

METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE

**2015-2016 ANNUAL UPDATE
TO THE
2013-2018 CONSOLIDATED PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT
PROGRAM YEAR THREE**

For the period April 1, 2015 – March 31, 2016

Prepared by:

Metropolitan Development and Housing Agency
701 South Sixth Street
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April 9, 2015

**2015-2016 Annual Update to the 2013-2018 Consolidated Plan (2015 Action Plan)
Program Year Three**

TABLE OF CONTENTS

ES-05 Executive Summary	1
PR-05 Lead & Responsible Agencies	7
AP-10 Consultation	9
AP-12 Participation	31
AP-15 Expected Resources	34
AP-20 Annual Goals & Objectives	39
AP-35 Projects	44
AP-50 Geographic Distribution	70
AP-55 Affordable Housing	75
AP-60 Public Housing	79
AP-65 Homeless & Other Special Needs Activities	82
AP-70 HOPWA Goals	89
AP-75 Action Plan Barriers to Affordable Housing	90
AP-85 Other Actions	92
AP-90 Program Specific Requirements	97
Appendix A – HOME Resale/Recapture Provisions	
Appendix B - Fair Housing Narrative	
Appendix C – Actions Planned to Develop Institutional Structure Delivery System	
Appendix D - Summary of Consultations	

Appendix E – Public Notices

Appendix F – Summary of Public Comments and MDHA Responses

Appendix G – SF 424 and Certifications

Exhibit 1 – CPD Notice 14-015

Exhibit 2 – HUD Approval to Extend Submittal Deadline

Exhibit 3 – Notice of 2015 Allocations

Exhibit 4 – Geographic Priorities/Place-Based Census Tracts

Exhibit 5 – Determining a Census Tract Number

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Metropolitan Nashville and Davidson County (Metro Nashville) is located in Middle Tennessee and is the capital of the State of Tennessee. Metro Nashville has a consolidated city-county government that includes Nashville and several smaller municipalities and is the second largest city in Tennessee. As of the 2010 Census, the population of Davidson County, including all municipalities, was 626,681 and is estimated to be 658,602 by 2013. The 2010 population of the entire 13-county Nashville metropolitan area was 1,589,934 – making it the largest Metropolitan Statistical Area in the state.

Metro Nashville is an entitlement community eligible to receive direct assistance under the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) program. Metro Nashville is a participating jurisdiction under the HOME Investment Partnerships Program (HOME) and a formula grantee under the Emergency Solutions Grant (ESG). Funds for these programs must be expended within Nashville-Davidson County for participants who meet applicable eligibility criteria and for eligible activities as outlined by program regulations. In addition, Metro Nashville is a formula grantee under the Housing Opportunities for Persons with AIDS (HOPWA) program; these funds target needs of persons living with HIV/AIDS and their families in the metropolitan area. Under Public Law 111-212, Metro Nashville received a one-time appropriation of CDBG Disaster Recovery (CDBG-DR) funds to assist with recovery efforts following the devastating flooding that occurred on May 1 and 2, 2010.

The Metropolitan Development and Housing Agency (MDHA) is the lead agency responsible for the development and administration of the Consolidated Plan and CDBG Disaster Recovery Plan for Metro Nashville. Within MDHA, the Community Development Department is responsible for administering the Consolidated Plan programs – CDBG, HOME, ESG, and HOPWA – and CDBG DR programs.

Purpose of the Consolidated Plan and Annual Updates:

As a recipient of federal grant funds, MDHA is required by HUD to produce a five-year Consolidated Plan and an Annual Update (Action Plan) on behalf of Metro Nashville. These plans serve as the application for funding for the following federal programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Act Program (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA).

Metro Nashville’s Consolidated Plan identifies the community’s affordable housing, community development and economic development needs and outlines a comprehensive and coordinated strategy for addressing them. This document includes narrative responses to specific questions that grantees must answer in order to be compliant with the Consolidated Planning Regulations. The current Consolidated Plan covers the period from April 1, 2013 to March 31, 2018. In August 2013, MDHA prepared a Substantial Amendment to the Consolidated Plan, which was approved by HUD in September 2013, to make significant budget revisions, add new activities, and revise the place-based strategy.

