**Grantee: Memphis, TN** 

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

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number: Obligation Date:

B-08-MN-47-0003

Grantee Name: Award Date:

Memphis, TN

Grant Amount: Contract End Date:

\$11,506,415.00

Grant Status: Review by HUD:

Active Submitted - Await for Review

**QPR Contact:** Harry Green

#### **Disasters:**

**Declaration Number** 

NSP

## **Plan Description:**

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.

## **Recovery Needs:**

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$11,506,415.00
Total CDBG Program Funds Budgeted	N/A	\$11,506,415.00
Program Funds Drawdown	\$746,693.11	\$3,242,274.75
Obligated CDBG DR Funds	(\$2,301,604.00)	\$8,629,811.00
Expended CDBG DR Funds	\$1,406,337.40	\$5,724,626.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

## **Progress Toward Required Numeric Targets**

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.955%
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	\$0.00

## **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:**

Completed 31 additional Single Family acquistions for the period ended 6/30/10. Also started rehab work on 95 acquired Single Family units.

Action plan amended to properly setup 25% set-aside for the Multi Family project. All single family acquisitions completed by the end of the quarter. Tentative acquisition contracts pending on Multi Family actity.

# **Project Summary**

Project #, Project Title	This Report Period To Date		te
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition	\$746,693.11	\$5,395,843.00	\$3,242,274.75
2, Rehabilitation	\$0.00	\$4,935,572.00	\$0.00
3, Administrative	\$0.00	\$600,000.00	\$0.00
4, Home Ownership Asst/Counseling	\$0.00	\$60,000.00	\$0.00
5, NSP Acquisition 25%	\$0.00	\$515,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## **Activities**

Grantee Activity Number: CD900006.NSP.Acquisiton

Activity Title: NSP Acquistion

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

Acquisition

Projected Start Date: Projected End Date:

03/06/2009 09/30/2010

National Objective: Responsible Organization:

NSP Only - LMMI Division of HCD

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$5,395,843.00
Total CDBG Program Funds Budgeted	N/A	\$5,395,843.00
Program Funds Drawdown	\$746,693.11	\$3,242,274.75
Obligated CDBG DR Funds	\$0.00	\$5,395,843.00
Expended CDBG DR Funds	\$1,140,881.61	\$5,263,388.14
Division of HCD	\$1,140,881.61	\$5,263,388.14
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:**

Completed 31 additional Single Family acquisitions for the quarter ended 6/30/10.

#### **Performance Measures**

	This Report Period		<b>Cumulative Actual Total / Expected</b>		ected	
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	31	0/0	0/0	103/145
# of Households benefitting	0	0	0	4/37	0/108	4/145

### **Activity Locations**

Address	City	State	Zip
2998 Ridgeway Drive	Memphs	NA	38115
3696 Naylor Drive	Memphis	NA	38128
178 Charter Ave	Memphis	NA	38109
3929 Wesley Forest CW	Memphis	NA	38109
2569 Sandpiper Ave.	Memphis	NA	38127
2262 Corning Ave	Memphis	NA	38127

3099 Joslyn St	Memphis	NA	38128
2592 Supreme	Memphis	NA	38114
6871 Meadow Top	Memphis	NA	38141
4748 Milnor Drive	Memphis	NA	38128
3883 Wordsworth Ave	Memphis	NA	38128
3317 Crain Cove	Memphis	NA	38128
1894 WillowWood Ave	Memphis	NA	38127
6332 Valleydale	Memphis	NA	38141
5935 Raintree	Memphis	NA	38115
3855 Caravel Drive	Memphis	NA	38115
3492 Heckle Ave	Memphis	NA	38111
4602 Sunvalley	Memphis	NA	38109
1750 Macaulay	Memphis	NA	38127
282 Bonita	Memphis	NA	38109
4278 Fox Race Cove	Memphis	NA	38141
4075 Kenosha Road	Memphis	NA	38118
3628 Boeingshire Drive	Memphis	NA	38116
3665 Huckleberry	Memphis	NA	38118
6724 Burlingame Drive	Memphis	NA	38141
5355 White Diamond St	Memphis	NA	38109
4955 Fernbrook Drive	Memphis	NA	38118
6619 Crystal Hill	Memphis	NA	38141
5729 Ballenmoor Drive	Memphis	NA	38141
4468 Ashridge Cove	Memphis	NA	38141
1009 Sundown Cove	Memphis	NA	38109
3518 Boeingshire	Memphis	NA	38116
4136 Cedarwood Cove	Memphis	NA	38118

# Other Funding Sources Budgeted - Detail

## **No Other Match Funding Sources Found**

Other Funding Sources Amount

Grantee Activity Number: CD900006.NSP.Rehabilitation

Activity Title: NSP Rehabilitation Costs

Activity Category: Activity Status:

Rehabilitation/reconstruction of residential structures Under Way

Project Number: Project Title: 2 Rehabilitation

Projected Start Date: Projected End Date:

03/06/2009 09/30/2010

National Objective: Responsible Organization:

NSP Only - LMMI Division of HCD

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,573,968.00
Total CDBG Program Funds Budgeted	N/A	\$2,573,968.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$2,361,604.00)	\$2,573,968.00
Expended CDBG DR Funds	\$179,067.25	\$330,076.11
Division of HCD	\$179,067.25	\$330,076.11
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:**

Correct obligation amount to accurately reflect rehab for 25% set-aside and LMMI Rehab budget.

