Grantee: Nashville-Davidson, TN

Grant: B-10-MF-47-0002

January 1, 2024 thru March 31, 2024 Performance

Grant Number: Obligation Date: Award Date:

B-10-MF-47-0002 11/10/2010

Grantee Name: Contract End Date: Review by HUD:

Nashville-Davidson, TN Submitted - Await for Review

Grant Award Amount:\$33,089,813.00

Active

Grant Status:

QPR Contact:

Angela Harrell

LOCCS Authorized Amount: Estimated PI/RL Funds:

\$33,089,813.00 \$1,700,000.00

Total Budget: \$34,789,813.00

Disasters:

Declaration Number

FEMA-1909-TN

Narratives

Disaster Damage:

New Construction (Replacement Housing) - SIngle-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 single-family homes.

MDHA has prepared four additional amendments to the Action Plan for Disaster Recovery – technical Amendment Two

MDHA has prepared four additional amendments to the Action Plan for Disaster Recovery – technical Amendment Two (2011), substantial Amendment Three (2013) approved and authorized by RS2013-771, substantial Amendment Four (2014) approved and authorized by RS2014-1193 and substantial Amendment Five (2017) approved and authorized by RS-2018-1091- to provide further clarification of the proposed activities described in Amendment One and to reallocate funds from activities that have been canceled or closed to other existing activities.

Recovery Needs:

As activities described in the Action Plan, as amended, are completed, remaining funds need to be reprogrammed to a new activity under the existing housing project to fully utilize these funds. MDHA has prepared Amendment Six to the Action Plan for Disaster Recovery to reallocate funds administered by The Housing Fund totaling \$1,043,148.50 from Homeowner and Rental Rehab Loan and Grant programs in the original housing project to be used for new construction of affordable single family housing.

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 social media. The public comment period began on April 20, 2020 and ended on April 30, 2020. No comments were recieved. Following the conclusion of the public comment period, Amendment Six was approved by the Metropolitan Council.

Overall Total Projected Budget from All Sources	This Report Period \$0.00	To Date \$35,081,553.56
Total Budget	\$0.00	\$34,789,813.00
Total Obligated	\$0.00	\$34,789,813.00

1



Total Funds Drawdown	\$115,996.58	\$34,492,044.94
Program Funds Drawdown	\$115,996.58	\$33,089,813.00
Program Income Drawdown	\$0.00	\$1,402,231.94
Program Income Received	(\$2,869,452.54)	\$0.00
Total Funds Expended	(\$264,981.18)	\$34,136,631.11
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	\$ 10,233,848.19
Nashville-Davidson Metropolitan Development and Housing	\$ 0.00	\$ 10,758,472.51

-\$ 264,981.18

\$ 13,144,310.41

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	.00%	72.13%	71.18%
Minimum Non Federal Match	\$.00	\$40,073,069.09	\$291,740.56
Overall Benefit Amount	\$.00	\$22,782,574.38	\$22,481,269.02
Limit on Public Services	\$4,963,471.95	\$.00	\$.00
Limit on Admin/Planning	\$3,308,981.30	\$3,204,116.85	\$3,204,116.85
Limit on Admin	\$.00	\$1,795,750.66	\$1,795,750.66
Most Impacted and Distressed	\$.00	\$.00	\$.00

Overall Progress Narrative:

All grant funds have been expended for grant B-10-MF-47-0002. Grant funds in the amount of \$115,996.58 were drawn on March 13, 2024. The sub-recipient, The Housing Fund (THF), completed the last activity, 3014, and has drawn the remaining grant balance. The next step to move towards the official close out of the grant is that we will conduct a monitoring for THF in June 2024. This monitoring will cover the project close-out and financial management monitoring. As part of the project close-out, the sub-recipient will be provided an amended agreement requiring the appropriate record retention and any other close-out requirements. MDHA is continuing to work with ICF, getting further assistance on this as part of close-out technical assistance.