The Consolidated Plan is updated each year (Annual Update) to reflect proposed activities and goals for the program year. This Annual Update covers the period April 1, 2015 to March 31, 2016 and constitutes Program Year Three. The allocations for the 2015 program year are shown in the table below:

2015 Formula Allocations	
CDBG	\$4,625,859
HOME	\$1,770,963
ESG	\$ 410,588
HOPWA	\$ 923,834
TOTAL	\$7,731,244

The Annual Update is due to HUD forty-five (45) days prior to the beginning of the program year; for Metro Nashville, the Plan is usually due no later than February 14 of each year. However, as directed by HUD per CPD Notice 14-015, MDHA could not submit its plan until it had received a Notice of Allocations from HUD for the 2015 Program Year. (See Exhibit 1.) In order to provide the public with a Plan that include actual allocations instead of estimates, MDHA elected to begin the public comment period after receiving the Notice on February 10, 2015. Although the CPD Notice required plans to be submitted within sixty (60) days of receiving the Notice, MDHA requested and received an extension to submit the Plan by April 30, 2015, to accommodate the public comment period, approval by the MDHA and Metro Council, and certification by the Metro Mayor. (See Exhibit 2.)

2. Summarize the objectives and outcomes identified in the Plan

The priorities of the 2013-2018 Consolidated Plan were established after significant planning and public input and correlate to addressing impediments identified in the 2013 Analysis of Impediments to Fair Housing Choice.

Consolidated Plan Priorities	Impediments to Fair Housing Choice
<ol style="list-style-type: none"> 1. Increase the supply of affordable housing; 2. Strengthen collaboration among the network of service providers; 3. Increase access to healthy food choices; 4. Decrease homelessness; 5. Develop and implement place-based strategies for community development; 6. Provide summer programs for low- and moderate-income children and youth; 7. Provide housing assistance for persons with AIDS; and 8. Affirmatively Further Fair Housing. 	<ol style="list-style-type: none"> 1. Scarcity of affordable rental units; 2. Scarcity of housing units accessible to people with disabilities; 3. Lack of fair housing education, testing, and enforcement capacity; 4. Uneven distribution of community resources; and 5. Restriction on the expansion of protected classes.

Activities proposed to be undertaken this program year are intended to address the Consolidated Plan priorities and the primary objectives of the four Consolidated Plan programs: to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. Related outcomes are increasing availability and accessibility, improving affordability, and promoting sustainability of communities. The primary means towards this end is to extend and strengthen partnerships amount all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing. The table below summarizes the proposed activities for addressing these objectives and outcomes. More information about each activity is available in Section AP-35.

OBJECTIVE 1: SUITABLE LIVING ENVIRONMENT	
Outcomes	Related Activities
<i>Availability/Accessibility</i>	<ul style="list-style-type: none"> • Emergency Shelter & Transitional Housing • Street Outreach • Rapid Re-Housing • Housing Opportunities for Persons with AIDS • Shelter Rehab • Services for the Homeless
<i>Sustainability</i>	<ul style="list-style-type: none"> • Infrastructure Improvements (Residential) • Neighborhood Facilities • Healthy Food Initiatives • Summer Youth Programs • Nonprofit Capacity Building • Planning Activities

OBJECTIVE 2: DECENT HOUSING	
Outcomes	Related Activities
<i>Affordability</i>	<ul style="list-style-type: none"> • Homeowner & Rental Rehabilitation • Affordable Housing Development • Downpayment Assistance
<i>Availability/Accessibility</i>	<ul style="list-style-type: none"> • Fair Housing
OBJECTIVE 3: ECONOMIC OPPORTUNITIES	
Outcomes	Related Activities
<i>Sustainability</i>	<ul style="list-style-type: none"> • Microenterprise Assistance • Commercial Rehab • Business Assistance • Infrastructure Improvements (Commercial Corridors)

In addition, the proposed activities incorporate the following considerations encouraged by HUD:

