

METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE

**2018-2019 CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT
(CAPER)
FOR
PROGRAM YEAR ONE OF THE
2018-2023 CONSOLIDATED PLAN
AND
2018 ANNUAL ACTION PLAN**

For the period June 1, 2018 – May 31, 2019

Prepared by:

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On behalf of:

The Metropolitan Government of Nashville-Davidson County

August 2019

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a) this could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During the 2018 Program Year (PY) (Year 1 of the 2018-2023 Consolidated Plan), MDHA made initial progress in executing the initiatives and programs identified in the Five Year Plan. The primary focus was to provide housing opportunities to Nashville's most vulnerable populations and underserved areas and to preserve housing. Highlights include the preservation of 150 units of existing affordable housing through several home rehabilitation activities and the creation of 53 new rental units for households with incomes $\leq 60\%$ of the area median income (AMI) and 18 new homeownership units for households with incomes $\leq 80\%$ of the AMI. Homeless assistance programs were aimed at providing permanent housing through rapid re-housing (432 people assisted) and prevention (74 people assisted) activities as well as supporting emergency shelters (2,258 people assisted) and street outreach (148 people assisted) efforts. Prior year economic development microenterprise assistance programs closed out by serving 8 new businesses, 16 existing businesses and 85 potential new businesses/entrepreneurs. Completion of an older public facility improvement project benefited an area with 73.97% Low-Moderate income (LMI) residents. Additionally, substantial work on 2 public facility/infrastructure projects in LMI areas was underway during PY 2018 – with completions anticipated early in the 2019 PY. Details of accomplishments during the 2018 PY are provided throughout the Report and are summarized in Appendix D.

Nashville-Davidson County did not receive HUD funds until October 2018, 3 months after the June 1, 2018 PY start date. Therefore, several first-year programs did not get underway until January 2019 or later. Thus, accomplishment data for activities that were started late or not underway at the end of the PY will not be fully realized in the 2018 CAPER report. New initiatives started in PY 2018 included microenterprise assistance, fair housing and the employment services program. Additionally, some of the accomplishment data being reported is for prior year projects that were completed in the 2018 PY.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration and Planning	Affordable Housing Homeless Non-Homeless Special Needs Non-housing Community Development	CDBG: \$1,065,085 HOPWA: \$36,480 HOME: \$288,641 ESG: \$31,314	Other	Other	4	4	100.00%	4	4	100.00%
Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$2,662,724	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted - 1	625	0	0.00%	125	0	0.00%
Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$2,662,724	Rental Units Rehabilitated	Household Housing Unit - 2	65	2	3.08%	13	2	15.38%
Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$2,662,724	Homeowner Housing Rehabilitated	Household Housing Unit	785	150	19.10%	157	150	95.54

Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$2,662,724	Other	Other	1	1	100.00%	1	1	100.00%
Neighborhood Revitalization	Non-housing community development	CDBG: \$213,015	Other - 3	Other	5	0	0.00%	1	0	0.00%
New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	CDBG: \$27,691/HOME: \$2,597,767	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	0	0.00%	150	0	0.00%
New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	CDBG: \$27,691/HOME: \$2,597,767	Rental units constructed	Household Housing Unit	250	53	21.2%	50	53	106%
New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	CDBG: \$27,691/HOME: \$2,597,767	Homeowner Housing Added	Household Housing Unit	40	18	45.0%	8	18	225%
Self-Sufficiency Opportunities	Public Housing Non-housing Community Development	CDBG: \$560,763.90	Public Service activities other than Low/Moderate Income Housing Benefit	Persons assisted	6785	1353	19.94%	1357	1353	99.71%

Self-Sufficiency Opportunities	Public Housing Non-housing Community Development	CDBG: \$560,763.90	Businesses Assisted	Businesses Assisted - 4	70	24	34.29%	14	24	171.43%
Self-Sufficiency Opportunities	Public Housing Non-housing Community Development	CDBG: \$560,763.90	Other	Other	1	1	100%	1	1	100%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$124,614 HOPWA: \$1,179,531 ESG: \$386,202	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	625	121	19.36%	125	121	96.80
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$124,614 HOPWA: \$1,179,531	Tenant-based Rental Assistance/Rapid Rehousing	Households Assisted	1625	432	26.58%	325	432	132%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$124,614 HOPWA: \$1,179,531	Homeless Person Overnight Shelter	Persons Assisted - 5	10000	2,258	22.58%	2000	2,258	112.9%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$124,614 HOPWA: \$1,179,531	Homelessness Prevention	Persons Assisted	375	74	19.73%	75	74	98.67%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$124,614 HOPWA: \$1,179,531	HIV/AIDS Housing Operations	Household Housing Unit	265	58	21.89%	53	58	109%

Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$124,614 HOPWA: \$1,179,531 ESG: \$386,202	Other - 6	Other	13477	2,861	21.23%	2697	2,861	106%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

1. *Affordable Housing Preservation - Public service activities other than LMI housing: 0 persons assisted – this is for the Rental Housing Counseling activity that did not get started during PY 2018.*
2. *Affordable Housing Preservation - Rental Units Rehabilitated: Under target due tight rental housing market in Nashville, landlords can obtain rents that substantially exceed the Fair Market Rents for Section 8 Housing Choice Vouchers without making any substantial repairs/improvements to units and can cherry pick tenants: thus they are not interested in making a long term commitment to rent to Section 8 tenants.*
3. *Neighborhood Revitalization – Other: This is for public facility activity that did not get started in PY 2018.*
4. *Self-Sufficiency Opportunities: the #s of Businesses assisted was taken from PR03 for 2018 and the assistance was provided with prior year funding not 2018*
5. *Support for Homeless and Persons with HIV/AIDS – Homeless Persons Overnight Shelter: Includes numbers for shelter and essential services.*
6. *Support for Homeless & Persons with HIV/AIDS – Other: The breakdown for “Other” accomplishments is as follows: HOPWA STRMU-228, Permanent Housing Placement - 133, Supportive Services – 2,325, Emergency ST/Transitional Housing – 27, ESG Outreach – 148.*

****MDHA also administers the Weatherization Assistance Program (WAP) and the Low Income Energy Assistance Program (LIHEAP) in Davidson County. These programs operate in tandem. Funding passes from the Departments of Energy (DOE) and Health and Human Services (HHS), respectively, through the Tennessee Housing Development Agency (THDA), to local agencies, such as MDHA. MDHA received a total WAP award of \$627,051.55 to serve 81 households from July 1, 2018 thru June 30, 2019. MDHA also received a total LIHEAP award of \$671,194.00 during the period of September 30, 2018 thru June 30, 2019. For eligible residents, CDBG funds were used to accompany Weatherization measures. \$200,000 was allocated for the 2018 PY. \$198,299.00 funds have been used to assist 30 of the 81 homes.*

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The 2018-2023 Plan identified the following six (6) priorities:

1. Increase the number of decent, safe affordable units and help low and moderate income households access affordable housing.
2. Preserve existing affordable housing units and help low and moderate income households retain housing.
3. Support facilities and services for the homeless and persons with HIV/AIDS.
4. Create pathways to self-sufficiency for low and moderate income persons and families.
5. Revitalize distressed neighborhoods and underserved areas.
6. Undertake grant management, planning, and other eligible administrative tasks under CDBG, HOME, ESG, and HOPWA.
 - CDBG Funds – addressed all of the priorities identified in the 2018-2023 Consolidated Plan, with the majority of CDBG funding addressing priority number 2.
 - HOME Funds – addressed priority numbers 1.
 - ESG Funds – addressed priority 3.
 - HOPWA Funds – addressed priority 3.

CR-10 - Racial and Ethnic composition of families assisted**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

	CDBG	HOME	HOPWA	ESG
White	499	10	187	1,074
Black or African American	2,087	44	420	1,650
Asian	36	1	7	17
American Indian or American Native	7	0	5	30
Native Hawaiian or Other Pacific Islander	3	0	0	5
*Other (see Narrative below)	253	5	8	136
Total	2,885	60	627	2,912

**Hispanic	262	2	35	129
Not Hispanic	2,623	58	592	2,783

Table 2 – Table of assistance to racial and ethnic populations by source of funds

***Narrative**

Racial and ethnic data for CDBG beneficiaries was taken from the CDBG PR-23 report because the numbers populated by the system did not appear accurate. Per the CAPER instructions, in the Consolidated Plan Desk Guide, May, 2018, the data reported is for persons and families even though the table states “families assisted”. Based on the PR-23, “Other” listed in the table above reflects additional families that benefited from CDBG activities in the following racial and ethnic categories that are not otherwise provided in the table: 5 - American Indian/Alaskan Native & White; 6 – Asian and White; 124 – Black/African American & White; 15 – American Indian/Alaskan Native & Black/African American; and 103 – other multi-racial. With these added beneficiaries, the total persons benefited would be 2,885.

Racial and ethnic data for HOME beneficiaries was taken from the HOME PR-23 report and reflect the beneficiary data of occupied units. “Other” includes 1 – African American & White and 4 – Multi-racial.

Racial and ethnic data for beneficiaries assisted with HOPWA STRMU funds come from the HOPWA CAPER that will be submitted in August 2019. HOPWA had additional racial and ethnic categories that are not provided in the table above: 3 – African American and White and 5 – Other Multi-racial. Therefore, the total served is actually 627. And the total non-Hispanic served is 592.

Racial and ethnic data for beneficiaries assisted with ESG funds come from the CAPER SAGE data. The table above does not include the following racial categories: Total multiple races – 102, total don’t know/refused to provide race – 28; total information missing – 6. This makes a grand total of 2,912 **ESG beneficiaries. For the ethnic categories, the following were missing: total non-Hispanic – 2,769; total don’t know/refused to provide – 7; total information missing – 7. This makes a grand total of 2,912.

CR-15 - Resources and Investments 91.520(a)**Identify the resources made available**

Source of Funds	Source	Expected Amount Available	Actual Amount Expended Program Year 201
CDBG	public – federal	5,325,429	4,036,838.18
HOME	public - federal	2,886,408	2,178,451.39
HOPWA	public - federal	1,216,011	1,054,696.24
ESG	public - federal	417,516	436,011.06

Table 3 – Resources Made Available

Narrative

ESG, HOME, and HOPWA – no data was populated in IDIS so expenditure amount was taken from the PR-05. CDBG total data taken from PR-26.

MDHA also administers the Weatherization Assistance Program (WAP) and the Low Income Energy Assistance Program (LIHEAP) in Davidson County. These programs operate in tandem. Funding passes from the Department of Energy (DOE), through the Tennessee Housing Development Agency (THDA), to local agencies, such as MDHA. MDHA received a total WAP award of \$627,051.55 to serve 81 households during the period of July 1, 2018 thru June 30, 2019. MDHA also received a total LIHEAP award of \$671,194.00 during the period of September 30, 2018 thru June 30, 2019. For eligible residents, CDBG funds were used to accompany Weatherization measures. \$200,000 was allocated for the 2018 PY. \$198,299.00 funds have been used to assist 30 of the 81 homes.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Areas	3%	3%	Microenterprise Assistance, Public Facilities and Improvements
Napier-Sudekum CNI Planning Area	2%	2%	Targeted Homeowner Rehab

Housing Target Areas – preference will be given to projects located in Housing Target Areas but may be provided Countywide if there is not sufficient interest in Housing Target Areas	46%	46%	Homeowner Rehab, Rental Rehab, Renter Counseling Services, Fair Housing Counseling Services; Employment Services,
Countywide	49%	49%	Weatherization, HVAC Replacement, Housing Services Delivery, Summer Youth, Youth Employment Programs, Housing Assistance for Homeless, Fair Housing Counseling Services
Nashville-Davidson – Murfreesboro-Franklin Metropolitan Statistical Area (MSA), comprised of Cannon, Cheatham, Davidson, Dickson, Hickman, Macon, Robertson, Rutherford, Smith, Sumner, Trousdale, Williamson, and Wilson Counties.	100%	100%	HOPWA funds are targeted for use by people living with AIDS/HIV and their families and can be expended

Table 4 – Identify the geographic distribution and location of investments

Narrative

The first activity implemented under the Napier-Sudekum NRSA in PY 2018 was for targeted homeowner rehabilitation. For the 2018 PY, 1 household in the NRSA was served as the program began late in the year. The targeted rehabilitation program will continue in PY 2019. The CDBG Employment Services activity is also underway and it is expected to connect MDHA residents with employment opportunities associated with housing construction and redevelopment activities in MDHA communities. MDHA also plans to implement public facility improvement projects within the NRSA area in PY 2019.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

MDHA attempts to use federal funds to leverage additional resources in several ways. Except for homeowner rehab assistance, applications for funding should demonstrate the ability to leverage funds. This is part of the Financial Capacity evaluation criteria used in requests for applications/proposals. MDHA's grant writer researches Federal, state, local, and private funding opportunities to apply for funds that further MDHA's mission based on the priorities established in the Consolidated Plan and Public Housing Plan. To leverage HOME dollars, MDHA continues efforts to fund projects that leverage other resources for affordable housing development. For example, recently funded projects leveraged funds from U.S. HUD/SHOP Grant. Additionally, the Barnes Fund, Metro's local Housing Trust Fund, makes funds available that are used to leverage HOME dollars. Another opportunity to leverage HOME funds is with Low Income Housing Tax Credits (LIHTC). MDHA actively pursues other funding opportunities to leverage HOME and CDBG funds to create affordable housing through the Community Reinvestment Act (CRA), HUD-insured loans, the Rental Assistance Demonstration (RAD) program, and the State Housing Trust Fund (HFT). Where appropriate, leverage may be achieved through supportive services provided by partners. As a result of these efforts, CPD funds leveraged the following additional resources during the 2018 Program Year:

- HOME funds in the amount of \$3,040,218 were awarded in 2018 to six projects to construct affordable housing. These HOME funds leveraged \$1,139,026.09 in other funds, representing a 37% return on every HOME dollar invested. This is in addition to the 25% match requirement. Source of the leveraged funds include private lender financing and owner equity. The funds leveraged and sources of leverage are exclusive of the HOME match, which is discussed below.
- Nonprofit and public agencies receiving CDBG funds for the 2018 Summer Youth Program leveraged an additional \$831,538 from other sources. Additionally, the CDBG initiative for Services for Homeless persons leveraged approximately \$11,409.34 from other resources in 2018.

HOME, ESG, the Homeless Management Information System (HMIS), and the Continuum of Care (CoC) programs have match requirements. Match resources for the ESG program are provided in section CR-75 ESG expenditures and exceed HUD's requirements.

In order to receive CoC homeless program funding during the program year, applicants supplied a 25% match for all costs except leasing. To receive Permanent Supportive Housing funding, Nashville-Davidson County had to provide a value of supportive services that equals or exceeds 25% of the amount of rental assistance requested. In addition to these requirements, local agencies rely on funding from foundations, other federal government grants and private donations to leverage resources.

Nashville's HOME match liability for 2018 based on HUD PR33 is \$526,700.12. Match contributions to HOME projects during 2018 was \$1,474,236.67. This results in an excess match credit for 2018 in the amount of \$947,536.55.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$8,164,157.30
2. Match contributed during current Federal fiscal year	\$1,474,236.67
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$9,638,393.97
4. Match liability for current Federal fiscal year	\$526,700.12
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$9,111,693.65

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
6458	11/8/2018	\$428,110		\$79,800				\$507,910
6520	4/15/2019	\$593,745.75						\$593,745.75
6541	5/24/2019	\$372,580.92						\$372,580.92

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$316,291.63	\$409,510.82	\$221,669.50	0	\$559,839.49

Table 7 – Program Income

HUD issued changes to the HOME Investment Program commitment requirement via an Interim Final Rule published in Federal Register Vol. 81, No. 232, December 2, 2016. The changes allowed grantees to accumulate program income, repayments, and recaptured funds (effective January, 2017) during the current PY to be budgeted/allocated to projects via the following year's action plan. The balance of \$559,839.49 listed above includes repayments or recaptured funds.

HOME MBE/WBE report						
Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number	5				2	3
Dollar Amount	\$154,970.64				\$68,974	\$85,996.64
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number	5	1	4			
Dollar Amount	\$154,970.64	\$57,240.64	\$97,730			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	*2			2		
Dollar Amount	*\$31,527			\$31,527		

Table 9 – Minority Owners of Rental Property

**MDHA utilized CDBG instead of HOME funds to provide assistance for the rehabilitation of rental properties. The numbers in table 9 are for CDBG awarded contracts.*

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
		Number	Cost			
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	525	553
Number of Non-Homeless households to be provided affordable housing units	228	221
Number of Special-Needs households to be provided affordable housing units	328	286
Total	1,081	1,060

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	853	839
Number of households supported through The Production of New Units	58	71
Number of households supported through Rehab of Existing Units	170	150
Number of households supported through Acquisition of Existing Units	0	0
Total	1,081	1,060

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Outcomes represent achievement of 98% of MDHA one-year goals.

Discuss how these outcomes will impact future annual action plans.

Staff will review outcomes annually and attempt to align goals in future action plans with anticipated,

realistic outcomes based on staff and partner capacity.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	135	41
Low-income	73	1
Moderate-income	63	18
Total	271	60

Table 13 – Number of Persons Served

Narrative

The income levels of the households listed in the above table for the CDBG program pertain to affordable housing activities related to Homeowner Rehabilitation, Rental Rehabilitation, replacement of HVAC units, Weatherization Assistance and Services for the Homeless. The income information for the Homeowner Rehabilitation, Rental Rehabilitation and CDBG Weatherization Assistance and HVAC replacement programs come from the BOSMAC PR-03 Report; while the numbers for Services for the Homeless come from in-house beneficiary data and information reported in IDIS activity #s 6335 and 6525. The income data for the HOME beneficiaries was taken from the HOME PR-23.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

- *Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs*

The Metropolitan Homelessness Impact Division (MHID) has a homeless outreach team (HOT) that coordinates within and outside the Metro government on serving people who live outdoors. This team has moved Metro government from an enforcement-only approach to an engagement-also focus. Government agencies reach out to the HOT and report concerns or complaints from the public in regard to homeless encampments and other activities. HOT coordinates with outreach teams from other service providers to focus on linking people with needed services to address and de-escalate potential situations and avoid arrests. HOT and outreach teams from other service providers meet monthly to discuss urgent issues and coordinate efforts. MHID has an annual training program for housing navigators from provider agencies serving people who experience literal homelessness. The purpose of the training is to teach them how to identify people experiencing literal homelessness and those at risk of immediate homelessness early and connect them with needed services that lead to permanent housing as quickly as possible.

Metro Government works with private partners to increase collaboration/coordination and leverage resources around homelessness in the downtown area that integrates a social services model that moves away from an enforcement-only approach to a partnership approach focused on linking people to services and housing.

ESG funds continue to support street outreach programs. Park Center used the funding for outreach targeting of homeless people living on the streets. Park Center focuses on people experiencing severe and persistent mental illness, outreaching to 148 individuals and engaging 67 in case management and services.

Access to services is often hindered by a lack of transportation. A partnership between Nashville's Metropolitan Transit Authority (MTA) and the MHID provided up to 500 annual bus passes this year at no cost to people who are at risk of, or experiencing, chronic homelessness. To be eligible, bus pass recipients have to actively work with a community housing navigator at nonprofit partner organizations to locate appropriate permanent housing options.

Staff at the MHID worked with community partners to design Coordinated Entry (CE) that standardizes the way individuals and families at risk of homelessness or experiencing homelessness are assessed for and referred to the housing and services that they need for housing stability. The CES became operational in January 2018.

- *Addressing the emergency shelter and transitional housing needs of homeless persons*

ESG supplements state, local and private efforts to improve the quality and number of emergency homeless shelters by funding emergency shelters with necessary operating costs and related social services.

ESG projects are well-established shelter facilities (emergency and transitional) in the city that serve veterans, victims of domestic violence, families, people with mental illness, people attempting to recover from addictions. Via ESG funding, 432 people or 162 households were assisted with deposits and short-term rental assistance via rapid re-housing funds to assist with entry into permanent housing. The cumulative number of people sheltered for the year was 1,104.

In addition to sustaining shelter operations, ESG funds have been used to expand street outreach. Essential services funds were allocated to Park Center for street outreach, and 148 people were served with these outreach efforts. A portion of the ESG funds was devoted to essential services such as birth certificates and other identification needed by homeless people in order to access services and housing. ESG assisted 1,041 individuals or 952 households in acquiring State identification, birth certificates and bus passes. All of these - shelter, essential services, and street outreach – are critical components in the CoC in Nashville.

Various agencies in the community work with Metro's Office of Emergency Management, the Mayor's Office and MHID implement the Cold Weather Community Response Plan.

MHID continually works to improve CE to ensure people experiencing literal homelessness have immediate access to emergency shelter and, when appropriate, to transitional housing programs.

- *Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again*

With the shortage of affordable rental units in the local housing market, agencies using funds for rapid re-housing activities continue to face challenges in locating suitable housing; MDHA encourages the use of ESG funds for prevention.

Several local agencies provide funds to pay arrearages on rent or utilities, helping people avoid eviction and/or utilities being disconnected.

ESG funds assist shelters with operating expenses, related essential services, and homeless re-housing activities. Forty-four percent (44%) of the 2018 allocation was dedicated to rehousing and prevention

efforts, the remainder was used to assist 6 nonprofit agencies with operating costs, such as utilities, routine maintenance and minor repairs, as well as to enhance street outreach and to further data collection efforts in HMIS. Data for these activities is included in the tables in the ESG CR-65 section of the CAPER.

Employing methods from the national SOAR (SSI/SSDI Outreach, Access, and Recovery) initiative, Park Center partners with the MHID to expedite applications for Social Security disability benefits (SSI/SSDI) for chronically homeless individuals diagnosed with a mental illness. In PY 2018, the county wide program assisted 118 people to obtain an approval through Social Security with an average waiting time of 54 days from initial application to date of decision. Since the inception of the program in 2006, over 1,296 people have been approved for disability within an average of 50 days and a 96% success rate.