In preparation for closeout, MDHA has conducted a file inventory to ensure access to all files since 2010 and that files are complete. With assistance from ICF, MDHA could see, based on the age of the grant, where it would be appropriate to add additional clarifications to the files. The records are intact and contain all the required information. This is critical for MDHA as we are also preparing for closeout and for an upcoming monitoring visit from our HUD Field Office.

Staffing has remained the same during this quarter. We do not anticipate any staff turnover at this time. With multiple federal projects going on, we are looking at ways to further enhance our staff and/or train additional staff to assist with supporting our current and future HUD-funded projects.

Program Income

The Housing Fund

Throughout the grant's life cycle, initially as an agency determined that MDHA would keep and retain program income. However, after changes in the subrecipient agreements, it was approved within the subrecipient contracts to move forward with the subrecipient retaining program income. Program income was receipted in DRGR as a method only to acknowledge the program income. However, it was not program income (any transfer of funds) that was to be given to MDHA. Reconciliation of the program income in DRGR has occurred. At this time, we are reviewing the remaining program income from THF to potentially recapture. We have provided a monitoring letter and information to the subrecipient to ensure they understand all the required documentation required to review the program income. We anticipate that in the next QPR reporting period, we will have fully determined if any remaining program income is available to be recaptured. Any recaptured program income will be applied to an eligible CDBG activity by MDHA.

Reconciliation of Activities

In order to close out activities in DRGR, all activities must have the appropriate outcomes data reported. We have some activities that during the inception of the program, the data factors changed in DRGR but not within our existing system of record and or actual project. So as projects were completed from 2011, the information needed such as linear feet (for example) is available but requires staff to manually go back into files to retrieve the information. We are steadily working towards this, and our goal is to get all the activities reconciled as soon as possible for HUD to move forward with the official grant close out.



Project Summary

Project #, Project Title This Report		To Da	te
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1000, Administration	\$0.00	\$1,739,491.00	\$1,654,491.00
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	\$0.00	\$1,408,366.19	\$1,408,366.19
3000, Housing	\$115,996.58	\$18,934,214.13	\$17,319,214.13
4000, Infrastructure	\$0.00	\$12,128,611.27	\$12,128,611.27
5000, Recovery	\$0.00	\$579,130.41	\$579,130.41
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00

Activities

Project # / 1000 / Administration



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

Activity Type: Activity Status:

Administration Under Way

Project Number: Project Title: 1000 Administration

Projected Start Date: Projected End Date:

05/01/2010 12/31/2023

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

N/A The Housing Fund

Program Income Account:

THF Admin PI

Overall	Jan 1 thru Mar 31, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$380,000.00
Total Budget	\$0.00	\$380,000.00
Total Obligated	\$0.00	\$380,000.00
Total Funds Drawdown	\$0.00	\$380,000.00
Program Funds Drawdown	\$0.00	\$295,000.00
Program Income Drawdown	\$0.00	\$85,000.00
Program Income Received	(\$93,305.50)	\$0.00
Total Funds Expended	(\$380,977.76)	\$0.00
The Housing Fund	(\$380,977.76)	\$0.00
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:

Accomplishments 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

Project # / 2000 / Planning



Grantee Activity Number: 2004 Activity Title: Redevelopment Plans

Activity Type:

Planning

Project Number:

2000

Projected Start Date:

05/01/2010

Benefit Type:

Area (Census)

National Objective:

N/A

Activity Status:

Completed

Project Title:

Planning

Projected End Date:

05/01/2018

Completed Activity Actual End Date:

Responsible Organization:

Nashville-Davidson Metropolitan Development and

Overall	Jan 1 thru Mar 31, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$317,875.92
Total Budget	\$0.00	\$317,875.92
Total Obligated	\$0.00	\$317,875.92
Total Funds Drawdown	\$0.00	\$317,875.92
Program Funds Drawdown	\$0.00	\$317,875.92
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$317,875.92
Most Impacted and Distressed Expended	\$0.00	\$0.00

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.

