

**Grantee: Shelby County, TN**

**Grant: B-08-UN-47-0001**

**April 1, 2009 thru June 30, 2009 Performance Report**

**Grant Number:**

B-08-UN-47-0001

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

Shelby County, TN

**Award Date:****Grant Amount:**

\$2,752,708.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**Submitted By:**

No Submitter Found

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

NSP

**Plan Description:**

The Neighborhood Stabilization Program (NSP) is authorized by the Housing and Economic Recovery Act of 2008 (HERA). NSP provides funding to states and local governments for use in stabilizing neighborhoods through the purchase of tax foreclosed properties in target areas. Shelby County, Tennessee was awarded \$2,752,708 in NSP funds of which 10% (\$275,270.00) may be used for program administration and 25% (\$688,177.00) will be used to provide affordable housing for households with income less than 50% of the area median income level. After analysis of the data available on foreclosures in the Shelby County community, Shelby County government through its amendment to the local action plan determined that it would primarily spend these funds in zip code 38127 which includes the neighborhood/community of Frasier.

**Recovery Needs:**

The NSP funds will be used to meet needs associated with the high number of foreclosures, subprime loans, and potential foreclosures that will potentially result from the housing mortgage crises. These needs will include the purchase of vacant foreclosed upon properties and the rehabilitation for sale and/or demolition of the property for reuse as affordable housing within the community. These needs include the purchase of available units, appraisals and design specification on the units, rehabilitation activities, marketing and sales activities, homebuyer counseling for buyer and/or renters as well as securing mortgages on the homes purchased under NSP. Upon completion of the NSP recovery activities, Shelby County anticipates that approximately 37 affordable housing units will be placed back on the market within the 38127 Zip Code/Fraser Community. Under the NSP Application, Shelby County will utilize the following funding and categories to meet the needs associated with successfully carrying out identified NSP needs:

Property Acquisition: \$1,136,577.00  
 Rehabilitation Activities: \$ 866,055.00  
 Demolition (if necessary) \$ 17,500.00  
 Counseling Activities: \$ 44,400.00  
 Program Delivery Activities: \$ 412,906.00  
 Administration & Planning: \$ 275,270.00  
 TOTAL NEEDED FOR EFFORTS: \$2,752,708.00

**Overall****This Report Period****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,752,708.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,752,708.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00

<b>Expended CDBG DR Funds</b>	\$13,099.51	\$13,099.51
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Minimum Overall Benefit Percentage</b>	\$99.99	\$0.00
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$412,906.20	\$0.00
<b>Limit on Admin/Planning</b>	\$275,270.80	\$13,099.51
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

## Overall Progress Narrative:

Quarter #1: March 2009 &ndash June 30, 2009

Submitting Agency:  
Shelby County Government  
Shelby County, Tennessee  
Department of Housing  
1075 Mullins Station Rd.  
Memphis, TN 38134

Submitted By:  
Mario Moton  
NSP Coordinator  
Phone: (901) 379-7114  
Fax: (901) 379-7129

### Program Overview:

Shelby County Government has targeted its NSP1 allocation to the 38127 zip code within Shelby County, Tennessee. Under the NSP1 program, 37 vacant foreclosed properties in the 38127 zip code to provide affordable housing for sale or rent to 37 low-, middle-, and moderate income (LMMI) households. It is also anticipated that at least 10 of the 37 total units will be made available to households earning less than 50% of area median income.

### Accomplishments:

During the first Quarter of the Shelby County NSP1 Grant Program, the Shelby County Department of Housing (SCDH) has carried out the following Activities:

- Executed the NSP Grant with the U.S. Department of Housing and Urban Development (March 6, 2009).
- Executed a Budget Resolution to accept NSP funds and create appropriate local accounts and funds to operate the program and expend funds (approved by Mayor and County Commission on March 30, 2009).
- Once SCDH's NSP Budget was approved, SCDH began the process of program

implementation. April 1, 2009 and May 18, 2009 created internal controls for operation of the program.

