

**Grantee: Memphis, TN**

**Grant: B-08-MN-47-0003**

**April 1, 2013 thru June 30, 2013 Performance Report**

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**Grant Number:**  
B-08-MN-47-0003

**Obligation Date:**  
03/06/2009

**Award Date:**  
03/06/2009

**Grantee Name:**  
Memphis, TN

**Contract End Date:**

**Review by HUD:**  
Rejected - Await for Modification

**LOCCS Authorized Amount:**  
\$11,506,415.00

**Grant Status:**  
Active

**QPR Contact:**  
Harry J. Green, Sr.

**Estimated PI/RL Funds:**  
\$1,822,546.00

**Total Budget:**  
\$13,328,961.00

## Disasters:

**Declaration Number**  
NSP

## 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 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 to 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	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$13,277,516.00
<b>Total Budget</b>	\$858,933.00	\$13,277,516.00



<b>Total Obligated</b>	\$858,933.00	\$13,272,516.00
<b>Total Funds Drawdown</b>	\$406,164.28	\$12,690,228.88
<b>Program Funds Drawdown</b>	\$75,393.68	\$11,288,691.88
<b>Program Income Drawdown</b>	\$330,770.60	\$1,401,537.00
<b>Program Income Received</b>	\$0.00	\$1,403,967.00
<b>Total Funds Expended</b>	\$245,337.60	\$12,951,916.47
<b>Match Contributed</b>	\$0.00	\$0.00

### Progress Toward Required Numeric Targets

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,725,962.25	\$0.00
<b>Limit on Admin/Planning</b>	\$1,150,641.50	\$495,279.06
<b>Limit on State Admin</b>	\$0.00	\$495,279.06

### Progress Toward Activity Type Targets

### Progress Toward National Objective Targets

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

### Overall Progress Narrative:

Completed add'l rehab to S/F structures and well as provided add'l Homeowner counseling for qtr ended 6/30/13.

### Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition	\$0.00	\$5,749,965.92	\$5,668,633.11
2, Rehabilitation	\$75,393.68	\$6,332,550.08	\$4,703,920.92
3, Administrative	\$0.00	\$600,000.00	\$348,395.87
4, Home Ownership Asst/Counseling	\$0.00	\$75,000.00	\$52,741.98
5, NSP Acquisition 25%	\$0.00	\$515,000.00	\$515,000.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



# Activities

**Grantee Activity Number:** CD900006.NSP.Acquisiton  
**Activity Title:** NSP Acquistion

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

03/06/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Division of HCD

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,749,965.92
<b>Total Budget</b>	\$0.00	\$5,749,965.92
<b>Total Obligated</b>	\$0.00	\$5,749,965.92
<b>Total Funds Drawdown</b>	\$0.00	\$5,749,965.92
<b>Program Funds Drawdown</b>	\$0.00	\$5,668,633.11
<b>Program Income Drawdown</b>	\$0.00	\$81,332.81
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$5,749,966.92
Division of HCD	\$0.00	\$5,749,966.92
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of foreclosed properties

**Location Description:**

The acquisition properties will be located in the following zipcodes in Memphis, Tennessee:  
 38127,38118,38128,38141,38115,38109,38116,38111,38106,38114

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	105/145



### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	10/37	11/108	21/145	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	

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**Grantee Activity Number: CD900006.NSP.Rehabilitation**  
**Activity Title: NSP Rehabilitation Costs**

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Rehabilitation

**Projected Start Date:**  
 03/06/2009

**Projected End Date:**  
 09/30/2010

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Division of HCD

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,970,946.08
<b>Total Budget</b>	\$858,933.00	\$3,970,946.08
<b>Total Obligated</b>	\$858,933.00	\$3,970,946.08
<b>Total Funds Drawdown</b>	\$403,243.28	\$3,531,767.02
<b>Program Funds Drawdown</b>	\$75,393.68	\$2,423,658.06
<b>Program Income Drawdown</b>	\$327,849.60	\$1,108,108.96
<b>Program Income Received</b>	\$0.00	\$1,186,678.71
<b>Total Funds Expended</b>	\$245,337.60	\$3,659,903.65
Division of HCD	\$245,337.60	\$3,659,903.65
<b>Match Contributed</b>	\$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:**

Completed add'l rehab on S/F activity for qtr ended 6/30/13

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	44/145

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	44/145



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	12/37	10/108	22/145	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	

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**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:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Division of HCD