In November 2018, the Substance Abuse and Mental Health Services Administration (SAMHSA) awarded Park Center a \$2.5 million "Treatment for Individuals Experiencing Homelessness grant." This grant will allow Park Center to serve 500 individuals over a 5-year period by providing outreach services; housing navigation and retention; disability assistance using the SSI/SSDI SOAR model; and referrals to psychiatric treatment, substance abuse treatment and employment assistance.

MDHA continues to dedicate 18 Section 8 vouchers each month to house homeless individuals. To further assist with this effort, \$60,000 in CDBG funds in the 2018 PY was allocated to provide one-time assistance, of up to \$1,000, for rent and utility deposits and first month's rent for persons housed through this initiative.

In September, 2018 Nashville applied for over \$3.5 million in the 2018 competition for HUD's CoC homeless funding. The funding was slated to sustain a substantial inventory built over the past decade, to expand HMIS, and expand housing and services families and individuals affected by domestic violence. Three awards were announced in January 2019, and Nashville received \$3,594,038 which included new Domestic violence bonus projects and an HMIS expansion project.

The Mary Parrish Center received the CoC domestic violence bonus funds for three new projects: a Rapid Rehousing (RRH) program, a joint RRH/Transitional Housing program, and to develop Coordinated Entry (CE) specifically for victims of domestic violence. The two projects to address the housing gap will add an additional 30 units of dedicated inventory for those fleeing domestic violence situations. Both programs are extremely low-barrier, making them as accessible as possible for victims in need.

In 2017, the Mayor's Office announced an incentive program to encourage owners/landlords in the Davidson County to rent their units to homeless veterans eligible for rental assistance under MDHA's VASH program. Participating landlords are eligible for a lease-signing bonus of \$1,000 and payment of unpaid rent or damages after a VASH participant moves from the unit. This program has resulted in 202 veterans being housed since its inception.

In July 2018, Nashville was awarded a two-year, \$3.5 million grant from HUD's Youth Homelessness

Demonstration Program (YHDP) to help end youth homelessness. This grant supports efforts to develop innovative interventions to assist unaccompanied youth and young adults (YYA) and will expand available supports and housing interventions such as access to affordable housing via RRH and interim housing such as bridge housing/host homes.

Through the Family Empowerment Program (FEP), the MHID has developed CE for families and has more funding than ever to address the needs of families and is building data that can be used to start understanding how the city is moving the needle on family homelessness. Discussion involving key agencies in the FEP and the Tennessee Department of Human Services resulted in two infusions of TANF funding; the most recent contract was for \$1.4 million to expand the program. Further support has been leveraged by foundations and HUD ESG and CoC funds.

Nashville continues to receive funding from The Siemer Institute to implement an evidence-based case management model targeting families with school-aged children who are at-risk of homelessness, or experiencing homelessness. Catholic Charities and Safe Haven Family Shelter have moved 401 families into permanent housing since inception of the program in July 2014, as well as preventing 319 families from becoming homeless. The overall goal is to reduce mobility rates among children so that they can remain in the same school for as long possible, rather than moving several times during the school year as the head of household desperately struggles to find housing stability.

Construction is underway on the Village at Glenclyff, a development that will consist of 22 micro-homes at buildout, being developed by Open Table Nashville to provide bridge housing for the most vulnerable homeless persons on the streets of Nashville.

Plans are still being finalized for the construction of 100 new units of permanent supportive housing for the homeless and an attached homeless services center using \$25,000,000 in General Obligation Bonds announced by the Mayor Briley's office last year.

- *Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs*

The CoC coordinates with systems that have discharge procedure in place to prevent homelessness upon discharge: Foster Care, Mental Health Care, and Correctional Facilities.

Foster Youth:

Discharge protocols are formalized and implemented through the Tennessee Department of Children's Services (TN DCS). Foster youth are referred to the Independent Living Program (ILP) at age 14. DCS ILP specialists work directly and collaboratively with Family Service Workers, foster parents, contracted

providers and youth to prepare for the transition out of care. ILP specialists ensure all youth in DCS custody, regardless of permanency goals, placement or adjudication, have an Independent Living Plan from ages 14-16 and/or a Transition Plan at age 17 and older. DCS utilizes a “Predictors of Homelessness” assessment to help identify youth at age 17 who might be high risk for homelessness to ensure thoughtful planning and prevention.

Correctional Facilities:

Re-Entry

- The Davidson County Sherriff’s Office operates the Transition from Jail to Community (TJC) Reentry Project in tandem with nearly 40 nonprofits. Reentry programming, offered to individuals regardless of length of stay or legal status, focuses on life skills, earning employment credentials, anger management/self-regulation, and other individual needs and is offered within 150 days of release. Counselors work with incarcerated individuals to create a post-custody transition plan, including helping build connections to community supports. A variety of community-based organizations work in jails/prisons to begin establishing relationships with incarcerated individuals as part of the transition process to help ensure they are connected with a support system and needed services for completing a successful transition.

Juvenile Justice

- This system is due to change. Juvenile Court has been providing extensive assessments and services to status offenders such as runaways and low-risk youth who are experiencing family crises (abandoned in detention youth, youth whose parents come in and say they can't control the child). These youth may be at low risk for criminal behavior, but are at high risk for homelessness and DCS custody. The Court is changing its system to focus exclusively on moderate and high-risk youth. HUD funding via a \$3.5 million Youth Homelessness Demonstration Program (YHDP) grant awarded to Nashville will be used to create a diversion project that will help respond on the spot to these youth in crisis, help them mend any problems with family members, and connect the families to services. The end result is expected to be lower risk for homelessness and increased safety and stability for these youth.

Mental and Physical Health Institutions:

Within 48 hours of admission to Middle Tennessee Mental Health Institute (MTMHI), social workers formulate discharge plans with the patient and/or legal guardian. Formal protocols are implemented through the TN Department of Mental Health and Substance Abuse Services which focus on discharge planning for the individual’s needs in cooperation with existing family support, personal resources, diagnoses, medications and follow-up. Partnering with Centerstone, a member of the CoC, the discharge planning promotes moving into community settings when patients are clinically ready.

Indigent/targeted funds provide temporary help with rent/utility deposits, transportation, and medication copays until income and benefits can be restored. A SOAR (Supplemental Security Insurance/Social Security Disability Insurance (SSI/SSDI) Outreach, Access, and Recovery) liaison to MTMHI enhances the connection to SSI/SSDI and TennCare benefits. Upon discharge, persons return to the home of family members, an apartment, recovery houses, or an appropriate group home setting. Supplemented by the state, Projects for Assistance in Transition from Homelessness (PATH) assistance the Mental Health Cooperative provides outreach, referral, and linkage to housing and mainstream mental health/substance abuse services. Post-Discharge Follow-up Reports to MTMHI staff increase the likelihood that community housing options succeed.

Centerstone recently received a five-year, \$2 million grant from the “Substance Abuse and Mental Health Services Administration/Grants for the Benefit of Homeless Individuals” for their “*Keys to Recovery*” program which integrates behavioral health treatment and supportive services for Davidson County residents who experience homelessness and have a substance use or co-occurring disorder. These individuals experience high rates of addiction, severe mental illness, domestic violence and HIV/AIDS, making it difficult for them to find and sustain safe housing. The grant will allow Centerstone staff to work closely with individuals and their families to ensure they have the resources needed for permanent housing that supports recovery.

The Metro Public Health Department (MPHD) has implemented a Community Mental Health Systems Improvement (CMHSI) Plan through public and private partnerships that focuses on identifying chronic consumers of the health/mental health and criminal justice systems who are experiencing a housing crisis. The effort is to focus on the most vulnerable populations with a mental health diagnosis and ensure they receive the services they need to be stably housed. MHID, as a member of the CoC, has taken an active role of participation to ensure the connection between the CMHSI committee and the CoC. Due to overlap of partners and work, the CMHSI committee is incorporating the work of Nashville’s Hospital to Home (H2H) initiative previously started to provide coordinated pathways to permanent housing for Nashville’s most medically vulnerable, homeless residents. The H2H Steering Committee, including representatives from four (4) local hospitals, three (3) federally qualified health centers, and MHC was drawing on best practices from other cities, academic research, and an extensive examination of Nashville’s local processes to determine the best approach to the challenge presented by people experiencing homelessness who are discharged by hospitals but who have no home and cannot manage their medical issues on the streets or in emergency shelters.

Mental Health Crisis Services

The Mental Health Cooperative (TMHC) is the designated crisis provider for Davidson County and provides 24/7 crisis assessment and treatment services for individuals experiencing a psychiatric crisis. TMHC has 3 levels of crisis treatment services:

- Crisis Stabilization Unit (CSU) – A 15 bed voluntary unit for individuals experiencing an

- acute crisis episode. Average length of stay is 2-3 days.
- Crisis Resolution Center (CRC) – A unit that provides short term crisis intervention services. Average length of stay is 12-24 hours.
 - Intensive Intervention Center (IIC), also known as Crisis Respite – An 8 bed program designed to address less acute yet serious psychiatric crisis situations. Average length of stay is 2 days.

TMHC has two (2) fulltime, dedicated discharge planners who work with individuals who are receiving services in the Crisis Treatment Services Continuum. The discharge planners' goal is to develop an individualized plan for each person who is discharging from one of the crisis programs. The discharge plans include appointments for follow-up community treatment and referrals to housing resources if this is an area of need.

In addition to discharge services in crisis division, TMHC also has a hospital liaison position. This position receives referrals from local psychiatric hospitals on patients who are ready for discharge and ensures that the patient is set up for appropriate outpatient appointments for continued treatment.

Mental Health Cooperative Criminal Justice (CJ)/Mental Health Liaison

- The CJ Liaison works directly with individuals who have Severe and Persistent Mental Illness (SPMI) and co-occurring disorders and are involved in the Criminal Justice system and are at high risk of continuing to reoffend if appropriate community resources are not established. The CJ Liaison collaborates with involved parties such as jail medical/mental health staff, court personnel and family members to ensure that needs are identified and a discharge plan is developed that is suitable and acceptable by all parties involved. In some cases, the CJ Liaison will continue to provide support to the individual following release in order to ensure that identified services/resources are established and any additional needs can be addressed until the person has connected with community supports.
- In addition to the services provided through the CJ Liaison program, other resources for discharge planning are available to individuals who are incarcerated in Davidson County or otherwise involved in the Criminal Justice system. Davidson County Sheriff's Office (DCSO) jail facilities have a Medical Discharge Planner, employed by CorrectCare Solutions, and DCSO Case Managers. DCSO also has a Re-Entry service available to individuals incarcerated in DCSO who are eligible. CoreCivic also has a Re-Entry program, and an on-site Discharge Planner available to assist any individual incarcerated in a CoreCivic Metro Detention Facility. Beyond the correctional facilities, individuals represented by the Nashville Public Defender's Office may be referred to the Client Advocate program, and assigned a Client Advocate who assists with linking the client with community resources and developing a discharge plan if the client is incarcerated. Mental Health Court,

Veteran's Court and Drug Court address discharge planning needs of the individuals who have been accepted into these programs. Lastly, Community Corrections Dual Diagnosis Services develop discharge plans for their clients. All of these programs will also reach out to the CJ Liaison for assistance with discharge planning if needed.

Room in the Inn (RITI), a CoC-funded agency, has a formal relationship with local hospitals and MTMHI. Through their referral process 560 individuals were accepted from hospitals to RITI's recuperative care program last year. Outside of Recuperative Care, RITI also coordinates a Winter Shelter program that is a city-wide partnership with area congregations from November 1 to March 31. The agency also runs a year-round Day Center that allows for other connections to appropriate resources including mail services, prescription fulfillment through the Dispensary of Hope, education, laundry, showers and many more.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

MDHA is the Public Housing Authority (PHA) for Nashville. MDHA's sought and received HUD approval to convert Metro Nashville's entire portfolio of public housing properties to Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) and has completed the conversion.

MDHA's Affordable Housing Department over sees Metro Nashville's subsidized housing stock, including the administration and maintenance of 5,399 assisted/subsidized units which provide housing for more than 14,000 customers. MDHA utilizes an online application process for its Housing Programs. Under this system, applicants can select any property where they would want to reside. The online system provides advantages to applicants because they can apply from the comfort of their own home, and it also allows them to be assisted by friends and family when necessary. The online process also saves them both time and travel expense. Further, if they are working with service providers, the provider can assist them with the application process from their office. MDHA expanded the online service during 2018/2019 to allow affordable housing residents the option to also make online payments.

Additionally, during PY 2018, as part of Envision Cayce transformation MDHA completed construction of Kirkpatrick Park, which contains 94 units with the following income mix: 36 affordable (60% AMI or below); 20 workforce units (60 to 120% AMI or below); and 38 market rate units (> 120% AMI). Boscobel 1 anticipated to be complete in January 2020 will have 96 units with the following income mix: 50 affordable units (60% AMI or below); 24 workforce units (60% to 120% AMI or below); and 22 market rate units (> 120% AMI). Boscobel 2, MDHA's third mixed-income project, with an anticipated completion in March 2020 will have 101 units with the following income mix: 45 affordable units (60% AMI or below); 15 workforce units (60 to 120% AMI or below); and 41 market rate units (> 120% AMI). Boscobel 3 is under construction and will have 102 units with the following income mix: 45 affordable (60% AMI or below); 15 workforce units (60 to 120% AMI or below); and 42 market rate units (>120% AMI) with an anticipated delivery of January 2021. Plans are being finalized to start construction of Boscobel 4 in late 2019 with an anticipated delivery in December 2021. Boscobel 4 will have 160 units with the following

income mix: 80 affordable (60% AMI or below); 20 workforce units (60 to 120% AMI or below); and 60 market rate units (> 120% AMI).

The ConnectHome Initiative, currently administered by the Social Services division of MDHA's Affordable Housing Department, narrows the digital divide by bringing digital literacy training, high-speed broadband access and ongoing support to low-income families living in MDHA communities. ConnectHome represents a national collaboration between businesses, nonprofits and governmental organizations with generous in-kind services. MDHA recently hired a new Community Engagement Partnership Manager to revitalize the ConnectHome program with a focus of providing devices, training, and connectivity for 50 youth. Another need that continues to be addressed by MDHA Social Services division staff is the need for additional support for MDHA's college-bound, high school seniors and non-traditional students returning to school. Over the last academic school year, additional partnerships have been formed that increased the number of MDHA students receiving scholarship dollars for college tuition as well as funds for books and other needs associated with college life. As a result of these efforts, the amount awarded has more than tripled (within the last two years). For the 2019 academic school year alone, more than \$19,000 has been awarded to students through the agency, MDHA resident associations and other collaborative partnerships.

In July 2016, Nashville was awarded a \$500,000, Choice Neighborhoods Planning Grant from HUD to fund a comprehensive neighborhood revitalization plan for Napier Place and Sudekum Apartments and the surrounding area. Planning Milestones to Date: 1) More than 80 community and resident focused meetings reaching over 2,500 residents and partners; 2) Comprehensive Needs Assessment (383 completed surveys proctored by 16 hired residents from Napier Place and Sudekum Apartments); 3) Five design charrette workshops (2 community wide; 2 resident focused; 1 child focused); 4) eight community-wide engagement events (Bridging the Gap Resource Fair, National Day Out Against Crime, and South Nashville Street Fest "Coming Together Day"). These activities were in service of the creation of a Transformation Plan, which was accepted by HUD on August 13, 2018. Implementation of the Plan is underway, and is expected to be complete in the fall of 2019.

MDHA is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement.

MDHA's Rental Assistance Department administers the Section 8 Housing Choice Voucher and Moderate Rehabilitation Programs. In 2018, MDHA provided rental assistance through the voucher program to over 7,000 households. The Rental Assistance Department strives to reach an annual utilization rate of at least 99% of all issued vouchers. There are 864 landlords participating in the voucher program, with 94 added in the calendar year 2018. Landlord meetings are held each quarter and the department continues to conduct landlord outreach in an effort to increase the supply of available units for program participants. In September 2017, MDHA accepted applications for Section 8 HCV assistance. During the one-week open enrollment period, 15,966 applications were accepted. There are approximately 13,774 households currently on the waiting list. 1,961 Section 8 Vouchers were issued from June 1, 2018 to

May 31, 2019. In February 2017, MDHA implemented a Landlord Incentive Program funded by Metro Government for landlords who rent to homeless Veterans under the MDHA VASH program. Under this program, landlords receive a \$1,000 leasing bonus upon execution of any new VASH HAP contract. To date, MDHA has paid \$202,000 in incentive payments. Also in February 2017, the MDHA Board approved the conversion of an additional 700 of our tenant-based vouchers to project-based vouchers in an effort to increase the supply of affordable housing. To date, 878 project based vouchers have been awarded or are in the process of being awarded, with 641 of those awarded being for new construction of units.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

MDHA provides multiple outlets for public housing residents to be involved. Two (2) of seven (7) membership positions on the MDHA Board of Commissioners are filled by public housing residents. Residents may also serve on the Resident Advisory Board and are encouraged to participate in their respective resident associations.

The Social Services division of MDHA's Affordable Housing Department provides a wide variety of direct services to the residents and coordinates services offered by other agencies. Social Services' Coordinators assist residents in MDHA communities by providing counseling, information, and referral services. The Social Services division also worked closely with MDHA's grant writer to submit and win, the Jobs Plus Grant for the Sudekum/Napier communities. This 2.7 million dollar grant with the goal of increasing employment and overall self-sufficiency in those communities is in its' final year. As of March 30, 2019, 497 residents were enrolled in the various training initiatives (representing 103.5% of the Year 4 aggregated goal of 480) and 357 residents completed the employment readiness training (72% of those enrolled). Additionally, 163 residents obtained new full-time employment while another 114 obtained new part-time employment for a total of 277 newly employed residents.

MDHA's Family Self-Sufficiency (FSS) Grant Program as well as the ROSS Service Coordinators Grant Program are long-term initiatives that encourage and assist residents with transitioning off of public assistance to attain financial independence as well as home ownership. Intensive goal-driven case management and making linkages for wrap-around services are fundamental components of these initiatives. The types of services received through the grant programming are much like those offered by the other MDHA Social Services Coordinators. The greatest benefits of the above grant funding are having dollars designated to assist residents with initial expenses associated with securing employment and enrolling in training or college. These expenses include but are not limited to: transportation costs, uniforms for new employment, initial childcare fees, costs for entrance tests and exams, fees associated with job training programs or enrollment in school, fees to secure documents for employment or enrollment in college or training, etc.

Some of the hallmarks of all of MDHA's self-sufficiency programing include: helping families increase household income; techniques for reducing and/or eliminating the need for government assistance;

improving credit scores; expunging charges; achieving higher levels of education; enhancing job training and employability skills; improving overall health/wellbeing; improving money management/financial literacy; homeownership classes; increasing savings and reducing/eliminating debt etc. During this reporting period, there were approximately 225 families enrolled in the Family Self-Sufficiency Grant program. Countless additional families received case management that included the same services listed above, all designed to assist them toward personal growth and self-sufficiency.

Another hallmark of the Social Services Team's self-sufficiency programming includes assisting residents become first-time homeowners. First, a long-term plan is developed for each participant with the goal of homeownership. The assistance of valuable partnerships formed specifically to assist residents become homeowners is an essential component to this programming. The services associated with our homeownership programming include but are not limited to: enrolling participants in homeownership classes, linking participants to organizations that match the dollars participants save for homeownership, assisting with credit repair and reducing debt, fostering relationships with sound lenders, helping participants determine the best home for their family's needs and financial resources, assisting with the gathering of documents for the mortgage process, providing "sweat equity" on behalf of residents approved for homeownership by Habitat for Humanity and helping residents establish a post-purchase budget that's instrumental in managing the new responsibilities of homeownership etc. As a result of this programming, the Social Services Team members assisted nine residents who became first-time homeowners during the reporting period.

In April, 2018 the Corporation for National and Community Service formally approved MDHA's Summer Youth Worker program as "national service." As such, each summer youth worker who completes 100 hours of national service work is eligible for a \$333 end-of service education award, which is available for up to seven years to be used for post-secondary education. MDHA's summer youth internship program employs' up to 20 of our federally subsidized housing residents ages 14 – 16 allowing them to give back to their communities by providing services to their neighbors. Participants are paid \$8.00 per hour (\$960 total for the summer) and are expected to work 20 hours a week for six (6) weeks. MDHA also excludes any earnings from this program from total household income so the rent basis would not be increased. This program collaborates with "Opportunity NOW," a coordinated by the Mayor's Office to provide youth ages 14 – 24 in Davidson County access to employment.

Notices of public hearings for annual plans and reports are posted at properties, and residents are encouraged to attend. Public hearings on the Annual Updates to the Consolidated Plan provide residents the opportunity to learn about affordable housing programs. During the development of the Agency's annual PHA plan, representatives from each MDHA department meet with Resident Association presidents to present a summary of each's department's core mission; again, this is an opportunity for residents to learn about affordable housing programs.

Actions taken to provide assistance to troubled PHAs

As of the latest assessment, MDHA is considered a high performer.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In March, 2019 Metro Council approved Ordinance Bill BL2019-1491 (as amended) directing the Metro Departments of Planning, Public Works, Codes and Building Safety, Water Services, and Fire to develop and implement, within six months, a prioritization process for the departmental review of permit applications and related reviews of certain affordable housing projects. The prioritization process is to apply to:

- Permit applications for single and multi-family rental and for-sale projects with a minimum percentage of total residential floor area or units (based on the # units and stories in the buildings) to be available to lease or sale to households with Median Household incomes (MHI) of less than 100%; and.
- Permit applications for recipients of grants or property from the Barnes Fund for Affordable Housing.

