Grantee: Nashville-Davidson, TN

Grant: P-21-ND-47-LDZ1

July 1, 2026 thru September 30, 2026 Performance

Grant Number:
P-21-ND-47-LDZ1

Obligation Date:

Award Date:

Grantee Name:
Nashville-Davidson, TN

Contract End Date:

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
$8,518,000.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:

Estimated PI/RL Funds:
$0.00

Total Budget:
$8,518,000.00

Disasters:

Declaration Number

FEMA-4601-TN

Overall	This Report Period	To Date
Total Projected Budget from All Sources	($44,600.00)	$8,518,000.00
B-21-MF-47-0002	$0.00	$5,151,000.00
B-22-MF-47-0002	($44,600.00)	$3,367,000.00
Total Budget	($44,600.00)	$8,518,000.00
B-21-MF-47-0002	$0.00	$5,151,000.00
B-22-MF-47-0002	($44,600.00)	$3,367,000.00
Total Obligated	($44,600.00)	$8,473,400.00
B-21-MF-47-0002	$0.00	$5,151,000.00
B-22-MF-47-0002	($44,600.00)	$3,322,400.00
Total Funds Drawdown	$0.00	$1,444,085.39
B-21-MF-47-0002	$0.00	$1,377,064.17
B-22-MF-47-0002	$0.00	$67,021.22
Program Funds Drawdown	$0.00	$1,444,085.39
B-21-MF-47-0002	$0.00	$1,377,064.17
B-22-MF-47-0002	$0.00	$67,021.22
Program Income Drawdown	$0.00	$0.00
B-21-MF-47-0002	$0.00	$0.00
B-22-MF-47-0002	$0.00	$0.00
Program Income Received	$0.00	$0.00
B-21-MF-47-0002	$0.00	$0.00
B-22-MF-47-0002	$0.00	$0.00
Total Funds Expended	$0.00	$1,444,085.39
B-21-MF-47-0002	$0.00	$1,377,064.17
B-22-MF-47-0002	$0.00	$67,021.22
HUD Identified Most Impacted and Distressed	$0.00	$1,285,015.53
B-21-MF-47-0002	$0.00	$1,285,015.53
B-22-MF-47-0002	$0.00	$0.00
Other Funds	$ 0.00	$ 0.00

Match Funds	$ 0.00	$ 0.00
Non-Match Funds	$ 0.00	$ 0.00

Funds Expended

Overall	This Period	To Date
Metropolitan Government Nashville Davidson County	$ 0.00	$ 1,444,085.39

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage			
B-21-MF-47-0002	70.00%	100.00%	24.22%
B-22-MF-47-0002	70.00%	100.00%	.00%
Overall Benefit Amount			
B-21-MF-47-0002	$3,333,146.50	$4,761,637.86	$1,153,203.39
B-22-MF-47-0002	$2,239,055.00	$3,198,650.00	$.00
Limit on Public Services			
B-21-MF-47-0002	$772,650.00	$.00	$.00
B-22-MF-47-0002	$505,050.00	$.00	$.00
Limit on Admin/Planning			
B-21-MF-47-0002	$1,030,200.00	$389,362.14	$223,860.78
B-22-MF-47-0002	$673,400.00	$168,350.00	$67,021.22
Limit on Admin			
B-21-MF-47-0002	$257,550.00	$257,550.00	$92,048.64
B-22-MF-47-0002	$168,350.00	$168,350.00	$67,021.22
Most Impacted and Distressed			
B-21-MF-47-0002	$5,151,000.00	$.00	$1,285,015.53
B-22-MF-47-0002	$3,367,000.00	$.00	$.00
Mitigation Set-aside			
B-21-MF-47-0002	$672,000.00	$.00	$.00
B-22-MF-47-0002	$.00	$.00	$.00

Overall Progress Narrative:

The 3rd quarter QPR report describes progress toward construction, permitting delays affecting the start date, and administrative actions needed to correct budgets and obtain reimbursement.
Activity 1001—Administration: Third-quarter staff administration costs are planned for reimbursement through a fourth-quarter draw.