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$600,000.00
<b>Total Budget</b>	\$0.00	\$600,000.00
<b>Total Obligated</b>	\$0.00	\$600,000.00
<b>Total Funds Drawdown</b>	\$1,000.00	\$495,279.06
<b>Program Funds Drawdown</b>	\$0.00	\$348,395.87
<b>Program Income Drawdown</b>	\$1,000.00	\$146,883.19
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$537,471.23
Division of HCD	\$0.00	\$537,471.23
<b>Match Contributed</b>	\$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	

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<b>Grantee Activity Number:</b>	<b>CD90006.NSP.DPA.Counseling</b>
<b>Activity Title:</b>	<b>NSP Counseling</b>

**Activity Category:**  
Homeownership Assistance to low- and moderate-income

**Activity Status:**  
Under Way

**Project Number:**  
4

**Project Title:**  
Home Ownership Asst/Counseling

**Projected Start Date:**  
03/06/2009

**Projected End Date:**  
09/30/2010

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Division of HCD

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$80,000.00
<b>Total Budget</b>	\$0.00	\$80,000.00
<b>Total Obligated</b>	\$0.00	\$75,000.00
<b>Total Funds Drawdown</b>	\$1,921.00	\$71,312.24
<b>Program Funds Drawdown</b>	\$0.00	\$52,741.98
<b>Program Income Drawdown</b>	\$1,921.00	\$18,570.26
<b>Program Income Received</b>	\$0.00	\$217,288.29
<b>Total Funds Expended</b>	\$0.00	\$81,337.22
Division of HCD	\$0.00	\$81,337.22
<b>Match Contributed</b>	\$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	
<b># of Housing Units</b>	0		5/145	

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
<b># of Households</b>	0	0	0	36/36	23/109	59/145	100.00



# Owner Households	0	0	0	36/36	23/109	59/145	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	

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**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 Benefit (Households)

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 Division of HCD

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,361,604.00
<b>Total Budget</b>	\$0.00	\$2,361,604.00
<b>Total Obligated</b>	\$0.00	\$2,361,604.00
<b>Total Funds Drawdown</b>	\$0.00	\$2,326,904.64
<b>Program Funds Drawdown</b>	\$0.00	\$2,280,262.86
<b>Program Income Drawdown</b>	\$0.00	\$46,641.78
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$2,326,904.64
Division of HCD	\$0.00	\$2,326,904.64
<b>Match Contributed</b>	\$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	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/1
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	80/37



# of Multifamily Units

0

80/37

### 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	

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**Grantee: Memphis, TN**

**Grant: B-08-MN-47-0003**

**July 1, 2013 thru September 30, 2013 Performance Report**

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**Grant Number:**  
B-08-MN-47-0003

**Obligation Date:**  
03/06/2009

**Award Date:**  
03/06/2009

**Grantee Name:**  
Memphis, TN

**Contract End Date:**

**Review by HUD:**  
Submitted - Await for Review

**LOCCS Authorized Amount:**  
\$11,506,415.00

**Grant Status:**  
Active

**QPR Contact:**  
No QPR Contact Found

**Estimated PI/RL Funds:**  
\$1,822,546.00

**Total Budget:**  
\$13,328,961.00

## Disasters:

**Declaration Number**  
NSP

## 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	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$13,277,516.00
<b>Total Budget</b>	\$5,000.00	\$13,277,516.00



<b>Total Obligated</b>	\$5,000.00	\$13,277,516.00
<b>Total Funds Drawdown</b>	\$287,144.47	\$12,977,373.35
<b>Program Funds Drawdown</b>	\$217,506.43	\$11,506,198.31
<b>Program Income Drawdown</b>	\$69,638.04	\$1,471,175.04
<b>Program Income Received</b>	\$300,000.00	\$1,703,967.00
<b>Total Funds Expended</b>	\$136,475.50	\$13,088,391.97
<b>Match Contributed</b>	\$0.00	\$0.00

### Progress Toward Required Numeric Targets

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,725,962.25	\$0.00
<b>Limit on Admin/Planning</b>	\$1,150,641.50	\$495,279.06
<b>Limit on State Admin</b>	\$0.00	\$495,279.06

### Progress Toward Activity Type Targets

### Progress Toward National Objective Targets

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

### Overall Progress Narrative:

Continued rehab, sale, and counseling for qtr ended 9/30/13

### Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition	\$0.00	\$5,749,965.92	\$5,668,633.11
2, Rehabilitation	\$214,274.93	\$6,383,995.08	\$4,918,195.85
3, Administrative	\$0.00	\$600,000.00	\$348,395.87
4, Home Ownership Asst/Counseling	\$3,231.50	\$80,000.00	\$55,973.48
5, NSP Acquisition 25%	\$0.00	\$515,000.00	\$515,000.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