Staff was fully in place on May 18, 2009 and includes an NSP Coordinator (Administration) and an NSP Housing Inspector (Program Delivery). Between May 18, 2009 and June 30, 2009 NSP staff received and or attended the following training related to the NSP program:

- HOME and NSP Training Atlanta, GA May 26 -28 2009
- Determining Income and Allowances for the HOME Program Tunica, MS June 23, 2009
- Neighborhood Stabilization Program Training Fort Worth, TX July 12-14 2009
- EPA Model Initial Inspector Training Memphis, TN June 15-17 2009
- EPA Model Initial Risk Assessor Training Memphis, TN June 18-19 2009
- RMD&rsquo LPA-1 Lead Paint Inspection System Baton Rouge, LA June 22, 2009

4. Issued an open Request For Proposals (RFP #09-003-55) to solicit non-profit partners under the NSP Grant. Four community development corporations responded to the RFP. Submissions were forwarded to the SCDH on March 31, 2009 for review and recommendations. These organizations were: Frayser Community Development Corporation, New Chicago CDC, Orange Mound Development Corporation, and United Housing, Inc. Proposals were reviewed by a 3 member committee composed representatives from SCDH, Shelby County Code Enforcement, and Shelby County Regional Services. After review, awards were made to each organization in the amounts of \$300,000 each to New Chicago and Orange Mound and \$700,000 each to Frayser and United Housing. CDCs were notified of these awards on May 18, 2009.

6. Issued an open Request for Proposals (RFP #09-004-78) to solicit a qualified appraisal company to carry out certified appraisals in compliance with URA and NSP1 regulations. Submissions were forwarded to the Department of Housing on May 21, 2009 for review and recommendations. . Three companies responded to the RFP: Birch Tree Appraisals, Inc., Elmer Moore Appraisal Services, and Trotz Real Estate Services, Inc. Proposals were reviewed internally by the SCDH NSP Coordinator and 2 other staff members. After review, Birch Tree, Appraisals, Inc. was selected as the successful respondent. Birch Tree, Inc. is also a locally owned small business in Shelby County, TN. Birch Tree was notified of their selection on June 1, 2009.

7. Other accomplishments during this first quarter included the development of:

- HUD Guidelines
- Shelby County Policies and Procedures
- Shelby County NSP Flow Chart
- Award Letter to Recipients
- Memorandum of Understanding between County and Developer
- Appraisal Contract
- Notice to Owner of Voluntary Acquisition of Foreclosed Property
- Development Agreement between County and Developer with Builder Consent
- Purchase and Sale Agreement &ndash Developer and Property Owner

8. NSP Expenditures: During this reporting period, SCDH has expended \$13,099.51 on NSP Activities. These funds have not been drawn down in the system at this time, but will be drawn in the next 2 - 3 days.

Goals for Shelby County NSP1 (July 1, 2009 &ndash September 30, 2009)

During the second quarter of the SCDH NSP, SCDH expects to:

- Drawdown funds for acquisition and/or rehab
- Drawdown funds for Administration and Appraisal Service Fees under Program Delivery Costs
- Finalize all documents associated with the NSP and have them signed by the Mayor
- Attend at least one more HUD sponsored training seminar
- Identify and purchase at least 6 NSP eligible units

## Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Admin/Planning	\$275,270.00	\$0.00	\$275,270.00	\$0.00
0002, Acquisition of Property	\$1,136,577.00	\$0.00	\$1,136,577.00	\$0.00
0002.1, Acquisition for Low Income	\$0.00	\$0.00	\$0.00	\$0.00
0003, Rehabilitation of Properties	\$866,055.00	\$0.00	\$866,055.00	\$0.00
0004, Demolition	\$17,500.00	\$0.00	\$17,500.00	\$0.00
0005, Counseling	\$44,400.00	\$0.00	\$44,400.00	\$0.00
0006, Program Delivery	\$412,906.00	\$0.00	\$412,906.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	(\$2,752,708.00)	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>0001-Administration</b>
<b>Activity Title:</b>	<b>NSP Administration and Planning Costs</b>

