

Grantee: Nashville-Davidson, TN

Grant: B-10-MF-47-0002

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-10-MF-47-0002

Obligation Date:**Award Date:**

11/10/2010

Grantee Name:

Nashville-Davidson, TN

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

Reviewed and Approved

LOCCS Authorized Amount:

\$33,089,813.00

Grant Status:

Active

QPR Contact:

Angela Hubbard

Estimated P/RL Funds:

\$9,360,000.00

Total Budget:

\$42,449,813.00

Disasters:

Declaration Number

FEMA-1909-TN

Narratives

Disaster Damage:

THE EFFECT OF THE DISASTER AND METRO'S RECOVERY NEEDS

On May 1 and 2, 2010, Middle Tennessee experienced unprecedented rainfall which caused extensive flooding and damage throughout Metropolitan Nashville-Davidson County. As a result, President Obama declared Davidson County a Federal Disaster Area on May 4, 2010 (FEMA Declaration Number: FEMA-1909-DR). Damage to private property is estimated at \$2 billion, while damage to public buildings and infrastructure is estimated at \$300 million. Economic losses are expected to be in the billions.

Areas Affected by the Disaster

Damage in Metro Nashville was widespread, with over 11,000 properties in 36 zip codes affected by the flood. (See Appendix A for a map of affected areas.) Households, businesses, and major cultural and entertainment venues were impacted.

- Over 9,000 residential properties sustained damage. Approximately 5,850 affected properties are located outside of the 100-year floodplain. A total of 305 damaged homes located in vulnerable areas are currently included in the initial phase of the Hazard Mitigation ("buyout") program, which has an estimated cost of \$64 million.
- An estimated 2,700 businesses throughout Metro Nashville sustained flood damage. Of these, approximately 40% were retail properties, 10% were warehouse and storage properties, 8% were office properties, 6% were assorted commercial use, and the remainder were associated with self-employed and residential settings. Businesses in Metro Nashville with flood damage account for at least \$3.6 billion in annual revenue. Over 14,000 employees work at these businesses.
- Damage to major cultural and entertainment venues resulted in a drastic decline of tourism in "Music City" causing an economic hardship for businesses and economic losses for Metro Nashville. Damage to the Grand Ole Opry House, a major tourist destination was estimated between \$17,000,000 and \$20,000,000. Other attractions, such as the Gaylord Opryland Hotel, the Schermerhorn Symphony Center, and the Country Music Hall of Fame sustained significant damage.
- Damage to public buildings and infrastructure was reported throughout Metro Nashville. On May 3, 2010, 115 roads in Metro Nashville were closed to traffic. The K.R. Harrington water treatment plant — one of two water treatment plants in Nashville-Davidson County — sustained significant damage and was out of operation for approximately one month. To ensure the drinking water supply remained sufficient for basic health and hygiene needs, Metro Water Services implemented water conservation measures. Businesses that relied on drinking water from the public system for plant nursery stock or car washing were ordered to cease such use, and, as a result, suffered economic losses.

Federal, State, and Other Disaster Responses

The response of federal, state, and local agencies was immediate. The declaration of Davidson County as a Federal Disaster Area within days of the flood made Metro Nashville eligible for federal assistance, and FEMA



Disaster Damage:

opened three disaster recovery centers in Davidson County. To date, FEMA has awarded \$86.1 million to 12,900 households in Davidson County. Two thousand three hundred seventy-one (2,371) households and businesses have received assistance from the SBA in an approximate amount of \$117 million. In addition, non-profit organizations and citizens mobilized quickly to provide assistance to their neighbors. However, substantial unmet needs remain despite these response efforts.

To address the most critical needs, the Metropolitan Mayor submitted an amendment to the 2010-2015 Five-Year Consolidated Plan for Housing and Community Development and the 2010-2011 Action Plan to HUD to provide assistance to flood victims in Metro Nashville. Under this Amendment, Metro Nashville reallocated \$2,963,336 in CDBG funds and \$2,937,600 in HOME Investment Partnership funds to expedite the repair of damaged housing. Subsequently, Metro established a rehab loan and grant program. The demand has been overwhelming, and additional funding is required to meet the housing needs of affected residents.

To further assist recovery efforts, Congress passed the Supplement Appropriations Act, 2010 (Public Law 111-212), which appropriated \$100 million in Community Development Block Grant Funds for necessary expenses related to disaster relief, long-term recovery, and restoration of infrastructure, housing, and economic revitalization in areas declared major disasters by the President due to severe storms and flooding that occurred from March 2010 through May 2010. HUD announced the availability of \$50 million of the \$100 million to the affected areas as published in the Federal Register, Volume 75, Number 217. Metropolitan Nashville-Davidson County has initially been allocated \$10,731,831 of CDBG funds for disaster recovery.