A copy of the Ordinance can be viewed at the following link:

<https://www.nashville.gov/Metro-Clerk/Legislative/Ordinances/Details/870b023f-3bac-4db5-8c6f-21929c0c21d8/2015-2019/BL2019-1491.aspx>

In 2015, MDHA was granted authority to negotiate and accept Payments in Lieu of Taxes (PILOTS) from qualified lessees of low-income housing tax credit (LIHTC) properties. During PY 2018, Metro Council approved five PILOTS for rental housing developments which will provide an estimated tax abatement of \$9,476,693 over a ten year period to enable the creation or preservation of 958 units of affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Affordable Housing

In March, 2019 Mayor Briley announced a sweeping affordable housing initiative designed to significantly accelerate the city's efforts to address housing needs. The "Under One Roof 2029" initiative aims to invest \$750 million over the next 10 years in affordable housing in Nashville, with \$500 million of that coming from the city. The initiative is expected to create at least 10,000 new units.

The “Under One Roof 2029” initiative has four key elements:

1. \$350 million investment of city funds to MDHA to accelerate the “Envision” process (which is designed to increase access to affordable housing while remediating concentrated poverty in communities by replacing older, most distressed properties with new mixed-income, mixed-use development with upgraded amenities) and, in turn, add more than 5,000 units on MDHA properties. This includes adding approximately 1,000 deeply affordable units (20% increase). MDHA will also preserve and revitalize its existing 2,800 deeply affordable units, complementing the 5,000 new units.
2. \$150 million investment of city funds in the Barnes Fund – representing a 50% increase above current funding levels, which is projected to help fund the creation of at least another 5,000 affordable housing units throughout the city.
3. \$250 million challenge to the private sector to step forward with matching dollars. In an effort to better facilitate private investment in affordable housing, the Mayor’s Office is exploring a number of avenues, including the creation of an affordable housing Real Estate Investment Trust (REIT).
4. The already announced 100 units of permanent supportive housing for those experiencing homelessness with chronic barriers to shelter. These units will be built with an attached homeless service center that will serve the entire unhoused population of Nashville with bathrooms, showers and direct links to housing and other support services and agencies.

Metro via the Barnes Housing Trust awarded 9.8 million in grants to 7 affordable housing nonprofits to build 362 units this year and granted 10 back-tax properties to one nonprofit to be used to construct homeownership housing. Additionally, Metro via Barnes granted 15 back-tax properties to the Community Land Trust (CLT) to support their work, in addition to the original \$250k previously granted.

Target Areas

The 2018-2023 Consolidated Plan identified three areas to target CPD resources to spur investment, improve the quality of life and create opportunities. The areas targeted for improvements and activities to be accomplished with CPD funds are described below.

- **CDBG Target Areas**

CDBG target areas are comprised of 26 Census tracts containing 33,380 households in Davidson County in which at least 70% of households in the Census tract have incomes $\leq 80\%$ AMI. In addition, there are 13 MDHA-owned subsidized affordable housing properties in these areas. 19 of the 26 Census tracts are in the Nashville Promise Zone (NPZ). Needs identified in these areas include sidewalks and parks; programs for youth; anti-poverty programs (such as financial literacy programs; workforce development/job training); and more retail/commercial options. The 2018 Action Plan included CDBG funds for public facilities and improvements, as well as microenterprise assistance. The public facility funds have been programed for use in construction of a “Pocket Park” on Jefferson Street which will start construction in

the late summer of 2019. The microenterprise assistance program is underway. Some of the CDBG target areas overlap with Housing Target Areas as well, where funds are targeted for homeowner and rental rehab of existing affordable housing, which add tools for revitalization.

- Napier-Sudekum Choice Neighborhoods Initiative (CNI) Planning Area

This area was selected as a target area and Neighborhood Revitalization Strategy Area (NRSA) because it received a \$500,000 Choice Neighborhoods Planning Grant in 2016 and its inclusion in the Nashville Promise Zone. This area's low to mod-income population includes over 70% of residents with income less than 80% AMI (72.24%). The boundaries are defined by Interstate 40 to the north and east, the railroad to the south, and 4th Avenue to the west. Needs identified in this area include retaining the affordable housing stock, community centers, parks, a grocery store, sidewalks, stormwater improvements, new street grid implementation to meet safety standards, public services (e.g., healthy food initiatives, summer youth programs, youth employment opportunities and services such as Section 3 job training and career navigation assistance). The first activity to be implemented in the Napier-Sudekum NRSA during PY 2018 was targeted homeowner rehabilitation, with 1 household being served as the program began late in the year. The program will continue in PY 2019 and marketing efforts are currently underway. The CDBG Employment Services activity is also underway and it is expected to connect MDHA residents with employment opportunities associated with housing construction and redevelopment activities in MDHA communities. MDHA also plans to implement public facility improvement projects within the NRSA area for PY 2019.

- Housing Target Areas

The Housing Target Areas are comprised of 14 Council Districts that experienced at least a 40% increase in property values during the 2017 reappraisal. According to Metro's Open Data Portal, seven of the Districts are in the top 14 for Property Standards Violations (since 5/1/2015); 10 are in the top 14 for percentage of Building Permits Issued (since 5/1/2013); and seven are in the top 14 for Total Value of Permits. 22 MDHA-owned properties house over 5,000 units occupied by low-income households; seven of these are older, distressed properties which MDHA plans to redevelop into mixed-income, mixed-use communities. Input received during the 2017 fair housing analysis, the 2018-2023 Consolidated Plan and the Housing Nashville Report expressed strong concern about the loss of affordable housing due to Nashville's growth, which is displacing residents from their homes. Analyses and input also revealed the need for reducing concentrations of poverty as MDHA proposes for its sites.

Needs identified included the preservation of existing affordable housing in gentrifying areas and creation of new affordable units. The 2018 Action Plan allocated over 50% of CDBG funds to programs designed to preserve the existing affordable housing stock (with a stated preference in some programs for projects located in Housing Target Areas). Funded programs include Homeowner Rehab, Weatherization, HVAC replacement, Rental Rehab, Renter Counseling Services, Fair Housing Counseling, Employment Counseling Services. Home funds allocated for rental and homeownership new construction projects also provided a

preference points for projects proposed to be located in Housing Target Areas. The majority of these programs are underway.

Master planning for four MDHA sites is complete (Cayce) or underway (Napier, Sudekum, and Edgehill); with Kirkpatrick Park, MDHA's first mixed-income housing completed, Boscobel 1 and 2 under construction with an anticipated completion date of January and March of 2020, with Boscobel 3 under construction and Boscobel 4 anticipated to start construction in late 2019. MDHA will replace all subsidized housing one-for-one while adding workforce (80-120%) and market rate units.

Promise Zone

Nashville was selected as one of 22 Promise Zones (PZ) around the country in June 2016. The Nashville Promise Zone (NPZ) encompasses 46-square miles and is divided into 6 subzones; the boundaries of the PZ closely align with most of MDHA's CDBG target area. MDHA is the lead organization for the NPZ and has a close partnership with Metro on the administration of the NPZ and with 6 nonprofits (a/k/a Subzone Captains) on its implementation. Since receiving PZ designation, Nashville has received \$2,385,000 in federal investments to support workforce development, neighborhood revitalization, and re-entry support. To date, 15 organizations within the NPZ have taken advantage of the opportunity to seek PZ preference points and submitted grant applications to five (5) different federal departments for a total of \$80,234,608 in requests. In addition, the NPZ has nine (9) AmeriCorps VISTA members who are working in the Mayor's Office and focused on increasing capacity within Nashville's nonprofits aligned with the NPZ's six core goals of: 1) increase access to quality affordable housing; 2) create jobs; 3) increase economic activity; 4) improve educational opportunities; 5) improve community infrastructure; and 6) reduce violent crime. In the summer of 2019, the Corporation for National and Community Service expanded its investment in the NPZ by supporting up to 20 AmeriCorps Affiliates (youth summer interns) and up to 15 VISTA Summer Associates (adult summer interns) to address poverty within the NPZ.

Community Need and Impact Evaluation Criteria

To help ensure projects meet underserved needs, MDHA includes Community Need and Impact as an evaluation factor in requests for proposals (RFPs) for CDBG and HOME competitive awards. Proposers are required to demonstrate the need for the program or project in the particular area and how their proposal will meet that need. To utilize CPD funds to the greatest extent possible and reach the greatest needs, MDHA seeks to partner with organizations that can demonstrate leveraged resources.

Homelessness

Metro has issued an RFP for the construction of a service center with at least 100 units of permanent supportive housing for individuals experiencing homelessness. Construction of the facility, which will be funded using \$25,000,000 in General Obligation Bonds, is expected to be completed in 2021.

In May 2018, MDHA broke ground on a new affordable housing development focused on helping Veterans experiencing homelessness in Nashville. Located in the Edgehill neighborhood next to Operation Stand Down Tennessee, Curb Victory Hall will be a 39-unit apartment complex for Veterans experiencing homelessness. It was made possible through a unique public/private partnership involving MDHA, Tennessee Housing Development Agency (THDA), the Tennessee Valley Healthcare System (TVHS) – VA, music industry executive and philanthropist Mike Curb, Giarratana, LLC, and the Mayor's office.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

MDHA implements its housing related activities in accordance with all applicable HUD, EPA, and State of Tennessee regulations. When providing assistance under its housing programs, MDHA provides all clients and potential clients with the "Lead-Based Paint" pamphlet that describes hazards of lead-based paint. Pursuant to 24 CFR Part 35, all rental and homeowner dwelling units that wish to receive federal assistance and were built prior to 1978 are tested for lead-based paint. These tests consist of visual inspections, lead screens, and full assessments. In addition, addressing lead-based paint hazards is an eligible activity in the home rehab programs and rehab of shelters and community centers.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Part of MDHA's ongoing anti-poverty effort is to provide job training, employment, and contract opportunities for federally subsidized housing residents and low- or very-low income residents in compliance with the regulatory requirements of HUD's Section 3 program. Section 3 aims to help residents obtain the skills and employment needed to become self-sufficient and to provide opportunities for qualified, low-income business owners to receive preference in bidding on HUD-funded contracts in their neighborhoods. MDHA is working with Morgan and Morgan Technical Consulting to get the word out regarding Section 3 employment opportunities. During the 2018 PY, MDHA held at least 4 events at our properties inviting people to come and attend job training sessions and job fairs. MDHA attempts to hold the job training on Tuesday and the Job fair on Wednesday so attendees can take advantage of the training and come right back to the job fair. Typically, flyers are distributed to residents by passing them out at all MDHA properties.

The 2018 Action Plan allocated CDBG funds to pay for staff to provide employment services to connect LMI persons to employment opportunities associated with housing construction and redevelopment projects undertaken by MDHA in Housing Target Areas, with the goal to provide Section 3 opportunities.

The program is up and running and served 38 clients in the 2018 PY. It does the following four things to prepare and connect residents to employment opportunities:

1. Work with residents to address barriers that have historically limited employment opportunities such as assisting with driver license reinstatement, expungement, resume creation, interviewing skills, etc.

2. Connect residents to job training programs that align with forecasted job opportunities.
3. Connect residents to job opportunities through direct outreach and with job fairs.
4. Identify resident-owned businesses that qualify as Section 3 businesses, as well as businesses that employ the requisite percentage of Section 3 employees so that they are eligible for contracts through the agency, which increases employment options on two fronts.

MDHA's partnership with Pathway Lending, which provides business technical assistance to small businesses and has recently expanded to include a micro enterprise component, is also designed to increase the number of Section 3 opportunities.

Several CDBG-funded programs place an emphasis on providing opportunities to federally subsidized housing residents.

To help expose children to job skills and a healthy lifestyle at an early age, the Summer Youth Program requires agencies to include a job training or healthy lifestyle component in their curricula. During the 2018 PY, the MDHA partnered with the Mayor's Opportunity NOW initiative to provide summer work opportunities for youth ages 14-15. 123 youth participated in the MDHA sponsored program.

In addition, MDHA's Affordable Housing, Social Services team continues to offer a family self-sufficiency program. Some of the hallmarks of the program include: helping families increase household income; techniques for reducing and/or eliminating the need for government assistance; improving credit scores; expunging charges; achieving higher levels of education; enhancing job training and employability skills; improving overall health/wellbeing; improving money management/financial literacy; homeownership classes; increasing savings and reducing/eliminating debt etc. These services enable participants to achieve economic independence and personal goals.

MDHA also has a summer youth internship program that employs up to 20 of our federally subsidized housing residents ages 14 – 16 allowing them to give back to their communities by providing services to their neighbors. Participants are paid \$8.00 per hour (\$960 total for the summer) and are expected to work 20 hours a week for six (6) weeks. MDHA excludes any earnings from this program from total household income so the rent basis would not be increased. This program collaborates with "Opportunity NOW," a coordinated Mayoral initiative to provide youth ages 14 – 24 in Davidson County access to employment.

Additionally, MDHA applied and was approved for 20 AmeriCorps Affiliate positions that will enable summer interns that complete a minimum of 100 service hours to be eligible to receive an education award of up to \$333.

MDHA's federally subsidized housing developments are located throughout the Nashville Promise Zone

(NPZ). Three (3) of the goals of the NPZ relate to initiatives to reduce poverty levels by job creation, spurring economic activity, and expanding educational opportunities.

In July 2016, Nashville was awarded a \$350,000 Nursing Workforce Diversity grant by the U.S. Department of Health and Human Services. The Social Services division launched the grant and hired a registered nurse as the project coordinator who also served as an academic mentor and case manager for the students. The initiative offered stipends to residents enrolled in nursing school and addressed the lack of diversity in the nursing workforce by using evidence-based strategies to improve retention and academic achievement of students from disadvantaged backgrounds. The program ended in July 2017, with eight (8) graduates from nursing school, six (6) who passed the state board exam and secured LPN credentials and aspire to continue their education to become RNs.

The Social Services division also worked closely with MDHA's grant writer to submit and win, the Jobs Plus Grant (JPN) for the Sudekum/Napier communities. This 2.7 million dollar grant with the goal of increasing employment and overall self-sufficiency in those communities is in its' final year. As of March 30, 2019, 497 residents were enrolled in the various training initiatives (representing 103.5% of the Year 4 aggregated goal of 480) and 357 residents completed the employment readiness training (72% of those enrolled). Additionally, 163 residents obtained new full-time employment while another 114 obtained new part-time employment for a total of 277 newly employed residents. Several outreach and engagement opportunities also developed via the JPN grant such as the Corner to Corner Entrepreneur Academy; Breakthrough Thursdays Financial Awareness and Empowerment Weekly Workshops; Lunch and Learn topical information sessions; clothing giveaways for adults and children; the Good News Network; WOMB (Women Overcoming and removing Barriers) Empowerment Network; RISE (Reconnect for Inspiration, Support and Empowerment); Connection Café for strengthening families, program engagement and relationships among residents; the publication of a quarterly newsletter; well as annual signature events such as a Spring Opportunity Fair which features employers, health and community resources; It Takes a Village Community Baby Shower for postpartum moms and fathers; in addition to health promoting classes including a weekly walking group, nutrition education and food demonstrations, smoking cessation for pregnant mothers and partners and Couponing 101 to expand purchasing options.

The Mayor's Office has created Offices of Housing; Economic and Community Development; Diversity and Inclusion; and Neighborhoods and Community Engagement under their purview that focus on ensuring that Nashville's growth results in an increased quality of life for all Nashvillians through innovation and collaboration across Nashville's economic opportunity efforts. These offices routinely engage community partners, efficiently leverage resources, and facilitate long-term planning and coordination to reduce poverty in Nashville by focusing on the following areas that relate to economic opportunity and quality of life issues. MDHA staff work closely with these teams. **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

MDHA works closely with Metro agencies, nonprofits, and stakeholders to overcome gaps in institutional

structure and enhance coordination. MDHA staffs actively participate in community forums on affordable housing, homelessness, and community/neighborhood development. From this active participation, comes dialogue on needs and strategies to address those needs.

Within MDHA, CPD programs are managed by the Community Development Department with teams that focus on housing programs, homeless assistance, and non-housing community development. Each of these teams is led by a staff person with knowledge and experience in administering such programs. A compliance specialist, who is independent from the grant administration teams, monitors these programs.

The Metro Nashville community has a number of qualified and experienced nonprofits that assist MDHA in the implementation of the Consolidated Plan programs. Many of the existing programs that are administered by MDHA have been redesigned for efficiency in the last several years as funding priorities have shifted. During this time, MDHA has continued to expand efforts to increase the number of opportunities for participation from outside organizations.

MDHA continues efforts to strengthen the capacity of Community Housing Development Organizations (CHDOs) to carry out housing development activities funded through MDHA. MDHA partnered with the Mayor's Office of Housing and the Metro Housing Trust Fund Commission to utilize 2016 CDBG funds to provide nonprofit capacity building to provide a training/mentoring program with an emphasis on affordable housing development and preservation. The program consisted of two phases, Seven (7) organizations participated in the first phase of the program that focused on organizational and financial management put on by the Center for Nonprofit Management during the 2017 PY; a second phase of the program provided an in-depth understanding of the analysis, financing and development of affordable rental housing and was conducted by the National Development Council in October of 2018, with 26 organizations participating in the program.

On July 3, 2018 Nashville's Metro Council adopted BL2018-1199, which created a new, unified homelessness governance structure for Nashville-Davidson County. As part of that new structure, the former Metropolitan Homelessness Commission and CoC Governance Board ceased to exist. In their place, the Nashville-Davidson County Continuum of Care Homelessness Planning Council was created to serve as the jurisdiction's Continuum of Care governance board. This work is bearing fruit as the new body is close to finalizing a three-year strategic plan. This plan intends to serve as a way to create a system where no person is forced to be homeless for more than an average of 90 days. Rather than serve as a comprehensive wish list that addresses every need of each person, community partner, or entity with interest and/or concerns around homelessness, the strategies outlined within this plan are action-oriented, time-based and outcome-driven. Therefore, this three-year plan focuses on the top priorities for the Homelessness Planning Council to implement and measure on behalf of and with community partners and is aligned with the federal strategic plan, 'Home, Together', that aims to prevent and end homelessness for all people experiencing a housing crisis.

Nashville continued to improve in community-wide data collection and HMIS implementation in the 2018

PY. Over PY 2018, HMIS Lead duties were transferred from MDHA to the Metro Homeless Impact Division (MHID). HMIS capabilities are due to be enhanced by an FY 2018 CoC grant for HMIS Expansion, as well as by an anticipated additional \$150,000 received via a HUD HMIS Capacity Building grant. This should place the MHID in a better position to acquire funding support to expand HMIS coverage. Also, having HMIS under the same roof as Coordinated Entry (CE) management should result in enhanced coordination needed to effectively monitor system performance measures such as length of time homeless, increases in income, and exits to permanent housing.

The MHID Data and Performance Coordinator continued to work closely with the CE Manager and HMIS Administrator to create regular reports, ensure outcome measures are built into our processes, and create a data-driven approach to ending homelessness which has contributed to the Nashville community embracing data-driven decision making.

**Actions taken to enhance coordination between public and private housing and social service agencies.
91.220(k); 91.320(j)**

MDHA staffs regularly attend meetings of affordable housing providers which are also attended by representatives from social service agencies. These meetings serve as an opportunity for attendees to network and keep abreast of what is happening in the community. MDHA staffs also attend meetings of the Metropolitan Trust Fund Commission that is charged with allocating Barnes Funds to affordable housing projects. The MDHA Board of Commissioners also appoints a representative to serve on the commission. Additionally, MDHA staff work closely with the Mayor's Office of Housing to ensure effective coordination of federal and local housing resources.

Metro Government is working with private partners to increase coordination around homelessness in the downtown area that integrates a social services model that moves away from an enforcement-only approach toward a partnership approach focused on linking people to services and housing. This approach has increased the housing placement rate for people experiencing chronic homelessness.

MHID staff brings together service providers, through the implementation of coordinated entry (CE). They hold three (3) separate bi-weekly care coordination meetings for families with minor children, Veterans and individuals. Youth and young adults are included in the individual and family care coordination meetings. At those meetings, service providers coordinate the assistance to the most vulnerable households experiencing literal homelessness.

Staff at shelters and other frontline staff have been using a common assessment tool called the Vulnerability Index and the Service Prioritization Decision Assistance Tool (VI-SPDAT) since 2014 to identify and prioritize Veterans and non-Veterans for permanent housing. Staffs that use the VI-SPDAT also complete annual "housing navigation" training that outlines processes to connect people experiencing homelessness to housing and support service resources. These efforts have led to more coordination, data sharing, and prioritization among providers.

Housing navigators who participate in an annual training offered by MHID have the ability to apply on behalf of their clients for the following resources related to housing in partnership with community providers:

- Up to 18 housing choice vouchers a month (if funding is available) through a partnership with MDHA;
- Move-in assistance of up to \$1,000 per household for mainly utility and security deposits as well as first month's rent through a partnership between MDHA and Metro Social Services; and
- Single Room Occupancy (SRO) units at Urban Housing Solutions.

Persons living with HIV/AIDS are provided services through the network of sponsor agencies in the Metropolitan Statistical Area (MSA), which includes Davidson and 14 surrounding counties. These services include short-term rent, mortgage and utility assistance (STRMU); facility based housing and supportive services to include case management, nutritional needs, legal aid, etc. Case managers from sponsor agencies help to guide their clients throughout the network of available assistance programs, such as Ryan White Part B and HOPWA to provide the most comprehensive level of assistance for housing, health and supportive needs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The goals set-forth in the 2018-2023 Consolidated Plan to address impediments identified in the Analysis of Impediments (AI) and to affirmatively further fair housing and strategies/actions taken to address them during the 2018 PY are outlined in the following table.

CP stands for MDHA Consolidated Planning staff and PHA stands for MDHA public housing staff.