- Effectively plan and implement programs that leverage these critical Federal financial resources to achieve the greatest possible return for the communities and individuals they are intended to serve. *(See Exhibit 3.)*
- Use CDBG funds, to the extent possible, to support investment in predevelopment activities for infrastructure and public facilities activities in accordance with “Presidential Memorandum – Expanding Federal Support for Predevelopment Activities for Nonfederal Domestic Infrastructure Assets” (January 16, 2015). *(See Exhibit 3.)*

- Use CPD funds to work towards the goals of *Opening Doors: Federal Strategic Plan to Prevent Homelessness* and allocate as much ESG funds for Rapid Re-housing activities as possible to end homelessness for more individuals and families living on the streets and in shelters. (See *Exhibit 3*.)
- Examine the local need for housing for young adults exiting foster care/state custody.
- Provide targeted outreach to the Hispanic population.

3. Evaluation of past performance

Each year, MDHA reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance and Evaluation Report (CAPER). This report is required to be submitted to HUD within 90 days after the program year ends. MDHA requested and received an extension to submit the 2013 CAPER by August 15, 2013, to resolve technical issues with HUD's Integrated Disbursement and Information System (IDIS). A copy of the CAPER is available on MDHA's website: <http://www.nashville-mdha.org/plans-and-reports-2/>. MDHA has consistently satisfied program mandates and has successfully targeted funds to benefit low- and moderate-income persons and neighborhoods.

While the accomplishments reported in the CAPER are used to measure the success of meeting the goals for a program year, the evaluation of past performance is a continual process. For example, the quantity and quality of responses to funding opportunities indicate the demand for a particular activity, the capacity needs of an organization, and whether the expectations of MDHA and program requirements were communicated clearly. Results of audit/monitoring activities are used as management tools to strengthen MDHA and funding partners. Regular participation of MDHA staff in local forums, community meetings, and neighborhood events provide partners and citizens the opportunity to communicate needs, concerns, and ideas.

In August 2014, HUD conducted a monitoring review of the HOME and CDBG-DR grants; there were three findings regarding the HOME grant and no findings regarding the CDBG-DR grant. HUD found that staff failed to review leases of affordable housing developers for required provisions. While staff reviewed these leases during monitoring visits, lease review will now occur prior to execution of a developer agreement and verified again during a monitoring visit. In a review of an older project, HUD found a failure to document a neighborhood standards review process for housing. However, HUD determined that staff had already corrected this in subsequent projects and the process is now documented. Finally, HUD found a failure to have a subgrantee audit tracking system. A tracking system for obtaining and reviewing audits of subgrantees is now in place.

4. Summary of Citizen Participation Process and consultation process

The Citizen Participation Plan in the Substantial Amendment to the 2013-2018 Consolidated Plan provide information on how citizens can become involved in the development, implementation and evaluation of housing and community development programs.

In developing the 2015 Action, MDHA consulted with partners, stakeholders, and local government officials on affordable housing and fair housing, non-housing community development, homelessness, and housing for persons with AIDS. Input from these consultations was incorporated to the extent possible into the 2015 Action Plan and is summarized in Appendix D.

The Public Comment Period for the 2015 Action Plan began on February 27, 2015 and ended on March 30, 2015. During the public comment period, members of the public were invited to share their comments at two public meetings. Details regarding the public comment period and public meetings are provided in the Public Notice, which is included in Appendix E. The Public Notice was advertised in *The Tennessean*, *The Tribune*, and *El Crucero*. In addition, the Notice was posted at MDHA administrative and public housing properties and on MDHA's website (www.nashville-mdha.org) and social media platforms. Email notification was sent to partners, government officials, nonprofit organizations (including organizations for persons with limited English proficiency), businesses, and citizens whose email addresses have been provided to MDHA. The Public Notice was made available at the Nashville Neighborhood Leadership Training held on March 14, 2015.

5. Summary of public comments

A summary of comments made at the public hearings and submitted in writing during the comment period, as well as MDHA's responses, are included in Appendix F.

6. Summary of comments or views not accepted and the reasons for not accepting them

A summary of comments or views not accepted and the reasons for not accepting them is provided in Appendix F.