Ongoing Damage Assessment

Inspectors from Metro Codes and Building Safety, the Fire Marshal's Office, and the Assessor of Property's Office conducted damage assessments of buildings and structures utilizing maps of the impacted areas prepared by the Metro Planning Department. In addition, inspectors from Public Works conducted an assessment of the infrastructure system, such as roadways and bridges, while the Water Services Department surveyed drainage and other waterway systems. The Metro Planning Department developed an interactive map providing information on parcels, roads, and other facilities that were impacted by the flood. The total cost of recovery continues to rise as more homeowners, businesses, and government agencies assess the damage and undertake rebuilding efforts.

In assessing the need for CDBG assistance in Metro Nashville, the Mayor's Office and MDHA are working to identify gaps where response efforts have not met all needs. Although, the full extent to which needs relating to housing, infrastructure, and economic revitalization have not yet been determined, this initial Action Plan will outline Metro Nashville's plan to address the most urgent needs.

Recovery Needs:

PLAN FOR DISASTER RECOVERY

Metro Nashville promotes sound short- and long-term recovery planning through the activities listed below.

Short-Term Recovery Planning

- Provide advice and support to individuals, families, businesses, non-profit organizations, and others seeking assistance by providing a central point for information regarding:

- Ø Financial assistance
- Ø Transportation
- Ø Business assistance
- Ø Housing/rebuilding
- Ø Healthcare
- Ø Mental health
- Ø Legal services
- Ø Utility information
- Ø Tax relief
- Ø Pets.

- Ensure immediate needs for housing are addressed for those who must be relocated, either temporarily or permanently.
- Provide an expedited building permit process.
- Provide incentives for small businesses for restoring and rebuilding their businesses.
- Update floodplain mapping for the entire county.



- Seek input from citizens and local government officials for methods for distributing CDBG disaster recovery funding.

Long-Term Recovery Planning

- Ensure the availability of adequate, affordable housing and provide opportunities for individuals or families to rent or purchase those homes.
- Invest in the housing stock through rebuild efforts.
- Provide for the long-term stability of affected neighborhoods through redevelopment and revitalization efforts.
- Provide assistance to Metro agencies to restore infrastructure and public facilities.
- Provide assistance to businesses and non-profit organizations in recovering from the physical and economic damage resulting from the flood.
- Support integrated regional planning to address recovery and work with other jurisdictions for ongoing initiatives.
- Adopt a comprehensive land planning and engineering design approach intended to protect watersheds.
- Promote green infrastructure and green building techniques.
- Promote education and outreach efforts to Metro Nashville residents as they recover from the flood and plan for future disasters.
- Develop a long-term community recovery plan.

Promotion of Land Use Decisions that Reflect Responsible Flood Plain Management and Removal of Regulatory Barriers to Reconstruction

Reducing the probability of its citizens being impacted by flooding during future storm events is a priority for Metro Government. By ordinance, the Metro Council approved legislation pertaining to low impact development practices, no adverse impact design, and associated incentives. Construction that may increase the degree of

Recovery Needs:

be constructed in a floodway, and structures currently located in a floodway may be maintained or repaired so long as the casualty loss does not exceed 50% of the appraised value of improvements on the property. However, no existing structure located in a floodway may be enlarged or expanded beyond its existing height or building footprint.

In addition to these land use restrictions, the Metro Department of Water and Sewerage Services (MWS) must develop a new volume of its Stormwater Management Manual no later than August 1, 2011. MWS must establish a stakeholder committee to assist in the development of the updated manual, which must address practices, incentives, and implementation strategies for green/low impact stormwater infrastructure and infill development. More specifically, the manual must include provisions to address the following:

1. Management of floodplain development, including uses of wetlands, floodplain storage, and environmental features;
2. The concept of "adverse impact" for site design;
3. Removing barriers to the utilization of low-impact development (LID) in existing Metro Codes and Departmental Standard Operating Procedures;
4. "In-lieu of" programs that might increase overall LID utilization on development projects within Nashville and Davidson County; and
5. Minimum floor elevation requirements for residential and nonresidential development.

In an effort to remove regulatory barriers to reconstruction, the Codes Department established an expedited permit procedure. Owners of flood-damaged single family residential properties are able to receive their flood repair permits online, without visiting the Codes Department. As discussed below, the Codes Department made information regarding the permit process widely available throughout the county.

Leveraging Other Funds

To generate a more effective and comprehensive recovery, CDBG disaster recovery funds may be used to leverage additional resources. For homes purchased as part of the voluntary Hazard Mitigation Buyout program, FEMA will pay 75% percent of the costs and state and local funds, including CDBG disaster recovery funds, could be used to cover a portion of the remaining costs. Reprogrammed CDBG funds have



leveraged funding from a Community Development Financial Institution (CDFI), a non-profit foundation, and a bank to provide assistance to homeowners to repair flood damaged homes. Disaster recovery funds will be used to fill unmet needs remaining after funds from FEMA, SBA, insurance and private donations have been exhausted. Additional opportunities to partner with other government agencies, businesses, and non-profit organizations will be expanded as Metro Nashville continues its recovery efforts.