# Activities

**Grantee Activity Number:** CD900006.NSP.Rehabilitation  
**Activity Title:** NSP Rehabilitation Costs

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Rehabilitation

**Projected Start Date:**  
 03/06/2009

**Projected End Date:**  
 09/30/2010

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Division of HCD

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,970,946.08
<b>Total Budget</b>	\$0.00	\$3,970,946.08
<b>Total Obligated</b>	\$0.00	\$3,970,946.08
<b>Total Funds Drawdown</b>	\$264,612.13	\$3,796,379.15
<b>Program Funds Drawdown</b>	\$214,274.93	\$2,637,932.99
<b>Program Income Drawdown</b>	\$50,337.20	\$1,158,446.16
<b>Program Income Received</b>	\$300,000.00	\$1,486,678.71
<b>Total Funds Expended</b>	\$136,475.50	\$3,796,379.15
Division of HCD	\$136,475.50	\$3,796,379.15
<b>Match Contributed</b>	\$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 work on remaining properties for qtr ended 9/30/30

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	44/145

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units

0

44/145

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	12/37	10/108	22/145	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	

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**Grantee Activity Number:** CD90006.NSP.DPA.Counseling  
**Activity Title:** NSP Counseling

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

4

**Project Title:**

Home Ownership Asst/Counseling

**Projected Start Date:**

03/06/2009

**Projected End Date:**

09/30/2010

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Division of HCD

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$80,000.00
<b>Total Budget</b>	\$5,000.00	\$80,000.00
<b>Total Obligated</b>	\$5,000.00	\$80,000.00
<b>Total Funds Drawdown</b>	\$4,303.25	\$75,615.49
<b>Program Funds Drawdown</b>	\$3,231.50	\$55,973.48
<b>Program Income Drawdown</b>	\$1,071.75	\$19,642.01
<b>Program Income Received</b>	\$0.00	\$217,288.29
<b>Total Funds Expended</b>	\$0.00	\$81,337.22
Division of HCD	\$0.00	\$81,337.22
<b>Match Contributed</b>	\$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:**

Continued counseling for NSP1 home buyers for qtr ended 9/30/13

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
<b># of Households</b>	0	0	0	36/36	23/109	59/145	100.00



# Owner Households	0	0	0	36/36	23/109	59/145	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	

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**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 Benefit (Households)

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 Division of HCD

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,361,604.00
<b>Total Budget</b>	\$0.00	\$2,361,604.00
<b>Total Obligated</b>	\$0.00	\$2,361,604.00
<b>Total Funds Drawdown</b>	\$18,229.09	\$2,345,133.73
<b>Program Funds Drawdown</b>	\$0.00	\$2,280,262.86
<b>Program Income Drawdown</b>	\$18,229.09	\$64,870.87
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$2,326,904.64
<b>Match Contributed</b>	\$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	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	2/1
<b># ELI Households (0-30% AMI)</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	80/37



# of Multifamily Units

0

80/37

### 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	

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**Grantee: Memphis, TN**

**Grant: B-11-MN-47-0003**

**April 1, 2013 thru June 30, 2013 Performance Report**

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**Grant Number:**

B-11-MN-47-0003

**Obligation Date:****Award Date:****Grantee Name:**

Memphis, TN

**Contract End Date:****Review by HUD:**

Rejected - Await for Modification

**LOCCS Authorized Amount:**

\$5,195,848.00

**Grant Status:**

Active

**QPR Contact:**

Harry J. Green, Sr.

**Estimated PI/RL Funds:****Total Budget:**

\$5,195,848.00

**Disasters:****Declaration Number**

NSP

**Narratives****Summary of Distribution and Uses of NSP Funds:**

The City of Memphis Division of Housing and Community Development (HCD) has conducted an analysis to determine the areas of the City that meet the Neighborhood Stabilization Program (NSP) 3 requirements.

Demolition - Strategically selected properties in targeted communities. The selected communities are Vance Avenue Neighborhood, Soulsville USA/The Works, Orange Mound, Frayser, Glenview, and Binghampton for the amount of \$1,558,754.00

Redevelopment - Demolition of a 28-unit blighted and vacant apartment building, construction of 18 units of affordable rental townhomes targeted toward low and moderate income individuals or families for the amount of \$2,659,000.00

Rehabilitation - HCD will partner with a non-profit developer, the Riverview Kansas Community Development Corporation. Riverview Kansas was selected through a competitive process to serve as developer for an NSP1 rental project, the Barronbrook Apartments. NSP1 funds are being used to renovate an apartment community that was acquired with NSP1 funds. NSP3 funds will be used toward the rehabilitation of 98 units which will provide for additional measures that wouldn't have been possible with the NSP 1 funds alone. The specific component that NSP3 funds will support is the removal and replacement of the existing roof system for the amount of \$718,302.00