7. Summary

This 2015 Action Plan identifies Metro Nashville's affordable housing, community development and economic development needs and outlines a comprehensive and coordinated strategy for addressing them during the 2015-2016 Program Year. Using CDBG, HOME, ESG and HOPWA funds and by leveraging other public and private investment, MDHA will work to:

1. Increase the supply of affordable housing;
2. Strengthen collaboration among the network of service providers;
3. Increase access to healthy food choices;
4. Decrease homelessness;
5. Develop and implement place-based strategies for community development;
6. Provide summer programs for low- and moderate-income children and youth;
7. Provide housing assistance for persons with AIDS; and
8. Affirmatively Further Fair Housing.

The specific activities to be undertaken this program year further these priorities, as well as address impediments to fair housing choice and HUD priorities.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency for preparing Consolidated Plan	NASHVILLE-DAVIDSON	MDHA Community Development Department
CDBG Administrator	NASHVILLE-DAVIDSON	MDHA Community Development Department
HOPWA Administrator	NASHVILLE-DAVIDSON	MDHA Community Development Department
HOME Administrator	NASHVILLE-DAVIDSON	MDHA Community Development Department
ESG Administrator	NASHVILLE-DAVIDSON	MDHA Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

MDHA is the lead agency for the preparation and administration of the Consolidated Plan and annual updates as well as annual reports on Consolidated Plan activities. Within MDHA, the Community Development Department prepared the 2015 Annual Action Plan for public comment after consultation with various stakeholders and ultimately for submittal to HUD. The mission of MDHA is to create affordable housing opportunities, support neighborhoods, strengthen communities, and help build a greater downtown.

Consolidated Plan Public Contact Information

Public comments regarding the 2015 Action Plan should be directed as follows and submitted by 4:00 p.m., central time, on Monday, March 30, 2015:

- By mail:

MDHA Community Development Department
Attn: Consolidated Plan
P. O. Box 846
Nashville, TN 37202

- Electronically:

consolidatedplan@nashville-mdha.org
Subject: Consolidated Plan

- By fax:

(615) 252-8533
Attn: Consolidated Plan

- Hand delivery:

MDHA Community Development Department
Attn: Consolidated Plan
712 South Sixth Street
Nashville, TN 37206

Other inquiries about the Consolidated Plan or housing and community development programs should be directed to:

Angela Hubbard, Director of Community Development
Metropolitan Development and Housing Agency
712 South Sixth St.
Nashville, TN 37206
(615) 252-8505
ahubbard@nashville-mdha.org.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

MDHA recognizes the value of its relationships with public and private entities to effectively implement the strategies and related activities in the Consolidated Plan and annual updates. Moreover, one of the priorities of the Consolidated Plan is to “strengthen collaboration amount the network of service providers”. Throughout the year, MDHA staff participates in many affordable housing and community development forums and local planning efforts along with many of our partners.

In preparing the 2015 Action Plan, MDHA consulted with partners, stakeholders, and local government officials on affordable housing and fair housing, non-housing community development, and homelessness and housing for persons with AIDS. The purpose of these consultations was to review Consolidated Plan priorities and assess the impact of activities to address these priorities and gather input for the 2015 Action Plan.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Led by the Mayor’s Office, the Coordinated Improvements for Collective Impact (CICI) initiative brings together leadership from Metro’s Departments and affiliated boards and commissions, including MDHA, to develop and coordinate strategies for addressing poverty. The CICI group tackles issues such as affordable housing, homelessness, and education.

A division of the Metro Social Services Department, the Metro Homelessness Commission (MHC) is comprised of 11 voting members, including advocates, persons who have experienced homelessness, and elected officials, and representatives of 7 Metro-related departments that serve as ex-officio members: Metro Social Services Commission, MDHA, Metro Public Health Department, Nashville Career Advancement Center, Metropolitan Action Commission, and the Metro Police Department. The purpose of the MHC is to implement a coordinated and focused approach to ending homelessness and to develop measurable objectives.