In addition to a Downtown Riverfront Coordinated Revitalization Plan, Amendment 4 expanded the planning scope to other underutilized/underdeveloped areas, particularly areas along the

Cumberland River. As contemplated in the Long-Term Recovery Plan, the purpose of such planning is to identify areas for potential redevelopment and to develop polices and guidelines for the highest and best sustainable use.

Location Description:

Underutilized/underdeveloped areas along the Cumberland River.

Activity Progress Narrative:



Accomplishments Performance Measures

This Report Period

Total

Cumulative Actual Total / Expected
Total

of Plans or Planning Products

1/1

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: 3001 Activity Title: Homeowner Rehab Loan & Grant-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:

12/31/2023

Completed Activity Actual End Date:

Responsible Organization:

The Housing Fund

Overall	Jan 1 thru Mar 31, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$3,097,561.19
Total Budget	\$0.00	\$3,097,561.19
Total Obligated	\$0.00	\$3,097,561.19
Total Funds Drawdown	\$0.00	\$2,908,938.74
Program Funds Drawdown	\$0.00	\$2,757,561.19
Program Income Drawdown	\$0.00	\$151,377.55
Program Income Received	(\$200,000.00)	\$0.00
Total Funds Expended	\$0.00	\$2,935,057.65
The Housing Fund	\$0.00	\$2,935,057.65
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

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

Location Description:

Metropolitan Nashville-Davidson County, TN

Activity Progress Narrative:

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	155/342
# of Singlefamily Units	0	155/342



		This Report Period		Cu	Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	85/86	70/256	155/342	100.00
# Owner	0	0	0	85/86	70/256	155/342	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

Activity Supporting Documents:	None	
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Grantee Activity Number: 3002 Activity Title: Homeowner Rehab Grant/Loan Program-Urgent Need

Activity Type:

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:

12/31/2023

Completed Activity Actual End Date:

Responsible Organization:

The Housing Fund

Overall	Jan 1 thru Mar 31, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$3,196,342.11
Total Budget	\$0.00	\$3,196,342.11
Total Obligated	\$0.00	\$3,196,342.11
Total Funds Drawdown	\$0.00	\$3,116,518.37
Program Funds Drawdown	\$0.00	\$2,941,342.11
Program Income Drawdown	\$0.00	\$175,176.26
Program Income Received	(\$312,407.60)	\$0.00
Total Funds Expended	\$0.00	\$3,131,091.85
The Housing Fund	\$0.00	\$3,131,091.85
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

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

Location Description:

Countywide: Nashville/Davidson County, TN

Activity Progress Narrative:

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



	Low	This Rep	ort Period	Cumulative Actual Total / Expect			pected
		Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	169/258	0.00
# Owner	0	0	0	0/0	0/0	169/258	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

Activity Supporting Documents:	None



Grantee Activity Number: 3003 Activity Title: Homeowner Rehab Loan/Grant Program (LMI)-Delivery

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3000

Projected Start Date:

05/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Completed

Project Title:

Housing

Projected End Date:

05/02/2016

Completed Activity Actual End Date:

Responsible Organization:

Nashville-Davidson Metropolitan Development and

Overall	Jan 1 thru Mar 31, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$114,916.61
Total Budget	\$0.00	\$114,916.61
Total Obligated	\$0.00	\$114,916.61
Total Funds Drawdown	\$0.00	\$114,916.61
Program Funds Drawdown	\$0.00	\$114,916.61
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$114,916.61
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

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

Location Description:

Nashville-Davidson County, Tennessee

Activity Progress Narrative:

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	75/100
# of Singlefamily Units	0	75/100



		This Rep	ort Period	Cu	Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	10/25	65/75	75/100	100.00
# Owner	0	0	0	10/25	65/75	75/100	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

Activity Supporting Documents:	None	
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Grantee Activity Number: 3011 Activity Title: Purchase/Repair Program-LMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3000

Projected Start Date:

04/30/2010

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Program Income Account:

THF PROGRAM INCOME

Activity Status:

Under Way

Project Title:

Housing

Projected End Date:

12/31/2023

Completed Activity Actual End Date:

Responsible Organization:

The Housing Fund

Overall	Jan 1 thru Mar 31, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$5,823,544.06
Total Budget	\$0.00	\$5,823,544.06
Total Obligated	\$0.00	\$5,823,544.06
Total Funds Drawdown	\$0.00	\$5,794,222.19
Program Funds Drawdown	\$0.00	\$4,803,544.06
Program Income Drawdown	\$0.00	\$990,678.13
Program Income Received	(\$2,263,739.44)	\$0.00
Total Funds Expended	\$0.00	\$5,778,115.97
The Housing Fund	\$0.00	\$5,778,115.97
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Finanicial 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 puchase and repair flood-damaged homes to rent to LMI tenants.

Location Description:

Nashville-Davidson County, TN

Activity Progress Narrative:

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



		This Rep	ort Period	Cumulative Actual Total / Expected			pected
	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

Address City County State Zip Status / Accept

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

Activity Supporting Documents:	None
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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 (HouseHold)

National Objective:

Urgent Need

Activity Status:

Completed

Project Title:

Housing

Projected End Date:

05/01/2020

Completed Activity Actual End Date:

Responsible Organization:

Nashville-Davidson Metropolitan Development and

Overall	Jan 1 thru Mar 31, 2024	To Date
Total Projected Budget from All Sources	\$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	\$0.00	\$4,054,408.21
Program Funds Drawdown	\$0.00	\$4,054,408.21
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,054,408.21
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:

Performance measures were updated to include household and race data.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Parcels acquired	0	1/1
# of Properties	0	1/1



This Report Period Cumulative Actual Total / Expected Total Total # of Housing Units 3 18/18 # of Multifamily Units 3 18/18

Beneficiaries Performance Measures

		This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	18	18	0/0	18/18	18/18	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter	0	18	18	0/0	18/18	18/18	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

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Grantee Activity Number: 3014 Activity Title: New Construction - Single-family

Activity Type:

Construction of new replacement housing

Project Number:

3000

Projected Start Date:

08/31/2020

Benefit Type:

Direct (HouseHold)

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

Housing

Projected End Date:

12/31/2023

Completed Activity Actual End Date:

03/13/2024

Responsible Organization:

The Housing Fund

Overall	Jan 1 thru Mar 31, 2024	To Date	
Total Projected Budget from All Sources	\$0.00	\$1,043,148.50	
Total Budget	\$0.00	\$1,043,148.50	
Total Obligated	\$0.00	\$1,043,148.50	
Total Funds Drawdown	\$115,996.58	\$1,043,148.50	
Program Funds Drawdown	\$115,996.58	\$1,043,148.50	
Program Income Drawdown	\$0.00	\$0.00	
Program Income Received	\$0.00	\$0.00	
Total Funds Expended	\$115,996.58	\$1,043,148.50	
The Housing Fund	\$115,996.58	\$1,043,148.50	
Most Impacted and Distressed Expended	\$0.00	\$0.00	

Most Impacted and Distressed Expended

Activity Description:

New construction of affordable single-family housing.

Location Description:

Activity Progress Narrative:

The Housing Fund awarded Habitat for Humanity of Greater Nashville \$1.043M to put towards the construction of new homeownership units in North Nashville. The grant helped fund the new Sherwood Commons project, the first townhome community by Habitat for Humanity of Greater Nashville, which started construction in Spring of 2021. The project is complete and all units have been sold to income eligible homebuyers.

The project includes 26 two- and three-bedroom contemporary townhomes, approximately 1200 square feet in size. The activity status will be marked completed after the 2nd quarter QPR is approved.

https://habitatnashville.org/videos/dedication_may_17_2022.mp4¿



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected		
	Total	Total		
# of Housing Units	0	26/26		
# of Singlefamily Units	0	26/26		

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Monitoring/Technical Assistance Visits

Report/Letter Issued

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 Monitoring Visits Audit Visits 0 **Technical Assistance Visits** 0

0

0

6

0

0