- Budget and voucher corrections: Staff worked with HUD to correct the allocation of $425,900 in administrative funds between the 2021 and 2022 grants. The amount associated with canceled Voucher No. 828051 will be requested again with the third-quarter administrative draw.

Activity 3001—Project progress: A September 23, 2026 preconstruction meeting addressed Davis-Bacon and Section 3 requirements. Construction documents were submitted for permit review, and the contractor was finalizing pricing and proposal details. Motivation Inc. continued supporting Davis-Bacon compliance.

- Schedule: Permitting delays require a developer-agreement amendment proposing November 17, 2026, as the visible construction date. Substantial completion remains December 31, 2028, with initial occupancy scheduled for June 30, 2029. Grading permit issuance was anticipated but had not been confirmed.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1000, Administration	$0.00	$425,900.00	$159,069.86
B-21-MF-47-0002	$0.00	$212,950.00	$92,048.64
B-22-MF-47-0002	$0.00	$212,950.00	$67,021.22

2000, Planning	$0.00	$131,812.14	$131,812.14
B-21-MF-47-0002	$0.00	$131,812.14	$131,812.14
B-22-MF-47-0002	$0.00	$0.00	$0.00
3000, New Construction Multi- Family Rental	$0.00	$7,960,287.86	$1,153,203.39
B-21-MF-47-0002	$0.00	$4,806,237.86	$1,153,203.39
B-22-MF-47-0002	$0.00	$3,154,050.00	$0.00
9999, Restricted Balance	$0.00	$0.00	$0.00
B-21-MF-47-0002	$0.00	$0.00	$0.00
B-22-MF-47-0002	$0.00	($3,367,000.00)	$0.00

Grantee Program Summary

Affordable Rental Housing

Grant	Proposed Budget		Proposed MID Threshold Budget HUD Identified		Proposed MID Threshold Budget Grantee Identified	
	This Period	To Date	This Period	To Date	This Period	To Date
P-21-ND-47-LDZ1	$ 0.00	$ 8,518,000.00	$ 0.00	$ 8,518,000.00	$ 0.00	$ 0.00
B-22-MF-47-0002	$ 0.00	$ 3,367,000.00	$ 0.00	$ 3,367,000.00	$ 0.00	$ 0.00
B-21-MF-47-0002	$ 0.00	$ 5,151,000.00	$ 0.00	$ 5,151,000.00	$ 0.00	$ 0.00

Narrative:

A preconstruction meeting was held on September 23, 2026, to review Davis-Bacon and Section 3 requirements. A follow-up meeting is planned after execution of the construction contract.
Permitting delays require an amendment to the developer agreement to revise the visible construction milestone. The amendment will be drafted and executed. The proposed visible construction date is November 17, 2026. Substantial completion remains scheduled for December 31, 2028, and initial occupancy remains scheduled for June 30, 2029, consistent with the executed agreement.

Activities

Project # / 1000 / Administration

Grantee Activity Number: 1001
Activity Title: Administration

Activity Type:
Administration

Activity Status:
Under Way

Project Number:
1000

Project Title:
Administration

Projected Start Date:
03/27/2024

Projected End Date:
04/27/2030

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
Metropolitan Government Nashville Davidson County

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	($44,600.00)	$381,300.00
B-21-MF-47-0002	$0.00	$212,950.00
B-22-MF-47-0002	($44,600.00)	$168,350.00
Total Budget	($44,600.00)	$381,300.00
B-21-MF-47-0002	$0.00	$212,950.00
B-22-MF-47-0002	($44,600.00)	$168,350.00
Total Obligated	($44,600.00)	$381,300.00
B-21-MF-47-0002	$0.00	$212,950.00
B-22-MF-47-0002	($44,600.00)	$168,350.00
Total Funds Drawdown	$0.00	$159,069.86
B-21-MF-47-0002	$0.00	$92,048.64
B-22-MF-47-0002	$0.00	$67,021.22
Program Funds Drawdown	$0.00	$159,069.86
B-21-MF-47-0002	$0.00	$92,048.64
B-22-MF-47-0002	$0.00	$67,021.22
Program Income Drawdown	$0.00	$0.00
B-21-MF-47-0002	$0.00	$0.00
B-22-MF-47-0002	$0.00	$0.00
Program Income Received	$0.00	$0.00
B-21-MF-47-0002	$0.00	$0.00
B-22-MF-47-0002	$0.00	$0.00
Total Funds Expended	$0.00	$159,069.86
Metropolitan Government Nashville Davidson County	$0.00	$159,069.86
Most Impacted and Distressed Expended	$0.00	$0.00
B-21-MF-47-0002	$0.00	$0.00
B-22-MF-47-0002	$0.00	$0.00