Encouragement of High-Quality, Durable, Energy Efficient, Sustainable, and Mold Resistant Construction Methods

The Metropolitan Government has adopted the 2006 International Building Code with Local Amendments, and it is the responsibility of the Department of Codes and Building Safety to provide permitting, inspection, and enforcement services. A building permit process is available on the department's website and has been widely distributed throughout the county.

Recovery Needs:

In addition to repairing flood damaged homes, the Codes Department developed Guidelines for Permits Associated with the Repair of Flood Damaged Homes and Buildings, which is available on the department's website and has been widely distributed throughout the county. The guidelines describe the permit process, how to perform repairs, and the inspection process. A section of the guidelines specifically addresses mold issues. The Mayor's Office of Sustainability promotes green buildings techniques, including energy efficient measures.

Encouragement of Adequate, Flood-Resistant Housing for All Income Groups in the Disaster-Affected Areas

Metro Nashville encourages the provision of adequate, flood resistant housing through its permitting process, codes enforcement, and land use policies. To ensure that housing is available for all income groups in Metro Nashville impacted by the flood, reprogrammed CDBG funds and most of the CDBG disaster recovery funds will target housing activities, such as rehabilitation loans and grants, homebuyer assistance, and interim mortgage assistance. Individuals and families impacted by the flood and who have unmet needs will be eligible for assistance under this Plan. In addition, Metro Nashville addresses its emergency and transitional housing needs through its Continuum of Care; and Metro's Consolidated Plan identifies specific strategies and actions that Metro takes to address a variety of housing needs for low- and moderate-income persons. Through the Homeless Management Information System (HMIS), Metro can assess the needs of individuals and families and link them to available services.

The focus for serving a population affected by a disaster is removing barriers to housing. To specifically address emergency shelter and transitional housing needs of homeless individuals and families (including subpopulations) affected by the flood, the Metropolitan Homelessness Commission (MHC) created partnerships with local homeless service providers (agencies/organizations that offered case management and/or housing services) and with MDHA. Each homeless person affected by the flood was offered temporary emergency shelter through Red Cross Disaster Shelters that were established. In addition, coordinated services were provided to remove barriers to housing (i.e., birth certificates, social security cards, identification, etc.). Each homeless person affected by the flood was also assigned a case manager to help them with personal needs and to help them identify and secure housing once a housing voucher was issued.

MDHA coordinated a mass sign-up for housing applications for homeless individuals to receive housing vouchers. MHC then worked with each individual and his/her case manager to ensure that all issued vouchers were properly utilized by those individuals. This process was essentially a mini "Project Homeless Connect" coupled with MHC's Housing First initiative.

Affordable housing is the key to preventing individuals, families with children and those with income below 30% from becoming homeless. The first step in entering the recovery process is to ensure that all issued vouchers were properly utilized by those individuals.

Recovery Needs:

Homelessness is \$500 to \$3,000, while the estimated cost to pull a person out of homelessness ranges from \$17,000 to \$21,000. By referring individuals to Metro's Social Service Homeless Prevention program and to other providers administering the Rapid Re-housing Program, the city can prevent individuals and families from becoming homeless.

Currently, MHC is experiencing a 92% housing retention rate for those individuals that have received housing with wrap-around case management. Comprehensive wrap-around case management is the key to transitioning individuals to self-sufficiency/independent living. Case management with a 10:1 ratio can and will move individuals to independent living quickly.

Special needs populations need housing vouchers (i.e., Shelter Plus Care vouchers, VA-VASH vouchers) and comprehensive wrap-around case management to help them maintain housing. Persons with mental health and/or chronic medical issues are not able to work and need services and housing assistance in order to live independently.

MONITORING STANDARDS AND PROCEDURES

The MDHA Development Department will oversee all activities and expenditures of the Disaster Recovery Funds. To maintain a high level of transparency and accountability, MDHA will apply its strategy for monitoring projects funded through the Consolidated Plan to activities funded through this Action Plan. The primary purpose of MDHA's monitoring strategy is to ensure that all projects comply with applicable federal regulations and are effectively meeting their stated goals. The monitoring process focuses on program and financial compliance and will include desk reviews and onsite monitoring by MDHA staff and independent auditors. The results of monitoring activities will be reported to the Executive Director of MDHA.