Administration - Administration cost to administer the NSP3 program and ensure compliance with regulations will be five percent (5%) of the total allocated, \$259,792.00

**How Fund Use Addresses Market Conditions:**

The activities proposed for NSP3 funding will address the local housing market conditions as identified in the Consolidated Plan for FY2011-2013 and with other local data as follows:

**Rental Housing:**

Findings from the Housing Market Analysis demonstrate that Memphis has a substantial need for additional assistance to households that suffer from a lack of decent and affordable housing. This analysis, in conjunction with other findings in the housing study, show that the immediate focus in the area of housing should be on providing quality rental housing. The analysis used to estimate housing needs is moderately conservative yet suggests that the City of Memphis currently (2010) has the need for an estimated 40,937 affordable rental units and 28,569 owner-occupied housing units. This total of 69,506 housing units is projected to increase to 72,783 by the end of the 2011 and 2013 planning period. The NSP3 funded rental housing activities will help to address these needs by increasing the number of affordable rental units.

**Demolition:**

All of the neighborhoods selected as targets for the NSP3 program are affected by a high number of blighted properties. The Memphis Fire Department, Division of Community Enhancement/Code Enforcement, City Attorney's office, HCD, and Community Development Corporations have identified many blighted properties that, if demolished would positively impact the potential for redevelopment in these neighborhoods. The removal of these structures will not only eliminate significant sources of blight and threats to health and safety, but will also provide for the revitalization in these area by removing the barrier to attract investment.



### **Ensuring Continued Affordability:**

The Division of Housing and Community Development (HCD) will ensure continued affordability for rental housing by following the HOME program affordability requirements described below.

#### **1. Continued Affordability in Rental Housing**

Rental Housing receiving NSP assistance will adhere to the affordability requirements established under §92.252 of the HOME Final Rule. The NSP3-assisted rental units must meet the affordability requirements specified in Table VIII below, beginning after project completion. Pursuant to 24 CFR §92.504(c) (3) (vii) this provision shall be enforced by restrictive covenant running with the land, which shall set forth these restrictions, and shall be recorded in the county where the property is located. If the housing units do not meet affordability requirements for the specified time period, repayment of all HOME funds will be required. HCD may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure, or deed in lieu of foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the foreclosure, or deed in lieu of foreclosure, or any entity that includes the former owner, or those with whom the former owner has or had family or business ties, obtains an ownership interest in the project or property.

##### **NSP3 Affordability Period for Rental Housing**

Rental Housing Activity: Rehabilitation or acquisition of existing housing with a per unit amount of NSP3 funds under \$15,000

Minimum Period of Affordability: 5 years

Rental Housing Activity: Rehabilitation or acquisition of existing housing with a per unit amount of NSP3 between \$15,000 to \$40,000 per unit

Minimum Period of Affordability: 10 years

Rental Housing Activity: Rehabilitation or acquisition of existing housing with a per unit amount of NSP3 funds that are more than \$40,000 or involves

refinancing

Minimum Period of Affordability: 15 years

Rental Housing Activity: New construction or acquisition of newly constructed housing for rental

Minimum Period of Affordability: 20 years

### **Definition of Blighted Structure:**

For NSP3 purposes, HCD will adopt the definition found in state law within the Tennessee Code Annotated at 13-21-104, which defines blighted structure as: "A structure that is unfit for human occupation or use, where conditions exist that are dangerous or injurious to the health, safety, or morals of the occupants of such structure, or the occupants of neighboring structures or other residents. Such conditions may include the following (without limiting the generality of the foregoing): defects therein increasing the hazards of fire, accident, or other calamities; lack of adequate ventilation, light, or sanitary facilities; dilapidation; disrepair; structural defects; or uncleanness."

### **Definition of Affordable Rents:**

For NSP3 purposes, "affordable rents" are defined as a rent that does not exceed 30 percent of the adjusted income of a family whose annual income does not exceed 120% of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in a unit.

### **Housing Rehabilitation/New Construction Standards:**

Housing property standards found at §92.254(a)(5) of the HOME Final Rule will apply to housing rehabilitation projects receiving NSP3 assistance. Housing rehabilitated with NSP3 funds will meet the housing quality standards in 24 CFR 982.401 and all applicable local codes. HCD's written rehabilitation standards ensure that housing receiving federal assistance is decent, safe, and sanitary; and meets all applicable ordinances and zoning requirements at the time of project completion. Wherever feasible, rehabilitation activities will include improvements to increase the energy efficiency and conservation of NSP3 units.