**Activity Category:**

Administration

**Activity Status:**

Planned

**Project Number:**

0001

**Project Title:**

Admin/Planning

**Projected Start Date:**

10/01/2008

**Projected End Date:**

06/30/2013

**National Objective:**

N/A

**Responsible Organization:**

Shelby County Government

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$275,270.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$275,270.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$13,099.51	\$13,099.51
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This activity will provide funds necessary for Shelby County's Department of Housing to manage and administer the NSP program through daily oversight of NSP, planning associated with the program, general management of activities, completion of quarterly performance reports, etc.

**Location Description:**

Shelby County Department of Housing, 1075 Mullins Station Road, Memphis, Tennessee 3813. The actual administration and planning of the NSP program and all associated oversight will be carried out at the above location.

**Activity Progress Narrative:**

Administration of the project has begun. Contracts are being developed. The NSP Coordinator is in place and has attended NSP training in Atlanta, Georgia and Fort Worth, Texas.

**Performance Measures**

**No Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

<b>Other Funding Sources</b>	<b>Amount</b>
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

**Grantee Activity Number:** 0002-moderate and middle income acquisition

**Activity Title:** NSP Acquisition Activities

**Activity Category:**

Acquisition - general

**Project Number:**

0002

**Projected Start Date:**

03/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Acquisition of Property

**Projected End Date:**

06/30/2013

**Responsible Organization:**

Shelby County Government

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$735,327.00
Total CDBG Program Funds Budgeted	N/A	\$735,327.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:**

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit income-qualified persons by acquiring and rehabilitating vacant foreclosed properties to be used in the rehabilitation or construction of housing to be made available to LMMI qualified persons. SCDH will not use eminent domain to implement this activity. While SCDH will be responsible for implementing this activity, SCDH will also issue requests for proposals to identify partners with the capacity to assist with this activity, in addition to subsequent activities associated with making these available to income eligible beneficiaries. All properties will be held by non-profit partners and will not be held by the Department of Housing. Tenure of beneficiaries for this activity and duration of terms of assistance will vary depending upon market conditions and effective homebuyer demand. If sale of a unit acquired under this activity is not practical, lease/purchase or rent of the unit may result. The duration or term of the assistance under this activity will also vary depending upon market conditions and effective homebuyer demand.

**Location Description:**

This activity will be targeted to the 38127 zip code in Shelby County, Tennessee. Additionally, Shelby county reserves the right to award NSP funds within communities that may not be in the area of greatest need if it is determined that the community/neighborhood will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable community.

**Activity Progress Narrative:**

Planned. This activity should show progress during the next quarter. SCDH will utilize 4 non-profit developers who will acquire properties for NSP eligible activities. These non-profit developers are the Frayser Community Development Corporation, New Chicago Community Development Corporation, Orange Mound Development Corporation, and United Housing, Incorporated.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/27
# of housing units	0	0	0	0/0	0/0	0/27

# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/27	0/27
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/852433

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** 0002.1-low income acquisition

**Activity Title:** Acquisition for Low Income

**Activity Category:**

Acquisition - general

**Activity Status:**

Planned

**Project Number:**

0002

**Project Title:**

Acquisition of Property

**Projected Start Date:**

05/30/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Shelby County Government

**Overall**

**Apr 1 thru Jun 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$401,250.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$401,250.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit qualified low income persons by acquiring and rehabilitating vacant foreclosed properties to be used in the rehabilitation or construction of housing to be made available to Low Income Households and will meet the 25% NSP setaside. SCDH will not use eminent domain to implement this activity. While SCDH will be responsible for implementing this activity, SCDH will also issue requests for proposals to identify partners with the capacity to assist with this activity, in addition to subsequent activities associated with making these available to income eligible beneficiaries. All properties will be held by non-profit partners and will not be held by the Department of Housing. Tenure of beneficiaries for this activity and duration of terms of assistance will vary depending upon market conditions and effective homebuyer demand. If sale of a unit acquired under this activity is not practical, lease/purchase or rent of the unit may result. The duration or term of the assistance under this activity will also vary depending upon market conditions and effective homebuyer demand