Activity Description:

Funds will be used to cover admin costs associated with the 2021-2022 CDBG grants.

Location Description:

The impact area is zip code 37211 due to flash flooding. See Action Plan for more details.

Activity Progress Narrative:

Administrative expenditures incurred during the third quarter covered staff administration costs. A draw of disaster recovery funds is planned for the fourth quarter of 2026 to reimburse these expenditures.

Administrative budget correction:
On September 17, 2026, staff received an email from HUD's Knoxville Field Office identifying incorrect administrative budget allocations in the Disaster Recovery Grant Reporting (DRGR) system. The $425,900 in administrative funds had been divided equally between Grant B-21-MF-47-0002 and Grant B-22-MF-47-0002, although the grant awards differed.
Grant B-21-MF-47-0002 totals $5,151,000, with an administrative allocation of $257,550. Grant B-22-MF-47-0002 totals $3,367,000, with an administrative allocation of $168,350. The correct administrative allocations total $425,900.
Staff worked with the HUD Field Office and the DRGR team to correct the administrative budgets for the respective child grants.
Subsequent administrative follow-up:
On October 21, 2026, finance staff received an email notifying them that Voucher No. 828051 for Grant B-21-MF-47-0002 had been canceled after remaining open for 90 days. The voucher had been pending approval and was subsequently overlooked. The canceled amount will be requested again with the draw request for third-quarter administrative expenditures.

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 / New Construction Multi- Family Rental

Grantee Activity Number: 3001
Activity Title: New Construction - multi-family rental

Activity Type:
Construction of new housing

Activity Status:
Under Way

Project Number:
3000

Project Title:
New Construction Multi- Family Rental

Projected Start Date:
03/31/2024

Projected End Date:
05/31/2030

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod-Income Housing

Responsible Organization:
Metropolitan Government Nashville Davidson County

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$7,960,287.86
Total Budget	$0.00	$7,960,287.86
Total Obligated	$0.00	$7,960,287.86
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,153,203.39
Most Impacted and Distressed Expended	$0.00	$1,153,203.39

Activity Description:

Construction of new rental units located in 37211.

Location Description:

Construction of new rental units located in 37211.

Activity Progress Narrative:

A preconstruction meeting was held on September 23, 2026, to review Davis-Bacon and Section 3 requirements. A follow-up meeting is planned after execution of the construction contract.
Permitting delays require an amendment to the developer agreement to revise the visible construction milestone. The amendment will be drafted and executed. The proposed visible construction date is November 17, 2026. Substantial completion remains scheduled for December 31, 2028, and initial occupancy remains scheduled for June 30, 2029, consistent with the executed agreement.
Project coordination and anticipated next steps:
The developer is coordinating with the general contractor and project team to compile requested information and documentation and identify materials that can be submitted in advance to expedite review.
The developer reported that the grading permit was in the final stages of review, with issuance anticipated by October 30, 2026.
The architect of record completed the 100 percent construction document set and submitted it for construction permit review.
The general contractor is finalizing the project estimate and remaining proposal details. The developer anticipated completing the final proposal, followed by execution of the construction contract and submission of the completed and signed SF-1444 by the visble construction start date.
The project team has met several times with Motivation Inc., the firm retained to support Davis-Bacon

compliance. Motivation Inc. provided the project wage determination and may participate in the follow-up preconstruction meeting, if requested.

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