

**Grantee: Knoxville, TN**

**Grant: B-08-MN-47-0002**

**January 1, 2011 thru March 31, 2011 Performance Report**

**Grant Number:**

B-08-MN-47-0002

**Obligation Date:****Grantee Name:**

Knoxville, TN

**Award Date:****Grant Amount:**

\$2,735,980.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Emily Woodle

## Disasters:

### Declaration Number

NSP

## Narratives

### Areas of Greatest Need:

A. AREAS OF GREATEST NEED The latest data supplied by HUD regarding household income indicates that over 50% of almost the entire city of Knoxville and much of the surrounding County have incomes at or below 120% of the area median income (AMI). The current AMI for the Knoxville/ Knox County metropolitan statistical area is \$58,500 for a family of four. The data shows that more than half of the households in most of the Knoxville area earn less than \$70,200 (for a family of four), defined as low, moderate/middle income (LMMI). Additionally, within a large portion of the City of Knoxville over half of the households have incomes at or below 50% of the AMI, (\$29,500 for a family of four), defined as very-low income. Most of the very-low income census tracts are located within Knoxville's Empowerment Zone, a sixteen square mile area within the heart of Knoxville. Federal entitlement funding received by the City (EZ,CDBG, HOME, ESG) is focused on the EZ to give priority to the area of greatest need. NSP funds will enhance existing efforts in neighborhood stabilization. HUD data also indicates a foreclosure risk score for each block group within the census tracts based on the percentage of foreclosures, percentage of homes financed with sub-prime mortgage loans and identified as likely to face a rise in the rate of home foreclosures. The scores range from 1 to 10 with 10 being the highest risk. All of the very low-income census tracts and many of the LMMI tracts show foreclosure risk scores of 7 to 10. B. DISTRIBUTION AND USES OF FUNDS The City of Knoxville will use its NSP funds to meet the requirements of Section 2301 (c) (2) of HERA through activities located in the areas of greatest need. The activities proposed in this NSP plan will serve to strengthen and enhance current programs. The City is proposing to use its NSP funds for the eligible uses listed in Section 2301 (c) (3) (B), (D) and (E) of HERA. Those uses include: (B) purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties; (D) demolish blighted structures; and (E) redevelop demolished or vacant properties. In this plan, the City is proposing to allocate our direct HUD NSP funding of \$2,735,980 to the eligible activities listed below. If additional NSP dollars are received from the State of Tennessee, funding allocations will be made to the activities listed below. ½ NSP funds in the amount of \$934,000 will be provided to three subrecipients, Habitat for Humanity, Knox Housing Partnership, and Knoxville's Community Development Corporation, to purchase and rehabilitate homes and residential properties that have been foreclosed upon or abandoned in order to sell, rent or redevelop; and/or redevelop demolished or vacant properties. ½ NSP funds in the amount of \$180,000 will be used to demolish blighted structures in neighborhoods of greatest need. The City will strategically focus demolition of blighted structures on neighborhoods where other neighborhood stabilization activities are taking place. The structures to be demolished will be vacant, will meet the City's legal definition of blighted, and have a demolition order from the Better Building Board. ½ NSP funds in the amount of \$1,386,400 will be used to redevelop vacant properties, buildings and/or land, for rental housing for very-low income households. Administrative costs of the NSP program over four years are estimated at \$235,580, which is 8.6% of the funding allocation.