#### **Performance Measures**

	This F	This Report Period		<b>Cumulative Actual Total / Expected</b>		cpected
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	95	0/0	0/0	109/145
# of housing units	0	0	95	0/0	0/0	103/145
# of Households benefitting	0	0	0	0/37	0/108	0/145

## **Activity Locations**

Address	City	State	Zip
204 Ivan Rd	Memphis	NA	38109
3317 Crain Cv	Memphis	NA	38128
3033 Meadowfair Rd	Memphis	NA	38118
6382 Trillum Trail	Memphis	NA	38141
2262 Corning Ave	Memphis	NA	38127

1750 Macauley	Memphis	NA	38127
4317 Castle Heights	Memphis	NA	38141
1763 Nelson	Memphis	NA	38114
4542 Trout Valley Dr	Memphis	NA	38141
5685 Maple Tree	Memphis	NA	38115
4126 Raintree Cv	Memphis	NA	38115
3325 Ridgeline Dr	Memphis	NA	38115
3981 Wesley Forest Circle	Memphis	NA	38109
5729 Ballenmoor Dr	Memphis	NA	38141
1894 Willow Wood	Memphis	NA	38127
3137 Dunbeath	Memphis	NA	38128
6724 Burlingame Dr	Memphis	NA	38141
6241 Ridgeline Dr	Memphis	NA	38115
1248 Mary Jane Ave	Memphis	NA	38116
566 S. Greer	Memphis	NA	38111
4025 Wesley Forest	Memphis	NA	38109
3321 Foggy Ridge Cv	Memphis	NA	38115
4167 Trudy St	Memphis	NA	38127
3444 Reynard	Memphis	NA	38128
1951 Prado	Memphis	NA	38116
5355 White Diamond	Memphis	NA	38109
6829 Keystone Dr	Memphis	NA	38115
6376 Fawn Hollow S.	Memphis	NA	38141
128 Wesley Forest Circle	Memphis	NA	38109
2664 Bay Pointe	Memphis	NA	38128
3361 McKenzie St	Memphis	NA	38118
896 Crossfield	Memphis	NA	38109
1766 Whitman Rd	Memphis	NA	38116
4043 Hodge Rd	Memphis	NA	38109
4086 Far View Cv	Memphis	NA	38128
5008 Flanders Ave	Memphis	NA	38118
3795 Vanderwood Dr	Memphis	NA	38128
3453 Overton Crossing	Memphis	NA	38127
4274 Sunnyslope Dr	Memphis	NA	38141
3153 New Allen Rd	Memphis	NA	38128
3929 Wesley Forest	Memphis	NA	38109
1210 Elkwood St	Memphis	NA	38111
4355 Manorhaven Dr	Memphis	NA	38128
3413 Cristil St	Memphis	NA	38118
3883 Trezevant N.	Memphis	NA	38127
2592 Supreme Ave	Memphis	NA	38114
178 Charter Ave	Memphis	NA	38109
3232 Magevney	Memphs	NA	38128
5935 Raintree Dr	Memphis	NA	38115
2950 Bannockburn Rd	Memphis	NA	38128
4801 Ross Creek Dr	Memphis	NA	38141

4054 Auburn Rd	Memphis	NA	38116
282 Bonita Dr	Memphis	NA	38109
4001 Wesley Forest PI	Memphis	NA	38109
1451 Waldorf E.	Memphis	NA	38106
2853 Dodge Dr	Memphis	NA	38128
4047 Silverleaf	Memphis	NA	38115
4877 Leven	Memphis	NA	38118
6619 Crystal Hill Dr	Memphis	NA	38141
6871 Meadow Top Cv	Memphis	NA	38141
2011 Finley Rd	Memphis	NA	38116
4338 Clarke	Memphis	NA	38141
4602 Sunvalley Dr	Memphis	NA	38109
4955 Fernbrook	Memphis	NA	38118
3206 Waynoka Cir N.	Memphis	NA	38111
709 Rosebanks	Memphis	NA	38116
3977 Wesley Forest	Memphis	NA	38109
6134 Chinaberry	Memphis	NA	38115
6332 Valleydale	Memphis	NA	38141
4278 Fox Race Cv	Memphis	NA	38141
4368 Fredricks Ave	Memphis	NA	38111
1067 Bourbon Place	Memphis	NA	38106
2998 Ridgeway	Memphis	NA	38115
3113 New Allen Rd	Memphis	NA	38128
2820 Watson Road	Memphis	NA	38118
4468 Ashridge Cv	Memphis	NA	38141
4136 Cedarwood Cv	Memphis	NA	38118
5270 Gemstone Way	Memphis	NA	38109
3518 Boeingshire	Memphis	NA	38116
3665 Huckleberry St	Memphis	NA	38116
4771 Summerview Ave	Memphis	NA	38118
2939 Churchill St	Memphis	NA	38118
3036 Darrow St	Memphis	NA	38118
898 E. Dempster Ave	Memphis	NA	38106
724 N. Stevens CIrcle	Memphis	NA	38116
4616 Priscilla Ave	Memphis	NA	38128
4075 Kenosha Rd	Memphis	NA	38118
5205 Valdez Rd	Memphis	NA	38109
38 Humes	Memphis	NA	38111
4423 Villlage Park Cv	Memphis	NA	38141
3310 Dungreen St	Memphis	NA	38118
3883 Wordsworth Ave	Memphis	NA	38128
3736 Winderwood	Memphis	NA	38128
4135 Rainwater Cv	Memphis	NA	38115
3742 Poplar Ave	Memphis	NA	38111