### **Vicinity Hiring:**

The City will work with the Renaissance Business Center and other Economic Development departments to reach out to small businesses in the "vicinity" of the targeted areas to acquire services needed for the implementation of the program. The City will also encourage any business that is awarded contracts to utilize the workforce in the neighborhood in which they are working. The City will work closely with these businesses to reach out to the local workforce as their need for additional employees arises. Possible outreach techniques include advertisements in newspapers and flyers. The City of Memphis has a local hiring preference ordinance as well as language in City contracts that contractors will agree, to the greatest extent feasible and where applicable, to provide opportunities for training and employment of lower income persons residing with the City of Memphis and to award contracts for any work in connection with this agreement to eligible business concerns which are located in, or owned in substantial part by persons residing in the City of Memphis.

### **Procedures for Preferences for Affordable Rental Dev.:**

The City will create preferences for the development of affordable rental housing by conferring with partners to determine an appropriate area of need and properties for rental housing.

Procedures that were used to create the rental housing preference are based on the recognition that rental housing under responsible ownership can be equally effective in terms of stabilizing the neighborhood targeted for rental housing. Quality, affordable rental housing is perhaps the biggest housing need in the City of Memphis according to the Housing Market Study undertaken as part of the Consolidated Plan. Many renters have been displaced or threatened with eviction as a result of the foreclosure crisis in Memphis and consequently, a decision was made to direct NSP 3 funds to address this issue.



**Grantee Contact Information:**

Lipscomb, Robert  
Robert.Lipscomb@memphistn.gov  
901-576-7308  
701 North Main Street, Memphis, TN 38107

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,195,848.00
<b>Total Budget</b>	\$0.00	\$5,195,848.00
<b>Total Obligated</b>	\$0.00	\$5,195,848.00
<b>Total Funds Drawdown</b>	\$633,261.51	\$3,523,361.72
<b>Program Funds Drawdown</b>	\$633,261.51	\$3,523,361.72
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$145,542.89	\$3,606,453.04
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$779,377.20	\$0.00
<b>Limit on Admin/Planning</b>	\$519,584.80	\$182,240.40
<b>Limit on State Admin</b>	\$0.00	\$182,240.40

**Progress Toward Activity Type Targets**

Activity Type	Target	Actual
<b>Administration</b>	\$519,584.80	\$259,792.00

**Progress Toward National Objective Targets**

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$1,298,962.00	\$3,377,302.00

**Overall Progress Narrative:**

Completed additional demolition and rehab work for period ended 6/30/13

**Project Summary**

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown



1, Demolition	\$25,788.75	\$1,558,754.00	\$226,359.27
2, Re-Development	\$0.00	\$0.00	\$0.00
3, Rehabilitation	\$607,086.76	\$3,377,302.00	\$3,114,762.05
4, Administration	\$386.00	\$259,792.00	\$182,240.40
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



# Activities

**Grantee Activity Number:** 1  
**Activity Title:** Blight Removal

**Activity Category:**  
 Clearance and Demolition

**Activity Status:**  
 Planned

**Project Number:**  
 1

**Project Title:**  
 Demolition

**Projected Start Date:**  
 07/01/2011

**Projected End Date:**  
 06/30/2014

**Benefit Type:**  
 Area Benefit (Census)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Division of HCD

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,558,754.00
Total Budget	\$0.00	\$1,558,754.00
Total Obligated	\$0.00	\$1,558,754.00
Total Funds Drawdown	\$25,788.75	\$226,359.27
Program Funds Drawdown	\$25,788.75	\$226,359.27
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$18,867.75	\$219,438.27
Division of HCD	\$18,867.75	\$219,438.27
Match Contributed	\$0.00	\$0.00

## Activity Description:

This activity addresses the need for removal of blighted structures in order to meet local housing codes and stabilize neighborhoods that have been impacted by disinvestment, vacancy, foreclosures, and blight. Removal of these structures may be the most cost-effective way to stabilize some neighborhoods and protect the value of nearby housing and other revitalization efforts.

## Location Description:

Vance Avenue Neighborhood, Soulsville USA/The Works, Orange Mound, Frayser, Glenview, and Binghampton

## Activity Progress Narrative:

Completed additional clearance and demolition work for qtr ended 6/30/13

## Accomplishments Performance Measures

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	0	0/15



**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	

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**Grantee Activity Number: 3**  
**Activity Title: Rehab - Barronbrook Apts**

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 3

**Project Title:**  
 Rehabilitation

**Projected Start Date:**  
 07/01/2011

**Projected End Date:**  
 06/30/2014

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 Division of HCD

Overall	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,377,302.00
<b>Total Budget</b>	\$0.00	\$3,377,302.00
<b>Total Obligated</b>	\$0.00	\$3,377,302.00
<b>Total Funds Drawdown</b>	\$607,086.76	\$3,114,762.05
<b>Program Funds Drawdown</b>	\$607,086.76	\$3,114,762.05
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$126,675.14	\$3,204,341.51
Division of HCD	\$126,675.14	\$3,204,341.51
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

HCD will partner with a non-profit developer to renovate an apartment community acquired with NSP1 funds.