Strategy	Contributing Factor	Fair Housing Issues	Metrics, Milestones & Timeframe for Achievement	Responsible Program Participant	Priority Level & Progress June 1, 2018 – May 31, 2019
Goal: Increase the number of affordable housing units accessible to all protected classes.					
Promote property tax exemptions available to nonprofits pursuant to T.C.A. 67-5-207 for properties financed with certain HUD funding for permanent housing for low income persons with disabilities or low income elderly persons.	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs	MDHA to publicize this program when making applicable HUD funding available & work with developers constructing eligible projects on ensuring appropriate documentation for the State <ul style="list-style-type: none"> <1 yr 	MDHA (CP)	High CP staff provided information on the property tax exemption program that is available to nonprofits during the PY 2018 HOME pre-application meetings.
Utilize MDHA & Metro property to create a range of affordable accessible housing options	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs; Disparities in Access to Opportunity; Disproportionate Housing Needs	Develop or partner on creating new units in a range of unit sizes that maximize density <ul style="list-style-type: none"> 2-5 yrs 	MDHA (CP & PHA), City	High Metro transferred land to MDHA used in the construction of Kirkpatrick Park, a mixed income development, which contains 94 units. 36 of the 94 are affordable (26, 2-bdrm; 6, 3-bdrm; 4, 4-bdrm.) Of the 36 affordable units, 4 are accessible (2, 2-bdrm; 1, 3-bdrm; and 1, 4-bdrm, plus 1, 3-bdrm unit is a hearing and vision impaired unit). Metro also transferred land to MDHA for use in the construction of Bordeaux Townhomes, to be renamed Harper Cove Flats, a 40 unit complex to be leased to tenants with incomes at or below 120% AMI. Unit mix in this project is 19, 2-bdrm; and 21, 3-bdrm. All of the ground floor units are visitable and 2 units are fully accessible. Barnes Fund awards in PY 2018 granted 10 lots to a nonprofit to construct affordable homeownership housing and granted 15 back-tax properties to the CLT to support their work. Additionally, the 362 units that will be created as a result of the 2018 Barnes fund awards will create units in a range of sizes from smaller, one-bedroom, micro homes

					(detached and condos), shared living, single-family homes and apartments for large families. All Barnes projects will be required to meet Universal Design standards.
Provide public incentives to create new housing in areas of opportunity and/or permanent supportive housing	Location and type of affordable housing; Lack of affordable, integrated housing for individuals who need supportive services; Lack of affordable, accessible housing in a range of unit sizes	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Prioritize projects applying for public funds to be in high opportunity areas; set aside a portion of HOME funds for PSH <ul style="list-style-type: none"> 1-5 yrs 	MDHA (CP); City	<p>High</p> <p>The 2018 PY Request for Applications (RFA) for HOME projects funds provided bonus points in the scoring/evaluation criteria for projects to be located outside of R/ECAP areas. 26 out of 27 (96%) units awarded HOME funds thru this RFA were in "Areas of Opportunity."</p> <p>97% (327) of the units that will be constructed via Barnes fund awards made during PY 2018 will be located outside of R/ECAP areas.</p>
Incentivize creation of affordable housing on transit corridors	Location and type of affordable housing; Availability, type, frequency, and reliability of public transportation	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Create funding mechanisms to be available for eligible projects <ul style="list-style-type: none"> 2-5 yrs 	City, MDHA (CP & PHA)	
Continue to fund the Barnes Fund	Location and type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Include at least \$10M each year in Metro budget <ul style="list-style-type: none"> 1-5 yrs 	City	<p>High</p> <p>The Metro Council via the Barnes Housing Trust Fund awarded 9.8 million in grants to 7 nonprofit housing developers to build 362 units of affordable housing along with granting 10 back-tax properties to one for the nonprofits to be used in the construction of 30 units of homeowner housing. The units to be provided will be in a wide range of sizes and serve large families, persons with disabilities, Ex-offenders, the unhoused population, victims of domestic violence, new Americans, seniors, Veterans and youth. Additionally, Metro Council granted 15 back-tax properties to the CLT to support their work, in addition to the original \$250k that was granted in 2017.</p>

Goal: Preserve existing affordable housing units, especially for persons with Limited English Proficiency (LEP) and persons with disabilities (and the elderly).					
Dedicate public and/or other funding to making accessibility improvements for low income persons with disabilities	Loss of affordable housing; lack of assistance for housing accessibility modifications; displacement of residents due to economic pressure	Disproportionate Housing Needs	Allocate funding in the Consolidated Plan <ul style="list-style-type: none"> 1-5 yrs 	MDHA (CP), City	High The CP 2018 Action Plan (AP) allocated \$1,278,107.52 for Homeowner Rehabilitation, with accessibility improvements being an eligible activity. Priority for assistance is given to homeowners whose incomes are at or below 50% AMI, persons with disabilities, and elderly (62+). MDHA has a language line to provide assistance to clients with LEP.
Continue to promote Tax freeze program	Loss of affordable housing, lack of affordable, accessible housing in a range of unit sizes; displacement of residents due to economic pressure	Disproportionate Housing Needs	Expand outreach efforts <ul style="list-style-type: none"> 1-5 yrs 	City	High The Nashville-Davidson County Trustee's Office mails out the Tax Relief/Freeze Brochure to every taxpayer in October with the property tax statements. Community outreach begins after the Tax notices are sent and efforts include working with Metro Action Commission, Metro Council on Aging to make sure their clients are aware of relief/freeze programs and Metro Council Member who work to inform their constituents about the relief programs. The Trustee's office also coordinates with other community organizations such as FiftyForward and Meals on Wheels that serve the Elderly population to make sure are aware of the programs. They strive to get regular media attention and utilize Social Media. The Trustee's office also works with Pastors and the faith-based community to make them aware of the relief/freeze programs so they can inform their parishioners. In January the Trustee's office offers offsite, sign-up at various community centers and also works with Metro Council members to hold offsite, sign-ups in their council districts.
Coordinate with Metro Codes on providing assistance to homes in need of repair	Loss of affordable housing; displacement of residents due to economic pressure	Disparities in Access to Opportunity; Disproportionate Housing Needs	Explore legal & Financial options <ul style="list-style-type: none"> 1-5 	City, MDHA, (CP & PHA)	High

Attempt to intervene when potential loss of affordable housing is identified	Loss of affordable housing; displacement of residents due to economic pressure	Disparities in Access to Opportunity; Disproportionate Housing Needs	Explore legal & financial options <ul style="list-style-type: none"> 1-5 yrs 	City, MDHA (CP & PHA)	High
Goal: Increase access to affordable housing opportunities, especially for persons with Limited English Proficiency (LEP) and persons with disabilities.					
Adopt a model to quickly connect persons who are homeless to housing	Disparities in Access to Opportunity; Disproportionate Housing Needs	Disproportionate Housing Needs; Disability & Access	Educate CoC members on Housing First; align programs & resources <ul style="list-style-type: none"> 1 yr 	Continuum of Care, MDHA (CP & PHA), City	High <p>The City has a quarterly housing navigation training for nonprofits and other agencies working with people experiencing literal homelessness as part of the CoC's coordinated entry process. The CoC adopted a Coordinated Entry Policies and Procedures Manual that prioritizes vulnerability and longevity for people experiencing homelessness. The next step is to establish a Coordinated Entry evaluation to continue to strengthen access to housing and services. Education for CoC members on the Housing First Model is an on-going activity. CDBG funds were allocated in the 2018 AP to provide limited one-time emergency payments for rent & utility needs to assist with quickly connecting homeless to housing. Other incentives to utilize the Coordinated Entry process include a preference for up to 18 Section 8 vouchers per month for people experiencing literal homelessness, an annual bus pass, linkage to city-funded CTI support services, access to SRO units at one of our CoC-funded housing providers. Bi-weekly care coordination meetings are conducted to better serve the most vulnerable families, individuals, and Veterans (including people with ESL). The CoC Planning Council is in the process of finalizing a 3-year strategic plan, the #1 goal of which is to Optimize All Resources. In addition, the City is in the RFP stages of developing a PSH-Service Center facility to serve some of the most vulnerable individuals and implement a HF approach. The addition of the following new housing will also ease/speed entry when they come on line: Curb Victory Hall – 39 units for homeless veterans; Mending Hearts – 8 new beds for women ex-offenders; Crossroad Campus – 25 new units for youth; 100-unit PSH to be constructed downtown; 2 grants to Mary Parrish Center to expand transitional and rapid rehousing options.</p>
Engage & incentivize landlords with housing in opportunity areas to accept vouchers	Location & type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes; Community opposition;	Segregation; R/ECAP	Decrease HCVs in concentrated areas; Increase HCVs in other areas of the county <ul style="list-style-type: none"> 1-5 yrs 	MDHA (PHA & CP), City	High <p>The Analysis of Impediments (AI) completed in June 2017 showed a total of 6,519 units under lease with HCVs; with 1052 (16%) located in R/ECAP tracts and 5467 (84%) in non-R/ECAP tracts. Using these numbers as a benchmark, staff compiled figures for 2019 which showed a total of 6270</p>

	Impediments to mobility				units under lease with HCVs; with 605 (10%) in R/ECAP tracts and 5665 (90%) in non-R/ECAP tracts. This represents a 6% decrease in the # of HCV units under lease in R/ECAP areas. Additionally, MDHA has authorized the conversion of 344 Housing Choice Vouchers to Project Based Vouchers for units being developed outside of R/ECAP areas that will come on line between October 2019 and April 2021 to further increase the inventory of affordable housing that is available for lease in non-R/ECAP areas.
Expand language access to leases, loan documents, etc.	Location & type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes; Impediments to mobility; Lack of meaningful access for individuals with LEP	Segregation; R/ECAP	Train & provide resources to landlords; partner with industry associations <ul style="list-style-type: none"> 1-5 yrs 	City, MDHA (CP & PHA)	<p>High</p> <p>MDHA allows all existing and potential LEP tenants of affordable/subsidized housing to utilize the Language Line, as needed to answer any questions regarding lease requirements or any other program related documents or requirements.</p> <p>MDHA's (PHA) subsidized housing is ready to make leases available in other languages as soon as our tenant population dictates the need. However, MDHA's subsidized housing is in compliance with Title VI LEP and have telephone language interpretation services available to everyone that needs assistance.</p> <p>MDHA will partner with local HUD Approved Housing Counseling Agencies providing Homebuyer Counseling to make sure LEP clients that attend Homebuyer Education classes are informed of their right to seek translation services for home purchase loan documents they don't understand.</p> <p>Regions Bank does not have documents in different languages in the Metro Nashville market. Most of our larger markets have independent translation services. We also have added more bi-lingual closing agents in some of our markets. Family members also assist with translation.</p> <p>For homeownership, Habitat for Humanity of Greater Nashville provides its informational brochures in multiple languages and arranges for translators as needed to ensure that participants understand homeownership education classes and mortgage documents.</p>

Require that all publicly-funded affordable housing projects meet universal design or visitability standards.	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs	Include requirements in all funding awards to developers & all government constructed housing <ul style="list-style-type: none"> 1-5 yrs 	City, MDHA (CP & PHA)	<p>Medium</p> <p>All RFAs and contracts for HOME rental projects require all ground-floor units meet visitability standards and projects containing more than 5 units adhere to Section 504 of the Rehabilitation Act of 1973. During the design, contract negotiation stage, developers are required to distribute the accessible, visitable units across the range of unit sizes in the project. All RFAs for HOME Homeownership projects require all single-family dwelling units meet visitability requirements. In designing construction projects some sites tend to have topography, code permitting issues which make it infeasible to make all of the units visitable. CP staff work closely with developers on HOME projects to ensure meeting the visitability requirements will not render the project financially unfeasible and waives them in cases where it determined that it is not financially feasible.</p> <p>MDHA could not make Kirkpatrick Park 100% visitable due to topography issues. The Boscobel 1, 2 and 3 projects currently under construction are 100% visitable.</p> <p>Bordeaux Townhomes, to be renamed Harper Cove Flats, is currently under construction. Upon completion, it will contain 40 units to be leased to tenants with incomes at or below 120% AMI. Unit mix in this project is 19, 2-bdrm; and 21, 3-bdrm units. All of the ground floor units are visitable and 2 units are fully accessible.</p> <p>Curb Victory Hall a 39 unit, affordable project to house homelessness veterans will contain 3 accessible units (1 studio, 1, 1-bdrm, and 1, 2-bdrm). All 39 units are visitable with doors 3' minimum and elevator access to all floors.</p> <p>All Barnes funded projects meet universal design standards.</p>
Explore creative homeownership options	Location & type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes;	Segregation; R/ECAP; Disproportionate Housing Needs	Work with lenders & developers to make home purchase financing available in a	City, MDHA (CP)	<p>Medium</p> <p>HOME and Barnes funds were awarded to Habitat for Humanity of Nashville-Davidson County to provide for the construction and sale of Homeownership housing. Habitat</p>

	Impediments to mobility; Lack of meaningful access for individuals with LEP		means accessible by persons who typically cannot access conventional methods <ul style="list-style-type: none"> 1-5 years 		acts as the 1 st mortgage lender and finances the homes at 0 percent interest, thus they have the ability to finance homes for persons who typically would not qualify for conventional financing. Additionally, CLT units being developed thru The Housing Fund (THF) with land and money from Barnes Housing Trust will provide more accessible, economical home purchase options due to reduced purchase prices due to shared equity requirements and down payment assistance provided by THF.
Review & make policy for considering criminal history available to public	Impediments to mobility; admissions & occupancy policies & procedures, including preferences in publicly supported housing	Segregation; R/ECAP	Review policy to determine if it meets HUD standards; post on website <ul style="list-style-type: none"> 1-2 yrs 	MDHA (PHA)	Medium MDHA's (PHA) subsidized housing policy for considering applicants with criminal history is available in the Tenant Selection Plan (TSP). MDHA's TSP is HUD Approved and available to all tenants and applicants. The TSP is posted on the board at each office and also made available to tenants during initial applicant interview/certification or recertification. Copies are readily available in the property management offices. MDHA's Public Relation Division determines what to make available on MDHA's website.
Goal: Create/expand programs to help tenants and homeowners retain housing					
Create a countywide housing navigation system	Quality of affordable housing information programs; Impediments to mobility; Lack of meaningful access for individuals with LEP	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Align housing providers & programs to educate residents on housing options	City; MDHA (CP)	Medium
Goal: Create/expand programs to help tenants and homeowners retain housing					
Make process for requesting reasonable accommodation in MDHA-owned housing publicly available	Lack of assistance for housing accessibility modifications	Disproportionate Housing Needs	Post on website & make copies readily available in property offices <ul style="list-style-type: none"> <1 yr 	MDHA (PHA)	High This process is available through MDHA's Tenant Selection Plan (TSP). The TSP is HUD approved, and available to all tenants and applicants. It is posted on the information board at each office. During interview/certification/recertification process, it is discussed and shared with tenants. Copies are readily available in the property management offices. MDHA's Public Relation Division determines what to make available on MDHA's website.

Align resources & improve strategies for homeless prevention	Location & type of affordable housing; Lack of affordable, integrated housing for individuals who need supportive services	Disproportionate Housing Needs	Utilize data to prioritize funding decisions <ul style="list-style-type: none"> 1-5 yrs 	MDHA (CP & PHA), City, Continuum of Care	<p>High</p> <p>The CoC Performance Evaluation Committee (PEC) and the ESG Proposal Evaluation Committee review, utilize HMIS data to assist with analyzing performance when evaluating requests for funding. A couple of representatives of the PEC committee are also asked to serve on the ESG Proposal Evaluation Committee. The CoC Planning Council is in the process of finalizing a 3-year strategic plan, the #2 goal of which is to Improve Data Collection and Use. Different CoC members have expanded their prevention/diversion approach, especially for families. In addition, through the Youth Homelessness Demonstration Program grant, the CoC will expand diversion and RRH for youth and young adults. In the next year, CoC members are focusing on diversion/prevention efforts and plan on implementation of a community-wide Diversion training and structure to be linked with coordinated entry.</p>
Explore interventions to evictions for persons with mental impairments	Lack of affordable in-home or community-based supportive services; lack of affordable, integrated housing for individuals who need supportive services	Segregation; Disproportionate Housing Needs	Work with mental health providers, case managers, and landlords to develop protocol <ul style="list-style-type: none"> 1-3 yrs 	MDHA (PHA & CP), City, Continuum of Care	<p>Medium</p> <p>The Metro Public Health Department has developed a Community Mental Health Systems Improvement (CMHSI) workgroup, which brings together representatives from behavioral health, criminal justice, and homelessness sectors to coordinate and improve an intervention response that de-criminalizes approaches to assisting people with mental health issues. As a result, the city supported the creation of a psychiatric ER at a local nonprofit organization to divert people in crisis from the criminal justice system. The group realized that housing instability is a key factor when looking at the high utilizers of mental health and criminal justice. Thus, current efforts are underway to identify high utilizers of hospitals, jails, and shelters with the goal to develop a targeted approach to divert and prevent homelessness for this high-utilizer population.</p> <p>MDHA's PHA has a protocol in place. Social Services (SS) Coordinators currently have long-term partnerships with mental health providers to assist with the prevention of evictions among those suffering with mental illness. At the Property Manager's discretion, he/she makes the referral to</p>

					the SS Coordinator to assist (preferably prior to) the issuance of a 15-30 day notice to the tenant for a lease violation when a mental health issue is suspected. Additional layers of the protocol are scheduled to be addressed and finalized during the next reporting period.
Goal: Create/expand programs to increase self-sufficiency					
Expand financial counseling program(s) into R/ECAPs, to youth, and post-secondary education	Source of income discrimination; lending discrimination; access to financial services	Segregation; R/ECAP; Disparities in Access to Opportunity	Secure funding for expanded FEC or other program & develop outreach plan <ul style="list-style-type: none"> 1-5 yrs 	City	<p>High</p> <p>The City announced Community Partnership Fund awards to of \$40,000 each to 5 nonprofits for the priority area of <i>Financial Security</i>, with the goal of Preventing Family Homelessness and Displacement. Funds will be used to prevent eviction and interruption of utility services.</p> <p>MDHA allocated \$99,360 in CDBG funds to be used to provide counseling services to tenants of MDHA-owned affordable housing (the majority of which are located in R/ECAP area) on tenant responsibilities to help them retain housing, A component of the counseling services will be financial counseling. An RFA was issued in March 2019 seeking a nonprofit, HUD-approved Housing Counseling Agency to provide the services. I response was received and an award will likely be made during the 2019 PY.</p>
Expand digital inclusion opportunities at MDHA properties	Source of income discrimination	Segregation; R/ECAP; Disparities in Access to Opportunity	Bring technology & training programs to all properties <ul style="list-style-type: none"> 2-5 yrs 	MDHA (PHA & CP)	<p>Medium</p> <p>The ConnectHome Initiative, currently administered by MDHA's Recapitalization Department, narrows the digital divide by bringing digital literacy training, high-speed broadband access and ongoing support to low-income families living in MDHA communities. ConnectHome represents a national collaboration between businesses, nonprofits and governmental organizations with generous in-kind services. MDHA recently hired a new Community Partnership Manager to revitalize the ConnectHome program with a focus of providing devices, training, and connectivity for 50 youth.</p> <p>All of the newly constructed MDHA affordable housing properties and those currently under construction are/will be</p>

					wired for broadband/internet access. All LIHTC developments will have computer workstations (1 per 50 LIHTC residents) with internet access in an accessible location during normal working hours for our residents.
Goal: Increase public investment in underserved neighborhoods					
Leverage resources to redevelop public housing properties in R/ECAPs to create mixed-use, mixed-income communities	Lack of community revitalization strategies, lack of public investment in specific neighborhoods, including services or amenities; lack of private investment in specific neighborhoods	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Redevelop traditional public housing sites, keeping commitment to 1-for 1 replacement of public housing <ul style="list-style-type: none"> 1-5 yrs 	MDHA (PHA & CP), City	High Kirkpatrick Park, Boscobel 1, Boscobel 2, and Boscobel 3 are replacing 176 total public housing units consisting of 29 1-bdrm; 82 2-bdrm, 45 3-bdrm, 17 4-bdrm, and 3 5-bdrm.
Continue to target public funds for neighborhood programs & infrastructure projects in R/ECAPs	Lack of community revitalization strategies, lack of public investment in specific neighborhoods, including services or amenities; lack of private investment in specific neighborhoods	Segregation; R/ECAP; Disparities in Access to Opportunity	Allocate public funding capital improvements and other projects in R/ECAPs <ul style="list-style-type: none"> 1-5 yrs 	MDHA (CP); City	Medium The 2018 AP allocated \$213,018 in CDBG funds for targeted Homeowner Rehab in the Napier-Sudekum R/ECAP area; and \$213,015 in CDBG funds for public facility and improvements in CDBG Target Areas, 13 of which overlap with R/ECAP areas.
Goal: Incentivize private investment in underserved neighborhoods					
Offer incentives to attract private investment in R/ECAPs & areas with concentrations of publicly supported housing	Lack of community revitalization strategies; lack of private investment in specific neighborhoods	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Prioritize planning & development efforts in distressed areas to stimulate investment <ul style="list-style-type: none"> 2-5 yrs 	City, MDHA (PHA & CP)	High MDHA has created a comprehensive community planning model called "Envision", which is based on HUD's Choice Neighborhoods program. Envision plans seek to create holistic revitalization strategies for MDHA's traditional family housing sites that focus on developing mixed-income, mixed-use communities of opportunity that are inclusive of existing residents. These plans are intentionally crafted to leverage private investment through public-private partnerships during implementation. To date MDHA has completed Envision plans for two sites, and begun

					implementation at one of those. Planning for a third site is currently in its final stages.
Goal: Expand fair housing outreach, education, and enforcement activities					
Coordinate with neighborhood groups & community leaders to identify fair housing issues.	Private discrimination; Lending discrimination; Community Opposition	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs; Disability & Access	Launch a public awareness campaign <ul style="list-style-type: none"> < 1 yr 	City, MDHA (CP)	High Working in collaboration with community organizations, advocates, legal aid, and academics, the Metro Human relations Commission (MHRC) has published a three part series of educational booklets about affordable and fair housing. The final booklet in the series focuses on the history of housing discrimination in Nashville and the current challenges Nashvillians face in ensuring fair access to housing. It will be available for download and distribution by August 30, 2019. Working with their partner organizations, MHRC will use these materials to lead community conversations about fair housing issues over the next year.
Continue to use CDBG funds to support fair housing outreach, education, and enforcement activities.	Private discrimination; Lending discrimination; Community Opposition	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Annually allocate CDBG public service dollars for fair housing activities <ul style="list-style-type: none"> 1-5 yrs 	MDHA (CP)	Medium The 2018 AP allocated \$26,000 in Public Service Dollars for fair housing activities and entered into an Agreement with the Tennessee Fair Housing Council to provide the services during the 2018 PY and allows it to be renewed for 4 additional years for amounts not to exceed \$26,000 contingent on CDBG funds being available.
Consider creating a local mechanism to enforce Fair Housing complaints.	Private discrimination; Lending discrimination; Community Opposition; Lack of local public fair housing enforcement	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Review authority & available resources <ul style="list-style-type: none"> 1-2 yrs 	City	Medium The Metro Human Relations Commission (MHRC) has some limited authority to enforce fair housing laws locally. They have begun meetings with nonprofit legal organizations to assess their capacity and to make recommendations for improving and increasing capacity if needed. This assessment should be completed in the next four months, after which any recommendations will be assessed and implemented if feasible.

