memphis	NA	NA	38116	Not Validated / N
1210 Elkwood	Memphis	NA	NA	38111	Not Validated / N
4338 Clarke Rd	Memphis	NA	NA	38115	Not Validated / N
4616 Priscilla Ave	Memphis	NA	NA	38128	Not Validated / N
1951 Prado	Memphis	NA	NA	38116	Not Validated / N
6619 Crystal Hill Dr	Memphis	NA	NA	38141	Not Validated / N
6332 Valleydale Dr	Memphis	NA	NA	38141	Not Validated / N
1766 Whitman Rd	Memphis	NA	NA	38116	Not Validated / N
2998 Ridgeway	Memphis	NA	NA	38115	Not Validated / N
3310 Dungen St	Memphis	NA	NA	38118	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

	Jul 1 thru Sep 30, 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	\$199,208.00	\$326,291.30
Program Funds Drawdown	\$199,208.00	\$326,291.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$36,272.88	\$362,564.18
Division of HCD	\$36,272.88	\$362,564.18
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:

For the quarter ended 9/30/11, incurred admin. costs of \$36,272.88.

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

	Jul 1 thru Sep 30, 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	\$5,713.15	\$32,260.06
Program Funds Drawdown	\$5,713.15	\$32,260.06
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$202,288.29
Total Funds Expended	\$5,713.15	\$32,260.06
Division of HCD	\$5,713.15	\$32,260.06
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
--------------------	---	---	---	------	-------	-------	--------

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	Jul 1 thru Sep 30, 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	\$106,775.04	\$165,691.54
Program Funds Drawdown	\$106,775.04	\$165,691.54
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$71,260.91	\$165,691.54
Division of HCD	\$71,260.91	\$165,691.54
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:

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	3/1

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	196/37
# of Multifamily Units	0	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

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

