

**Grantee: Nashville-Davidson, TN**

**Grant: B-10-MF-47-0002**

**October 1, 2015 thru December 31, 2015 Performance**

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**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

**Grant Award Amount:**

\$33,089,813.00

**Grant Status:**

Active

**QPR Contact:**

Angela Hubbard

**LOCCS Authorized Amount:**

\$33,089,813.00

**Estimated PI/RL Funds:**

\$1,000,000.00

**Total Budget:**

\$34,089,813.00

## Disasters:

### Declaration Number

FEMA-1909-TN

## Narratives

**Disaster Damage:**AMENDMENT THREE  
INTRODUCTION

In July 2010, Congress passed the Supplemental Appropriations Act, 2010 (Public Law 111-212), which provides Community Development Block Grant (CDBG) funding for necessary expenses related to disaster relief, long-term recovery, and restoration of infrastructure, housing, and economic revitalization in areas affected by severe storms and flooding that occurred from March 2010 through May 2010, for which the President declared a Disaster Area. The U.S. Department of Housing and Urban Development (HUD) published a Notice of allocations, waivers, and alternative requirements for the CDBG disaster recovery funds in the Federal Register, Volume 75, Number 217, Docket Number FR-5452-N-01, effective November 15, 2010.

The Metropolitan Government of Nashville-Davidson County received an initial allocation of \$10,731,831 of CDBG disaster recovery (CDBG-DR) funds. As required by HUD, the City submitted an Action Plan describing the proposed use of funds for the initial allocation. HUD approved the Action Plan for Disaster Recovery in February 2011.

HUD issued Notice of a second allocation for CDBG-DR grant funds of \$22,357,982 for Nashville-Davidson County, as published in the Federal Register, Volume 76, Number 72, Docket Number FR-5452-N-02, on April 14, 2011. This Notice required the City to submit an Amendment to Nashville-Davidson County's initial Action Plan for Disaster Recovery to provide details for the distribution of funds and the eligible program activities for the second allocation. Amendment One described the proposed use of funds for addressing unmet housing, infrastructure, recovery, and economic revitalization needs in Metro Nashville as a result of the May flood. HUD approved Amendment One in August 2011.

In November 2011, MDHA submitted Amendment Two to provide further clarification of the proposed activities described in Amendment One, include minor budget revisions for activities, and rename "Code Enforcement" to "Neighborhood Cleanup." Amendment Two, which was not a substantial amendment, was approved by HUD in December 2011.

Amendment Three reallocated funds in the amount of \$8,377,321.73 from certain housing, planning, and recovery activities to new construction (replacement housing) – multi-family homes, riverfront development, and administrative activities. The Amendment also cancelled the following activities: downpayment assistance, rebuild/new construction assistance, lead hazard evaluation and reduction, and emergency rehab. The purpose of the Amendment is to fully utilize CDBG-DR funds to address long-term disaster recovery efforts. Due to the dollar amounts associated with the reallocation and the cancelation of certain activities, this Amendment is considered a substantial amendment and the citizen participation requirements in the Notice applied. HUD approved Amendment Three in October 2013.

The Metropolitan Development and Housing Agency (MDHA) has been designated to act as the lead agency responsible for the development and administration of Metro Nashville's Consolidated Plan and its related block grant programs (CDBG, HOME, HOPWA, and ESG) and will serve as the lead agency with respect to the Disaster Recon

**Disaster Damage:**

Plan and related Amendments.

The following language is contained in the Action Plan for Disaster Recovery, updated February 2011:  
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.

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#### Disaster Damage:

Federal, state, and local agencies were 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 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.

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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.

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### **Disaster Damage:**

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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

### **Recovery Needs:**

Under the 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 assistance to the extent that a disaster recovery need has not been met by other sources. Applicants for assistance



will be required to disclose all sources of assistance received or to be received.

Nashville-Davidson County received a waiver to allow homeownership assistance for households with incomes up to 120% of area median income, downpayment assistance for up to 100% of the down payment, and new construction. Nashville-Davidson County also received a waiver to allow up to 50% of the allocation to assist activities under the slum and blight or urgent need national objectives, rather than the 30% allowed under the regular CDBG rules. Low and moderate benefit for the remaining 50% of the allocation is defined as homeownership assistance for households with incomes up to 80% of AMI and rental properties that serve tenants with an income up to 80% of AMI. Low and moderate income area benefit is defined as an area that has at least 51% of the population with a household income of less than 80% AMI.

## I. Housing Activities

Over 9,000 residential properties were damaged by the May flood. Approximately 5,800 affected properties are located outside of the 100-year flood plain. A total of 305 damaged homes located in vulnerable areas are currently included in the Hazard Mitigation (“buyout”) program, which has an estimated cost of \$60 million.

Damage to residential properties was wide-spread throughout the county, impacting all income groups and housing types – single-family, multi-family, rental, and owner-occupied. To assist homeowners in returning to their homes as soon as possible to preserve Metro Nashville’s housing stock, the initial allocation provided \$9.4 million for the repair/rehabilitation of owner-occupied homes. In addition, Metro Nashville reprogrammed \$2.5 million in CDBG funds and \$2.5 million in HOME Investment Partnership funds to “jump-start” the recovery effect. To date, over 300 households have received assistance.

Although the City was able to begin addressing housing issues resulting from the May flood with reprogrammed entitlement (CDBG and HOME) funds, needs remained for additional homeowner assistance, rental property assistance, new construction to replace housing lost during the flood, downpayment assistance, and buyout assistance. Needs also existed for those homeowners who were not served through MDHA’s emergency rehabilitation program during the 2010 program due to the reallocation of annual CDBG funds.