CR-40 - Monitoring 91.220 and 91.230

Description of the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Results of audit/monitoring activities are used as management tools to strengthen MDHA and its funding partners. In Program Year 2018, MDHA's compliance specialist focused on the following community development programs: CDBG, HOME, HOPWA, and ESG (as of the date of the CAPER). In addition to monitoring these programs, MDHA's Compliance Specialist also accompanies MDHA's Collaborative Applicant staff when they monitor CoC grant recipients and reports any findings to the CoC Performance Evaluation Committee (PEC).

The Compliance Specialist monitors each program in accordance with HUD rules and regulations, as well as contractual requirements. Generally, all HOPWA subrecipients are monitored on an annual basis via on-site reviews. The ESG subrecipients are monitored on-site following a risk analysis. Risk factors include the type of activity, subrecipient experience, the dollar amount of the grant award, staff turnover, and invoice frequency. All ESG and HOPWA reimbursement requests are subject to desk reviews. Desk reviews allow MDHA to check for cost allowability and ensure sufficient back-up documentation is in place before a reimbursement request is processed and paid.

The HOME program is monitored following a risk analysis. Risk factors include the type of construction, developer experience, number of HOME units, size of the grant award, property ownership status, last inspection date, and any issues noted in progress reports and/or project files. MDHA uses a variety of methods to monitor, including on-site reviews/physical inspections and desk monitoring. Additionally, MDHA, as the PHA for Nashville-Davidson County, administers the Section 8 Housing Choice Voucher Program. Many HOME properties contain MDHA Section 8 voucher holders. This allows MDHA to pull the annual HQS inspections, lease information and income verifications to supplement and satisfy the compliance requirements for those HOME units.

The CDBG program is monitored during different stages of project completion and throughout the time period established in subrecipient grant agreements. On-site monitoring is typically conducted at agency offices. During the monitoring visit, program files and individual client/property files are reviewed for overall HUD program compliance.

MDHA's Compliance Specialist utilizes the HUD Monitoring Desk Guide to determine compliance. Additionally, subrecipients are required to provide match documentation and regular reports on their achievement of contractual objectives as a requirement for reimbursement. Following the on-site visit, after all information is compiled, the Compliance Specialist provides the agency with a follow up letter detailing any findings or concerns noted at the time of the visit. Agencies have 30 days to respond to requests for further documentation on findings/concerns. Once the requested documentation is received, the compliance monitor provides a letter of clearance to the agency for the monitoring visit. Agencies that

have unresolved monitoring findings will not be considered for funding during the next funding cycle.

Before participating in MDHA's programs, the subrecipient must agree in writing to:

- comply with all federal, state and local laws relating to fair housing and equal opportunity,
- operate their facilities and services and conduct their outreach on a nondiscriminatory basis, and
- adopt policies to ensure effective communication with applicants, beneficiaries, and members of the public who have hearing, vision, or speech impairments regarding the availability of accessible services, activities and facilities.

Minority Business Outreach Policy

It is the policy of the Metropolitan Government of Nashville and Davidson County to promote full and equal business opportunities for all persons doing business with the Metropolitan Government by increasing the purchase of goods and services from minority and women-owned businesses within the area of the Metropolitan Government. It is further the policy of the Metropolitan Government that firms seeking to participate in contracting and procurement activities with the Metropolitan Government are not prevented from doing so on the basis of the race or gender of their owners and that the Metropolitan Government not be a passive participant in any private scheme of discrimination.

MDHA administers the HOME and CDBG programs on behalf of the Metropolitan Government of Nashville and Davidson County, and it is MDHA's policy to provide minorities, women, and small business enterprise equal opportunity to participate in all aspects of contracting and purchasing programs, including but not limited to, participation in procurement contracts for equipment, professional services contracts, and construction contracts. The Diversity Business Policy can be found at <http://www.nashville-mdha.org/diversity-business-enterprise-program/>.

Comprehensive Planning

MDHA is the lead agency for the development and administration of the Consolidated Plan for Nashville-Davidson County. The mission of MDHA is to create affordable housing opportunities for Nashvillians, nurture neighborhoods, and build a greater downtown. Within MDHA, the Community Development Department is responsible for administering the Consolidated Plan and its related programs. The Community Development Department is located at 712 South Sixth Street, Nashville, Tennessee 37206, and can be reached by telephone at (615) 252-8505.

The 1st Program Year (2018) Action Plan aligned with the strategies outlined in the 2018-2023 Consolidated Plan. The Consolidated Plan was developed with extensive outreach to and input from citizens and community development partners. The planning process and list of participants is described in the Consolidated Plan.

During the 2018 program year, MDHA relied on a strong network of nonprofit partners and other

organizations to assist in program delivery and worked with key Metro government agencies in implementing housing and community development strategies. MDHA publicized its plans, reports, and accomplishments through its website, print media, and community meetings. MDHA continues to participate in and collaborate on initiatives that further the objectives of the Consolidated Plan.

In updating the Consolidated Plan each year, MDHA looks to align initiatives with those of other plans in the City, such as NashvilleNext.

MDHA began the planning process for the 2018 – 2023 Consolidated Plan for Nashville-Davidson County during the fall of 2017. The citizen participation phase began on March 1, 2018, when MDHA held a kickoff public hearing at Habitat for Humanity of Greater Nashville. The purpose of this public hearing was to introduce the public to the Consolidated Plan, provide an overview of its purpose, explain how it would be undertaken, and emphasize how the public needed to participate. An audio recording of this meeting was made available on MDHA's Consolidated Plan webpage: <http://www.nashville-mdha.org/?p=1831>.

On March 5, 2018, MDHA gave a similar presentation before members of Metro Council's Ad Hoc Affordable Housing Committee. A video of this meeting was made available on YouTube and could be accessed through a link on the Consolidated Plan webpage.

On March 16, 2018, MDHA released an online survey to assess housing and community development needs and priorities and announced the first series of community meetings/public input sessions. Weekly emails were sent through April 6 to MDHA's distribution list of over 700 people to remind them to complete the survey and attend a meeting. During this phase, there were thirteen (13) stakeholder meetings and seven (7) community meetings/public input sessions in addition to the kickoff public hearing. The survey closed at 4:00 p.m. on April 13. Input received at meetings and through the Survey was used to inform the Strategic Plan and the priorities and goals of the Consolidated Plan. The draft plan was released for public comment on May 8, 2018.

Citizen Participation Plan 91.105(d); 91.115(d)

Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The requirements of MDHA's Citizen Participation plan pertaining to performance reports are provided below:

Each year MDHA must submit a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD. This report is due 90 days after the close of the program year. To ensure public participation in the review of the performance report, MDHA will hold a public hearing, accept public comment, and issue public notices.

- Public Notice & Publication

MDHA will publish a public notice in The Tennessean and at least one weekly minority and Hispanic

newspaper to announce the public comment period a minimum of 10 days before a public hearing. MDHA will also maintain a mailing list of interested parties and send information to all members on the mailing list.

MDHA will provide a reasonable number of free copies of the performance report to citizens and groups that request it. Copies of each report will be available for review at MDHA and on the MDHA website at: <http://www.nashville-mdha.org/?p=1857>. They can also be accessed via Metro's web site at the following link: <https://www.nashville.gov/Metropolitan-Development-and-Housing-Agency/Community-Planning-and-Development-Programs.aspx>

- Public Hearings

MDHA will hold at least one public hearing per year during the preparation of the annual report. The purpose of the public hearing is to obtain citizens' views, answer questions, address housing and community development needs, and review program performance. Upon request, MDHA will provide for translation services to meet the needs of non-English speaking residents. MDHA will also take whatever actions are appropriate to serve the needs of persons with disabilities.

- Public Comments

MDHA will provide a period of at least 15 days to receive comments on the annual report before the report is submitted to HUD. MDHA will consider any comments or views of citizens received in writing, or orally at public hearings, if any, when preparing the final report. MDHA will attach a summary of these comments and MDHA's response to the final annual report.

Information

In addition to providing participation in the development of plans and the review of the annual report, MDHA will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the use of federal funds. MDHA will provide access to records for the current program year and previous five program years. This information includes, but is not limited to, the citizen participation plan, the Consolidated Plan as adopted, annual action plans, performance reports, and any substantial amendments. MDHA will make these records available in a form accessible to persons with disabilities, upon request. Most records are maintained at MDHA in the Community Development Department, located at 712 South Sixth Street. Records may be reviewed by appointment during regular business hours. MDHA will also provide citizens with reasonable and timely access to local meetings held in regard to the Consolidated Plan and the activities undertaken as part of the Consolidated Plan.

Citizen Participation Opportunities regarding the 2018 CAPER

Notice of the public hearing and request for public comment were advertised in *The Tennessean*, *The Tennessee Tribune*, and *El Crucero de Tennessee*. In addition, notices were posted on MDHA's website and

social media outlets (Facebook, Instagram, Twitter, and Google+) and were emailed to stakeholders, partners, and members of the public on MDHA's email distribution list and who attended prior public meetings. Notices were provided to groups representing minorities and persons who speak languages other than English. A copy of the Public Notice is provided in Appendix A.

The public comment period began on August 9, 2019 and will conclude at 3:00 p.m. on August 27, 2019. Citizens are provided an opportunity to comment on the annual report at a public hearing to be held on Monday, August 19, 2019, 5:30 p.m., at the Randee Rogers Training Center, 1419 Rosa L. Parks Blvd., Nashville, TN 37208. A summary of public comments received during the comment period and at the public hearing and MDHA's responses is included in Appendix B.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

In 2018, MDHA continued to implement activities and strategies outlined in the 2018-2023 Consolidated Plan for CDBG programs.

MDHA staff continues to use a tracking system to make sure all programs and activities remain on track and goals are met. This tracking system was established specifically to review expenditures on a regular basis, especially those of CDBG projects, to make sure all projects remain on track and to take appropriate measures to reallocate funds for any stalled projects. The goal of this tracking system is for MDHA to meet the required expenditure ratios for any given year at least three months prior to the regulatory deadline. In PY 2018, MDHA met the required expenditure ratio before the HUD established deadline. MDHA will continue to utilize the tracking system to remain updated on progress of programs and activities.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this Program Year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

As required by HUD, on-site inspections of HOME-assisted rental housing are conducted to ensure units meet minimum housing standards. MDHA construction staff review plans for the construction of all HOME-assisted units before work is started to ensure the proposed work will make the property meet minimum housing standards. Additional inspections are made by MDHA construction staff during the course of construction and as pay requests are submitted to ensure that units are being built/renovated according to plans and specifications. Metro Codes Administration completes final inspections before units are occupied. Copies of inspection reports, codes permits, and sign off are retained in each case file. HOME-assisted units are also inspected periodically during the affordability period to determine that they still meet minimum housing standards.

The following properties were inspected during the program year in accordance with the HOME requirements:

- Townhomes of Nashboro Village- Total # of units – 13 # of units inspected – 3 – no deficiencies found.
- Park at Richard's Road – Total # of units – 40 # of units inspected – 6 – no deficiencies found.
- 12 Garden Street – Total # of units – 5 # of units inspected – 2 – no deficiencies found.
- 2126 26th Ave. N. – Total # of units – 6 # of units inspected – 2 – no deficiencies found.
- 705 Woodland Street - Total # of units – 54 - # of units inspected – 10 – no deficiencies found.
- 1414 4th Avenue N – 10 Units (Park Center) – no deficiencies found.
- Patriot Place - 26 Units (Buffalo Valley) – no deficiencies found.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

All Subrecipients/CDHOs/owners participating under the HOME Program are required to provide an Affirmative Marketing Plan for all HOME-assisted housing containing more than five (5) units for MDHA's review before entering into the developer agreement. The developer agreement with MDHA requires developers to adhere to the following requirements and practices in order to carry out MDHA's affirmation marketing procedures and requirements:

- Distribute information to potential owners and tenants about Fair Housing Laws and MDHA's Affirmative Marketing Policy.
- Use the Equal Housing Opportunity logo and non-discrimination standard statement on all advertising for properties and on all tenant/owner applications.
- Visibly display a Fair Housing Poster in the office where tenants/owners pick up applications.

MDHA as well as each Subrecipient, CHDO/owner with a developer agreement with MDHA, must maintain the following records in their respective place of businesses to document their efforts to comply with affirmative marketing requirements:

- Maintain copies of all advertisements related to vacancies or sales in the development, showing the method used to advertise and the dates of advertising;
- Keep samples and copies of all information related to the development provided to organizations and groups serving lower income and minority families and individuals;
- Maintain logs related to the development showing names and dates of contacts made to inform the community and potential residents of housing opportunities;
- Maintain information on the racial, ethnic and gender characteristics of potential homeowners and tenants for the retention periods required by 24 CFR Part 92.508(c).
- Maintain information from tenants/owners on how they were informed that units were available.

MDHA evaluates the success of affirmative marketing actions on a continuous basis to see what improvements, if any, are needed and will take corrective actions as needed when affirmative marketing requirements are not met. Compliance with affirmative marketing requirements for Subrecipients/CHDOs/owners is a component of the monitoring process. For projects reviewed during the 2018 Program Year, no deficiencies were found.

An integral part of MDHA's Affirmative Marketing Plan is to inform the public, potential homeowners, tenants, subrecipients, CHDOs and owners about Federal Fair Housing Laws.

MDHA took the following actions during the 2018 Program Year to promote awareness of the need for affirmative marketing and Fair Housing Laws in accordance with the Affirmative Marketing Plan:

- Having a section of the MDHA website devoted to providing information on the Federal Fair Housing Laws. Information is available at <http://www.nashville-mdha.org/fair-housing/>
- Sponsoring the annual Tennessee Fair Housing Matters Conference. In addition, MDHA's Director of Community Development provided the Welcome remarks and several MDHA staff attended the training. Held in April, the Conference brought together 137 housing professionals and advocates throughout the region to discuss the latest trends in discrimination and enforcement of fair housing laws.
- Posting Fair Housing informational material, including material in multiple languages, in all MDHA offices and properties. In addition, MDHA distributed fair housing materials at various venues aimed at educating Metro residents of their right to fair housing, how to identify discrimination, and how to report it.
- Having an MDHA Fair Housing dedicated phone number where the public can call to obtain information on Fair Housing. A recorded message provides information on how to file a

complaint and referral information to local fair housing agencies. A dedicated MDHA staff person checks messages periodically throughout the day, responds to complaints, and tracks the number of calls received during the program year. During the 2018 Program Year, the Hotline received 9 calls related to fair housing and MDHA referred the callers to the appropriate agencies for assistance.

MDHA allocated \$26,496 of CDBG public service funds in the 2018 AP for fair housing counseling, education outreach, and complaint-based testing. In September 2018, MDHA issued an RFA seeking qualified nonprofit organizations or institutions to provide these services throughout Metro Nashville-Davidson County with an emphasis on assisting LMI residents in the housing target areas identified in the 2018 – 2023 Consolidated Plan. The Tennessee Fair Housing Council (TNFHC) was the sole respondent and deemed qualified to provide the services. MDHA entered into a contract effective January 1, 2019 with the TNFHC to provide the services outlined in the RFA. The term allows renewal of the contract for up to four (4) additional twelve-month terms for amounts not to exceed \$26,000 each term, contingent upon annual allocations from HUD and satisfactory performance. TNFHA will use the funds to carry out the following programs/activities for residents of Metro Nashville-Davidson County:

- Speaking with aggrieved individuals to inform them of their rights pertaining to Fair Housing.
- Interacting with a potentially aggrieved individual's housing provider to determine the housing provider's version of the facts (i.e., investigation.)
- Interacting with a housing provider to inform the housing provider of his or her obligations under applicable law, in order to bring relief to the aggrieved individual.
- Providing legal representation to an aggrieved individual, either as a defendant or plaintiff in housing-related litigation.
- Providing general education information to individuals to inform them of their rights in conjunction with the Fair Housing Laws to Davidson County residents with an emphasis in the housing target areas identified in the 2018 – 2023 Consolidated Plan. The housing target areas are located in 14 Metro Council Districts that experienced at least a 40% increase in property values during the 2017 reappraisal, seven (7) of the districts are in the top 14 for property standards violations (since 5/1/2015); ten (10) of the districts are in the top 14 for percentage of building permits issued (since 5/1/2013); and seven (7) of the districts are in the top 14 for total value of permits. At least 51% of the beneficiaries of these services must be from low- and moderate-income (LMI) households.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Per guidance in Federal Register Vol. 81, No. 232, issued December 2, 2016, MDHA accumulated PI and Repayment receipts of \$305,000 that was budgeted in the 2018 Action Plan to be used for activities. These funds were used to pay expenses for the following projects during the 2018 PY:

- IDIS# 6060 – \$12,045.89 - 5 for sale homebuyers units built by New Level Community Development Corporation, a CHDO, all homes were sold to homebuyers with incomes at or below 80% AMI. The final home was completed during the 2018 PY.
- IDIS # 6478 - \$118,750 – 3 HOME assisted units under construction in the Boscobel 2 project containing 101 units, MDHA as developer is a member of the CP II, Limited Partnership.is 2 project. The HOME assisted units will be leased to tenants with incomes at or below 60% AMI upon completion estimated to be March 2020.
- IDIS# 6257 –2017 Admin - \$2,715.99
- IDIS# 6419 – 2018 Admin - \$29,789.43

Describe Actions taken during the last year to foster and maintain affordable housing.

The City engages in multiple programs to preserve and improve existing housing stock and to create additional affordable units. During 2018, MDHA continued efforts to preserve and improve the City's existing housing stock through Homeowner Rehabilitation and Energy Efficiency activities. The demand for these programs continues to be extensive. During the 2018 PY, 119 cases were completed or underway in conjunction with the Homeowner Rehabilitation and the HVAC Energy Efficiency Program, which provided for replacement of non-functioning or inefficient HVAC units. Additionally 2 rental units were rehabilitated in conjunction with the Rental Rehab program. MDHA continued outreach efforts to recruit landlords to participate in the Rental Rehab program, which is designed to increase decent, safe, affordable housing rental stock.

MDHA in partnership with developers completed construction of 53 HOME-assisted Rental Units. 35 units in a 240 unit complex called Paddock at Grandview, occupied by tenants with incomes at or below 50% AMI; 11 units in a 47 unit complex called Forest Bend Townhomes, to be occupied by tenants with incomes at or below 60% AMI; and 7 SRO units occupied by elderly/disabled tenants with incomes at or below 30% AMI. MDHA also administers the Weatherization Assistance Program (WAP) and the Low Income Energy Assistance Program (LIHEAP) in Davidson County. These programs operate in tandem and served 81 households from funding allocations received from July 1, 2018 thru June 30, 2019.

HOME funds from PYs 2016 – 2018 committed to projects currently in various phases of construction will result in the addition of 234 units (45 Home-assisted) to the affordable inventory within the next two (2) years. All rental projects funded by HOME must benefit households with incomes at or below 60% AMI and all CDBG funded rental projects must benefit households with incomes at or below 80% AMI.

In the 2018 PY, MDHA awarded HOME funds in the amount of \$2,540,218 to three (3) nonprofit developers for use in construction of affordable housing which will result in 23 additional rental units and four (4) homeownership units being added to the affordable housing inventory upon completion. The four homeownership units are included in the 236 units mentioned in the above paragraph that are in various phases of development and are expected to come on line in 2019.

During PY 2018, Metro Council approved five PILOTs for rental housing developments which will provide an estimated tax abatement of \$9,476,693 over a ten year period to enable the creation or preservation of

958 units of affordable housing.

In March, 2019 Mayor Briley announced a sweeping affordable housing initiative designed to significantly accelerate the city's efforts to address housing needs. The "Under One Roof 2029" initiative aims to invest \$750 million over the next 10 years in affordable housing in Nashville, with \$500 million of that coming from the city. The initiative is expected to create at least 10,000 new units.