# Other Funding Sources Budgeted - Detail

# No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: CD90006.NSP.Acquisition 25% Set Aside
Activity Title: NSP Multi Family Acquistion 25% Set Aside

Activity Category: Activity Status:

Acquisition - general Planned

Project Number: Project Title:

5 NSP Acquisition 25%
Projected Start Date: Projected End Date:

03/06/2009 09/30/2010

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside Division of HCD

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$515,000.00
Total CDBG Program Funds Budgeted	N/A	\$515,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Division of HCD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

### **Activity Description:**

Multi-Family site

#### **Location Description:**

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

## **Activity Progress Narrative:**

Amended plan to properly obligate 25% set-aside for very low income. Working with Developer to acquire foreclosed multi family property at 2955 and 3000 Barron.

#### **Performance Measures**

	This Report Period		<b>Cumulative Actual Total / Expected</b>			
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	98	0/0	0/0	98/96
# of Households benefitting	0	0	0	0/37	0/0	0/37
# of Persons benefitting	0	0	0	0/37	0/0	0/37
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/1

## **Activity Locations**

Address	City	State	Zip
2955/3000 Barron	Memphis	NA	38114

# Other Funding Sources Budgeted - Detail

# No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: CD90006.NSP.Administration
Activity Title: NSP Administrative Costs

Activity Category: Activity Status:

Administration Planned

Project Number: Project Title:
3 Administrative

Projected Start Date: Projected End Date:

03/06/2009 09/30/2010

National Objective: Responsible Organization:

N/A Division of HCD

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$600,000.00
Total CDBG Program Funds Budgeted	N/A	\$600,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$600,000.00
Expended CDBG DR Funds	\$81,517.59	\$126,291.30
Division of HCD	\$81,517.59	\$126,291.30
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### **Activity Description:**

Administrative Costs Associated with carrying out the NSP Program

#### **Location Description:**

701 N Main Street

### **Activity Progress Narrative:**

Expended additional administrative costs for period ended 6/30/10

#### **Performance Measures**

No 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

**Activitiy Category:** 

Homeownership Assistance to low- and moderate-income

**Project Number:** 

4

**Projected Start Date:** 

03/06/2009

**National Objective:** 

NSP Only - LMMI

**Activity Status:** 

Planned

**Project Title:** 

Home Ownership Asst/Counseling

**Projected End Date:** 

09/30/2010

**Responsible Organization:** 

Division of HCD

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$60,000.00
Total CDBG Program Funds Budgeted	N/A	\$60,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$60,000.00	\$60,000.00
Expended CDBG DR Funds	\$4,870.95	\$4,870.95
Division of HCD	\$4,870.95	\$4,870.95
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:**

Provided counseling services and expended \$4,870.95 for the period ended 6/30/10.

## **Performance Measures**

	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/145
# of Households benefitting	0	0	0	0/36	0/109	0/145

### **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

**Activitiy Category: Activity Status:** 

Rehabilitation/reconstruction of residential structures

**Project Number:** 

**Projected Start Date:** 

03/06/2009

**National Objective:** 

NSP Only - LH - 25% Set-Aside

Planned

**Project Title:** Rehabilitation

**Projected End Date:** 

09/30/2010

**Responsible Organization:** 

Division of HCD

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,361,604.00
Total CDBG Program Funds Budgeted	N/A	\$2,361,604.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Division of HCD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:**

Amended plan to properly obligate 25% set-aside for very low income. Working with Not for Profit Developer to rehab units.

## **Performance Measures**

	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/37	0/0	0/37

### **Activity Locations**

Address City State Zip 2955/3000 Barron Memphis NA 38114

# Other Funding Sources Budgeted - Detail

## No Other Match Funding Sources Found

Other Funding Sources Amount