### Disaster Damage:

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 flooding is prohibited. No new structures can 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 user 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 “no 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 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 homeowner 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, Affordable, Energy Efficient, Sustainable, and



## Disaster Damage:

old  
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 is required before repairs can be made to flood-damaged homes and buildings. To assist homeowners and contractors with 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 Shelter 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

## Disaster Damage:

/hr 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 determining where help is needed is assessing an individual's problem(s) and analyzing their income and expenses. The estimated cost to prevent a person from becoming homeless 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 or

**Disaster Damage:**

anizations. However, CDBG funds may be used to provide assistance to the extent that a disaster recovery need has not been met by other sources. Applicants for assistance will be required to disclose all sources of assistance received or to be received.

**MITIGATING FRAUD, ABUSE, AND MISMANAGEMENT**

All activities must be conducted in compliance with applicable CDBG rules and regulations, as well as other applicable federal regulations such as OMB Circulars A-87, A-133, and 24 CFR Part 85 (Uniform Administrative Requirements). Subrecipients who have received \$500,000 or more in federal funding during the preceding year will be required to submit an audit in accordance with OMB Circular A-133.

Efforts to mitigate fraud, abuse, and mismanagement include regular monitoring of activities, as described. MDHA's Finance Department will assist the Development Department in reviewing expenditures, while independent auditors will audit activities for program and financial compliance. MDHA reserves the right to take appropriate action in instances of non-compliance, fraud, and mismanagement including, but not

limited to, disallowing ineligible costs, terminating contracts/agreements, and requiring repayment of funds.

As required under the Notice, MDHA will submit quarterly reports to HUD through the Disaster Recovery Grant Reporting (DRGR) system no later than 30 days following each calendar quarter. Within three days of submission of each quarterly report to HUD, MDHA will post the report on its website for public review.

**Recovery Needs:**

**PROJECTED USE OF FUNDS**

**Methodology for Allocating Grant Resources and Relative Importance of the Project**

Nashville-Davidson County received an initial allocation of \$10,731,831 and a second allocation of \$22,357,982, for a total allocation of \$33,089,813.00. Current allocations, which are designated per the initial Action Plan and Amendment Two, and revised allocations proposed in this Amendment Three are listed in Table 1. To date, thirty-three percent (33%) of grant funds have been expended.

Table 1: Current and Proposed Allocations

Activities	
Current Allocation	
Percent	
Proposed Allocation	
Percent	
Housing	
\$ 22,400,000.00	68%
\$ 16,615,750.00	50%
Infrastructure	
\$ 5,025,000.00	15%
\$ 12,154,081.73	37%
Recovery	
\$ 1,875,000.00	6%
\$ 1,125,000.00	3%
Planning	
\$ 2,189,813.00	7%
\$ 1,540,491.27	5%
Administration	
\$ 1,600,000.00	





5%  
 \$ 1,654,490.00  
 5%  
 Total All Activities  
 \$ 33,089,813.00  
 100%  
 \$ 33,089,813.00  
 100%

The initial Action Plan and Amendment Two provide details on the program areas for both allocations, respectively. These program areas were selected for the immediacy of need. Because many housing needs and other recovery needs have been addressed through CDBG-DR funds or other resources, this Amendment Three reallocates funds to activities that further long-term recovery efforts. Narratives describing these activities are included in this amendment. This Amendment does not introduce new activities but further clarifies existing activities in which funding is allocated in this Amendment. Activities for which funding was allocated previously but are not funded under this Amendment (and funds have not been drawn) will be cancelled and narratives are not included. These cancelled activities are: Downpayment Assistance; Rebuild/New Construction Assistance; Lead Hazard Evaluation & Reduction; and Emergency Rehab. See Appendix A for a comparison of current (as presented in the Initial Action Plan and Amendment Two) and revised budgets for each activity.

The geographic area for these activities is Nashville-Davidson County, which the President has declared a Federal Disaster Area (FEMA Declaration Number: FEMA-1909-DR). If a specific area within Nashville-Davidson County is targeted, it will be indicated in the description of the activity.

Program income that is generated from any activity may be used for additional disaster-related activities until grant-closeout. At grant close-out, any program income on hand or received subsequently will become program income to the annual CDBG program.

Section 312 of the Robert T. Staffs

**Recovery Needs:**

- Activities/Threshold Criteria: Development of a Downtown Riverfront Coordinated Revitalization Plan
- Responsible Entity: MDHA
  - Geographic Area: Downtown riverfront – East Bank

V. Administration

- National Objective: N/A
- Previous Allocation: \$1,600,000
- Revised Allocation: \$1,654,490.00
- Eligible Activities: Activities described in the Notice and allowable under 24 CFR part 570.206, which include grant management, oversight, monitoring, and reporting
- Threshold Criteria: Actual administrative expenses related to the administration of disaster recovery programs
- Grant Size Limit: Total administrative costs, including costs incurred by subrecipients, may not exceed the HUD limit of 5% of funds
- Responsible Entities: MDHA, subrecipients

**REQUIREMENTS NOT WAIVED**

The Supplemental Appropriations Act authorizes the Secretary of HUD to waive, or specify alternate requirements for any provision of any statute or regulation that the Secretary administers in connection with the obligation by the Secretary, or use by the recipient, of the funds and guarantees, except for the requirements discussed below. A complete list of the waivers approved to date can be found in the Federal Register, Volume 75, Number 217, Docket Number FR-5452-N-01, November 10, 2010, beginning on page 69103, and are summarized in Appendix B of the Action Plan for Disaster Recovery, updated February 2011.

Activities funds under the Supplemental Appropriations Act must comply with the requirements related to fair housing, nondiscrimination, labor standards, and environment (including requirements concerning lead-based paint) are not waived. Further, HUD’s regulations at 24 CFR 135, which implement section 3 apply.

**Recovery Needs:**

Disaster recovery. Addressing these needs is vital to the long-term recovery of Nashville’s affected neighborhoods and their economic vitality. The housing activity established in the Disaster Recovery Action Plan (updated February 2011) and funded through the initial allocation focused on repair/rehabilitation of owner-occupied homes; remaining housing needs funded under the second allocation were described in Amendment Two.