The "Under One Roof 2029" initiative has four key elements:

1. \$350 million investment of city funds to MDHA to accelerate the "Envision" process (which is designed to increase access to affordable housing while remediating concentrated poverty in communities by replacing older, most distressed properties with new mixed-income, mixed-use development with upgraded amenities) and, in turn, add more than 5,000 units on MDHA properties. This includes adding approximately 1,000 deeply affordable units (20% increase). MDHA will also preserve and revitalize its existing 2,800 deeply affordable units, complementing the 5,000 new units.
2. \$150 million investment of city funds in the Barnes Fund – representing a 50% increase above current funding levels, which is projected to help fund the creation of at least another 5,000 affordable housing units throughout the city.
3. \$250 million challenge to the private sector to step forward with matching dollars. In an effort to better facilitate private investment in affordable housing, the Mayor's Office is exploring a number of avenues, including the creation of an affordable housing Real Estate Investment Trust (REIT).
4. The already announced 100 units of permanent supportive housing for those experiencing homelessness with chronic barriers to shelter. These units will be built with an attached homeless service center that will serve the entire unhoused population of Nashville with bathrooms, showers and direct links to housing and other support services and agencies.

Metro via the Barnes Housing Trust awarded 9.8 million in grants to 7 affordable housing nonprofits to build 364 units this year. Additionally, Metro via Barnes granted 15 back-tax properties to the Community Land Trust (CLT) to support their work, in addition to the original \$250k previously granted.

Additionally, during PY 2018, as part of Envision Cayce transformation MDHA completed construction of Kirkpatrick Park, which contains 94 units with the following income mix: 36 affordable (60% AMI or below); 20 workforce units (60 to 120% AMI or below); and 38 market rate units (> 120% AMI). Boscobel 1 anticipated to be complete in January 2020 will have 96 units with the following income mix: 50 affordable units (60% AMI or below); 24 workforce units (60% to 120% AMI or below); and 22 market rate units (> 120% AMI). Boscobel 2, MDHA's third mixed-income project, with an anticipated completion in March 2020 will have 101 units with the following income mix: 45 affordable units (60% AMI or below); 15 workforce units (60 to 120% AMI or below); and 41 market rate units (> 120% AMI). Boscobel 3 is under construction and will have 102 units with the following income mix: 45 affordable (60% AMI or below); 15 workforce units (60 to 120% AMI or below); and 42 market rate units (>120% AMI) with an

anticipated delivery of January 2021. Plans are being finalized to start construction of Boscobel 4 in late 2019 with an anticipated delivery in December 2021. Boscobel 4 will have 160 units with the following income mix: 80 affordable (60% AMI or below); 20 workforce units (60 to 120% AMI or below); and 60 market rate units (> 120% AMI).

The 2019 Metro budget also included \$618,600 for homeless services programs for assessment and intervention services for homeless individuals and those at risk of becoming homeless so they can obtain or maintain permanent supportive housing. Additionally, the Mayor announced the use of \$25,000,000 in General Obligation Bonds to construct a new homeless services center with 100 new units of permanent supportive housing for the homeless.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	275	228
Project-based Rental assistance	53	58
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	27
Total	328	313

Table 14 – HOPWA Number of Households Served

HOPWA funds also provided assistance for Permanent Housing Placement. However, this is not automatically accounted for in the tables above. The expected program year total was 130 for PY 2018. The actual program year total was 133 for PY 2018.

Narrative

Summary

Housing Opportunities for Persons with AIDS (HOPWA) provides housing assistance and supportive services for low-income people with HIV/AIDS and their families. Nashville-Davidson County first became

eligible to receive HOPWA funds as a formula grantee in 1997, and MDHA was designated as the local agency to administer HOPWA funds.

Purpose

People with AIDS (PWAs) and other HIV-related illnesses often face desperate situations as their ability to work (and therefore their income) declines and their health care expenses mount. Homelessness and lack of adequate medical care threaten both family stability and the health of the affected person. HOPWA helps low-income PLWHAs and their families by providing funds for secure housing that can serve as a base for health care and other services. To receive funds, the program requires States and localities to set long-term strategies to meet the housing needs of low-income PLWHAs and their families, which encourages communities to better coordinate local and private efforts to serve PLWHAs.

Distribution of HOPWA Funds among Categories of Housing Needs

HOPWA funds may be used to assist people with AIDS/HIV living in the EMSA- Eligible Metropolitan Statistical Area - which includes the following counties in Middle Tennessee: Davidson, Wilson, Williamson, Rutherford, Cheatham, Dickson, Sumner, Robertson, Cannon, Hickman, Macon, Smith and Trousdale.

HOPWA funding was distributed to four nonprofit agencies as described in the table below.

Overview of HOPWA Activities

Following a request for proposals, a Review Committee recommended the award of 2017 HOPWA funds to three local nonprofit agencies. The majority of funding is contracted to Nashville CARES, the premiere AIDS service organization in Middle Tennessee. Nashville CARES uses the funds to provide housing and other client-related services to persons with AIDS who are both housed and homeless. Two other agencies used smaller allocations to support additional units of affordable housing, assist with operational expenses, case management, housing services, and outreach. These agencies, and a basic description of each, are listed below and in the more comprehensive HOPWA CAPER which will be available on MDHA's website after August 29, 2019. Fifty-three percent (53% excluding funds for administrative expense) of the year's HOPWA allocation was budgeted to assist with short-term rent and utility payments, as well as operating subsidies to assure affordable rental housing to qualifying households; thirty-nine percent (39% excluding funds for administrative expense) targeted support services such as case management, front-end housing costs such as rent and utility deposits, food/nutrition and transportation assistance.

During the 2018 PY, the amount of \$1,216,011 was granted to the Nashville, TN EMSA.

2018 HOPWA Distribution	
Housing Assistance (Short-term Rent/Mortgage and Utility Assistance, facility-based operating assistance and related administrative share)	\$688,571

Supportive Service (all else, including rent/utility deposits & related administrative share)	\$527,440
TOTAL	\$1,216,011

Table 15 - 2018 HOPWA Distribution

HOPWA Agencies

- Meharry Community Wellness Center is a publicly-funded Tennessee-designated “AIDS Center of Excellence” in the Heart of Davidson County. The Center provides services to socio-economically disadvantaged individuals living with HIV/AIDS. They provide case management, rental assistance and supportive services. **\$50,130** of HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), Supportive Services and Case Management.
- Nashville CARES is the primary agency providing HIV/AIDS services and education throughout the thirteen counties of northern middle Tennessee. It currently provides a range of non-medical support services to people with HIV/AIDS and their families throughout the region. Services include case management, individual group counseling, food and nutritional support, home-delivered meals, transportation assistance, practical and emotional support by volunteer CARE teams, outpatient alcohol and drug abuse treatment, hospital visitation, treatment education, and social activities. **\$773,122** of HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), Housing Information and Counseling, Case Management and Supportive Services, Transportation and Nutrition.
- Urban Housing Solutions is a nonprofit housing development agency that specializes in rental housing for low-income and special needs populations. **\$356,279** of HOPWA funding: Facility-Based Rental Assistance and Supportive Services.

Local Jurisdiction Description

The EMSA consists of Nashville/Davidson County and twelve surrounding counties: Cannon, Cheatham, Dickson, Hickman, Macon, Robertson, Rutherford, Smith, Sumner, Trousdale, Williamson, and Wilson. The Nashville EMSA has a disproportionately high number of Persons Living with HIV and/or AIDS (PLWHA). The majority of the Nashville EMSA’s persons living with HIV/AIDS - PLWHA reside in Davidson County. There were 4,749 PLWHA in the Nashville EMSA at the end of the 2017 calendar year. Minorities are disproportionately impacted by HIV disease in the Nashville Transitional Grant Area. According to the Ryan White part A 2017 Needs Assessment; Non-Hispanic Blacks hold about half of the incidence and prevalence each year. And notably, the younger populations are representing more and more of the incidence each year. In the past four years these assessments note that the age group with the largest percentage of new cases is the 25-34 year old group. Monitoring this trend more closely in the coming years is strongly advised, as this could be the beginning of a shift inside of the MSM population.

A top priority of the local Ryan White Planning Council is assuring that individuals be tested and diagnosed

early in the course of the disease so that they may enter care as soon as possible. Retention in care is another critical aspect of the HIV Care Continuum that focuses on individuals seeing an HIV medical practitioner on a routine basis.

Tennessee is divided into five (5) geographical regions for HIV planning purposes for utilization of Ryan White Part B funding. The lead agent for the counties covered in Nashville's EMSA is the local UnitedWay. The Director and staff of HIV/AIDS Initiatives at the United Way have served on the HOPWA Review Committee, and provided invaluable resources in identifying ways the HOPWA funding can complement efforts funded by Ryan White while helping avoid duplication of resources. Staff responsibilities for the Ryan White Part A Planning Council fall under the city's Public Health Department. The planning process at the United Way is so comprehensive and developed that MDHA refers to them for guidance, and attempts to use HOPWA funds to address gaps that are not - or perhaps cannot be - addressed by their various funds.

Key planning documents used by MDHA when allocating HOPWA resources include the Ryan White Nashville Transitional Grant Area Needs Assessment, conducted by the Metro Public Health Department. This report consists of reviews of the epidemiological data, summaries of data collected via client surveys and focus groups, as well as results of surveys of community service providers, called resource audits. The needs assessments are required for the renewal of federal funding, and guide the Ryan White planning entities in promoting a quality continuum of care for individuals at risk for contracting HIV/AIDS.

Project Accomplishments

Overview

During the program year, our HOPWA program partners provided short-term rent, mortgage and or utility (STRMU) payments to 228 eligible households. An additional 58 households were assisted via affordable rents made possible by operating subsidies funded by HOPWA. Permanent housing placement provided assistance to 133 households. Supportive services, such as bus passes that provided transportation to medical, dental and housing appointments; case management; assistance on deposits for rent and utility payments; and nutrition services like food bags and home-delivered meals were offered to 2,325 households. Transitional housing and/or emergency hotel/motel stays served 27 households.

Grant Management

Oversight of HOPWA project sponsor activities is the responsibility of MDHA's Senior CD Program Manager. In addition to remote monitoring that occurs each time project sponsors submit regular requests for reimbursement for HOPWA activities, sponsors are monitored on-site by MDHA's Compliance Monitor. Project sponsors are selected by a Review Committee, after a Request for Proposals has been issued. Applications are reviewed and scored using a rating tool that employs objective criteria such as applicant capacity and need for the project. Review Committee members include staff of HIV/AIDS

Initiatives at the United Way of Metropolitan Nashville, and the staff from Ryan White HIV/AIDS Program at the Metro Public Health Department.

Barriers Encountered and Actions Taken

Several barriers are present for individuals with HIV/AIDS and their families as they confront housing issues:

Lack of stable, affordable housing and/or resources for subsidized housing such as Shelter Plus Care certificates. Many times, subsidized housing developments are not taking applications.

Individuals with no income are extremely difficult to place into permanent housing. In addition, if they move into housing, it is difficult for them to maintain stability. Compounding lack of income in some cases are additional liabilities such as criminal history, poor credit histories, and active substance use. Participants with felony convictions, especially sexual offenders, are disqualified for affordable housing in most cases.

The HOPWA regulations prohibit use of funds to pay the cost of utilities for clients in subsidized housing, even if the actual bills are well above the utility allowances. Extreme temperatures in summer or winter can cause utility bills that eat dramatically into fixed incomes, and place clients at risk of homelessness. Agencies can try to access other local sources for assistance, such as church groups, etc., but this is often difficult.

Several of the individuals served were extremely medically fragile. These individuals are unable to work, have substance abuse issues as well as multiple diagnosed issues around mental health, making it difficult to find stable housing options for them.

Transportation to medical appointments and for housing search is often difficult. Nashville CARES and other sponsors use a portion of their HOPWA grants for bus passes to ease this burden.

The need of African Americans living with HIV/AIDS in urban Nashville for safe and affordable housing has increased. Nashville CARES notes a greater number of persons served with STRMU who require additional STRMU subsidy to remain in stable, permanent housing, and attributes this to increased economic vulnerability. Specifically, on-going issues of a sluggish economy continue to impact employment as evidenced by un/under employment, stagnant wages and/or minimum wage earning. Changes in the Medicare Part D program require individuals on limited/fixed incomes to pay portions of their medication costs. CARES has designed and implemented strategies in their HOPWA program to meet annually-recurrent economic challenges faced by fixed- and low- income Persons Living with HIV/AIDS that address rent assistance when clients are faced with high prescription costs, and utility assistance during times of seasonally high bills and short-term (1-2 month) un/under employment assistance. Additional information is provided in the HOPWA CAPER, which will be available for review

on August 29, 2019.

Draft for Public Comment

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in e-snaps

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	NASHVILLE-DAVIDSON
Organizational DUNS Number	078217668
EIN/TIN Number	620694743
Identify the Field Office	KNOXVILLE
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Nashville/Davidson County CoC

ESG Contact Name

Prefix	
First Name	Shelley
Middle Name	
Last Name	Fugitt
Suffix	
Title	Senior CD Program Manager

ESG Contact Address

Street Address 1	712 South Sixth Street
Street Address 2	
City	Nashville
State	Tennessee
ZIP Code	37206
Phone Number	615-252-6702
Extension	
Email Address	sfugitt@nashville-mdha.org
Fax Number	615-252-8533

ESG Secondary Contact

Prefix	Mr.
First Name	Emel
Last Name	Alexander
Suffix	
Title	Director of Community Development
Phone Number	615-252-8507
Extension	
Email Address	ealexander@nashville-mdha.org

2. Reporting Period—All Recipients Complete

Program Year Start Date	06/01/2018
Program Year End Date	05/31/2019

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: PARK CENTER
City: Nashville
State: TN
Zip Code: 37203, 4703
DUNS Number: 618130660
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 56564

Subrecipient or Contractor Name: OASIS CENTER
City: Nashville
State: TN
Zip Code: 37203, 2972
DUNS Number: 078241080
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 26250

Subrecipient or Contractor Name: OPERATION STAND DOWN

City: Nashville

State: TN

Zip Code: 37203, 4709

DUNS Number: 135712136

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 35024

Subrecipient or Contractor Name: SAFE HAVEN FAMILY SHELTER

City: Nashville

State: TN

Zip Code: 37210, 4104

DUNS Number: 830725032

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 54750

Subrecipient or Contractor Name: YWCA

City: Nashville

State: TN

Zip Code: 37215, 1524

DUNS Number: 101771749

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 35500

Subrecipient or Contractor Name: NASHVILLE CARES

City: Nashville

State: TN

Zip Code: 37204, 3616

DUNS Number: 884907478

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 52500

Subrecipient or Contractor Name: CAMPUS FOR HUMAN DEVELOPMENT

City: Nashville

State: TN

Zip Code: 37203, 4171

DUNS Number: 007535123

Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 33488

Subrecipient or Contractor Name: MARY PARRISH CENTER, THE
City: Nashville
State: TN
Zip Code: 37206, 0009
DUNS Number: 169940587

Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 15000

Subrecipient or Contractor Name: CATHOLIC CHARITIES OF TENNESSE
City: Nashville
State: TN
Zip Code: 37205, 1401
DUNS Number: 163395619

Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 56250

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	29
Children	45
Don't Know/Refused/Other	0
Missing Information	0
Total	74

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	184
Children	241
Don't Know/Refused/Other	0
Missing Information	7
Total	432

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	1,593
Children	656
Don't Know/Refused/Other	9
Missing Information	0
Total	2,258

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	148
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	148

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	1,954
Children	942
Don't Know/Refused/Other	9
Missing Information	7
Total	2,912

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	1,562
Female	1,335
Transgender	8
Don't Know/Refused/Other	6
Missing Information	1
Total	2,912

Table 21 - Gender Information

6. Age—Complete for All Activities

	Total
Under 18	942
18-24	139
25 and over	1815
Don't Know/Refused/Other	9
Missing Information	7
Total	2,912

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters	Total
Veterans	0	6	241	247
Victims of Domestic Violence	8	57	499	564
Elderly	0	10	96	106
HIV/AIDS	4	30	31	65
Chronically Homeless	0	63	370	433

Persons with Disabilities:				
Severely Mentally Ill	9	47	459	515
Chronic Substance Abuse	2	8	200	210
Other Disability	7	57	604	668
Total (Unduplicated if possible)	18	112	1,263	1,393

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

8. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	66,430
Total Number of bed-nights provided	54,349
Capacity Utilization	81.81%

Table 24 – Shelter Capacity

9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

As of the end of the 2017 PY, written performance standards for ESG were still in the process of being reviewed and finalized in consultation with the CoC. A subcommittee of the CoC Governance Committee called the Performance Evaluation Committee has been actively reviewing performance of local CoC projects, and recently expanded in both membership and scope to include evaluation and review of ESG programs as well.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	FY 2016	FY 2017	FY 2018
Expenditures for Rental Assistance	0	0	4,007.86
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	4,396.40
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	17,845.74
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	26,250

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	FY 2016	FY 2017	FY 2018
Expenditures for Rental Assistance	116.07	0	36,576.19
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	3,106.79	45,432.34

Expenditures for Housing Relocation & Stabilization Services - Services	0	0	20,530.15
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	116.07	3,106.79	102,538.68

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	FY 2016	FY 2017	FY 2018
Essential Services	0	4,039.47	12,254.43
Operations	4,111.53	9,167.66	111,950.93
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	4,111.53	13,207.13	124,205.36

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	FY 2016	FY 2017	FY 2018
HMIS		0	4,132.37
Administration	0	18,209.53	2,765.61
Street Outreach	0	50,262.44	45,629.18

Table 28 – Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	FY 2016	FY 2017	FY 2018
394,534.61	4,227.60	84,785.89	305,521.12

Table 29 - Total ESG Funds Expended

11f. Match Source

	FY 2016	FY 2017	FY 2018
Other Non-ESG HUD Funds	0	11,200	28,800
Other Federal Funds	0	47,722.98	13,181.54
State Government	0	0	0
Local Government	0	110,882.12	89,610.41
Private Funds	0	77,040.35	99,214.36
Other	4227.60	1,152.41	94,750
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	4227.60	247,997.86	325,556.31

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	FY 2016	FY 2017	FY 2018
972,316.38	8,455.20	332,783.75	631,077.43

Table 31 - Total Amount of Funds Expended on ESG Activities

APPENDIX A

PUBLIC NOTICE

**NOTICE OF PUBLIC MEETING & REQUEST FOR
PUBLIC COMMENT**

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)
FOR THE 2018-2019 ANNUAL UPDATE TO THE CONSOLIDATED PLAN**

Public Hearing: The Metropolitan Development and Housing Agency (MDHA) will host a public hearing on the CAPER on:

**Monday, August 19, 2019, 5:30 p.m.
Randee Rogers Training Center
1419 Rosa L. Parks Blvd.
Nashville, TN 37208.**

Public Comment: Beginning Friday, August 9, 2019, the CAPER will be available for public examination and comment. Members of the public may download copies from MDHA's website at <http://www.nashville-mdha.org/?p=1857> or may request copies by contacting the MDHA Community Development Department at 615-252-8505 or TDD at 615-252-8599. Also, copies will be available at MDHA's Community Development Department, located at 712 South Sixth Street, Nashville, TN 37206, between the hours of 7:30 a.m. and 4:00 p.m., Monday-Friday. MDHA will receive written comments until 10:00 a.m., central time, on Monday, August 27, 2019. Comments may be submitted by hand delivery to MDHA's Community Development Department at the address listed above; electronically at consolidatedplan@nashville-mdha.org (Subject: CAPER); faxed to 615-252-8533 (Attention: CAPER); or mailed to MDHA Community Development Department, Attention: CAPER, P.O. Box 846, Nashville, TN 37202.

Purpose and Summary: The CAPER describes the accomplishments of housing and community development activities funded under the Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOWPA) programs during the 2018-2019 program year (June 1, 2018 through May 31, 2019).

Request for Accommodations: MDHA makes every effort to provide reasonable accommodations to assist persons with disabilities. Any person needing assistance in accessing this information or who has other needs that require special accommodations may contact 615-252-8555 or TDD at 615-252-8599.

Para una traducción español de este aviso, por favor llame: 615-252-8505

如果需要本通知的中文翻译, 请打电话 615-252-8505

Để nhận một bản dịch Tiếng Việt của thông báo này, vui lòng gọi: 615-252-8505

للحصول على ترجمة عربية لهذا البيان، يرجى الإتصال بـ: 615-252-8505

Haddii aad rabto qoraalkan oo af-Soomaali lagu tarjumay haddii aad doonayso fadlan naga soo wac: 615-252-8505

Statement of Non-Discrimination: MDHA does not discriminate on the basis of age, race, sex, sexual orientation, gender identity, genetic information, color, national origin, religion, disability or any other legally protected status in admission to, access to, or operations of its programs, services, or activities.



Draft for Public Comment

APPENDIX B

SUMMARY OF PUBLIC COMMENTS AND MDHA'S RESPONSES

Comments from the Public Hearing held on August 19, 2019:

Written Comments Received during the Public Comment Period:

Draft for Public Comment

APPENDIX C

PR03: CDBG ACTIVITY SUMMARY REPORT

The PR03: CDBG Activity Summary Report showcases all CDBG activity for the PY 2018. This includes older activities that were closed in PY 2018 as well as those initially funded during the program year. Due to the size of the document (nearly 400 pages), it is available upon request by calling 615-252-8505 or emailing consolidatedplan@nashville-mdha.org.