**Location Description:**

Orange Mound

**Activity Progress Narrative:**

Completed additional rehab at Melrose Place Apts. for qtr ended 6/30/13

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/80
<b>#Additional Attic/Roof Insulation</b>	0	0/1
<b>#Replaced hot water heaters</b>	0	0/80

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	0/80
# of Multifamily Units	0	0/80

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/30	0/50	0/80	0
# Renter Households	0	0	0	0/30	0/50	0/80	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:** 4  
**Activity Title:** General Administration

**Activity Category:**

Administration

**Activity Status:**

Planned

**Project Number:**

4

**Project Title:**

Administration

**Projected Start Date:**

07/01/2011

**Projected End Date:**

06/30/2014

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Division of HCD

**Overall**

	Apr 1 thru Jun 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$259,792.00
<b>Total Budget</b>	\$0.00	\$259,792.00
<b>Total Obligated</b>	\$0.00	\$259,792.00
<b>Total Funds Drawdown</b>	\$386.00	\$182,240.40
<b>Program Funds Drawdown</b>	\$386.00	\$182,240.40
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$182,673.26
Division of HCD	\$0.00	\$182,673.26
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Administration cost to administrator the NSP3 program and ensure compliance with regulations will be five percent of the total allocated amount.

**Location Description:**

701 North Main

**Activity Progress Narrative:**

incurred add'l admin costs for qtr ended 6/30/13

**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	

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**Grantee: Memphis, TN**

**Grant: B-11-MN-47-0003**

**July 1, 2013 thru September 30, 2013 Performance Report**

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**Grant Number:**  
B-11-MN-47-0003

**Obligation Date:**

**Award Date:**

**Grantee Name:**  
Memphis, TN

**Contract End Date:**

**Review by HUD:**

Submitted - Await for Review

**LOCCS Authorized Amount:**  
\$5,195,848.00

**Grant Status:**  
Active

**QPR Contact:**

Harry J. Green, Sr.

**Estimated PI/RL Funds:**

**Total Budget:**

\$5,195,848.00

## Disasters:

**Declaration Number**

NSP

## Narratives

### Summary of Distribution and Uses of NSP Funds:

The City of Memphis Division of Housing and Community Development (HCD) has conducted an analysis to determine the areas of the City that meet the Neighborhood Stabilization Program (NSP) 3 requirements.

**Demolition** - Strategically selected properties in targeted communities. The selected communities are Vance Avenue Neighborhood, Soulsville USA/The Works, Orange Mound, Frayser, Glenview, and Binghampton for the amount of \$1,558,754.00

**Redevelopment** - Demolition of a 28-unit blighted and vacant apartment building, construction of 18 units of affordable rental townhomes targeted toward low and moderate income individuals or families for the amount of \$2,659,000.00

**Rehabilitation** - HCD will partner with a non-profit developer, the Riverview Kansas Community Development Corporation. Riverview Kansas was selected through a competitive process to serve as developer for an NSP1 rental project, the Barronbrook Apartments. NSP1 funds are being used to renovate an apartment community that was acquired with NSP1 funds. NSP3 funds will be used toward the rehabilitation of 98 units which will provide for additional measures that wouldn't have been possible with the NSP 1 funds alone. The specific component that NSP3 funds will support is the removal and replacement of the existing roof system for the amount of \$718,302.00

**Administration** - Administration cost to administer the NSP3 program and ensure compliance with regulations will be five percent (5%) of the total allocated, \$259,792.00

### How Fund Use Addresses Market Conditions:

The activities proposed for NSP3 funding will address the local housing market conditions as identified in the Consolidated Plan for FY2011-2013 and with other local data as follows:

#### Rental Housing:

Findings from the Housing Market Analysis demonstrate that Memphis has a substantial need for additional assistance to households that suffer from a lack of decent and affordable housing. This analysis, in conjunction with other findings in the housing study, show that the immediate focus in the area of housing should be on providing quality rental housing. The analysis used to estimate housing needs is moderately conservative yet suggests that the City of Memphis currently (2010) has the need for an estimated 40,937 affordable rental units and 28,569 owner-occupied housing units. This total of 69,506 housing units is projected to increase to 72,783 by the end of the 2011 and 2013 planning period. The NSP3 funded rental housing activities will help to address these needs by increasing the number of affordable rental units.