Despite anticipated housing needs and broad outreach efforts to publicize “We Are Home” programs, demand for housing assistance has declined. Much of the need has been addressed through reprogrammed CDBG and HOME entitlement funds, CDBG Disaster Recovery funds, and other resources. As a result, funding for some housing activities has been reallocated to other activities which remain disaster recovery priorities. The following are “ongoing” housing activities and revised budgets. See Appendix A for a comparison of current and revised budgets for each activity.





## Repair/rehabilitation of owner-occupied homes

Financial assistance in the form of a loan or grant will be available to owner/occupants to repair flood-damaged homes. Initial demand for this program was high, and approximately 400 households have been assisted. However, no applications for assistance have been submitted in recent months. Upon completion of cases in progress, this activity will be closed.

- National Objective: LMI Benefit; Urgent Need
- Previous Allocation: \$9,400,000
- Revised Allocation: \$8,400,000
- Eligible Applicants: Residents of Davidson County, Tennessee; must own and occupy the home at the time of the disaster
- Threshold Criteria: All proposed activities will take place within Davidson County; applicants must have an identified need that has not been met through FEMA, SBA, insurance, or private donation; properties located within the 100-year floodplain must meet all HUD environmental requirements, all applicable flood mitigation standards, and are insured by Federal Flood Insurance; properties located in a floodway, included in the "buyout" or qualify for the FEMA Hazard Mitigation Grant Program are not eligible
- Grant Size Limit: Assistance to qualified households may be in the form of (1) grants up to \$10,000, (2) 0% due on sale loans up to \$20,000, and/or (3) a 4% monthly payment loan with optional terms of 5-, 10-, 15-, or 20-years
- Responsible Entities: MDHA, subrecipient

## Rental Property Assistance

Financial assistance in the form of a loan or grant will be available to landlords for repair of flood-damaged homes used as rental properties. One case is in process; upon its completion, the activity will be closed.

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### Recovery Needs:

nbsp; National Objective: LMI Benefit; Urgent Need

- Previous Allocation: \$1,000,000
- Revised Allocation: \$22,000
- Eligible Applicants: Landlords of flood-damaged properties with four units or fewer, including owners of a single rental property in which the unit is occupied by immediate family members
- Threshold Criteria: Properties located within the 100-year floodplain must meet all HUD environmental requirements, all applicable flood mitigation standards, and are insured by Federal Flood Insurance; properties located in a floodway, included in the "buyout" or qualify for the FEMA Hazard Mitigation Grant Program are not eligible
- Grant Size Limit:
  - o 4% loans up to \$100,000 for a term of 10 years for landlords of rental properties of 2-4 units;
  - o for owners of a single rental unit: (1) 4% loans up to \$100,000 for optional terms of 10, 15 or 20 years; and owners of record at the time of the flood may potentially qualify for (2) \$10,000 grant, (3) 0% due on sale loan up to \$20,000
- Responsible Entity: MDHA, subrecipient

## New Construction (Replacement Housing) – Multi-family Homes

A significant portion of Nashville's housing stock was impacted by the flood, and many homes may not be replaced or residents may choose to relocate outside of areas prone to flooding. To replenish the housing stock, offer more housing choices, and encourage revitalization of a targeted corridor as contemplated in the Long Term Recovery Plan, CDBG Disaster Recovery Funds will provide assistance for the development of rental or for sale multi-family homes.

Since Amendment Two, MDHA has identified property along Jefferson Street for the development of 35 units and is in the process of finalizing the sales contract. Additional Disaster Recovery funds allocated to this activity allow MDHA to increase equity required to leverage other funds.

- &nbsp; National Objective: LMI Benefit; Slum & Blight; Urgent Need
- Previous Allocation: \$2,000,000
- Revised Allocation: \$3,193,750
- Eligible Activities: Acquisition, site development, design and new construction of rental or for sale multi-family homes
- Responsible Entity: MDHA

## Purchase or Purchase/Repair Assistance for Flood Damaged Properties

To preserve the housing stock, arrest decline, and encourage investment in flood-impacted neighborhoods, assistance will be available to buyers of flood-damaged homes in which repairs are substantially incomplete. The intent of this program

### Recovery Needs:

s to address flood damaged homes that the original owner is selling or has sold, and the property remains unrepaired or only partially repaired. Funds may be used to purchase the property and complete repairs. However, in some instances, the new buyer only needs assistance with purchasing the property because other sources of funds are available for repair or only needs assistance with repairs, and funds may be used to assist with either the purchase or the repair. The Housing Fund, a subrecipient, is working with Habitat for Humanity on this activity.

National Objective: LMI Benefit; Urgent Need

- Allocation: \$3,500,000 (no budget revision)
- Eligible Applicants: Investors and potential owner-occupants
- Threshold Criteria: Purchase must be from the owner of record through a voluntary sale; repairs must meet Code



- standards; properties located in a floodway, included in the “buyout” or qualify for the FEMA Hazard Mitigation Grant Program are not eligible
- Grant Size Limit:
  - o For investors: 4% loan up to \$130,000 for a term of 10 or 15 years;
  - o For owner-occupants: 2% loan up to \$130,000 for a term of 10 or 15 years
- Responsible Entity: MDHA, subrecipient

“Buyout” Local Match

The Hazard Mitigation Grant Program identifies properties that have been severely damaged by the flood or impede the floodway. By acquiring these properties, the threat of future flooding and damaged is minimized and new amenities, such as parks and open space, can be created. To date, assistance from FEMA in the amount of \$30 million and TEMA in the amount of \$5 million has allowed Metro to purchase 73 homes. However, approximately three hundred (300) properties have been identified as eligible for the buyout for a total cost of \$60 million. CBDG Disaster Recovery Fund have been allocated to match FEMA assistance to further the “buyout” program, as allowed in the Notice. Funds under this allocation will provide assistance in purchasing these homes, and a portion of these funds may be used to reimburse Metro Government for eligible costs incurred related to this activity since the date of the flood. To date, 104 properties have been purchased through this program.