APPENDIX D					
Summary of PY 2018 Accomplishments					
Con Plan Priority	Program	Activity Name	Activity Type	Accomplishment	Geographic Priority
Increase the number of decent, safe affordable units and help low and moderate income households access affordable housing	HOME	New Construction (Rental)	Housing	53 households	Countywide, with preference to projects in Housing Target Areas
	HOME	New Construction (Homeownership)	Housing	18 households	Countywide, with preference to projects in Housing Target Areas
	CDBG	Targeted Rehab (Napier-Sudekum CNI Planning Area)	Housing	1 household	Napier-Sudekum, CNI Planning Area
Preserve existing affordable housing units and help low and moderate income households retain housing	CDBG	Homeowner Rehab	Housing	68 households	Countywide, with preference for projects in Housing Target Areas
	CDBG	Weatherization, HVAC Replacement	Housing	82 households	Countywide
	CDBG	Rental Rehab	Housing	2 households	Countywide, with preference for projects in Housing Target Areas

Support facilities and services for the homeless and persons with HIV/AIDS	CDBG	Housing Assistance for Homeless	Public Service	74 households	Countywide
	ESG	Rapid-Rehousing	Homeless Assistance	432 persons	Countywide
	ESG	Prevention	Homeless Assistance	74 persons	Countywide
	ESG	Emergency Shelter Operations	Homeless Assistance	1,104 persons	Countywide
	ESG	Street Outreach	Homeless Assistance	148 persons	Countywide
	HOPWA	Short-Term Rent, Mortgage & Utility Assistance	Housing Assistance	228 persons	MSA
	HOPWA	Sponsor Administration	Administration	N/A	MSA
	HOPWA	Facility-Based Rental Assistance	Housing Assistance	58 households	MSA
	HOPWA	Transitional/Short-Term Housing	Housing Assistance	27 Persons	MSA
	HOPWA	Permanent Housing Placement	Housing Assistance	133 Persons	MSA
	HOPWA	Supportive Services	Housing Assistance	2,325 Persons	MSA

Create pathways to self-sufficiency for low and moderate income persons and families	CDBG	Summer Youth Programs & Youth Employment Programs (Opportunity Now)	Public Service	1315 youth participated	Countywide
	CDBG	Employment Services	Public Service	38 persons	Housing Target Areas
	CDBG	Microenterprise Assistance	Economic Development	24 Businesses/85 potential businesses/entrepreneurs (with prior year funds)	Tier 1 (Prior 2013-2018 Consolidated Plan Target Area)
Revitalize distressed neighborhoods and underserved areas	CDBG	Infrastructure Improvements (Buchanan Street Cameras)	Public Improvement	LMA – 73.97% (with prior year funds)	Tier 2 (Prior 2013-2018 Consolidated Plan Target Area)
Undertake grant management, planning, and other eligible administrative tasks under CDBG, HOME, ESG, and HOPWA	CDBG	Administration and Planning	Administration & Planning	Lead & participate in planning efforts on housing & community development	Countywide
	HOME	Administration	Administration	Administration & project management	Countywide
	ESG	Administration	Administration	Administration & project management	Countywide
	HOPWA	Administration	Administration	Administration & project management	Countywide

PR-26 Financial Summary Report

To be added

Draft for Public Comment

Draft for Public Comment



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2018
NASHVILLE-DAVIDSON , TN

DATE: 06-03-19
TIME: 9:45
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	3,339,861.72
02 ENTITLEMENT GRANT	5,095,429.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	426,754.44
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	8,862,045.16

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	2,546,128.20
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	2,546,128.20
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	974,044.48
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	516,665.50
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	4,036,838.18
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	4,825,206.98

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	2,505,332.57
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	2,505,332.57
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	98.40%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2016 PY: 2017 PY: 2018
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	479,107.72
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	479,107.72
32 ENTITLEMENT GRANT	5,095,429.00
33 PRIOR YEAR PROGRAM INCOME	499,994.93
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	5,595,423.93
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	8.56%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	974,044.48
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	974,044.48
42 ENTITLEMENT GRANT	5,095,429.00
43 CURRENT YEAR PROGRAM INCOME	426,754.44
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	5,522,183.44
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	17.64%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2016	17	6211	2016 CDBG Housing Services	14J	LMH	\$2,882.75
2017	12	6375	2017 CDBG Housing Services	14J	LMH	\$37,912.88
				14J	Matrix Code	\$40,795.63
Total						\$40,795.63

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2016	19	6350	6176624	2016 United Way Neighborhood Facility Project	03E	LMA	\$176.48
2016	19	6350	6194527	2016 United Way Neighborhood Facility Project	03E	LMA	\$10,900.00
2016	19	6350	6206712	2016 United Way Neighborhood Facility Project	03E	LMA	\$102,338.00
2016	19	6350	6224596	2016 United Way Neighborhood Facility Project	03E	LMA	\$38,725.93
2016	19	6350	6235949	2016 United Way Neighborhood Facility Project	03E	LMA	\$121,236.15
					03E	Matrix Code	\$273,376.56
2011	7	5871	6176624	Buchanan Street Cameras	03K	LMA	\$6,485.28
2011	7	5871	6243467	Buchanan Street Cameras	03K	LMA	\$5,062.78
					03K	Matrix Code	\$11,548.06
2016	20	6197	6176624	2016 Formosa Street Sidewalks Design & Construction	03L	LMA	\$1,100.00
2016	20	6197	6194468	2016 Formosa Street Sidewalks Design & Construction	03L	LMA	\$991.56
2016	20	6197	6202476	2016 Formosa Street Sidewalks Design & Construction	03L	LMA	\$63,785.00
2016	20	6197	6216999	2016 Formosa Street Sidewalks Design & Construction	03L	LMA	\$52,806.55
2016	20	6197	6224596	2016 Formosa Street Sidewalks Design & Construction	03L	LMA	\$48,095.75
2016	20	6197	6235949	2016 Formosa Street Sidewalks Design & Construction	03L	LMA	\$104,167.70
2016	20	6197	6243467	2016 Formosa Street Sidewalks Design & Construction	03L	LMA	\$83,112.00
2016	20	6197	6253941	2016 Formosa Street Sidewalks Design & Construction	03L	LMA	\$1,500.00
2016	20	6197	6264117	2016 Formosa Street Sidewalks Design & Construction	03L	LMA	\$58,849.03
2018	16	6475	6235949	2018 Public Facility Staff Delivery Costs	03L	LMA	\$900.90
2018	16	6475	6237938	2018 Public Facility Staff Delivery Costs	03L	LMA	\$4,196.04
2018	16	6475	6243467	2018 Public Facility Staff Delivery Costs	03L	LMA	\$814.09
2018	16	6475	6253941	2018 Public Facility Staff Delivery Costs	03L	LMA	\$58.03
2018	16	6475	6264117	2018 Public Facility Staff Delivery Costs	03L	LMA	\$3,800.70
					03L	Matrix Code	\$424,177.35
2016	37	6338	6176624	2016 Public Facility Program Delivery Costs	03Z	LMA	\$2,321.46
2016	37	6338	6194468	2016 Public Facility Program Delivery Costs	03Z	LMA	\$2,435.13
2016	37	6338	6194527	2016 Public Facility Program Delivery Costs	03Z	LMA	\$2,737.56
2016	37	6338	6202476	2016 Public Facility Program Delivery Costs	03Z	LMA	\$2,277.59
2016	37	6338	6206973	2016 Public Facility Program Delivery Costs	03Z	LMA	\$2,776.53
2016	37	6338	6216999	2016 Public Facility Program Delivery Costs	03Z	LMA	\$2,615.82
2016	37	6338	6224596	2016 Public Facility Program Delivery Costs	03Z	LMA	\$2,496.78
2016	37	6338	6235949	2016 Public Facility Program Delivery Costs	03Z	LMA	\$1,908.09
					03Z	Matrix Code	\$19,568.96
2018	8	6422	6205352	2018 AAOC Summer Youth Program	05D	LMC	\$11,991.41
2018	8	6423	6205352	2018 Backfield in Motion Summer Youth Program	05D	LMC	\$9,505.76
2018	8	6424	6205352	2018 Bethlehem Centers SJ Summer Youth Program	05D	LMC	\$11,300.00
2018	8	6425	6205352	2018 Dancing Thru the Curriculum Summer Youth Program	05D	LMC	\$12,912.17
2018	8	6426	6205352	2018 ENHE Ross Summer Youth Program	05D	LMC	\$11,504.77
2018	8	6427	6205352	2018 ENHE St. Anne's Summer Youth Program	05D	LMC	\$8,978.33
2018	8	6428	6205352	2018 From the Heart Int'l Foundation Summer Youth Program	05D	LMC	\$11,640.73



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	8	6429	6205352	2018 Global Outreach - Skillz Sports and More Summer Youth Program	05D	LMC	\$18,577.13
2018	8	6430	6205352	2018 Global Outreach -Camp Skillz Madison	05D	LMC	\$17,866.69
2018	8	6431	6205352	2018 Goodwill Job Readiness Summer Youth Program	05D	LMC	\$5,340.27
2018	8	6432	6205352	2018 Goodwill Work Program Summer Youth Program	05D	LMC	\$4,486.98
2018	8	6433	6205352	2018 LETS Play Summer Youth Program	05D	LMC	\$14,313.81
2018	8	6434	6205352	2018 Martha O'Bryan 5-8 Summer Youth Program	05D	LMC	\$15,797.75
2018	8	6435	6205352	2018 Martha O'Bryan K-4 Summer Youth Program	05D	LMC	\$9,306.21
2018	8	6436	6205352	2018 Oasis Center SYP Summer Youth Program	05D	LMC	\$9,093.09
2018	8	6437	6205352	2018 Oasis Center Transitions Summer Youth Program	05D	LMC	\$12,612.39
2018	8	6438	6205352	2018 Project Transformation Summer Youth Program	05D	LMC	\$17,436.50
2018	8	6439	6205352	2018 Rockettown Summer Youth Program	05D	LMC	\$12,135.99
2018	8	6440	6205352	2018 YWCA Summer Youth Program	05D	LMC	\$20,000.00
2018	9	6441	6205352	2018 Bethlehem Centers (VSI) Opportunity NOW Summer Work Program	05D	LMC	\$12,557.17
2018	9	6442	6205352	2018 Christ Centered Ministries Opportunity NOW Summer Work Program	05D	LMC	\$18,269.66
2018	9	6443	6205352	2018 WWCW Opportunity NOW Summer Work Program	05D	LMC	\$17,563.33
2018	9	6444	6205352	2018 Global Outreach Opportunity NOW Summer Work Program	05D	LMC	\$18,083.38
2018	9	6445	6205352	2018 Martha O'Bryan Opportunity NOW Summer Work Program	05D	LMC	\$15,862.58
2018	9	6446	6205352	2018 Preston Taylor Ministries Opportunity NOW Summer Work Program	05D	LMC	\$8,646.84
2018	9	6477	6235949	2018 Youth Employment Program Activity Delivery	05D	LMC	\$2,536.99
2018	9	6477	6237938	2018 Youth Employment Program Activity Delivery	05D	LMC	\$667.31
2018	9	6477	6243467	2018 Youth Employment Program Activity Delivery	05D	LMC	\$325.61
2018	9	6477	6253941	2018 Youth Employment Program Activity Delivery	05D	LMC	\$407.83
2018	9	6477	6264117	2018 Youth Employment Program Activity Delivery	05D	LMC	\$1,046.87
					05D	Matrix Code	\$330,767.55
2018	13	6460	6224596	2018 Employment Services	05H	LMC	\$5,955.53
2018	13	6460	6235949	2018 Employment Services	05H	LMC	\$4,025.26
2018	13	6460	6237938	2018 Employment Services	05H	LMC	\$3,105.93
2018	13	6460	6243467	2018 Employment Services	05H	LMC	\$1,554.96
2018	13	6460	6253941	2018 Employment Services	05H	LMC	\$1,916.65
2018	13	6460	6264117	2018 Employment Services	05H	LMC	\$5,588.47
					05H	Matrix Code	\$22,146.80
2014	14	5861	6194468	2014 -Fair Housing - TN Fair Housing Council	05J	LMA	\$18,593.72
2014	14	5861	6202476	2014 -Fair Housing - TN Fair Housing Council	05J	LMA	\$7,066.67
					05J	Matrix Code	\$25,660.39
2016	24	6161	6176624	1st Mo Rent Deposits for SPC and VASH Clients	05Q	LMC	\$1,482.00
2016	24	6161	6194468	1st Mo Rent Deposits for SPC and VASH Clients	05Q	LMC	\$208.31
2017	19	6335	6176542	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$2,260.71
2017	19	6335	6176624	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$3,820.54
2017	19	6335	6194468	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$264.36
2017	19	6335	6194527	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$2,713.00
2017	19	6335	6202476	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$795.60
2017	19	6335	6206973	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$2,733.78
2017	19	6335	6216999	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$5,182.42
2017	19	6335	6224596	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$1,397.25
2017	19	6335	6235949	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$3,783.00
2017	19	6335	6237938	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$640.83
2017	19	6354	6176624	2017 MHC Services for the Homeless	05Q	LMC	\$25,066.85
2017	19	6354	6194468	2017 MHC Services for the Homeless	05Q	LMC	\$12,036.29
2018	10	6467	6237938	2018 1st Months Rent Deposits for SPC and VASH Clients	05Q	LMC	\$2,151.17
2018	10	6467	6243467	2018 1st Months Rent Deposits for SPC and VASH Clients	05Q	LMC	\$1,763.25
2018	10	6467	6253941	2018 1st Months Rent Deposits for SPC and VASH Clients	05Q	LMC	\$4,964.63



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2018	10	6467	6264117	2018 1st Months Rent Deposits for SPC and VASH Clients	05Q	LMC	\$2,198.50
					05Q	Matrix Code	\$73,462.49
2017	31	6339	6176624	2017 Public Services Program Delivery Costs	05Z	LMC	\$4,255.44
2017	31	6339	6194468	2017 Public Services Program Delivery Costs	05Z	LMC	\$4,461.31
2017	31	6339	6194527	2017 Public Services Program Delivery Costs	05Z	LMC	\$4,927.10
2017	31	6339	6202476	2017 Public Services Program Delivery Costs	05Z	LMC	\$1,816.95
2017	31	6339	6206973	2017 Public Services Program Delivery Costs	05Z	LMC	\$2,776.53
2017	31	6339	6216999	2017 Public Services Program Delivery Costs	05Z	LMC	\$2,615.82
2017	31	6339	6224596	2017 Public Services Program Delivery Costs	05Z	LMC	\$1,461.12
2018	10	6474	6237938	2018 Homeless Services Project Delivery	05Z	LMC	\$667.32
2018	10	6474	6243467	2018 Homeless Services Project Delivery	05Z	LMC	\$325.61
2018	10	6474	6253941	2018 Homeless Services Project Delivery	05Z	LMC	\$407.89
2018	10	6474	6264117	2018 Homeless Services Project Delivery	05Z	LMC	\$976.39
2018	12	6468	6237938	2018 Fair Housing Project Delivery	05Z	LMC	\$669.12
2018	12	6468	6243467	2018 Fair Housing Project Delivery	05Z	LMC	\$325.61
2018	12	6468	6253941	2018 Fair Housing Project Delivery	05Z	LMC	\$407.89
2018	12	6468	6264117	2018 Fair Housing Project Delivery	05Z	LMC	\$976.39
					05Z	Matrix Code	\$27,070.49
2016	12	6218	6202476	247 Cedarwood Drive	14A	LMH	\$250.00
2016	12	6218	6216988	247 Cedarwood Drive	14A	LMH	\$154.13
2016	12	6321	6176624	3534 Wood Bridge	14A	LMH	\$450.00
2016	12	6323	6176624	516 Tuscarora Dr	14A	LMH	\$700.00
2016	12	6334	6176624	3316 Timber Trail	14A	LMH	\$3,400.00
2016	12	6345	6176624	345 Vailview Drive	14A	LMH	\$10,565.00
2016	12	6345	6194527	345 Vailview Drive	14A	LMH	\$1,500.00
2016	12	6347	6194468	81 Fairfield Ave	14A	LMH	\$9,950.00
2016	12	6347	6235949	81 Fairfield Ave	14A	LMH	\$4,875.00
2016	12	6347	6253941	81 Fairfield Ave	14A	LMH	\$875.00
2016	12	6348	6176624	4958 Edmondson Pike Unit K52	14A	LMH	\$6,275.00
2016	12	6349	6176624	532 Norton Ave	14A	LMH	\$7,600.00
2016	12	6349	6194468	532 Norton Ave	14A	LMH	\$3,800.00
2016	12	6349	6202476	532 Norton Ave	14A	LMH	\$3,700.00
2016	12	6349	6224596	532 Norton Ave	14A	LMH	\$12,520.00
2016	12	6352	6176624	3206 Leawood Drive	14A	LMH	\$11,900.00
2016	12	6352	6194527	3206 Leawood Drive	14A	LMH	\$850.00
2016	12	6355	6176624	3908 Milford	14A	LMH	\$8,450.00
2016	12	6355	6194468	3908 Milford	14A	LMH	\$10,820.00
2016	12	6356	6194527	1021 13th Avenue South	14A	LMH	\$12,540.00
2016	12	6364	6176624	4128 Edwards Avenue	14A	LMH	\$32.00
2016	12	6364	6194527	4128 Edwards Avenue	14A	LMH	\$17,676.00
2016	12	6365	6176624	700 Vanderhorst Drive	14A	LMH	\$32.00
2016	12	6365	6194527	700 Vanderhorst Drive	14A	LMH	\$8,100.00
2016	12	6365	6202476	700 Vanderhorst Drive	14A	LMH	\$450.00
2016	12	6367	6194468	1808 Apple Valley Circle	14A	LMH	\$32.00
2016	12	6367	6194527	1808 Apple Valley Circle	14A	LMH	\$8,460.00
2016	12	6367	6202476	1808 Apple Valley Circle	14A	LMH	\$1,400.00
2016	12	6376	6194468	2715 Alameda Street	14A	LMH	\$32.00
2016	12	6376	6206973	2715 Alameda Street	14A	LMH	\$19,075.00
2016	12	6376	6216999	2715 Alameda Street	14A	LMH	\$6,590.00
2016	12	6379	6194527	1504 Hayden Drive	14A	LMH	\$32.00
2016	12	6379	6235949	1504 Hayden Drive	14A	LMH	\$26,110.00
2016	12	6381	6194527	3243 Viking Road	14A	LMH	\$32.00
2016	12	6381	6202476	3243 Viking Road	14A	LMH	\$8,500.00
2016	12	6381	6216999	3243 Viking Road	14A	LMH	\$12,700.00
2016	12	6382	6194527	2524 Flamingo Road	14A	LMH	\$32.00
2016	12	6382	6202476	2524 Flamingo Road	14A	LMH	\$24,999.00



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2016	12	6384	6202476	1214 Jackson Street	14A	LMH	\$32.00
2016	12	6384	6216999	1214 Jackson Street	14A	LMH	\$16,300.00
2016	12	6384	6224596	1214 Jackson Street	14A	LMH	\$1,200.00
2016	12	6385	6202476	2318 Smith Springs Road	14A	LMH	\$32.00
2016	12	6385	6216999	2318 Smith Springs Road	14A	LMH	\$17,575.00
2016	12	6385	6224596	2318 Smith Springs Road	14A	LMH	\$125.00
2016	12	6391	6202476	4134 Farmview	14A	LMH	\$32.00
2016	12	6391	6224596	4134 Farmview	14A	LMH	\$7,250.00
2016	12	6392	6202476	631 Rowan Court	14A	LMH	\$32.00
2016	12	6392	6224596	631 Rowan Court	14A	LMH	\$14,185.00
2016	12	6392	6235949	631 Rowan Court	14A	LMH	\$12,360.00
2016	12	6393	6202476	719 28th Avenue North	14A	LMH	\$32.00
2016	12	6393	6216999	719 28th Avenue North	14A	LMH	\$2,525.00
2016	12	6393	6224596	719 28th Avenue North	14A	LMH	\$6,800.00
2016	12	6393	6235949	719 28th Avenue North	14A	LMH	\$8,050.00
2016	12	6394	6202476	524 Harold Prewett Drive	14A	LMH	\$4,407.00
2016	12	6394	6235949	524 Harold Prewett Drive	14A	LMH	\$10,329.00
2016	12	6404	6206973	3117 Moorewood	14A	LMH	\$32.00
2016	12	6404	6237938	3117 Moorewood	14A	LMH	\$19,690.00
2016	12	6453	6216999	544 Phipps Drive	14A	LMH	\$32.00
2016	12	6453	6253941	544 Phipps Drive	14A	LMH	\$8,490.00
2016	13	6202	6169674	2114 15th Avenue North TNN	14A	LMH	\$1,237.79
2016	13	6206	6202476	1025 Looby Circle TNN	14A	LMH	\$400.00
2016	13	6222	6194548	1734 Kellow Street TNN	14A	LMH	\$8,257.38
2016	13	6336	6176624	1919 15th Ave North TNN	14A	LMH	\$7,671.50
2016	14	6366	6176624	2761 Park Dale Drive	14A	LMH	\$4,895.00
2017	8	6461	6224596	LBP Testing Clearance for Rehab Cases	14A	LMH	\$5,250.00
2017	8	6461	6235949	LBP Testing Clearance for Rehab Cases	14A	LMH	\$3,750.00
2017	8	6461	6243467	LBP Testing Clearance for Rehab Cases	14A	LMH	\$15,024.00
2017	8	6461	6264117	LBP Testing Clearance for Rehab Cases	14A	LMH	\$2,128.00
2017	8	6463	6224596	1318 Meridian Street	14A	LMH	\$32.00
2017	8	6463	6235949	1318 Meridian Street	14A	LMH	\$11,750.00
2017	8	6463	6237938	1318 Meridian Street	14A	LMH	\$5,900.00
2017	8	6463	6253941	1318 Meridian Street	14A	LMH	\$5,800.00
2017	8	6463	6264117	1318 Meridian Street	14A	LMH	\$1,749.68
2017	8	6466	6235949	8044 Montcastle Drive	14A	LMH	\$32.00
2017	8	6466	6237938	8044 Montcastle Drive	14A	LMH	\$10,420.00
2017	8	6466	6253941	8044 Montcastle Drive	14A	LMH	\$8,210.00
2017	8	6476	6235949	3534 Wood Bridge	14A	LMH	\$475.00
2017	8	6480	6235949	3209 Resha Lane	14A	LMH	\$4,207.00
2017	8	6480	6237938	3209 Resha Lane	14A	LMH	\$6,000.00
2017	8	6480	6243467	3209 Resha Lane	14A	LMH	\$4,870.00
2017	8	6480	6253941	3209 Resha Lane	14A	LMH	\$2,100.00
2017	8	6481	6235949	1208 Fowler Street	14A	LMH	\$32.00
2017	8	6481	6243467	1208 Fowler Street	14A	LMH	\$2,350.00
2017	8	6481	6253941	1208 Fowler Street	14A	LMH	\$4,435.00
2017	8	6486	6235949	714 Hart Avenue	14A	LMH	\$32.00
2017	8	6487	6237938	104 Marita	14A	LMH	\$32.00
2017	8	6492	6243467	3908 Southview Drive	14A	LMH	\$32.00
2017	8	6493	6243467	639 Cheryl Avenue	14A	LMH	\$620.00
2017	8	6494	6243467	4072 Boyd Drive	14A	LMH	\$32.00
2017	8	6495	6243467	1905 Lathan Court	14A	LMH	\$32.00
2017	8	6497	6253941	556 Roosevelt Avenue	14A	LMH	\$32.00
2017	8	6497	6264117	556 Roosevelt Avenue	14A	LMH	\$16,915.00
2017	8	6499	6253941	3233 Woodstock Drive	14A	LMH	\$32.00
2017	8	6500	6253941	2014 Straightway Avenue	14A	LMH	\$1,370.00
2017	8	6505	6253941	3247 Briarwick Drive	14A	LMH	\$32.00