The Metro Planning Department is in the process of developing the comprehensive plan to guide future development for Nashville through 2040 (i.e., “NashvilleNext”). NashvilleNext is a community driven process guided by a steering committee of community and Metro partners, who ensure that the process runs smoothly and that it reflects the community’s goals of efficient government, economic development, environment, and equity. A community engagement committee made up of community leaders ensures that the process reaches all local citizens with special attention to groups which previously have been under-represented in civic processes. There has

been extensive community outreach with meetings held in all areas of the county and opportunities to provide input. Resource teams comprised of community volunteers provide advice and guidance based on their expertise in certain areas: arts, culture, and creativity; education and youth; economic and workforce development; health, livability, and the built environment; housing; natural resources and hazard adaptation; and land use, transportation and infrastructure. An MDHA representative participates on the housing and land use, infrastructure, and transportation committees.

In effort to address impediments to fair housing choice for persons with disabilities, MDHA along with its partners at Urban Housing Solutions and the Tennessee Fair Housing convened a series of workshops with housing providers, support service providers, and advocates to discuss barriers to developing housing for special needs populations.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

MDHA serves as the CoC Lead Agency for Nashville-Davidson County; and as the Collaborative Applicant, coordinates the submission of over 25 local project applications each year, as well as prepares the extensive CoC narrative for submission into HUD's e-snaps system. MDHA provides technical assistance to applicant agencies and coordinates monthly meetings of the Continuum of Care which comprises service providers including homeless shelters, mental health centers, veterans' services, educational institutions, and housing assistance providers. Continuum of Care agendas are focused on enhanced coordination among all entities and gauging housing and income stability measures of CoC-funded programs. Since 2008, MDHA has also been home to the CoC's Homeless Management Information System (HMIS).

To coordinate services for families with children, the CoC relies on several local shelter agencies, particularly Safe Haven Family Shelter, a locus of planning for coordinated entry into and out of Nashville's homeless service system. The continuum of housing and supports for homeless veterans and their families has been bolstered substantially, with additional VASH rent subsidies and case management, and enhanced re-housing assistance through new SSVF grants to two local agencies.

Transition planning is required by Tennessee's Department of Children's Services to begin at age 17 to ensure that older youth (including youth aging out) develop specific action steps to address housing, job training, continued education, and other community supports. Oasis Center is a primary player in the CoC and receives ESG funds to support emergency shelter beds for unaccompanied youth. This agency runs Nashville's only Youth Crisis Center, and is assisting with the city's 2015 Point-in-Time (PIT) count by hosting a magnet event for at-risk, homeless and runaway youth. Dr. Jama Shelton, with the True Colors fund (raising awareness about and bringing an end

to gay, lesbian, bisexual, and transgender youth homelessness), is acting as consultant for marketing this youth portion of Nashville's 2015 PIT count.

Even through these efforts, partners and stakeholders expressed through the consultation on homelessness that coordination efforts could be improved. Recommendations for improving CoC coordination include opening HMIS so that data can be shared, a more pro-active role of the CoC Governance Committee in defining a vision and path for the CoC; coordinated assessment and intake; and aligning the CoC and Metro Homelessness Commission (MHC). The CoC and MHC are working toward a coordinated assessment and intake system and a strategic plan. Opening HMIS will be explored and the extent to which that can occur will be dictated by privacy laws.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

MDHA is the lead agency for the CoC process, as well as the HMIS lead, and is responsible for the administration of the ESG program. In the consultation on homelessness described in Section AP-10, agencies receiving ESG funding and other stakeholders were solicited for critical feedback on the Plan for allocating ESG funds in Nashville in preparation for the city's 2015 formula funding. In particular, participants were asked to prioritize activities to address homelessness and subpopulations to be served by homeless assistance programs. In addition, consideration was given to HUD's encouragement of allocating ESG for rapid re-housing.

With two decades of compiling and submitting the CoC application and over six years operating the city's HMIS, MDHA has extensive experience with two key CoC responsibilities: (1) as Collaborative Applicant, MDHA applied for 2014 CoC Planning funds to take the city to the next level, by formalizing local CoC processes, enhancing coordination of local planning efforts as well as varied homeless funding streams, and (2) setting performance measures for the community rather than solely for individual projects. A matrix has been developed to identify quality standards for ESG recipients to gauge the quality of data for reported performance outcomes. In the next year, MDHA will examine combining the ESG and CoC matrices to better detect how agencies can best align these two programs.