- National Objective: LMI Benefit; Slum & Blight; Urgent Need
- Allocation: \$1,500,000 (no budget revision)
- Eligible Applicants: Eligible applicants to the FEMA Hazard Mitigation Grant Program
- Threshold Criteria: Receipt of a commitment letter or award for the FEMA Hazard Mitigation Grant Program for housing buyout
- Grantie Liit: </&m

**Recovery Needs:**

- Responsible Entity: Metro Government, MDHA

II. Infrastructure

Flood waters spilled over the banks of the rivers and streams, inundating downtown Nashville and neighborhoods throughout the county and leaving behind debris and damaged infrastructure. In many areas, damaged and deteriorated infrastructure must be replaced. Properties purchased by the City through the FEMA Hazard Mitigation or Voluntary Acquisition programs must be converted as open space and will become part of Nashville’s greenway system. In the downtown riverfront area, new infrastructure that is suitable to the area will spur development and restore economic vitality to Nashville’s tourism and recreation industries heavily affected by the flood.

Neighborhood Infrastructure

Flood-impacted neighborhoods in low-moderate income census tracts face substantial barriers to recovery and revitalization. To assist with recovery, CBDG Disaster Recovery funds will be utilized to undertake stormwater and drainage improvements in two heavily affected, low income areas: Haynes Park and Maynor Place.

- National Objective: LMI Benefit; Urgent Need
- Allocation: \$137,500 (no budget revision)
- Eligible Activities/Threshold Criteria: Water services infrastructure such as stormwater and drainage improvements in low income areas.
- Grant Size Limit: \$70,000 is allocated to Haynes Park and \$67,500 is allocated to Maynor Place
- Responsible Entity: MDHA, Metro Government
- Geographic Area: Haynes Park and Maynor Place neighborhoods

Riverfront Development

As explained in Amendment Two, Nashville’s downtown riverfront corridor serves as an epicenter of the region’s internationally renowned tourism, entertainment and hospitality industry, and host to a broad array of historic, cultural and recreational amenities that contribute immensely to the general livability and quality of life of the downtown area. The community-generated Plan of Nashville(2005), the Downtown Community Plan(2007), the Nashville Riverfront Concept Plan(2007) and the Nashville Long Term Recovery Plan(2011) all recognize the downtown riverfront as a unique and precious resource that offers unique opportunities to preserve and reclaim natural eco-systems; provides for a diversity of recreational and open space amenities for downtown visitors, workers and residents; and serves as a catalyst for continued economic development and job creation within the general downtown area.

The Ma010 flood severely impacted both the economic and cultural viability of Nashvil

**Recovery Needs:**

“downtown riverfront area on both sides of the river – a key attraction for the region’s tourism, entertainment and hospitality industries, and the local community as a whole. Numerous cultural, entertainment, retail, business services, as well as residential and business property owners and tenants, incurred significant property damages and/or loss of revenues. The Schermerhorn Symphony Center alone incurred flood related property damage in excess of \$40 million. Government facilities (e.g. Riverfront Park) and major utility providers (e.g. the Nashville Electric Service) were not spared. Timing of the flood could not have been worse for Nashville’s tourist-based economy, occurring in the critical weeks leading up to the community’s premier international entertainment event, the annual Country Music Awards festival on the downtown riverfront. Throughout the flood recovery period, potential visitors from around the world either postponed or canceled trips to the Music City. As a result of the



May 2010 flood, business receipts were down, hospitality and other service-related jobs were lost, local and state tax revenues dropped. Further, the overall downtown community, especially area residents, lost access to and utilization of its most significant recreational and open space asset, the downtown riverfront.

A direct outcome of planning efforts, such as the Downtown Riverfront Coordinated Revitalization Plan (see below), the South of Broadway Strategic Master Plan (funded by a grant from the U.S. Department of Commerce and Economic Development), and the West Riverfront Master Plan, is the staged construction of an integrated framework of neighborhood enhancement, economic development and associated infrastructure projects along the downtown riverfront that include stabilization of the East Bank; additional recreational, open space and entertainment amenities; walking, bicycling and parking enhancements; and major utility system upgrades that incorporate sustainable storm water management techniques and flood mitigation features. Assistance will be made available for these activities, and a portion of these funds may be used to reimburse for eligible costs incurred related to this activity since the date of the flood.

- National Objective: LMI benefit; Slum & Blight; Urgent Need
  - Previous Allocation: \$3,000,000
  - Revised Allocation: \$10,129,081.73
  - Eligible Activities/Threshold Criteria: Design and construction of infrastructure improvements in the downtown riverfront area that are suitable to the area; implementation of the Downtown Riverfront Coordinated Revitalization Plan and other plans; specific activities are described below
  - Grant Size Limit: See activities described below
  - Responsible Entity: Metro Government, MDHA
- Geographic Area: Downtown riverfront area  
&

### Recovery Needs:

nbp;  
Bank Stabilization – East Bank

In the past decade, new development on the eastside of the Cumberland River near downtown has slowly contributed to the erosion of this portion of the river bank; after the May 2010, this process escalated to the point that stabilization is required to halt the erosion. The new Cumberland Park is adjacent to this portion of the river bank and stabilization is required to ensure the long-term viability of the park. This activity is underway and expected to be completed in late summer 2013.