Section 312 of the Robert T. Stafford Disaster Assistance and Emergency Relief Act (42 U.S.C. 5155), as amended, prohibits any person, business concern, or other entity from receiving financial assistance with respect to any part of a loss resulting from a major disaster as to which that person has received financial assistance under any other program or from insurance or from any other source. CDBG disaster recovery funds will not be used for activities for which funds have been received (or will be received) from FEMA; the SBA; other local, state, or federal programs; insurance; or recovery support from private charity organizations. However, CDBG funds may be used to provide



Long-Term Community Recovery Planning

At the urging of Federal officials and in accordance with FEMA ESF-14 guidance, the Metropolitan Government has begun a long-term community recovery planning process. Following a request for proposal and a competitive process, a consultant group was chosen to gather community input and prepare recommendations related to a Long-Term Community Recovery Plan (LTCRP). This group was chosen in part because of previous experience in post-disaster recovery plans and in part for the strong emphasis on sustainability and community involvement included in the proposal.

The LTCRP focuses on four specific areas of recovery: housing, economic development, social services, and neighborhood enhancement and will generate numerous project proposals, policy changes, and study recommendations, all of which are evaluated under FEMA criteria for recovery value. This process includes an aggressive effort to solicit public comment and participation through a variety of outreach activities, including working groups, open house-style meetings, charrettes, and an interactive web site.

- **Threshold Criteria**

- Ø This activity will focus on long-term recovery planning for Nashville-Davidson County.

- **Grant Size Limit**

- Ø The Notice provides for planning activities up to 15% of the total allocation. Metro is allocating \$831,831 to this activity for reimbursement of planning costs incurred since the date of the flood – May 1, 2010.

- **Responsible Entities**

- Ø Mayor’s Office of Flood Recovery.

- **Geographic Areas**

- Ø Davidson County, Tennessee.

Eligible Uses of Grant Funds as Related to Long-Term Recovery from Specific Effects

Recovery Needs:

of the Disaster, or Restoration of Infrastructure, Housing, and Economic Development

The housing activities and LTCRP described in the Action Plan will contribute to the long-term recovery of households, restoration of infrastructure, and economic revitalization by:

- Making substandard housing safe, sanitary, and secure;
- Promoting homeownership;
- Preventing proliferation of blight caused by vacant lots and abandoned homes;
- Investing in neighborhoods in danger of disinvestment;
- Leveraging private investment in blighted, flood-impacted areas;
- Preventing disruptions caused by mass relocation;
- Facilitating household financial stability;
- Developing economic revitalization strategies, with an emphasis on job creation and needed development;
- providing an overlay for neighborhood and community enhancement within a sustainable framework.

Public Comment:

CITIZEN PARTICIPATION PROCESS

The Metropolitan Government and MDHA support and encourage citizen participation in the development of the Disaster Recovery Action Plan. Many of the concerns expressed by citizens participating in the long-term recovery planning process have been incorporated into this Plan. The Action Plan will be released for public comment on Friday, December 10, 2010, and extend through 12:00 P.M., central time, on December 20, 2010.

Members of the public are invited to view the draft Action Plan prior to its submission during normal business hours of 7:30 A.M. to 4:00 P.M., central time, Monday through Friday, at the Metropolitan Development and Housing Agency, 701 South Sixth Street, Nashville, Tennessee 37206. The draft Plan will also be available for review on MDHA’s website at <http://www.nashville-mdha.org/> and on the Mayor’s Flood Recovery website at <http://www.nashvillerecovery.com/>. The Plan was emailed to the Metro Mayor’s Office, all Metro Council members, and Metro agency directors. Copies of the Plan are available in English and Spanish and other languages upon request.

Written comments may be submitted electronically at comments@nashville-mdha.org or mailed to the following address:

Metropolitan Development and Housing Agency
Development Department
701 South Sixth Street
Nashville, Tennessee 37206.

Following the public comment period, the Action Plan will be updated and submitted to HUD on or about December 22, 2010. Comments received and MDHA’s responses will be included in Appendix C.



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$74,044,253.00
Total Budget	\$0.00	\$33,860,813.00
Total Obligated	\$0.00	\$24,754,040.97
Total Funds Drawdown	\$1,472,372.99	\$10,148,850.09
Program Funds Drawdown	\$1,463,371.62	\$10,004,013.70
Program Income Drawdown	\$9,001.37	\$144,836.39
Program Income Received	\$20,320.37	\$162,484.63
Total Funds Expended	\$1,506,829.28	\$10,231,050.94
Match Contributed	\$365.40	\$365.40

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		59.10%
Overall Benefit Percentage (Actual)		64.33%
Minimum Non-Federal Match	\$0.00	\$365.40
Limit on Public Services	\$4,963,471.95	\$0.00
Limit on Admin/Planning	\$3,308,981.30	\$1,659,633.64
Limit on State Admin	\$0.00	\$733,856.08