### Distribution and and Uses of Funds:

C. DEFINITIONS AND DESCRIPTIONS (1) Blighted Structure The definition of ½Blighted Property½ is contained in the City of Knoxville, Code of Ordinances, Chapter 6, Article VI, Sec. 6-150. For the purposes of this application for NSP funds, the City will only demolish blighted structures that are vacant, have been posted ½unfit for human habitation½, and on which a complaint has been filed and presented to the Better Building Board and the Board has recorded a demolition order on the property. (2) Affordable Rents The City of Knoxville will apply the affordable rent standards used in its HOME program to the NSP funded activities. Every NSP assisted unit is subject to rent controls designed to ensure rents remain affordable to lower-income families over time. There are two NSP rents established for projects: 1. Low NSP Rents: For projects containing five or more assisted rental units, or in the case of an owner who has multiple projects which together contain a total of five or more assisted rental units, a minimum of 20% of all the NSP assisted units must have rents, adjusted for utilities, that do not exceed 30% of the gross income for a household earning 50% of the AMI, and 2. High NSP Rents: All other NSP assisted units in each project must have rents, adjusted for utilities, that do not exceed the lesser of the Section 8 Fair Market Rents or 30% of the adjusted income for a household earning 65% of the AMI. (3) Continued affordability Housing constructed or rehabilitated with the assistance of NSP funds will be required to maintain affordability. Affordable rent standards, as described in C (2) of this plan, are required for a period of not less than 15 years. For sale housing units will be required to be sold to households meeting the LMMI limits and is considered affordable if the purchaser½s

monthly payments of principal, interest, taxes and insurance do not exceed 30% of the family's income. By using Energy Star systems, the City will ensure that utility costs are affordable for the residents of the proposed units. (4) Housing rehabilitation standards that will apply to NSP assisted activities. As a condition for receiving monies from the United States Department of Housing and Urban Development (HUD), the City of Knoxville Community Development Department must make reference to a code or document that defines a standard that housing rehabilitation cases shall be brought to; the Neighborhood Housing Standards have been that standard for many years. The Neighborhood Housing Standards play a major role in providing the housing staff a set of guidelines for the housing rehabilitation process, assuring the following set of priorities is provided: Safety, Health and Sanitation, Code Requirements, Program Requirements, Economy and Maintenance. Items covered by the Neighborhood Housing Standards include: general design criteria, bath facilities, facilities, systems & equipment, light & ventilation, insulation, heating, maintenance standards, windows & doors, painting & ceiling/wall finishes, siding, floors, and replacement houses. It shall be recognized that any new construction (i.e., replacement or infill housing) shall be designed and constructed according to the guidelines set forth by the United States Environmental Protection Agency's - Energy Star program.

**D. LOW INCOME TARGETING** The City of Knoxville will use 50% (\$1,386,400) of the total available award of \$2,735,980 to develop housing for the elderly and the chronically homeless. A total of 132 efficiency and one-bedroom units for individuals whose incomes are at or below 50% AMI will be developed to provide housing and supportive services for those with the greatest need of housing. Supportive services that they need to successfully manage their disability, they can stay housed.

**E. ACQUISITIONS & RELOCATION** The City of Knoxville's NSP Plan does not anticipate demolishing or converting any existing low and moderate income dwelling units. Demolition activities will be focused on vacant and blighted structures.

**F. PUBLIC COMMENT** A total of 76 comments were submitted from November 11-26, 2008 regarding the draft Neighborhood Stabilization Plan posted on the City's web-site on 11/11/08. Sixty-five (65) comments were sent via e-mail to the City's Community Development Department. Three individuals spoke at the City Council meeting on November 18, 2008. Eight individuals spoke at the City Council meeting on November 25, 2008. All emails are on file in the Community Development Department.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,735,980.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,735,980.00
<b>Program Funds Drawdown</b>	\$38,561.15	\$1,609,631.14
<b>Program Funds Obligated</b>	\$0.00	\$2,735,980.00
<b>Program Funds Expended</b>	\$42,071.19	\$1,582,124.76
<b>Match Contributed</b>	\$0.00	\$463,210.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$463,210.00
Limit on Public Services	\$410,397.00	\$0.00
Limit on Admin/Planning	\$273,598.00	\$67,740.07
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$683,995.00	\$1,100,000.00

## Overall Progress Narrative:

Project 08.33 is the acquisition and redevelopment of 6 units of housing for LMMI people. Knox Housing Partnership acquired a 4-unit foreclosed apartment building and demolished it to rebuild 6 units. During the first quarter of 2011, the project got underway with the existing building demolition and grading of the site. Because of some billing difficulties, the City has not reimbursed KHP with any NSP funds. HOME CHDO funds were expended.