#### Demolition:

All of the neighborhoods selected as targets for the NSP3 program are affected by a high number of blighted properties. The Memphis Fire Department, Division of Community Enhancement/Code Enforcement, City Attorney's office, HCD, and Community Development Corporations have identified many blighted properties that, if demolished would positively impact the potential for redevelopment in these neighborhoods. The removal of these structures will not only eliminate significant sources of blight and threats to health and safety, but will also provide for the revitalization in these area by removing the barrier to attract investment.



### **Ensuring Continued Affordability:**

The Division of Housing and Community Development (HCD) will ensure continued affordability for rental housing by following the HOME program affordability requirements described below.

#### **1. Continued Affordability in Rental Housing**

Rental Housing receiving NSP assistance will adhere to the affordability requirements established under §92.252 of the HOME Final Rule. The NSP3-assisted rental units must meet the affordability requirements specified in Table VIII below, beginning after project completion. Pursuant to 24 CFR §92.504(c) (3) (vii) this provision shall be enforced by restrictive covenant running with the land, which shall set forth these restrictions, and shall be recorded in the county where the property is located. If the housing units do not meet affordability requirements for the specified time period, repayment of all HOME funds will be required. HCD may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure, or deed in lieu of foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the foreclosure, or deed in lieu of foreclosure, or any entity that includes the former owner, or those with whom the former owner has or had family or business ties, obtains an ownership interest in the project or property.

##### **NSP3 Affordability Period for Rental Housing**

Rental Housing Activity: Rehabilitation or acquisition of existing housing with a per unit amount of NSP3 funds under \$15,000

Minimum Period of Affordability: 5 years

Rental Housing Activity: Rehabilitation or acquisition of existing housing with a per unit amount of NSP3 between \$15,000 to \$40,000 per unit

Minimum Period of Affordability: 10 years

Rental Housing Activity: Rehabilitation or acquisition of existing housing with a per unit amount of NSP3 funds that are more than \$40,000 or involves

refinancing

Minimum Period of Affordability: 15 years

Rental Housing Activity: New construction or acquisition of newly constructed housing for rental

Minimum Period of Affordability: 20 years

### **Definition of Blighted Structure:**

For NSP3 purposes, HCD will adopt the definition found in state law within the Tennessee Code Annotated at 13-21-104, which defines blighted structure as: "A structure that is unfit for human occupation or use, where conditions exist that are dangerous or injurious to the health, safety, or morals of the occupants of such structure, or the occupants of neighboring structures or other residents. Such conditions may include the following (without limiting the generality of the foregoing): defects therein increasing the hazards of fire, accident, or other calamities; lack of adequate ventilation, light, or sanitary facilities; dilapidation; disrepair; structural defects; or uncleanness."

### **Definition of Affordable Rents:**

For NSP3 purposes, "affordable rents" are defined as a rent that does not exceed 30 percent of the adjusted income of a family whose annual income does not exceed 120% of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in a unit.

### **Housing Rehabilitation/New Construction Standards:**

Housing property standards found at §92.254(a)(5) of the HOME Final Rule will apply to housing rehabilitation projects receiving NSP3 assistance. Housing rehabilitated with NSP3 funds will meet the housing quality standards in 24 CFR 982.401 and all applicable local codes. HCD's written rehabilitation standards ensure that housing receiving federal assistance is decent, safe, and sanitary; and meets all applicable ordinances and zoning requirements at the time of project completion. Wherever feasible, rehabilitation activities will include improvements to increase the energy efficiency and conservation of NSP3 units.

### **Vicinity Hiring:**

The City will work with the Renaissance Business Center and other Economic Development departments to reach out to small businesses in the "vicinity" of the targeted areas to acquire services needed for the implementation of the program. The City will also encourage any business that is awarded contracts to utilize the workforce in the neighborhood in which they are working. The City will work closely with these businesses to reach out to the local workforce as their need for additional employees arises. Possible outreach techniques include advertisements in newspapers and flyers. The City of Memphis has a local hiring preference ordinance as well as language in City contracts that contractors will agree, to the greatest extent feasible and where applicable, to provide opportunities for training and employment of lower income persons residing with the City of Memphis and to award contracts for any work in connection with this agreement to eligible business concerns which are located in, or owned in substantial part by persons residing in the City of Memphis.

### **Procedures for Preferences for Affordable Rental Dev.:**

The City will create preferences for the development of affordable rental housing by conferring with partners to determine an appropriate area of need and properties for rental housing.