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

At the end of the quarter, 30% of grant funds have been drawn. Significant progress is being made with infrastructure and recovery projects. As ERs are completed, work is beginning on parks/greenways projects. Negotiations are underway to purchase property for construction of replacement housing. However, other housing activities are slowing. The City is considering remaining needs from the flood to reprogram grant funds through a substantial amendment late Spring/early Summer.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1000, Administration	\$82,909.84	\$1,600,000.00	\$733,856.08
1410, Housing - URGENT NEED	\$0.00	\$0.00	\$0.00
1411, Housing - LMI	\$0.00	\$0.00	\$0.00



1412, Planning	\$0.00	\$0.00	\$0.00
1413, Administration - MDHA	\$0.00	\$0.00	\$0.00
1414, Administration - Housing Fund	\$0.00	\$0.00	\$0.00
2000, Planning	\$50,904.38	\$2,189,813.00	\$925,777.56
3000, Housing	\$296,050.16	\$31,760,000.00	\$6,625,120.12
4000, Infrastructure	\$1,011,942.04	\$5,025,000.00	\$1,686,166.42
5000, Recovery	\$21,565.20	\$1,875,000.00	\$33,093.52



Activities

Grantee Activity Number:	1001
Activity Title:	Program Administration-THF

Activity Category: Administration	Activity Status: Under Way
Project Number: 1000	Project Title: Administration
Projected Start Date: 05/01/2010	Projected End Date: 05/01/2015
Benefit Type: ()	Completed Activity Actual End Date:
National Objective: N/A	Responsible Organization: The Housing Fund

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$295,000.00
Total Budget	\$0.00	\$295,000.00
Total Obligated	\$0.00	\$295,000.00
Total Funds Drawdown	\$16,281.80	\$163,654.23
Program Funds Drawdown	\$16,281.80	\$163,654.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$16,281.80	\$163,654.23
The Housing Fund	\$16,281.80	\$163,654.23
Match Contributed	\$0.00	\$0.00

Activity Description:

Expenses related to the administration of disaster recovery programs administered by The Housing Fund in accordance with this Action Plan.

Location Description:

Nashville-Davidson County, TN

Activity Progress Narrative:

Costs incurred continue to be related to the management of ongoing reporting, compliance, and close out of the WAH Homeowner Repair Program. As of the end of March, THF staff successfully brought 76% of all cases to closure. The remaining cases are continuing to be worked and clients are still bringing in receipts and documentation.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
305 11th Ave. S	Nashville		Tennessee	37203-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Community Development Block Grant	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number: 1002

Activity Title: Program Administration-MDHA

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

1000

Project Title:

Administration

Projected Start Date:

05/01/2010

Projected End Date:

05/01/2015

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Nashville-Davidson Metropolitan Development and Housing

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,359,490.00
Total Budget	\$0.00	\$1,359,490.00
Total Obligated	\$0.00	\$1,055,000.00
Total Funds Drawdown	\$66,628.04	\$570,201.85
Program Funds Drawdown	\$66,628.04	\$570,201.85
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$58,599.31	\$583,980.77
Nashville-Davidson Metropolitan Development and Housing	\$58,599.31	\$583,980.77
Match Contributed	\$0.00	\$0.00

Activity Description:

Expenses related to the administration of disaster recovery programs administered by the Metropolitan Development and Housing Agency (MDHA).

Location Description:

Nashville-Davidson County, TN

Activity Progress Narrative:

Costs incurred by MDHA for administration and oversight of the grant. During this quarter, staff attended the disaster recovery conference in Newark, NJ.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
701 South Sixth Street	Nashville		Tennessee	37206-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Community Development Block Grant	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number: 2003

Activity Title: Housing Research

Activity Category:

Planning

Project Number:

2000

Projected Start Date:

05/01/2010

Benefit Type:

Area ()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning

Projected End Date:

05/01/2015

Completed Activity Actual End Date:

Responsible Organization:

The Housing Fund

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total Budget	\$0.00	\$250,000.00
Total Obligated	\$0.00	\$250,000.00
Total Funds Drawdown	\$27,898.35	\$27,898.35
Program Funds Drawdown	\$27,898.35	\$27,898.35
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$27,898.35	\$27,898.35
The Housing Fund	\$27,898.35	\$27,898.35
Match Contributed	\$0.00	\$0.00

Activity Description:

The flood affected all housing types at all income levels and drastically changed the nature of Nashville's housing market conditions. One of the initiatives identified in the Long-Term Recovery Plan to analyze housing needs is the creation of an Applied Housing Research, Policy and Plan Partnership. Through this partnership, a Housing Report and Action Plan will provide a collaborative approach to studying current and future housing issues. The plan will identify housing opportunities within the context of overall housing market conditions from different market perspectives, identify policy implications, and present policy options that align housing initiatives and programs with existing and anticipated housing market conditions after the flood.

Planing activities are presumed to meet a National Objective under 24 CFR 570.208(d)(4).