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2017	8	6511	6264117	3432 Timber Trail	14A	LMH	\$32.00
2017	8	6512	6264117	705 Flint Ridge	14A	LMH	\$32.00
2017	8	6514	6264117	1405 Trade Wind Court	14A	LMH	\$32.00
2017	8	6515	6264117	1421 B Litton Avenue	14A	LMH	\$32.00
2017	8	6517	6264117	719 B Hart Ave	14A	LMH	\$250.00
2017	8	6518	6264117	705 Ledford	14A	LMH	\$475.00
2017	8	6521	6264117	3247 Briarwick Drive	14A	LMH	\$9,450.00
2017	8	6524	6264117	1002 S Douglas Ave	14A	LMH	\$32.00
2017	8	6527	6264117	3008 Carterwood Drive	14A	LMH	\$32.00
2017	13	6516	6264117	4161 & 4163 Dodson Chapel Road	14A	LMH	\$25,727.00
					14A	Matrix Code	\$547,199.48
2016	12	6353	6202476	900 Hammock Dr. - WAP	14F	LMH	\$2,000.00
2016	12	6368	6194555	116 Brain Circle- WAP	14F	LMH	\$18,100.00
2016	12	6389	6202476	WAP-1905 Latham Ct	14F	LMH	\$12,500.00
2016	12	6412	6206973	WAP- 280 Haynes Park Drive	14F	LMH	\$3,000.00
2016	12	6413	6206973	WAP-1111 First Ave	14F	LMH	\$1,000.00
2016	12	6452	6216999	901 Hammack Drive- WAP	14F	LMH	\$9,925.00
2016	14	6264	6176624	2914 Highland Drive	14F	LMH	\$700.00
2016	14	6341	6194468	3882 Crouch Drive	14F	LMH	\$3,495.00
2016	14	6342	6194468	3505 Paragon Drive	14F	LMH	\$3,595.00
2016	14	6357	6202476	105 Oceanfront Circle North	14F	LMH	\$4,445.00
2016	14	6358	6176624	334 Arrington	14F	LMH	\$3,695.00
2016	14	6359	6202476	81 Fairfield	14F	LMH	\$3,895.00
2016	14	6369	6194473	621 Baton Rouge Court	14F	LMH	\$4,195.00
2016	14	6370	6194468	2318 Smith Springs Road	14F	LMH	\$3,656.64
2016	14	6371	6194468	1520 Overcreek Drive	14F	LMH	\$7,638.39
2016	14	6372	6194468	4209 Generosity Way	14F	LMH	\$3,495.00
2016	14	6373	6194473	3317 Hope Hill Ct	14F	LMH	\$3,495.00
2016	14	6374	6194468	1808 Apple Valley Cir	14F	LMH	\$3,305.00
2016	14	6377	6194527	2904 Deercreek	14F	LMH	\$3,795.00
2016	14	6378	6194527	2817 Steamboat Drive	14F	LMH	\$3,580.00
2016	14	6380	6194527	922 Oneida	14F	LMH	\$7,800.00
2016	14	6383	6194527	908 Curdwood Boulevard	14F	LMH	\$3,475.00
2016	14	6386	6216999	455 Cornish Drive	14F	LMH	\$3,150.00
2016	14	6387	6202476	3008 Carterwood Drive	14F	LMH	\$3,300.00
2016	14	6388	6224596	5225 Sunsail Drive	14F	LMH	\$4,995.00
2016	14	6390	6202476	3113 Hydes Ferry Pike	14F	LMH	\$3,585.00
2016	14	6395	6202476	201 Sentinel Drive	14F	LMH	\$3,300.00
2016	14	6397	6235949	4161 Providence Park	14F	LMH	\$3,100.00
2016	14	6398	6216999	1028 Fontaine Drive	14F	LMH	\$3,500.00
2016	14	6399	6235949	443 Claircrest Drive	14F	LMH	\$3,100.00
2016	14	6400	6202476	5010 Bonnaside Drive	14F	LMH	\$3,400.00
2016	14	6454	6224596	1504 Hayden Drive	14F	LMH	\$3,290.00
2016	14	6455	6235949	605 Creative Way	14F	LMH	\$3,390.00
2016	14	6456	6224596	1011 Neelys Bend	14F	LMH	\$3,390.00
2016	14	6457	6235949	3318 Doverside Drive	14F	LMH	\$2,990.00
2016	14	6464	6224596	2152 Bryum Ave	14F	LMH	\$3,095.00
2017	8	6459	6216999	707 Hadley Drive-WAP	14F	LMH	\$11,130.00
2017	8	6473	6235949	3321 Towneship Rd-WAP	14F	LMH	\$10,000.00
2017	8	6482	6235949	264 Haynes Park Drive-WAP	14F	LMH	\$11,230.00
2017	8	6489	6237938	1737 Kellow-WAP	14F	LMH	\$12,800.00
2017	8	6491	6243467	1904 Terragon Circle-WAP	14F	LMH	\$2,150.00
2017	8	6496	6243467	608 Lane Court- WAP	14F	LMH	\$4,700.00
2017	8	6498	6253941	1405 Tradewinds Ct- WAP	14F	LMH	\$9,000.00
2017	10	6451	6216999	513 Rosebank Ave	14F	LMH	\$2,950.00
2017	10	6479	6235949	6103 Robertson Ave	14F	LMH	\$3,125.00
2017	10	6483	6235949	2337 Revere Place	14F	LMH	\$3,250.00



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2017	10	6484	6235949	915 Santa Maria Cove	14F	LMH	\$2,945.00
2017	10	6485	6253941	1304 Priest Woods Court	14F	LMH	\$2,895.00
2017	10	6488	6237938	3824 Edwards Avenue	14F	LMH	\$3,240.00
2017	10	6501	6253941	3906 Southview Drive	14F	LMH	\$5,950.00
2017	10	6506	6253941	2915 Clifton Avenue	14F	LMH	\$2,980.00
2017	10	6513	6264117	3292 Rainwood Drive	14F	LMH	\$2,745.00
2017	10	6526	6264117	317 Hart Court	14F	LMH	\$3,050.00
2018	4	6502	6253941	1056 Blue Mountain Lane- WAP	14F	LMH	\$12,300.00
2018	4	6504	6253941	3440 Rainwood Drive-WAP	14F	LMH	\$5,150.00
2018	4	6507	6253941	7005 Panama Drive-WAP	14F	LMH	\$3,560.00
2018	4	6519	6264117	720 Troy Drive-WAP	14F	LMH	\$4,700.00
2018	4	6522	6264117	908 Amqui Ct-WAP	14F	LMH	\$13,775.00
2018	4	6523	6264117	1633 Chase Street-WAP	14F	LMH	\$3,765.00
2018	4	6528	6264117	101 Chapel Ave-WAP	14F	LMH	\$4,700.00
					14F	Matrix Code	\$300,460.03
2014	9	6241	6224596	TNN Project Delivery	14H	LMH	\$4,009.75
2017	11	6330	6176624	2017 Housing Program Delivery	14H	LMH	\$34,425.20
2017	11	6330	6194468	2017 Housing Program Delivery	14H	LMH	\$30,002.26
2017	11	6330	6194527	2017 Housing Program Delivery	14H	LMH	\$39,571.86
2017	11	6330	6202476	2017 Housing Program Delivery	14H	LMH	\$27,413.91
2017	11	6330	6206973	2017 Housing Program Delivery	14H	LMH	\$31,302.96
2017	11	6330	6216988	2017 Housing Program Delivery	14H	LMH	\$1,054.51
2017	11	6330	6216999	2017 Housing Program Delivery	14H	LMH	\$29,809.00
2017	11	6330	6224596	2017 Housing Program Delivery	14H	LMH	\$28,188.22
2017	11	6330	6235949	2017 Housing Program Delivery	14H	LMH	\$27,166.39
2017	11	6330	6237401	2017 Housing Program Delivery	14H	LMH	\$245.63
2018	7	6490	6237401	2018 Housing Programs Delivery	14H	LMH	\$6,920.74
2018	7	6490	6237938	2018 Housing Programs Delivery	14H	LMH	\$20,873.89
2018	7	6490	6243467	2018 Housing Programs Delivery	14H	LMH	\$12,509.03
2018	7	6490	6253941	2018 Housing Programs Delivery	14H	LMH	\$12,897.37
2018	7	6490	6264117	2018 Housing Programs Delivery	14H	LMH	\$37,887.07
					14H	Matrix Code	\$344,277.79
2016	12	6192	6176624	2016 Lead Testing and Clearance Associated with Homeowner Rehab Cases	14I	LMH	\$175.00
2016	12	6192	6194468	2016 Lead Testing and Clearance Associated with Homeowner Rehab Cases	14I	LMH	\$1,400.00
2016	12	6192	6194527	2016 Lead Testing and Clearance Associated with Homeowner Rehab Cases	14I	LMH	\$2,375.00
2016	12	6192	6202476	2016 Lead Testing and Clearance Associated with Homeowner Rehab Cases	14I	LMH	\$5,550.00
2016	12	6192	6206973	2016 Lead Testing and Clearance Associated with Homeowner Rehab Cases	14I	LMH	\$3,200.00
2016	12	6192	6224596	2016 Lead Testing and Clearance Associated with Homeowner Rehab Cases	14I	LMH	\$875.00
					14I	Matrix Code	\$13,575.00
2014	7	6245	6176624	Pathway Lending Microenterprise Assistance Program	18C	LMA	\$14,993.47
2014	7	6245	6194527	Pathway Lending Microenterprise Assistance Program	18C	LMA	\$28,383.48
2014	7	6245	6202476	Pathway Lending Microenterprise Assistance Program	18C	LMA	\$6,004.00
2018	15	6471	6243467	2018 Pathway Microenterprise Assistance	18C	LMA	\$14,092.58
2018	15	6472	6237938	2018 Microenterprise Project Delivery	18C	LMA	\$1,764.27
2018	15	6472	6243467	2018 Microenterprise Project Delivery	18C	LMA	\$488.41
2018	15	6472	6253941	2018 Microenterprise Project Delivery	18C	LMA	\$608.18
2018	15	6472	6264117	2018 Microenterprise Project Delivery	18C	LMA	\$1,457.23
					18C	Matrix Code	\$67,791.62
2016	25	6213	6216999	2016 Nonprofit Capacity Building/Nonprofit Housing Developers	19C	LMH	\$24,250.00
					19C	Matrix Code	\$24,250.00



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Total							\$2,505,332.57

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	8	6422	6205352	2018 AAOC Summer Youth Program	05D	LMC	\$11,991.41
2018	8	6423	6205352	2018 Backfield in Motion Summer Youth Program	05D	LMC	\$9,505.76
2018	8	6424	6205352	2018 Bethlehem Centers SJ Summer Youth Program	05D	LMC	\$11,300.00
2018	8	6425	6205352	2018 Dancing Thru the Curriculum Summer Youth Program	05D	LMC	\$12,912.17
2018	8	6426	6205352	2018 ENHE Ross Summer Youth Program	05D	LMC	\$11,504.77
2018	8	6427	6205352	2018 ENHE St. Anne's Summer Youth Program	05D	LMC	\$8,978.33
2018	8	6428	6205352	2018 From the Heart Int'l Foundation Summer Youth Program	05D	LMC	\$11,640.73
2018	8	6429	6205352	2018 Global Outreach - Skillz Sports and More Summer Youth Program	05D	LMC	\$18,577.13
2018	8	6430	6205352	2018 Global Outreach -Camp Skillz Madison	05D	LMC	\$17,866.69
2018	8	6431	6205352	2018 Goodwill Job Readiness Summer Youth Program	05D	LMC	\$5,340.27
2018	8	6432	6205352	2018 Goodwill Work Program Summer Youth Program	05D	LMC	\$4,486.98
2018	8	6433	6205352	2018 LETS Play Summer Youth Program	05D	LMC	\$14,313.81
2018	8	6434	6205352	2018 Martha O'Bryan 5-8 Summer Youth Program	05D	LMC	\$15,797.75
2018	8	6435	6205352	2018 Martha O'Bryan K-4 Summer Youth Program	05D	LMC	\$9,306.21
2018	8	6436	6205352	2018 Oasis Center SYP Summer Youth Program	05D	LMC	\$9,093.09
2018	8	6437	6205352	2018 Oasis Center Transitions Summer Youth Program	05D	LMC	\$12,612.39
2018	8	6438	6205352	2018 Project Transformation Summer Youth Program	05D	LMC	\$17,436.50
2018	8	6439	6205352	2018 Rocketown Summer Youth Program	05D	LMC	\$12,135.99
2018	8	6440	6205352	2018 YWCA Summer Youth Program	05D	LMC	\$20,000.00
2018	9	6441	6205352	2018 Bethlehem Centers (VSI) Opportunity NOW Summer Work Program	05D	LMC	\$12,557.17
2018	9	6442	6205352	2018 Christ Centered Ministries Opportunity NOW Summer Work Program	05D	LMC	\$18,269.66
2018	9	6443	6205352	2018 WWCW Opportunity NOW Summer Work Program	05D	LMC	\$17,563.33
2018	9	6444	6205352	2018 Global Outreach Opportunity NOW Summer Work Program	05D	LMC	\$18,083.38
2018	9	6445	6205352	2018 Martha O'Bryan Opportunity NOW Summer Work Program	05D	LMC	\$15,862.58
2018	9	6446	6205352	2018 Preston Taylor Ministries Opportunity NOW Summer Work Program	05D	LMC	\$8,646.84
2018	9	6477	6235949	2018 Youth Employment Program Activity Delivery	05D	LMC	\$2,536.99
2018	9	6477	6237938	2018 Youth Employment Program Activity Delivery	05D	LMC	\$667.31
2018	9	6477	6243467	2018 Youth Employment Program Activity Delivery	05D	LMC	\$325.61
2018	9	6477	6253941	2018 Youth Employment Program Activity Delivery	05D	LMC	\$407.83
2018	9	6477	6264117	2018 Youth Employment Program Activity Delivery	05D	LMC	\$1,046.87
					05D	Matrix Code	\$330,767.55
2018	13	6460	6224596	2018 Employment Services	05H	LMC	\$5,955.53
2018	13	6460	6235949	2018 Employment Services	05H	LMC	\$4,025.26
2018	13	6460	6237938	2018 Employment Services	05H	LMC	\$3,105.93
2018	13	6460	6243467	2018 Employment Services	05H	LMC	\$1,554.96
2018	13	6460	6253941	2018 Employment Services	05H	LMC	\$1,916.65
2018	13	6460	6264117	2018 Employment Services	05H	LMC	\$5,588.47
					05H	Matrix Code	\$22,146.80
2014	14	5861	6194468	2014 -Fair Housing - TN Fair Housing Council	05J	LMA	\$18,593.72
2014	14	5861	6202476	2014 -Fair Housing - TN Fair Housing Council	05J	LMA	\$7,066.67
					05J	Matrix Code	\$25,660.39
2016	24	6161	6176624	1st Mo Rent Deposits for SPC and VASH Clients	05Q	LMC	\$1,482.00
2016	24	6161	6194468	1st Mo Rent Deposits for SPC and VASH Clients	05Q	LMC	\$208.31
2017	19	6335	6176542	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$2,260.71



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	19	6335	6176624	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$3,820.54
2017	19	6335	6194468	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$264.36
2017	19	6335	6194527	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$2,713.00
2017	19	6335	6202476	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$795.60
2017	19	6335	6206973	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$2,733.78
2017	19	6335	6216999	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$5,182.42
2017	19	6335	6224596	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$1,397.25
2017	19	6335	6235949	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$3,783.00
2017	19	6335	6237938	1st Months Rent Deposits for SPC and VASH clients	05Q	LMC	\$640.83
2017	19	6354	6176624	2017 MHC Services for the Homeless	05Q	LMC	\$25,066.85
2017	19	6354	6194468	2017 MHC Services for the Homeless	05Q	LMC	\$12,036.29
2018	10	6467	6237938	2018 1st Months Rent Deposits for SPC and VASH Clients	05Q	LMC	\$2,151.17
2018	10	6467	6243467	2018 1st Months Rent Deposits for SPC and VASH Clients	05Q	LMC	\$1,763.25
2018	10	6467	6253941	2018 1st Months Rent Deposits for SPC and VASH Clients	05Q	LMC	\$4,964.63
2018	10	6467	6264117	2018 1st Months Rent Deposits for SPC and VASH Clients	05Q	LMC	\$2,198.50
					05Q	Matrix Code	\$73,462.49
2017	31	6339	6176624	2017 Public Services Program Delivery Costs	05Z	LMC	\$4,255.44
2017	31	6339	6194468	2017 Public Services Program Delivery Costs	05Z	LMC	\$4,461.31
2017	31	6339	6194527	2017 Public Services Program Delivery Costs	05Z	LMC	\$4,927.10
2017	31	6339	6202476	2017 Public Services Program Delivery Costs	05Z	LMC	\$1,816.95
2017	31	6339	6206973	2017 Public Services Program Delivery Costs	05Z	LMC	\$2,776.53
2017	31	6339	6216999	2017 Public Services Program Delivery Costs	05Z	LMC	\$2,615.82
2017	31	6339	6224596	2017 Public Services Program Delivery Costs	05Z	LMC	\$1,461.12
2018	10	6474	6237938	2018 Homeless Services Project Delivery	05Z	LMC	\$667.32
2018	10	6474	6243467	2018 Homeless Services Project Delivery	05Z	LMC	\$325.61
2018	10	6474	6253941	2018 Homeless Services Project Delivery	05Z	LMC	\$407.89
2018	10	6474	6264117	2018 Homeless Services Project Delivery	05Z	LMC	\$976.39
2018	12	6468	6237938	2018 Fair Housing Project Delivery	05Z	LMC	\$669.12
2018	12	6468	6243467	2018 Fair Housing Project Delivery	05Z	LMC	\$325.61
2018	12	6468	6253941	2018 Fair Housing Project Delivery	05Z	LMC	\$407.89
2018	12	6468	6264117	2018 Fair Housing Project Delivery	05Z	LMC	\$976.39
					05Z	Matrix Code	\$27,070.49
Total							\$479,107.72

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	2	6340	6176542	2017 Planning	20		\$215.00
2017	2	6340	6176624	2017 Planning	20		\$19,895.82
2017	2	6340	6194468	2017 Planning	20		\$1,525.04
					20	Matrix Code	\$21,635.86
2017	2	6256	6176429	2017 CDBG Administration	21A		\$4,248.63
2017	2	6256	6176542	2017 CDBG Administration	21A		\$36,807.27
2017	2	6256	6176624	2017 CDBG Administration	21A		\$94,960.02
2017	2	6256	6194468	2017 CDBG Administration	21A		\$69,387.04
2017	2	6256	6194527	2017 CDBG Administration	21A		\$47,626.71
2017	2	6256	6194534	2017 CDBG Administration	21A		\$46,509.67
2017	2	6256	6202128	2017 CDBG Administration	21A		\$12,503.59
2017	2	6256	6202476	2017 CDBG Administration	21A		\$204,722.06
2017	2	6256	6206712	2017 CDBG Administration	21A		\$2,181.55
2017	2	6256	6206973	2017 CDBG Administration	21A		\$48,635.94
2017	2	6256	6216988	2017 CDBG Administration	21A		\$1,987.55
2017	2	6256	6216999	2017 CDBG Administration	21A		\$9,544.67
2018	1	6462	6216988	2018 Admin and Planning	21A		\$15.00
2018	1	6462	6216999	2018 Admin and Planning	21A		\$36,963.14



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2018	1	6462	6224363	2018 Admin and Planning	21A		\$220.00
2018	1	6462	6224596	2018 Admin and Planning	21A		\$48,381.83
2018	1	6462	6235273	2018 Admin and Planning	21A		\$1,978.42
2018	1	6462	6235949	2018 Admin and Planning	21A		\$44,299.81
2018	1	6462	6237401	2018 Admin and Planning	21A		\$3,877.01
2018	1	6462	6237938	2018 Admin and Planning	21A		\$83,907.55
2018	1	6462	6243467	2018 Admin and Planning	21A		\$58,811.77
2018	1	6462	6253941	2018 Admin and Planning	21A		\$27,653.73
2018	1	6462	6264117	2018 Admin and Planning	21A		\$67,185.66
Total					21A	Matrix Code	\$952,408.62
							\$974,044.48