**Location Description:**

This activity will be targeted to the 38127 zip code in Shelby County, Tennessee Additionally, Shelby county reserves the right to award NSP funds within communities that may not be in the area of greatest need if it is determined that the community/neighborhood will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable community.

**Activity Progress Narrative:**

Planned. This activity should show progress during the next quarter. SCDH will utilize 4 non-profit developers who will acquire properties for NSP eligible activities. These non-profit developers are the Frayser Community Development Corporation, New Chicago Community Development Corporation, Orange Mound Development Corporation, and United Housing, Incorporated.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/10
# of housing units	0	0	0	0/0	0/0	0/10
# of Households benefitting	0	0	0	0/10	0/0	0/10

Total acquisition compensation to	0	0	0	0/0	0/0	0/10
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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
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

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<b>Grantee Activity Number:</b>	<b>0003-moderate and middle income rehabilitation</b>
<b>Activity Title:</b>	<b>NSP Rehabilitation</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

0003

**Project Title:**

Rehabilitation of Properties

**Projected Start Date:**

05/01/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Shelby County Government

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$591,128.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$591,128.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit LMMI persons by rehabilitating vacant foreclosed properties acquired with NSP funds to be made available to income qualified persons. Funds for this activity will be used as necessary and appropriate to meet the low income housing requirement for those below 50% of area median income. This activity will be directly associated with NSP acquired units. In the event that NSP eligible properties are acquired with other funds between December 10, 2008 and July 30, 2013, the funds may also be used in conjunction with those properties. While SCDH will be responsible for implementing this activity, SCDH will also issue requests for proposals to identify partners with the capacity to assist with this activity, in addition to subsequent activities associated with making these available to income eligible beneficiaries. Tenure of beneficiaries for this activity and duration of terms of assistance will vary depending upon market conditions and effective homebuyer demand. If sale of a unit rehabilitated under this activity is not practical, lease/purchase or rent of the unit may result. The duration or term of the assistance under this activity will also vary depending upon market conditions and effective homebuyer demand.

**Location Description:**

This activity will be targeted to the 38127 zip code. Additionally, SCDH reserves the right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not use to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable neighborhood.

**Activity Progress Narrative:**

Planned. Rehabilitation for moderate and middle income homebuyers will be carried out by the partnering non-profit developers: Frayser Community Development Corporation, New Chicago Community Development Corporation, Orange Mound Development Corporation, and United Housing, Incorporated. Rehabilitation on units acquired with NSP funds is anticipated to begin in the second and third quarters of the program.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of housing units</b>	0	0	0	0/0	0/0	0/27
<b># of Households benefitting</b>	0	0	0	0/0	0/27	0/27

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** 0003.1-low income rehabilitation  
**Activity Title:** Rehabilitation for Low Income Units

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

**Activity Status:**  
 Planned

**Project Number:**  
 0003

**Project Title:**  
 Rehabilitation of Properties

**Projected Start Date:**  
 05/01/2009

**Projected End Date:**  
 06/30/2013

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

**Responsible Organization:**  
 Shelby County Government

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$274,927.00
Total CDBG Program Funds Budgeted	N/A	\$274,927.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit Low Income persons by rehabilitating vacant foreclosed properties acquired with NSP funds to be made available to income qualified persons. Funds for this activity will be used as necessary and appropriate to meet the low income housing requirement for those below 50% of area median income. This activity will be directly associated with NSP acquired units. In the event that NSP eligible properties are acquired with other funds between December 10, 2008 and July 30, 2013, the funds may also be used in conjunction with those properties. While SCDH will be responsible for implementing this activity, SCDH will also issue requests for proposals to identify partners with the capacity to assist with this activity, in addition to subsequent activities associated with making these available to income eligible beneficiaries. Tenure of beneficiaries for this activity and duration of terms of assistance will vary depending upon market conditions and effective homebuyer demand. If sale of a unit rehabilitated under this activity is not practical, lease/purchase or rent of the unit may result. The duration or term of the assistance under this activity will also vary depending upon market conditions and effective homebuyer demand.

