

Grantee: Nashville-Davidson, TN

Grant: B-10-MF-47-0002

July 1, 2018 thru September 30, 2018 Performance

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 Harrell
LOCCS Authorized Amount: \$33,089,813.00	Estimated PI/RL Funds: \$1,700,000.00	
Total Budget: \$34,789,813.00		

Disasters:

Declaration Number

FEMA-1909-TN

Narratives

Disaster Damage:

Repair/rehabilitation of owner-occupied homes

Financial assistance in the form of a loan or grant was made available to owner/occupants for the repair of flood-damaged homes. Initial demand for this program was high, and over 500 households have been assisted through CDBG-DR funds (nearly half of the funding benefitting low/moderate-income households (LMI) at $\leq 80\%$ AMI) as well as reprogrammed CDBG and HOME entitlement funds, which were limited to LMI households. No applications for assistance have been submitted in recent months, and only a few cases remain open. The budget is increased by \$30,493.30 to close out remaining cases.

New Construction (Replacement Housing) - Multi-family Homes

A significant portion of Nashville's workforce housing stock was impacted by the flood, and many homes were not replaced or residents chose 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.

As stated in Amendment Three, MDHA identified property along Jefferson Street for the development of 35 units. However, the sale did not materialize. As explained in Amendment Four, MDHA subsequently identified a development opportunity in the Bordeaux area, which was significantly impacted by the flood. At least 83 homes in the area were on the buyout list.

Therefore, Amendment Four expanded the geographic scope of this activity beyond a targeted corridor to Bordeaux as well as other study areas in the Long Term Recovery Plan and increased the budget by \$187,115.26.

Since Amendment Four was approved, MDHA created a redevelopment district in Bordeaux to facilitate redevelopment and is proceeding with the development of 40 new workforce (for households with incomes up to 120% AMI), rental housing units. Grant funds totaling \$673,542.95 are reallocated from other completed projects to this activity to be used to construct new multi-family rental housing in Bordeaux.

Recovery Needs:

As activities described in prior CDBG-DR Action Plans, as amended, are completed, remaining funds need to be reprogrammed to existing activities still underway to fully utilize these funds. MDHA has prepared for submittal to the U.S. Department of Housing and Urban Development (HUD) Amendment Five and Technical Corrections to the Nashville-Davidson County CDBG-DR Action Plan. Amendment Five proposes the reallocation of CDBG-DR funds in the amount of \$703,464.13 from planning, infrastructure, and recovery projects to housing activities as specified below. In addition, Technical Corrections in the amount of \$89,341.49 are required to reconcile final activity budgets at project completion; these Technical Corrections redistribute funds to activities within the same project category.

Public Comment:

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 advertising the availability of the draft Plan and opportunities for public comment was published in The Tennessean, posted on MDHA's website, and emailed to stakeholders. The public comment period began on December 12, 2017 and ended on January 4, 2018. A public hearing was held on December 21, 2017, at 5:30 p.m., at the Bordeaux Library. No comments were received. Following the conclusion of the public comment period, Amendment Five and Technical Corrections was approved by the MDHA Board of Commissioners and the Metropolitan Council.



Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$35,081,553.56
Total Budget	\$0.00	\$34,789,813.00
Total Obligated	\$0.00	\$34,789,813.00
Total Funds Drawdown	\$104,468.40	\$29,562,723.27
Program Funds Drawdown	\$85,486.06	\$28,461,251.12
Program Income Drawdown	\$18,982.34	\$1,101,472.15
Program Income Received	\$58,592.72	\$1,291,011.09
Total Funds Expended	\$43,519.93	\$28,455,868.75
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 291,740.56
Match Funds	\$ 0.00	\$ 291,740.56
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Metropolitan Government Nashville Davidson County	\$ 0.00	\$ 9,202,106.26
Nashville-Davidson Metropolitan Development and Housing	\$ 40,642.98	\$ 7,057,254.15
The Housing Fund	\$ 2,876.95	\$ 12,196,508.34

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	.00%	75.25%	70.50%
Minimum Non Federal Match	\$.00	\$40,073,069.09	\$291,740.56
Overall Benefit Amount	\$.00	\$23,810,620.32	\$22,306,289.08
Limit on Public Services	\$4,963,471.95	\$.00	\$.00
Limit on Admin/Planning	\$3,308,981.30	\$3,147,857.19	\$3,021,619.89
Limit on Admin	\$.00	\$1,739,491.00	\$1,613,253.70
Most Impacted and Distressed	\$.00	\$.00	\$.00

Overall Progress Narrative:

Funds were expended for staff costs related to managing the Disaster Recovery grant and activities. The new construction of Bordeaux Townhomes is currently underway at an 8% completion rate. Funds were also expended for costs related to the project for Architect and Contractor fees.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1000, Administration	\$18,916.05	\$1,739,491.00	\$1,597,773.89
2000, Planning	\$0.00	\$1,408,366.19	\$1,408,366.19
3000, Housing	\$66,570.01	\$18,934,214.13	\$12,747,369.36
4000, Infrastructure	\$0.00	\$12,128,611.27	\$12,128,611.27
5000, Recovery	\$0.00	\$579,130.41	\$579,130.41