Location Description:

Metropolitan Nashville-Davidson County, TN

Activity Progress Narrative:

Activities this quarter include continued management of the report on the affect of the May 2010 flood on housing in flooded communities. A final draft of the assessment has been reviewed and a summary document is being prepared by the Vanderbilt University Researchers. Loretta Owens continues her work on the Housing White Paper for the new General Plan update and the Nashville Next project. This initiative is a community-driven process for creating a countywide plan which will guide Metro Nashville through 2040.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 2004

Activity Title: Downtown Riverfront Plan

Activity Category:

Planning

Activity Status:

Under Way

Project Number:

2000

Project Title:

Planning

Projected Start Date:

05/01/2010

Projected End Date:

05/01/2015

Benefit Type:

Area ()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Nashville-Davidson Metropolitan Development and Housing

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$450,000.00
Total Budget	\$0.00	\$450,000.00
Total Obligated	\$0.00	\$450,000.00
Total Funds Drawdown	\$23,006.03	\$57,387.94
Program Funds Drawdown	\$23,006.03	\$57,387.94
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$18,409.93	\$57,387.94
Nashville-Davidson Metropolitan Development and Housing	\$18,409.93	\$57,387.94
Match Contributed	\$0.00	\$0.00

Activity Description:

As a result of the torrential rains in May 2010, the Cumberland River crested at 51.86 feet &ndash 12 feet above flood stage. Nashville's downtown riverfront area on both sides of the river, including the East Bank as well as Riverfront Park and much of the famous tourist district of lower Broadway, were under water.

In light of the May flood, the City must re-examine proposed development for the downtown riverfront area. As envisioned in the Long-Term Recovery Plan, a Downtown Riverfront Coordinated Revitalization Plan will establish the clear and concise framework required to properly guide staging, budgeting, design and construction of projects in a manner that is efficient, cost-effective, and suitable to the revitalization of this affected area.

Location Description:

East and west banks of Downtown Riverfront area, Nashville-Davidson County

Activity Progress Narrative:

During the quarter, MDHA continued pursuing a study of the Riverfront. The task is to outline a determination of need along the Riverfront supported by reasonable and objective evidence. The agency provided technical support and coordination, editing, and research assistance to the project. Issues explored included evaluating relative changes in property values over time and researching historical investments and plans MDHA has made in the area. There is currently a working draft of the study which outlines a rationale for claiming certain areas of the Riverfront in need of redevelopment assistance.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
701 South 6th St.	Nashville		Tennessee	37206-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 3001

Activity Title: Homeowner Rehab Loan & Grant-LMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

3000

Project Title:

Housing

Projected Start Date:

05/01/2010

Projected End Date:

05/01/2015

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

Low/Mod

Responsible Organization:

The Housing Fund

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$4,221,000.00
Total Budget	\$0.00	\$4,221,000.00
Total Obligated	\$0.00	\$5,190,828.08
Total Funds Drawdown	\$126,321.39	\$2,674,791.93
Program Funds Drawdown	\$124,923.27	\$2,621,794.08
Program Income Drawdown	\$1,398.12	\$52,997.85
Program Income Received	\$2,182.03	\$54,005.93
Total Funds Expended	\$126,321.39	\$2,774,263.12
The Housing Fund	\$126,321.39	\$2,774,263.12
Match Contributed	\$0.00	\$0.00

Activity Description:

Loan/grant program for repair/rehabilitation of homes owned/occupied by LMI households

Location Description:

Metropolitan Nashville-Davidson County, TN

Activity Progress Narrative:

During the quarter, 2 cases were completed and 1 new case was approved. Seventy-four cases remain open.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		140/342	
# of Singlefamily Units	2		140/342	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	1	1	2	75/86	65/256	140/342	100.00
# Owner Households	1	1	2	75/86	65/256	140/342	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 3002

Activity Title: Homeowner Rehab Grant/Loan Program-Urgent Need

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

3000

Projected Start Date:

05/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

Housing

Projected End Date:

05/01/2015

Completed Activity Actual End Date:

Responsible Organization:

The Housing Fund

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2013

N/A

To Date

\$4,009,000.00

Total Budget

\$0.00

\$4,009,000.00

Total Obligated

\$0.00

\$3,940,899.89

Total Funds Drawdown

\$155,040.14

\$2,903,895.61

Program Funds Drawdown

\$147,436.89

\$2,812,057.07

Program Income Drawdown

\$7,603.25

\$91,838.54

Program Income Received

\$18,138.34

\$108,478.70

Total Funds Expended

\$155,040.14

\$2,820,384.65

The Housing Fund

\$155,040.14

\$2,820,384.65

Match Contributed

\$0.00

\$0.00

Activity Description:

Homeowner rehab grant/loan program for non-LMI households under Urgent Need National Objective.