### Location Description:

This activity will be targeted to the 38127 zip code. Additionally, SCDH reserves the right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not use to immediately stabilize a specific geographic area or neighborhood when vacancies occur in a currently stable neighborhood

### Activity Progress Narrative:

Planned. Rehabilitation for moderate and middle income homebuyers will be carried out by the partnering non-profit developers: Frayser Community Development Corporation, New Chicago Community Development Corporation, Orange Mound Development Corporation, and United Housing, Incorporated. Rehabilitation on units acquired with NSP funds is anticipated to begin in the second and third quarters of the program.

### 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	0/10
# of Households benefitting	0	0	0	0/10	0/0	0/10

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** 0004-Demolition of Units

**Activity Title:** NSP Demolition

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Planned

**Project Number:**

0004

**Project Title:**

Demolition

**Projected Start Date:**

05/01/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Shelby County Government

**Overall**

**Apr 1 thru Jun 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$17,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$17,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity is expected to benefit LMMI persons by removing blighted structures and clearing associated sites with NSP funds to create new housing opportunities for income qualified persons. Funds for this activity will be used as necessary and appropriate to meet the low income housing requirement for those below 50% of area median income. This activity will only be used when an acquired structure meets the local definition of a blighted structure as defined in this amendment. SCDH expects demolition activity to be minimal. The average local cost of demolition at this time is approximately \$3,500 per unit in the target area. While SCDH will be responsible for implementing this activity, SCDH may issue requests for proposals to identify partners with the capacity to assist with this activity, in addition to subsequent activities associated with making these available to income eligible beneficiaries. Tenure of beneficiaries for this activity and duration of terms of assistance will vary depending upon market conditions and effective homebuyer demand. If sale of a unit created under this activity is not practical, lease/purchase or rent of the unit may result. The duration or term of the assistance under this activity will also vary depending upon market conditions and effective homebuyer demand.

**Location Description:**

This activity will be targeted to the 38127 zip code. Additionally, SCDH reserves the right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not used to immediately stabilize a specific geographic area or neighborhood when a blighted structure occurs in a currently stable neighborhood.

**Activity Progress Narrative:**

Planned. Demolition was a part of the original NSP application submitted in December 2008. Since that time it has become apparent that demolition may not be necessary under the NSP program being implemented by SCDH and its partners under the program. SCDH will monitor the need for demolition of units in the 38127 target area by its partners and if this activity is not required, an amendment will be prepared to reallocate Demolition funds to other eligible activities.

**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	0/5

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** 0005-moderate and middle income counseling

**Activity Title:** NSP Beneficiary Counseling

**Activity Category:**

Homeownership assistance to low- and moderate-income

**Activity Status:**

Planned

**Project Number:**

0005

**Project Title:**

Counseling

**Projected Start Date:**

05/01/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Shelby County Government

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$32,400.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$32,400.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity will provide funds necessary for housing counseling and any associated financial counseling for program participants. Beneficiaries may include both rental and homeownership households. Continued affordability of units resulting from this activity, and the discount rate, and interest rates are not directly applicable to this activity.

**Location Description:**

This activity will be targeted specifically to individuals buying or renting an NSP assisted unit in the 38127 zip code. Additionally, SCDH reserves the right to conduct this activity if NSP assistance is directed to other communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not use to immediately stabilize a specific geographic area or neighborhood.