Project 08.34 funds have been completely spent by subrecipient Knoxville Habitat for Humanity. Three houses were purchased and have been rehabilitated. The remaining funds were used to acquire approximately 15 acres in foreclosure on Skyline Drive. Habitat had a blitz build in early April and got seven houses under roof.

Project 08.35 is a permanent supportive housing project being managed by subrecipient Southeastern Housing Foundation. Construction rehab work continues on the old Flenniken School. The environmental abatement and selected demolition was completed in November 2010. The rehab work, which began on November 8, 2010 is 52% complete. Work underway during the first quarter of 2011 includes site excavation and grading, exterior masonry repair, interior demolition, structural work, framing, mechanical, electrical and plumbing rough-in, sheetrock, interior primer paint; new window installation, roof installation, waterproofing and insulation, elevator pit excavation and elevator tower construction, foundation and first floor framing for new addition. The developer for this project has also held a meeting with the Flenniken Advisory Committee.

Project CD08.36 is a demolition project. Five blighted and vacant properties were demolished with this funding and one blighted and vacant property was demolished in part with this funding source. The City of Knoxville Community Development Department made the final payment for demolition work completed on January 18, 2011. This project is complete and all funds have been spent and drawn down through the federal system.

Project 08.37 was rehabilitation of a building for permanent supportive housing. This is the Minvilla project. Rehab work was complete in October 2010 and by November 2011 residents were moving in. In this past quarter, 14 more residents moved in bringing the total number of residents to 27. There are 4 female heads of household. Volunteer Ministry Center hopes to be fully leased by the end of June 2011.

Project 08.38 is the administration funding for the City's NSP1 funds. City of Knoxville Community Development staff continue to administer the City's NSP1 funds through the projects described in this report.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2, Minvilla	\$0.00	\$975,000.00	\$975,000.00
3, Knox Housing Partnership	\$135.00	\$390,000.00	\$155,942.49
4, Habitat for Humanity	\$0.00	\$300,000.00	\$300,000.00
5, Permanent Supportive Housing	\$14,663.58	\$800,000.00	\$75,548.58
6, Demolitions	\$13,995.00	\$35,400.00	\$35,400.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
CD-08.26, Administration	\$9,767.57	\$235,580.00	\$67,740.07

## Activities

**Grantee Activity Number:** 08.33

**Activity Title:** Knox Housing Partnership

**Activity Category:**

Acquisition - general

**Project Number:**

3

**Projected Start Date:**

07/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Knox Housing Partnership

**Projected End Date:**

02/28/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Knox Housing Partnership

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$390,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$390,000.00
<b>Program Funds Drawdown</b>	\$135.00	\$155,942.49
<b>Program Funds Obligated</b>	\$0.00	\$390,000.00
<b>Program Funds Expended</b>	\$0.00	\$155,807.49
Knox Housing Partnership	\$0.00	\$155,807.49
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

KHP has purchased a foreclosed four-plex that is vacant. It will be demolished and two buildings each containing three units will be constructed for a total of six-units. These will be rental units for families up to 80% AMI. The units will be LEED certified and visitable. HOME/CHDO funds are also being used in the development of the project.

**Location Description:**

KHP has purchased a foreclosed four-plex that is vacant. It is located in census tract 41 on Dutch Valley Road. This census tract had a foreclosure risk score of 7 at the time of the NSP-1 plan approval.

**Activity Progress Narrative:**

Project 08.33 is under construction with the general contractor Wood Brothers and E. Eason Architects. Demolition of the original structure is complete. Unsuitable soil was removed and hauled off, and suitable backfill was imported. Inclement weather caused some delays. Grading is complete and ready to foundation to get underway.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0
<b># of Parcels acquired voluntarily</b>	0	0/1
<b>Total acquisition compensation to</b>	0	0/390000

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-6	0/6
# of Multifamily Units	0	0/6

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	-6	0	-6	0/0	0/6	0/6	0
# Renter Households	0	0	0	0/0	0/6	0/6	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	

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**Grantee Activity Number:** 08.34

**Activity Title:** Habitat for Humanity

**Activity Category:**

Acquisition - general

**Project Number:**

4

**Projected Start Date:**

07/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Habitat for Humanity

**Projected End Date:**

02/28/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Knoxville Habitat for Humanity

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$300,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$300,000.00
<b>Program Funds Obligated</b>	\$0.00	\$300,000.00
<b>Program Funds Expended</b>	\$0.00	\$300,000.00
Knoxville Habitat for Humanity	\$0.00	\$300,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Purchase and rehabilitation or redevelopment of 5 abandoned and/or foreclosed properties to be sold to families at or below 50% area median income.