Location Description:

Countywide: Nashville/Davidson County, TN

Activity Progress Narrative:

During the quarter, nine cases were completed. No new cases were approved. Sixty-five cases remain open.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	9	157/258
# of Singlefamily Units	9	157/258



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	9	0/0	0/0	157/258	0.00
# Owner Households	0	0	9	0/0	0/0	157/258	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 3003

Activity Title: Homeowner Rehab Loan/Grant Program (LMI)-
Delivery

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

3000

Projected Start Date:

05/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Housing

Projected End Date:

05/01/2015

Completed Activity Actual End Date:

Responsible Organization:

Nashville-Davidson Metropolitan Development and Housing

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2013

N/A

To Date

\$204,000.00

Total Budget

\$0.00

\$204,000.00

Total Obligated

\$0.00

\$204,000.00

Total Funds Drawdown

\$600.00

\$113,490.00

Program Funds Drawdown

\$600.00

\$113,490.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$600.00

\$113,490.00

Nashville-Davidson Metropolitan Development and Housing \$600.00

\$113,490.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Delivery costs incurred by MDHA that are directly related to the Homeowner Rehab Loan/Grant program for LMI households. Costs include inspections and lead-based paint activities.

Location Description:

Nashville-Davidson County, Tennessee

Activity Progress Narrative:

Costs associated with lead-based paint clearance for LMI Homeowner Rehab Cases. Accomplishment data is reported in Activity # 3001.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/100
# of Singlefamily Units	0	0/100



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/25	0/75	0/100	0
# Owner Households	0	0	0	0/25	0/75	0/100	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: 3004

Activity Title: Homeowner Loan/Grant Program (UN) - Delivery

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

3000

Project Title:

Housing

Projected Start Date:

05/10/2010

Projected End Date:

05/10/2015

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

Urgent Need

Responsible Organization:

Nashville-Davidson Metropolitan Development and Housing

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$196,000.00
Total Budget	\$0.00	\$196,000.00
Total Obligated	\$0.00	\$196,000.00
Total Funds Drawdown	\$5,750.00	\$97,328.52
Program Funds Drawdown	\$5,750.00	\$97,328.52
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,750.00	\$99,590.77
Nashville-Davidson Metropolitan Development and Housing	\$5,750.00	\$99,590.77
Match Contributed	\$0.00	\$0.00

Activity Description:

Delivery costs incurred by MDHA directly related to the Homeowner Loan/Grant program for non-LMI households (under the Urgent Need National Objective). Costs include inspections and lead-based paint activities.

Location Description:

Nashville-Davidson County, TN

Activity Progress Narrative:

Costs for lead-based paint clearance for UN Homeowner Rehab cases. Accomplishment data is reported in Activity # 3002.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/50
# of Singlefamily Units	0	4/50



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/50	0
# Owner Households	0	0	0	0/0	0/0	0/50	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: 3013

Activity Title: New Construction-Multi-family

Activity Category:

Acquisition of property for replacement housing

Project Number:

3000

Projected Start Date:

05/01/2010

Benefit Type:

Direct (Person)

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

Housing

Projected End Date:

05/01/2015

Completed Activity Actual End Date:

Responsible Organization:

Nashville-Davidson Metropolitan Development and Housing

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,193,750.00
Total Budget	\$0.00	\$3,193,750.00
Total Obligated	\$0.00	\$2,000,000.00
Total Funds Drawdown	\$17,340.00	\$26,976.38
Program Funds Drawdown	\$17,340.00	\$26,976.38
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$17,340.00	\$26,976.38
Nashville-Davidson Metropolitan Development and Housing	\$17,340.00	\$26,976.38
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition, site development, design, and new construction of multi-family rental or for-sale homes to replace housing stock lost due to the flood.

Location Description:

Nashville-Davidson County, TN

Activity Progress Narrative:

During this quarter, the environmental assessment process was nearing completion with the notice advertisement appearing in the local newspaper. Additionally, an offer letter was sent to the property owners and was signed by the Board chairperson. In the next quarter, the environmental review process is expected to be completed and approved. A sales contract is also expected to be signed.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 4003

Activity Title: Riverfront Development

Activity Category:

Dike/dam/stream-river bank repairs

Project Number:

4000

Projected Start Date:

05/01/2010

Benefit Type:

Area ()

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Infrastructure

Projected End Date:

05/01/2015

Completed Activity Actual End Date:

Responsible Organization:

Nashville-Davidson Metropolitan Development and Housing

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$0.00	\$3,000,000.00
Total Funds Drawdown	\$1,005,341.56	\$1,674,266.34
Program Funds Drawdown	\$1,005,341.56	\$1,674,266.34
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,002,223.23	\$1,674,266.34
Nashville-Davidson Metropolitan Development and Housing	\$1,002,223.23	\$1,674,266.34
Match Contributed	\$0.00	\$0.00

Activity Description:

Design and construction of infrastructure improvements in the downtown area, including stabilization of the East Bank and creating recreational opportunities.