- National Objective: LMI benefit
- Allocation: \$3,000,000
- Eligible Activities/Threshold Criteria: Installation of rip rap, bulkheads, and other measures necessary to stabilize the river bank.
- Responsible Entity: MDHA
- Geographic Area: Downtown riverfront – East Bank, adjacent to Cumberland Park

### West Riverfront

One of the high-priority recommendations from prior Riverfront plans and the more recent South of Broadway Strategic Master Plan is the development of the downtown West Riverfront and, particularly, the repurposing of the 12 acre former Nashville Thermal Transfer site. City officials reevaluated potential uses following the May 2010 flood's impact on the west river bank, which was inundated. The West Riverfront Master Plan creates a vision for the development of the West Riverfront in light of these circumstances. The Plan transforms the West Riverfront into a civic open space that includes a promenade that serves as a flood wall, event space, lawns and plazas, piers, a greenway, and related improvements. The design phase is nearing completion and construction is anticipated to begin in the fall of 2013.

- National Objective: LMI benefit; Urgent Need
- Allocation: \$7,129,081.73
- Eligible Activities/Threshold Criteria: Implementation of the projects identified in the West Riverfront Master Plan, related utility improvements and site preparation
- Responsible Entity: Metro Government, MDHA
- Geographic Area: Downtown riverfront – West Bank

### Greenways, Parks, and Open Spaces

Nashville's greenway system connects neighborhoods to various points of activity while providing alternative transportation; its parks and open spaces provide every citizen in Nashville-Davidson County with active and passive recreational opportunities. Virtually all of the parks, greenways, and open spaces along the Cumberland River and its tributaries were inundated by the flood waters. CDBG Disaster Recovery funds will be used to address these public

### Recovery Needs:

impacted by the flood, and a portion of these funds may be used to reimburse Metro Government for eligible costs incurred related to this activity since the date of the flood.

- National Objective: LMI Benefit; Slum & Blight; Urgent Need
- Allocation: \$1,887,500 (no budget revision)



- Eligible Activities: Design, construction, reconstruction, rehabilitation or installation of improvements
- Threshold Criteria: Greenways, parks, and open space in flood impacted areas
- Grant Size Limit: Varies by project
- Responsible Entity: Metro Government; MDHA
- Geographic Area: Richland Creek/Del Ray; Whites Creek/West Hamilton; Mill Creek/Thompson Lane-Old Glenrose-Wimpole; other flood impacted areas

### III. Recovery

Recovery efforts to stabilize Nashville's neighborhoods and reduce threats to health and safety include CDBG-assisted voluntary acquisition and stream cleanup.

#### Voluntary Acquisition

Many owners of properties damaged by the May flood are not eligible for funding through FEMA's Hazard Mitigation Grant Program, yet they may find it infeasible to use or rebuild due to the damage level, age of the structure, and/or elevation required to lawfully reconstruct the property. CDBG Disaster Recovery funds will be used to implement a voluntary acquisition and related clearance program to assist owners who wish to sell/vacate their property. Metro is in the process of negotiating the purchase of twenty properties.

- National Objective: LMI Benefit; Slum & Blight; Urgent Need
- Allocation: \$1,000,000 (no budget revision)
- Eligible Applicants: Owners of properties impacted by the flood, which are not included in the "Buyout" program and determined ineligible for funding through FEMA's Hazard Mitigation Grant Program
- Threshold Criteria: Compliance with 24 CFR part 570.505 and the Uniform Relocation Act
- Grant Size Limit: Post-flood values as provided in the Notice and costs associated with clearance
- Responsible Entity: MDHA, Metro Government

&nbsp;

#### Neighborhood Cleanup

Damage to property and streams as a result of the severe flooding requires a

### Recovery Needs:

significant increase in local government services to protect public health and safety. Debris from the 2010 flood impedes waterways' natural flow and creates further problems. In late spring 2012, several nonprofit waterways groups undertook a coordinated effort to identify waterways in which debris from the 2010 flood remains. Funds will be made available for cleanup efforts of these designated waterways.

- National Objective: LMI Benefit; Slum & Blight; Urgent Need
- Previous Allocation: \$875,000
- Revised Allocation: \$125,000
- Eligible Activities/Threshold Criteria: Cleanup of designated streams in which debris from the 2010 flood remains; debris to be removed includes, but is not limited to, limbs, vegetative debris, tires, and litter; clean-up activities do not include mitigation measures, improvements or new development along designated waterways
- Responsible Entity: MDHA, nonprofit partner

### IV. Planning

Although the Notice provides for planning activities up to 15% of the total allocation, approximately 5% is designated for planning activities.

#### Long-term Recovery Planning

With funding from the initial allocation, Metro Nashville began a long-term community recovery planning process, gathering input from the community to prepare recommendations related to a Long-Term Recovery Plan (LTRP). A copy of the LTRP is available at <http://www.nashvillerecovery.com/docs/longterm/NashvilleLTRP.pdf>. The LTRP is a starting point that provides a framework for evaluating, coordinating, and prioritizing recovery efforts. Continued long-term recovery planning will aid the City in identifying projects and programs that can be implemented by the public, private, and non-profit sectors to address the restoration of infrastructure, housing, and transportation, and the economic vitality of Nashville.

- National Objective: N/A
- Previous Allocation: \$1,239,813
- Revised Allocation: \$809,660.00
- Eligible Activities/ Threshold Criteria: Long-term recovery planning for Nashville-Davidson County
- Responsible Entities: Metro Government

#### Housing Research

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 address



## Recovery Needs:

yzhousing 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.

- National Objective: N/A
- Allocation/ Grant Size Limit: \$250,000 (no budget revision)
- Eligible Activities/ Threshold Criteria: Development of a Housing Report and Action Plan
- Responsible Entities: MDHA, subrecipient

### OEM Strategic Planning

Among its many functions, Metro's Office of Emergency Management develops plans and procedures to ensure the highest level of mitigation, preparedness, response and recovery. As part of its strategic planning efforts, Metro will implement a review of the actions taken during the May 2010 flood and the response of the various departments to the emergency crisis.