**Location Description:**

Properties will be located in high risk census tracts in the City of Knoxville.

**Activity Progress Narrative:**

Project 08.34

>3010 Selma Avenue was a foreclosure purchased by Habitat with NSP1 funds. The house has been painted, electrical refurbished and floor covering replaced. The house is on Habitat's list for sale. As soon as there is an occupant, that information will be reported here.

>

>4044 Skyline Drive is the 15 acre site purchased with NSP1 funds. Most of the grading at this site is complete and should be paved by June 2011. Weather has been the delay factor for this project. Habitat did complete a 7 house blitz build on the property during the week of April 9, 2011. Due to delay in sewer and water being installed, certificates of occupancy will not be issued until June when the infrastructure is completed.

In this reporting system, we are experiencing difficulty in having all our actual numbers match the total expected numbers for properties rehabilitated. For project 08.34, Habitat originally agreed to acquire and rehab 5 units. They have acquired 3 single family homes from foreclosure and also acquired 15 acres at skyline where two of the houses built will be included as NSP funded homes. The numbers reflected in this report do not clearly demonstrate that so this narrative should help to clarify what the current project status is.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		9/5	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		7/5	
Total acquisition compensation to	0		13116/300000	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		4/5	
# of Singlefamily Units	4		4/5	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/5	0/0	2/5	100.00
# Owner Households	0	0	0	0/5	0/0	0/5	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: 08.35**

**Activity Title: Permanent Supportive Housing**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

5

**Project Title:**

Permanent Supportive Housing

**Projected Start Date:**

10/01/2009

**Projected End Date:**

02/28/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Southeastern Housing Foundation

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$800,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$800,000.00
<b>Program Funds Drawdown</b>	\$14,663.58	\$75,548.58
<b>Program Funds Obligated</b>	\$0.00	\$800,000.00
<b>Program Funds Expended</b>	\$18,550.08	\$39,735.08
Southeastern Housing Foundation	\$18,550.08	\$39,735.08
<b>Match Contributed</b>	\$0.00	\$13,210.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Development of 48 units of permanent supportive housing in the former Flenniken school that has been vacant since 1994. The building will be LEED certified when complete.

**Location Description:**

The permanent supportive housing is located in south Knoxville in census tract 24.

**Activity Progress Narrative:**

Project 08.35 is a permanent supportive housing project being managed by subrecipient Southeastern Housing Foundation. Construction rehab work continues on the old Flenniken School. The environmental abatement and selected demolition was completed in November 2010. The rehab work, which began on November 8, 2010 is 52% complete. Work underway during the first quarter of 2011 includes site excavation and grading, exterior masonry repair, interior demolition, structural work, framing, mechanical, electrical and plumbing rough-in, sheetrock, interior primer paint; new window installation, roof installation, waterproofing and insulation, elevator pit excavation and elevator tower construction, foundation and first floor framing for new addition. The developer for this project has also held a meeting with the Flenniken Advisory Committee.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	2/1
<b>#Units with bus/rail access</b>	48	96/48
<b>#Units exceeding Energy Star</b>	0	0/48
<b>#Sites re-used</b>	1	2/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	48/48
# of Multifamily Units	48	48/48

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/48	0/0	0/48	0
# Renter Households	0	0	0	0/48	0/0	0/48	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	

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**Grantee Activity Number: 08.36**

**Activity Title: Demolition of blighted structures**

**Activity Category:**

Clearance and Demolition

**Project Number:**

6

**Projected Start Date:**

07/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Demolitions

**Projected End Date:**

01/31/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Knoxville Community Development Department