Location Description:

East Bank of the Cumberland River in Downtown Nashville-Davidson County, TN

Activity Progress Narrative:

Work continues on the Bank Stabilization project. All sheet piles have been driven around the Overlook area of Cumberland Park. The rock key has been placed at the bottom of the slope on the river bank. Currently, the contractor is working to rebuild the bank by placing rip rap and gravel. The project is approximately 60% completed.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

Match Sources

	Amount
Capital Fund	\$4,850,000.00
Subtotal Match Sources	

Other Funding Sources

	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 4004

Activity Title: Greenways

Activity Category:

Rehabilitation/reconstruction of a public improvement

Activity Status:

Planned

Project Number:

4000

Project Title:

Infrastructure

Projected Start Date:

05/01/2010

Projected End Date:

05/01/2015

Benefit Type:

Area ()

Completed Activity Actual End Date:

National Objective:

Low/Mod

Responsible Organization:

Nashville-Davidson Metropolitan Development and Housing

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total Budget	\$0.00	\$75,000.00
Total Obligated	\$0.00	\$20,000.00
Total Funds Drawdown	\$6,600.48	\$11,900.08
Program Funds Drawdown	\$6,600.48	\$11,900.08
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$50,537.44	\$55,837.04
Nashville-Davidson Metropolitan Development and Housing	\$50,537.44	\$55,837.04
Match Contributed	\$0.00	\$0.00

Activity Description:

Conversion of 32 acres of flood-damaged property into greenways in LMI areas.

Location Description:

Delray Drive and Wimpole Ave.

Activity Progress Narrative:

Purchased asphalt and stone materials for construction of 1/2 miles of paved greenway trail on Delray Ave in Nashville. Metro Nashville Public Works utilized in-house labor force to complete this work.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 5001

Activity Title: Voluntary Acquisition

Activity Category:

Acquisition - buyout of residential properties

Project Number:

5000

Projected Start Date:

05/01/2010

Benefit Type:

Area ()

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Recovery

Projected End Date:

05/01/2015

Completed Activity Actual End Date:

Responsible Organization:

Metropolitan Government Nashville Davidson County

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$0.00	\$1,000,000.00
Total Funds Drawdown	\$21,565.20	\$32,501.04
Program Funds Drawdown	\$21,565.20	\$32,501.04
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$21,565.20	\$32,501.04
Metropolitan Government Nashville Davidson County	\$21,565.20	\$32,501.04
Match Contributed	\$0.00	\$0.00

Activity Description:

Voluntary acquisition and clearance of flood-impacted properties in LMI areas.

Location Description:

Richland Creek and Mill Creek areas in Nashville-Davidson County, TN

Activity Progress Narrative:

Costs incurred to date are associated with the environmental review process, including a Phase I, which is now complete. Letters have been sent to owners, and appraisals requested for 8 properties. Upon receipt of appraisals, offers will be made to property owners.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/16
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/16



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 5003

Activity Title: Stream Cleanup

Activity Category:

Debris removal

Activity Status:

Under Way

Project Number:

5000

Project Title:

Recovery

Projected Start Date:

05/01/2010

Projected End Date:

05/01/2015

Benefit Type:

Area ()

Completed Activity Actual End Date:

National Objective:

Low/Mod

Responsible Organization:

Metropolitan Government Nashville Davidson County

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$125,000.00
Total Budget	\$0.00	\$125,000.00
Total Obligated	\$0.00	\$125,000.00
Total Funds Drawdown	\$0.00	\$592.48
Program Funds Drawdown	\$0.00	\$592.48
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$6,262.49	\$6,854.97
Metropolitan Government Nashville Davidson County	\$6,262.49	\$6,854.97
Match Contributed	\$365.40	\$365.40

Activity Description:

Removal of debris from 2010 flood that continue to impede or affect waterways.

Location Description:

Nashville-Davidson County, TN

Activity Progress Narrative:

During the quarter, two volunteer waterway cleanup projects were completed by Cumberland River Compact (CRC) on March 9th at 1100 Glenvale and by Whites Creek Watershed Alliance (WCWA) on March 16th at 3200 West Hamilton Road. The following is a list of metrics/accomplishments of these projects:

- >1) 40 volunteers were engaged in 165 hours of waterway cleanup activities.
- >2) A \$3,653.10 volunteer economic impact was created, according to Independent Sector research.
- >3) 5,640 feet of waterways were cleaned.
- >4) 22 cubic yards/12,000 pounds of wasted was removed from the waterways.
- >
- >In next quarter, Hands On Nashville and its Waterways Partners anticipate completing at least 10 waterway cleanup projects.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/10



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
1100 Glendale Rd.	Nashville		Tennessee	37187-	Match / N
3200 West Hamilton Road	Nashville		Tennessee	37218-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	1
Monitoring Visits	0	1
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	1