- National Objective: N/A
- Previous Allocation: \$250,000
- Revised Allocation: \$30,831.27
- Eligible Activities/ Threshold Criteria: Development of OEM Strategic Plan; review of 2010 flood response
- Responsible Entity: Metro Government

### Downtown Riverfront Coordinated Revitalization Plan

As a result of the torrential rains in May 2010, the Cumberland River crested at 51.86 feet – 12 feet above flood stage. Nashville's downtown riverfront area on both sides of the river, including the East Bank, 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 East Bank. 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 land uses, staging, budgeting, design and construction of projects in a manner that is efficient, cost-effective, and suitable to the revitalization of the East Bank.

- National Objective: N/A
- Allocation: \$450,000 (no budget revision)
- Eligible

## Public Comment:

on of the Metro Council, the Amendment will be submitted to HUD.

### PUBLIC NOTICE

#### Request for Public Comment

Amendment Three to the Nashville-Davidson County  
Community Development Block Grant Disaster Recovery Action Plan

The Metropolitan Development and Housing Agency (MDHA) has prepared for submittal to the U.S. Department of Housing and Urban Development (HUD) Amendment Three to the Nashville-Davidson County Community Development Block Grant Disaster Recovery (CDBG-DR) Action Plan. The Amendment proposes the reallocation of CDBG-DR funds in the amount of \$8,377,321.73 from certain housing, planning, and recovery activities to new construction (replacement housing) – multi-family homes, riverfront development, and administrative activities. The Amendment also proposes the cancellation of the following activities: downpayment assistance, rebuild/new construction assistance, lead hazard evaluation and reduction, and emergency rehab. The purpose of the Amendment is to fully utilize CDBG-DR funds to address long-term disaster recovery efforts.

Public comments on this Amendment will be accepted until 4:00 p.m., central time, on July 2, 2013. Copies of Amendment Three are available 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's Community Development Department, located at 712 South Sixth Street, Nashville, Tennessee 37206. The Amendment 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/>. Copies of the Amendment are available in languages other than English upon request. Persons who have needs that require special accommodation may contact 615-252-8505.

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

Metropolitan Development and Housing Agency  
Community Development Department  
Attn: Disaster Recovery  
712 South Sixth Street  
Nashville, Tennessee 37206.  
No comments were received.



## Public Comment:

### Citizen Participation Process

#### Action Plan for Disaster Recovery (Initial Allocation)

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](mailto: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. No comments were received.

## AMENDING THE ACTION PLAN

The following events will be considered substantial amendments to the Action Plan for Disaster Recovery:

- The addition or deletion of any activity described in the Plan;
- A change in the planned beneficiaries of an activity;
- The implementation of an additional HUD-authorized "waiver" of any major programmatic rules or regulations; and
- Any action that HUD deems to be a significant amendment that needs public input prior to enacting.

Substantial amendments must be authorized by the Metropolitan Mayor and approved by resolution by the Metropolitan Council. For substantial amendments, MDHA will follow the same procedures for public notice as described herein. Following the public notice period, proposed amendments will then be submitted to the HUD Knoxville Field Office for review. For minor amendments, MDHA will notify the HUD Knoxville Field Office.

### Amendment One

The Metropolitan Government and MDHA support and encourage citizen participation in the development of the Disaster Recovery Action Plan and related amendments. Many of the concerns expressed by citizens participating in the long-term recovery planning process have been incorporated into the Action Plan and Amendment One. Because Amendment One includes a second allocation of disaster recovery fund

## Public Comment:

additional programs, it is considered a substantial amendment.

Substantial amendments must be authorized by the Metropolitan Mayor and approved by resolution by the Metropolitan Council. For substantial amendments, MDHA will follow the citizen participation process as described in the Disaster Recovery Action Plan, updated February 2011. Following the public notice period, the proposed amendment will then be submitted to the HUD Knoxville Field Office for review. For minor amendments, MDHA will notify the HUD Knoxville Field Office.

Amendment One to the Metro Nashville-Davidson County Disaster Recovery Action Plan was released for public comment on Friday, May 27, 2011, and extended through 6:00 P.M., central time, on June 7, 2011. Members of the public were 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 Amendment is also available for review on the Mayor's Flood Recovery website at <http://www.nashvillerecovery.com/> and on MDHA's website at <http://www.nashville-mdha.org/>. The Amendment was made available to the Metro Mayor's Office, all Metro Council members, and Metro agency directors. Copies of the Amendment are available in English and Spanish and other languages upon request.

Written comments may be submitted electronically at [comments@nashville-mdha.org](mailto: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 Amendment will be updated and submitted to HUD on or about June 10, 2011.  
 No comments were received.

**Amendment Two**

Amendment Two does not include any event or action which would be a substantial amendment that requires public input prior to enacting. Therefore, the City will follow the procedure for minor amendments as described in the Action Plan for Disaster Recovery.

**Amendment Three**

The Metropolitan Government and MDHA support and encourage citizen participation in the development of the Disaster Recovery Action Plan and related amendments. Many of the concerns expressed by citizens participating in the long-term recovery planning process have been incorporated into this Plan, as amended. The Citizen Participation Process complies with the requirements published in the Notice of allocations, waivers, and alternative requirements [Federal Register, Volume 75, Number 217, Docket Number FR-5452-N-01, effective November 15, 2010].