Activities





Grantee Activity Number: 1001

Activity Title: Program Administration-THF

Activity Type:

Administration

Project Number:

1000

Projected Start Date:

05/01/2010

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

THF Admin PI

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

05/01/2020

Completed Activity Actual End Date:**Responsible Organization:**

The Housing Fund

Overall**Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2018****To Date**

\$0.00

\$380,000.00

Total Budget

\$0.00

\$380,000.00

Total Obligated

\$0.00

\$380,000.00

Total Funds Drawdown

\$2,876.95

\$310,479.81

Program Funds Drawdown

\$0.00

\$295,000.00

Program Income Drawdown

\$2,876.95

\$15,479.81

Program Income Received

\$2,876.95

\$15,479.81

Total Funds Expended

\$2,876.95

\$310,479.81

The Housing Fund

\$2,876.95

\$310,479.81

Most Impacted and Distressed Expended

\$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. Budget includes program income.

Location Description:

Nashville-Davidson County, TN

Activity Progress Narrative:

Program income was receipted and expended for admin costs.

Accomplishments Performance Measures**No Accomplishments Performance Measures**

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

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

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 1002

Activity Title: Program Administration-MDHA

Activity Type:

Administration

Project Number:

1000

Projected Start Date:

05/01/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

05/01/2020

Completed Activity Actual End Date:**Responsible Organization:**

Nashville-Davidson Metropolitan Development and

Overall	Jul 1 thru Sep 30, 2018	To Date
Total Projected Budget from All Sources	\$0.00	\$1,359,491.00
Total Budget	\$0.00	\$1,359,491.00
Total Obligated	\$0.00	\$1,359,491.00
Total Funds Drawdown	\$18,916.05	\$1,302,773.89
Program Funds Drawdown	\$18,916.05	\$1,302,773.89
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,283,857.84
Nashville-Davidson Metropolitan Development and	\$0.00	\$1,283,857.84
Most Impacted and Distressed Expended	\$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:**Accomplishments Performance Measures****No Accomplishments Performance Measures**

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 3000 / Housing

Grantee Activity Number: 3011

Activity Title: Purchase/Repair Program-LMI

Activity Type:

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:

05/01/2020

Completed Activity Actual End Date:

Responsible Organization:

The Housing Fund

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2018

To Date

\$0.00

\$6,851,590.00

Total Budget

\$0.00

\$6,851,590.00

Total Obligated

\$0.00

\$6,851,590.00

Total Funds Drawdown

\$16,105.39

\$5,562,982.59

Program Funds Drawdown

\$0.00

\$4,803,544.06

Program Income Drawdown

\$16,105.39

\$759,438.53

Program Income Received

\$55,715.77

\$782,267.41

Total Funds Expended

\$0.00

\$5,562,982.59

The Housing Fund

\$0.00

\$5,562,982.59

Most Impacted and Distressed Expended

\$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:

Program income was received and expended for program delivery costs related to the Homeowner Repair Program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	31/28
# of Singlefamily Units	0	31/28



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	6/5	25/23	31/28	100.00
# Owner	0	0	0	6/0	25/8	31/8	100.00
# Renter	0	0	0	0/5	0/15	0/20	0

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: 3013

Activity Title: New Construction-Multi-family

Activity Type:

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:

05/01/2020

Completed Activity Actual End Date:

Responsible Organization:

Nashville-Davidson Metropolitan Development and

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2018

To Date

\$0.00

\$4,054,408.21

Total Budget

\$0.00

\$4,054,408.21

Total Obligated

\$0.00

\$4,054,408.21

Total Funds Drawdown

\$66,570.01

\$525,711.94

Program Funds Drawdown

\$66,570.01

\$525,711.94

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$40,642.98

\$525,711.94

Nashville-Davidson Metropolitan Development and

\$40,642.98

\$525,711.94

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

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

Location Description:

Bordeaux

Activity Progress Narrative:

Funds were expended for costs related to architects, design and the 1st contractor pay app for the Bordeaux project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Parcels acquired	0	0/4
# of Properties	0	0/4



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/25
# of Multifamily Units	0	0/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Persons	0	0	0	0/0	0/0	0/40	0

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 4000 / Infrastructure

Grantee Activity Number: 4001

Activity Title: Haynes Park

Activity Type:

Construction/reconstruction of water/sewer lines or systems

Project Number:

4000

Projected Start Date:

05/01/2010

Benefit Type:

Area (Census)

National Objective:

Low/Mod

Activity Status:

Completed

Project Title:

Infrastructure

Projected End Date:

08/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Nashville-Davidson Metropolitan Development and

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2018

\$0.00

To Date

\$70,000.00

Total Budget

\$0.00

\$70,000.00

Total Obligated

\$0.00

\$70,000.00

Total Funds Drawdown

\$0.00

\$70,000.00

Program Funds Drawdown

\$0.00

\$70,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$70,000.00

Nashville-Davidson Metropolitan Development and

\$0.00

\$70,000.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Reconstruction/repair of water service infrastructure damaged by the 2010 flood in LMI neighborhood.