Procedures that were used to create the rental housing preference are based on the recognition that rental housing under responsible ownership can be equally effective in terms of stabilizing the neighborhood targeted for rental housing. Quality, affordable rental housing is perhaps the biggest housing need in the City of Memphis according to the Housing Market Study undertaken as part of the Consolidated Plan. Many renters have been displaced or threatened with eviction as a result of the foreclosure crisis in Memphis and consequently, a decision was made to direct NSP 3 funds to address this issue.



**Grantee Contact Information:**

Lipscomb, Robert  
 Robert.Lipscomb@memphistn.gov  
 901-576-7308  
 701 North Main Street, Memphis, TN 38107

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,195,848.00
<b>Total Budget</b>	\$0.00	\$5,195,848.00
<b>Total Obligated</b>	\$0.00	\$5,195,848.00
<b>Total Funds Drawdown</b>	\$284,872.48	\$3,808,234.20
<b>Program Funds Drawdown</b>	\$284,872.48	\$3,808,234.20
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$202,214.02	\$3,808,667.06
<b>Match Contributed</b>	\$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	\$779,377.20	\$0.00
Limit on Admin/Planning	\$519,584.80	\$182,240.40
Limit on State Admin	\$0.00	\$182,240.40

**Progress Toward Activity Type Targets**

Activity Type	Target	Actual
Administration	\$519,584.80	\$259,792.00

**Progress Toward National Objective Targets**

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,298,962.00	\$3,377,302.00

**Overall Progress Narrative:**

Finalized rehab work at BarronBrook/Melrose Place Apts and continued demolition activity for period ended 9/30.13

**Project Summary**

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown



1, Demolition	\$22,332.53	\$1,558,754.00	\$248,691.80
2, Re-Development	\$0.00	\$0.00	\$0.00
3, Rehabilitation	\$262,539.95	\$3,377,302.00	\$3,377,302.00
4, Administration	\$0.00	\$259,792.00	\$182,240.40
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



# Activities

**Grantee Activity Number:** 1  
**Activity Title:** Blight Removal

**Activity Category:**  
 Clearance and Demolition

**Activity Status:**  
 Planned

**Project Number:**  
 1

**Project Title:**  
 Demolition

**Projected Start Date:**  
 07/01/2011

**Projected End Date:**  
 06/30/2014

**Benefit Type:**  
 Area Benefit (Census)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Division of HCD

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,558,754.00
<b>Total Budget</b>	\$0.00	\$1,558,754.00
<b>Total Obligated</b>	\$0.00	\$1,558,754.00
<b>Total Funds Drawdown</b>	\$22,332.53	\$248,691.80
<b>Program Funds Drawdown</b>	\$22,332.53	\$248,691.80
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$29,253.53	\$248,691.80
Division of HCD	\$29,253.53	\$248,691.80
<b>Match Contributed</b>	\$0.00	\$0.00

## Activity Description:

This activity addresses the need for removal of blighted structures in order to meet local housing codes and stabilize neighborhoods that have been impacted by disinvestment, vacancy, foreclosures, and blight. Removal of these structures may be the most cost-effective way to stabilize some neighborhoods and protect the value of nearby housing and other revitalization efforts.

## Location Description:

Vance Avenue Neighborhood, Soulsville USA/The Works, Orange Mound, Frayser, Glenview, and Binghampton

## Activity Progress Narrative:

Continued demolition of activity for period ended 9/30/13

## Accomplishments Performance Measures

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	0	0/15



**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	

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<b>Grantee Activity Number:</b>	<b>3</b>
<b>Activity Title:</b>	<b>Rehab - Barronbrook Apts</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
3

**Project Title:**  
Rahabilitation

**Projected Start Date:**  
07/01/2011

**Projected End Date:**  
06/30/2014

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
Division of HCD

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,377,302.00
<b>Total Budget</b>	\$0.00	\$3,377,302.00
<b>Total Obligated</b>	\$0.00	\$3,377,302.00
<b>Total Funds Drawdown</b>	\$262,539.95	\$3,377,302.00
<b>Program Funds Drawdown</b>	\$262,539.95	\$3,377,302.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$172,960.49	\$3,377,302.00
Division of HCD	\$172,960.49	\$3,377,302.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

HCD will partner with a non-profit developer to renovate an apartment community acquired with NSP1 funds.

**Location Description:**

Orange Mound

**Activity Progress Narrative:**

Finalized rehab work at Melrose Place Apts for period ended 9/30.13

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/80
#Additional Attic/Roof Insulation	0	0/1
#Replaced hot water heaters	0	0/80

  

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	0/80
# of Multifamily Units	0	0/80

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/30	0/50	0/80	0
# Renter Households	0	0	0	0/30	0/50	0/80	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	