The Public Notice provided below was published in The Tennessean and posted on MDHA's and Metro Nashville's Flood Recovery website. The public comment period began on June 20, 2013, and ended on July 2, 2013. Comments received and MDHA's responses will be included in Appendix B. Following the conclusion of the public comment period, Amendment Three will be submitted to the MDHA Board of Commissioners and the Metropolitan Council for approval. Upon authorizati

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$74,329,282.09
<b>Total Budget</b>	\$0.00	\$34,089,813.00
<b>Total Obligated</b>	\$0.00	\$33,590,098.35
<b>Total Funds Drawdown</b>	\$2,667,096.51	\$26,086,827.52
<b>Program Funds Drawdown</b>	\$2,651,031.45	\$25,570,477.11
<b>Program Income Drawdown</b>	\$16,065.06	\$516,350.41
<b>Program Income Received</b>	\$16,065.06	\$516,350.41
<b>Total Funds Expended</b>	\$2,347,664.64	\$25,588,385.69
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$291,740.56

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		75.12%
<b>Overall Benefit Percentage (Actual)</b>		84.34%
<b>Minimum Non-Federal Match</b>	\$0.00	\$291,740.56
<b>Limit on Public Services</b>	\$4,963,471.95	\$0.00
<b>Limit on Admin/Planning</b>	\$3,308,981.30	\$2,513,342.02
<b>Limit on State Admin</b>	\$0.00	\$1,255,347.29
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00

## Overall Progress Narrative:

The grant is nearly 80% drawn. Through the Housing Fund/Habitat partnership, flood impacted neighborhoods are stabilized and LMI families have opportunities to purchase their own homes. MDHA is moving forward with its goal to build new housing in Bordeaux – an area hit hard by the flood – and is in





the process of securing land.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1000, Administration	\$28,791.67	\$1,754,490.00	\$1,255,347.29
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	\$14,460.19	\$1,540,491.27	\$1,257,994.73
3000, Housing	\$694,410.43	\$17,515,750.00	\$11,397,197.84
4000, Infrastructure	\$1,913,369.16	\$12,154,081.73	\$11,086,300.84
5000, Recovery	\$0.00	\$1,125,000.00	\$573,636.41



## Activities

**Project # / Title:** 1000 / Administration

**Grantee Activity Number:** 1002

**Activity Title:** Program Administration-MDHA

**Activity Category:**

Administration

**Project Number:**

1000

**Projected Start Date:**

05/01/2010

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

05/01/2018

**Completed Activity Actual End Date:**

**Responsible Organization:**

Nashville-Davidson Metropolitan Development and

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2015**

N/A

**To Date**

\$1,359,490.00

**Total Budget**

\$0.00

\$1,359,490.00

**Total Obligated**

\$0.00

\$1,359,490.00

**Total Funds Drawdown**

\$28,791.67

\$960,347.29

**Program Funds Drawdown**

\$28,791.67

\$960,347.29

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$33,069.11

\$976,995.71

Nashville-Davidson Metropolitan Development and

\$33,069.11

\$976,995.71

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**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 this quarter are related to MDHA's overall management and oversight of the grant.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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## Project # / Title: 2000 / Planning

**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:**

05/01/2018

**Completed Activity Actual End Date:**

**Responsible Organization:**

The Housing Fund

### Overall

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2015**

N/A

**To Date**

\$250,000.00

**Total Budget**

\$0.00

\$250,000.00

**Total Obligated**

\$0.00

\$250,000.00

**Total Funds Drawdown**

\$7,940.98

\$246,889.99

**Program Funds Drawdown**

\$7,940.98

\$246,889.99



<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$3,109.01	\$249,999.00
The Housing Fund	\$3,109.01	\$249,999.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 follow up to the report on the effects of the May 2010 flood on housing in flooded communities. This report is being utilized in developing services for flood impacted neighborhoods. The research information is also tangential to follow-up work on the City’s Nashville Next planning project as the implementation phase begins for housing policies developed as part of that plan. The Housing Fund staff continues to take an active role in that next stage. In addition, staff this quarter have also had research and communication meetings around affordable housing policy: including administration of the Barnes Trust which covers some of Nashville’s most flood damaged areas; meetings with public officials on affordable housing policy and preservation of housing affordability; numerous industry, public and neighborhood meetings on the impacts of gentrification due to new development and rising home prices since the 2010 flood.

## Accomplishments Performance Measures

**No Accomplishments Performance Measures**

## 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:** Redevelopment Plans

**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:**

05/01/2018

**Completed Activity Actual End Date:**

**Responsible Organization:**

Nashville-Davidson Metropolitan Development and

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$450,000.00
<b>Total Budget</b>	\$0.00	\$450,000.00
<b>Total Obligated</b>	\$0.00	\$450,000.00
<b>Total Funds Drawdown</b>	\$6,519.21	\$170,613.47
<b>Program Funds Drawdown</b>	\$6,519.21	\$170,613.47
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$21,627.13	\$182,108.89
Nashville-Davidson Metropolitan Development and	\$21,627.13	\$182,108.89
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$8,819.97

**Activity Description:**

As a result of the torrential rains in May 2010, the Cumberland River crested at 51.86 feet – 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:**

MDHA staff met with Bordeaux residents to discuss potential design guidelines for the Bordeaux redevelopment district and received feedback on what types of development they would find compatible with their community. The design guidelines will be completed during the first quarter of 2016.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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## Project # / Title: 3000 / Housing

**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

**Program Income Account:**

THF PROGRAM INCOME

**Activity Status:**

Under Way

**Project Title:**

Housing

**Projected End Date:**

05/02/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

The Housing Fund

### Overall

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2015**

N/A

**To Date**

\$3,191,342.11

**Total Budget**

\$0.00

\$3,191,342.11

**Total Obligated**

\$0.00

\$3,116,518.37





<b>Total Funds Drawdown</b>	\$0.00	\$3,116,518.37
<b>Program Funds Drawdown</b>	\$0.00	\$2,941,342.11
<b>Program Income Drawdown</b>	\$0.00	\$175,176.26
<b>Program Income Received</b>	\$8,123.65	\$312,407.60
<b>Total Funds Expended</b>	\$0.00	\$2,970,789.79
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Nashville-Davidson Metropolitan Development and Housing Agency	Rehabilitation/reconstruction of residential structures	3000	3004	Homeowner Loan/Grant Program (UN) - Delivery	General Account

#### 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:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	169/258
# of Singlefamily Units	0	169/258