Location Description:

Haynes Park neighborhood in Nashville-Davidson County, TN

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public	0	0/2746



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/30
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/30

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
Community Development Block Grant	\$223,069.09
Subtotal Match Sources	

Activity Supporting Documents: None



Grantee Activity Number: 4004

Activity Title: Greenways - Program Delivery

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

4000

Projected Start Date:

05/01/2010

Benefit Type:

Area (Census)

National Objective:

Low/Mod

Activity Status:

Completed

Project Title:

Infrastructure

Projected End Date:

08/31/2015

Completed Activity Actual End Date:**Responsible Organization:**

Nashville-Davidson Metropolitan Development and

Overall**Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2018****To Date**

\$0.00

\$56,259.66

Total Budget

\$0.00

\$56,259.66

Total Obligated

\$0.00

\$56,259.66

Total Funds Drawdown

\$0.00

\$56,259.66

Program Funds Drawdown

\$0.00

\$56,259.66

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$56,259.66

Nashville-Davidson Metropolitan Development and

\$0.00

\$56,259.66

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Conversion of 32 acres of flood-damaged property into greenways in LMI areas. Costs incurred under this activity are related to environmental review for the projects, which was aggregated. Each construction project is a separate activity: Mill Creek (4006) and Richland Creek (4007).

Location Description:

Mill Creek and Richland 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

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 4005

Activity Title: Riverfront Development - West Bank

Activity Type:

Rehabilitation/reconstruction of a public improvement

Project Number:

4000

Projected Start Date:

09/30/2013

Benefit Type:

Area (Census)

National Objective:

Low/Mod

Activity Status:

Completed

Project Title:

Infrastructure

Projected End Date:

05/01/2017

Completed Activity Actual End Date:**Responsible Organization:**

Metropolitan Government Nashville Davidson County

Overall	Jul 1 thru Sep 30, 2018	To Date
Total Projected Budget from All Sources	\$0.00	\$7,433,312.00
Total Budget	\$0.00	\$7,433,312.00
Total Obligated	\$0.00	\$7,433,312.00
Total Funds Drawdown	\$0.00	\$7,433,312.00
Program Funds Drawdown	\$0.00	\$7,433,312.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$6,391,083.07
Metropolitan Government Nashville Davidson County	\$0.00	\$6,391,083.07
Most Impacted and Distressed Expended	\$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:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

# of Persons	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
	0	0	0	0/385	0/312	0/1183	0
LMI%:							58.92

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 4006

Activity Title: Greenways - Mill Creek

Activity Type:

Acquisition, construction, reconstruction of public facilities

Project Number:

4000

Projected Start Date:

09/30/2013

Benefit Type:

Area (Census)

National Objective:

Low/Mod

Activity Status:

Completed

Project Title:

Infrastructure

Projected End Date:

05/02/2016

Completed Activity Actual End Date:

Responsible Organization:

Nashville-Davidson Metropolitan Development and

Overall	Jul 1 thru Sep 30, 2018	To Date
Total Projected Budget from All Sources	\$0.00	\$900,508.38
Total Budget	\$0.00	\$900,508.38
Total Obligated	\$0.00	\$900,508.38
Total Funds Drawdown	\$0.00	\$900,508.38
Program Funds Drawdown	\$0.00	\$900,508.38
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$780,716.38
Nashville-Davidson Metropolitan Development and	\$0.00	\$780,716.38
Most Impacted and Distressed Expended	\$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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public	0	0/0



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: 4007

Activity Title: Greenways - Richland Creek

Activity Type:

Acquisition, construction, reconstruction of public facilities

Project Number:

4000

Projected Start Date:

09/30/2013

Benefit Type:

Area (Census)

National Objective:

Low/Mod

Activity Status:

Completed

Project Title:

Infrastructure

Projected End Date:

05/02/2016

Completed Activity Actual End Date:

Responsible Organization:

Nashville-Davidson Metropolitan Development and

Overall	Jul 1 thru Sep 30, 2018	To Date
Total Projected Budget from All Sources	\$0.00	\$905,261.50
Total Budget	\$0.00	\$905,261.50
Total Obligated	\$0.00	\$905,261.50
Total Funds Drawdown	\$0.00	\$905,261.50
Program Funds Drawdown	\$0.00	\$905,261.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$905,261.50
Nashville-Davidson Metropolitan Development and	\$0.00	\$905,261.50
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Construction of greenway in Richland Creek area on property acquired through the FEMA buyout and Voluntary Acquisition programs.

Location Description:

Richland Creek area

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public	0	0/0



Beneficiaries Performance Measures

# of Persons	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
	0	0	0	0/1933	0/1264	0/4527	0

LMI%:	70.62
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Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

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