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$35,400.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$35,400.00
<b>Program Funds Drawdown</b>	\$13,995.00	\$35,400.00
<b>Program Funds Obligated</b>	\$0.00	\$35,400.00
<b>Program Funds Expended</b>	\$13,995.00	\$35,400.00
City of Knoxville Community Development Department	\$13,995.00	\$35,400.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Demolition and clearance of blighted properties located in residential neighborhoods in high risk census tracts. The City of Knoxville Public Service Department will carry out the demolitions. This funding paid for the demolition of 5 houses and paid partially for the demolition of a 6th property.

**Location Description:**

Properties that have been certified blighted located in high risk census tracts will be demolished. It is anticipated that these will be in residential neighborhoods.

**Activity Progress Narrative:**

Project CD08.36 is a demolition project. Five blighted and vacant properties were demolished with this funding and one blighted and vacant property was demolished in part with this funding source. The City of Knoxville Community Development Department made the final payment for demolition work completed on January 18, 2011. This project is complete and all funds have been spent and drawn down through the federal system.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	6/6
<b># of buildings (non-residential)</b>	0	0/0
<b># of Public Facilities</b>	0	0/0
<b># of Businesses</b>	0	0/0
<b># of Non-business Organizations</b>	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	6	6/6

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	15/15	10/10	25/25	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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**Grantee Activity Number: 08.37**

**Activity Title: Minvilla**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

05/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Minvilla

**Projected End Date:**

02/28/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Volunteer Ministry Center

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$975,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$975,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$975,000.00
<b>Program Funds Obligated</b>	\$0.00	\$975,000.00
<b>Program Funds Expended</b>	\$0.00	\$975,000.00
Volunteer Ministry Center	\$0.00	\$975,000.00
<b>Match Contributed</b>	\$0.00	\$450,000.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The redevelopment of the former Fifth Avenue Motel into Minvilla Manor, a 57 unit permanent supportive housing facility for persons who are chronically homeless. The property is currently vacant and in a blighted condition. When complete, Minvilla Manor will include efficiency and one bedroom units and community/service areas. On-site case management and continuous supervision will be provided. The rehabilitation will include Energy Star appliances and systems.

**Location Description:**

447 N Broadway, Knoxville, TN 37917.

**Activity Progress Narrative:**

Project 08.37 was the rehabilitation of the old Fifth Ave. Motel into permanent supportive housing for chronically homeless. The project rehab work has been 100% complete since early November 2010. Tenants continue to move in and in total, 27 of the 57 units are occupied. Volunteer Ministry Center hopes to have the lease-up process complete by the end of June 2011.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	3/1
<b>#Additional Attic/Roof Insulation</b>	0	0/57
<b>#Units with bus/rail access</b>	0	0/57
<b>#Units exceeding Energy Star</b>	0	0/57
<b>#Sites re-used</b>	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	57/57
# of Multifamily Units	0	57/57

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	14	0	14	27/57	0/0	27/57	100.00
# Renter Households	14	0	14	27/57	0/0	27/57	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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**Grantee Activity Number: 08.38**

**Activity Title: Administration**

**Activity Category:**

Administration

**Project Number:**

CD-08.26

**Projected Start Date:**

03/19/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/28/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Knoxville Community Development Department

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$235,580.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$235,580.00
<b>Program Funds Drawdown</b>	\$9,767.57	\$67,740.07
<b>Program Funds Obligated</b>	\$0.00	\$235,580.00
<b>Program Funds Expended</b>	\$9,526.11	\$76,182.19
City of Knoxville Community Development Department	\$9,526.11	\$76,182.19
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Administration of the NSP 1 grant including subrecipient contract management, compliance monitoring, maintenance of data and financial oversight. Reporting to HUD will be done quarterly as required.

**Location Description:**

Administration of the NSP 1. City of Knoxville Community Development Department is located at 400 Main Street, Knoxville, TN 37901

**Activity Progress Narrative:**

City of Knoxville Community Development staff continue to administer the City's NSP1 funds through the projects described in this report.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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