### 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	169/258	0.00
# Owner Households	0	0	0	0/0	0/0	169/258	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

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**Grantee Activity Number:** 3011

**Activity Title:** Purchase/Repair Program-LMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

3000

**Projected Start Date:**

05/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

Low/Mod

**Program Income Account:**

THF PROGRAM INCOME

**Activity Status:**

Under Way

**Project Title:**

Housing

**Projected End Date:**

05/01/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

The Housing Fund

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$6,281,590.00
<b>Total Budget</b>	\$0.00	\$6,281,590.00
<b>Total Obligated</b>	\$0.00	\$6,005,321.54
<b>Total Funds Drawdown</b>	\$708,275.49	\$4,153,164.86
<b>Program Funds Drawdown</b>	\$692,210.43	\$3,963,368.26
<b>Program Income Drawdown</b>	\$16,065.06	\$189,796.60
<b>Program Income Received</b>	\$7,941.41	\$23,086.54
<b>Total Funds Expended</b>	\$469,744.11	\$3,801,434.57
The Housing Fund	\$469,744.11	\$3,801,434.57
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Financial assistance in the form of a loan available to LMI owners to purchase and repair flood-damaged homes to use as principal residence. Financial assistance is also available to purchase and repair flood-damaged homes to rent to LMI tenants.

**Location Description:**

Nashville-Davidson County, TN

**Activity Progress Narrative:**

THF continued with its partnership with Habitat for Humanity to acquire and rehab homes in flood impacted areas to sell to LMI buyers. During the quarter, 3 homes were completed and sold.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	3	22/28



### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	2	1	3	4/5	18/23	22/28	100.00
# Owner Households	2	1	3	4/0	18/8	22/8	100.00
# Renter Households	0	0	0	0/5	0/15	0/20	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:**

05/01/2018

**Completed Activity Actual End Date:**

**Responsible Organization:**

Nashville-Davidson Metropolitan Development and

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,350,944.08
<b>Total Budget</b>	\$0.00	\$3,350,944.08
<b>Total Obligated</b>	\$0.00	\$3,350,944.08
<b>Total Funds Drawdown</b>	\$2,200.00	\$15,716.22
<b>Program Funds Drawdown</b>	\$2,200.00	\$15,716.22
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$41,669.68
Nashville-Davidson Metropolitan Development and	\$0.00	\$41,669.68
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

MDHA continues to negotiate the purchase of a portion of land that the developer has under contract with the Metropolitan government. Staff also began initial conversations with an architect to determine what could be built on the land under consideration.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## 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

**Project # / Title:** 4000 / Infrastructure

**Grantee Activity Number:** 4005

**Activity Title:** Riverfront Development - West Bank

#### Activity Category:

Rehabilitation/reconstruction of a public improvement

#### Project Number:

4000

#### Projected Start Date:

09/30/2013

#### Benefit Type:

Area ( )

#### National Objective:

Low/Mod

#### Activity Status:

Under Way

#### Project Title:

Infrastructure

#### Projected End Date:

05/01/2017

#### Completed Activity Actual End Date:

#### Responsible Organization:

Metropolitan Government Nashville Davidson County

### Overall

**Total Projected Budget from All Sources**

### Oct 1 thru Dec 31, 2015

N/A

### To Date

\$7,433,312.00

**Total Budget**

\$0.00

\$7,433,312.00

**Total Obligated**

\$0.00

\$7,433,312.00

**Total Funds Drawdown**

\$1,820,033.78

\$6,391,001.57

**Program Funds Drawdown**

\$1,820,033.78

\$6,391,001.57

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$1,820,115.28

\$6,391,083.07

    Metropolitan Government Nashville Davidson County

\$1,820,115.28

\$6,391,083.07



<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

One of the high-priority recommendations from prior Riverfront plans and the more recent South of Broadway Strategic Master Plan is the development of the downtown West Riverfront and, particularly, the repurposing of the 12 acre former Thermal Transfer site. City officials reevaluated potential uses following the May 2012 flood's impact on the west river bank, which was inundated. The West Riverfront Master Plan creates a vision for the development of the West Riverfront in light of these circumstances. The Master Plan transforms the West Riverfront into a civic open space that includes a promenade that serves as a flood wall, event space, lawns and plazas, piers, a greenway and related improvements. CDBG Disaster Recovery funds will be used for the preparation of design and construction documents for the West Riverfront to implement projects identified in the West Riverfront Master Plan.

**Location Description:**

West bank of the Cumberland River in downtown Nashville

**Activity Progress Narrative:**

Costs incurred this quarter relate to the closeout of the West Riverfront Park project.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**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**

<b>Other Funding Sources</b>	<b>Amount</b>
No Other Funding Sources Found	
Total Other Funding Sources	





<b>Grantee Activity Number:</b>	<b>4006</b>
<b>Activity Title:</b>	<b>Greenways - Mill Creek</b>

**Activity Category:**

Acquisition, construction, reconstruction of public facilities

**Project Number:**

4000

**Projected Start Date:**

09/30/2013

**Benefit Type:**

Area ( )

**National Objective:**

Low/Mod

**Activity Status:**

Under Way

**Project Title:**

Infrastructure

**Projected End Date:**

05/02/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

Nashville-Davidson Metropolitan Development and

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$925,978.84
<b>Total Budget</b>	\$0.00	\$925,978.84
<b>Total Obligated</b>	\$0.00	\$925,978.84
<b>Total Funds Drawdown</b>	\$93,335.38	\$900,508.38
<b>Program Funds Drawdown</b>	\$93,335.38	\$900,508.38
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$780,716.38
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Construction of a greenway in the Mill Creek area on property acquired through the FEMA buyout and voluntary acquisition programs.

**Location Description:**

Mill Creek

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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## Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	4
Monitoring Visits	0	3
Audit Visits	0	1
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	4