**Activity Progress Narrative:**

Planned. These funds are targeted to moderate and middle income homebuyers who will be purchasing NSP units from the non-profit developers partnering with SCDH. These funds will be begin to be expended and drawn as eligible homebuyers are found once rehabilitation of NSP units is completed and the unit is placed on the market for sale.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Households benefitting</b>	0	0	0	0/0	0/27	0/27

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

<b>Grantee Activity Number:</b>	<b>0005.1-low income counseling</b>
<b>Activity Title:</b>	<b>NSP Beneficiary Counseling</b>

<b>Activity Category:</b> Homeownership assistance to low- and moderate-income	<b>Activity Status:</b> Planned
<b>Project Number:</b> 0005	<b>Project Title:</b> Counseling
<b>Projected Start Date:</b> 05/01/2009	<b>Projected End Date:</b> 06/30/2013
<b>National Objective:</b> NSP Only - LH - 25% Set-Aside	<b>Responsible Organization:</b> Shelby County Government

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$12,000.00
Total CDBG Program Funds Budgeted	N/A	\$12,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

### Activity Description:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity will provide funds necessary for housing counseling and any associated financial counseling for program participants. Beneficiaries may include both rental and homeownership households. Continued affordability of units resulting from this activity, and the discount rate, and interest rates are not directly applicable to this activity.

### Location Description:

This activity will be targeted specifically to individuals buying or renting an NSP assisted unit in the 38127 zip code. Additionally, SCDH reserves the right to conduct this activity if NSP assistance is directed to other communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not use to immediately stabilize a specific geographic area or neighborhood.

### Activity Progress Narrative:

Planned. These funds are targeted to low income homebuyers who will be purchasing NSP units from the non-profit developers partnering with SCDH. These funds will be begin to be expended and drawn as eligible homebuyers are found once rehabilitation of NSP units is completed and the unit is placed on the market for sale.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/10	0/0	0/10

## 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>0006-Program Delivery</b>
<b>Activity Title:</b>	<b>NSP Program Delivery Costs</b>

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

**Activity Status:**  
Planned

**Project Number:**  
0006

**Project Title:**  
Program Delivery

**Projected Start Date:**  
10/01/2008

**Projected End Date:**  
06/30/2013

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Shelby County Government

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$412,906.00
Total CDBG Program Funds Budgeted	N/A	\$412,906.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

The areas of greatest need this activity addresses include home foreclosures and areas at risk for significant rise in the rate of home foreclosures. This activity will provide funds necessary for SCDH to implement the NSP activities and includes, but is not limited to appraisals, property inspections, development of lead hazard reduction and rehabilitation work specifications, lead-based paint risk assessments, monitoring construction and rehabilitation activity, and other such costs typically associated with construction and rehabilitation of housing.

### Location Description:

This activity will be targeted specifically to NSP assisted units in the 38127 zip code. Additionally, SCDH reserves the right to award NSP funds to communities that may not be in the areas of greatest need if it is determined that the community will be significantly negatively impacted if NSP funds are not use to immediately stabilize a specific geographic area or neighborhood.

### Activity Progress Narrative:

Activities related to program delivery are currently underway. It is anticipated that specific activities (such as appraisals and development costs for non-profit partners) will broken out into specific activities as program delievery activities increase and move forward. Currently, a NSP Housing Inspector has been hired and has been trained in the environmental review process, has taken lead based paint risk assessor and inspector courses, has been trained and certified in the use of an XRF LPA-1 Analyzer, and has passed the State of TN lead certification exam, and has applied for State Lead Certification Licenses. Additionally, as stated in the general narrative, RFP #09-004-78 was issued to secure the services of a qualified appraisal company who will carry out URA compliant NSP appraisals on selected vacant housing units. Birch Tree Appraisals Inc. was the successful respondent and a contract in the process of being executed with the company.

### 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	0/37
# of Households benefitting	0	0	0	0/10	0/27	0/37

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

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