In 2013, MDHA's HMIS Coordinator worked with HMIS leads across the state to develop a Policies and Procedures manual that guides local HMIS implementation. This staff person also convenes an HMIS Steering Committee that meets to tackle an array of issues related to effective HMIS administration. The quality of data in the HMIS has improved dramatically in the past year-and-a-half and has resulted in demographic and programmatic data that is now extremely accurate and, thereby, able to demonstrate and verify the performance of the CoC's 26 transitional and permanent housing projects. During 2015, MDHA will work to integrate HMIS data with data

required by HHS for homeless youth (RHYMIS) and persons struggling with chronic mental illness (PATH).

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.

To gather input for the 2015 Action Plan, MDHA held consultations on the following topics: affordable housing and fair housing, non-housing community development, and homelessness and housing for persons with AIDS. Partners, stakeholders, advocates, and government officials were invited. A summary of the responses from the consultation is provided in Appendix D.

- *Affordable housing and fair housing consultation:* Held on October 15, 2014, participants were invited to a Brown Bag lunch at which MDHA provided an overview of activities to address these needs during the current program year and eligible uses of CDBG and HOME funds to create and preserve affordable housing and affirmatively further fair housing. Participants were asked to list the top three barriers to affordable housing; prioritize activities to address affordable housing; prioritize subpopulations to be served by affordable housing programs; prioritize areas where funds for housing should be targeted; and prioritize needs for fair housing education.

Participants included representatives from Community Development Financial Institutions (CDFIs); Greater Nashville Association of Realtors; housing developers/providers some which are certified as Community Housing Development Organizations (CHDOs); Metropolitan Housing Trust Fund Commission; Metropolitan Nashville Homelessness Commission; Metropolitan Nashville-Davidson County Planning Department; private lenders; service providers; Tennessee Housing and Development Agency; and The Department of Veterans Affairs.

- *Non-housing community development consultation:* Held on the evening of October 20, 2014, MDHA provided an overview of activities to address these needs during the current program year and eligible uses of CDBG funds. Participants were asked to list the top three barriers to reducing poverty; prioritize non-housing community development needs; list the top three specific non-housing community development activities; select locations where CDBG funds should be targeted; and select a preference between housing or non-housing for the use of CDBG funds.

Participants included at-large community members/leaders; representatives of Bordeaux Hill Neighborhood Association, Jefferson Street United Merchants' Partnership (JUMP), Neighborhood Resource Center (NRC); Metropolitan Nashville-Davidson County Planning Department, and Tennessee State University Entrepreneur Center.

- *Homelessness and housing for persons with AIDS consultation:* Held on October 2, 2014, participants were invited to a Brown Bag lunch at which MDHA provided an overview of activities to address these needs during the current program year and eligible uses of ESG and HOPWA funds. Participants were asked to prioritize activities to address homelessness; prioritize sub-populations to be served by homeless assistance programs; prioritize activities to address housing to persons with HIV; list top three barriers to affordable housing for persons/families that are homeless or are at-risk of homelessness; list top three barriers to affordable housing for persons with HIV and their families; describe level of coordination for addressing homelessness among the CoC, housing providers; health, mental health and service agencies, and state and local government agencies and to provide one (1) recommendation for increasing coordination among these agencies; and to rate discharge coordination procedures between the following populations: youth aging from foster care/state custody; persons discharged from health care and mental health facilities; and persons discharged from correctional programs and institutions.

Participants included a clinic that provides direct services for HIV clients; a funder and planning facilitator for HIV services; a representative from the Metropolitan Homelessness Commission; and subrecipients of ESG and HOPWA funds.

Following these consultations, MDHA met with representatives from the Mayor's Office, particularly from the Office of Neighborhoods, Office of Innovation, Financial Empowerment Center, and Public Library. MDHA shared the responses from the three consultations and received input for Plan. The representatives emphasized the need for broad-based outreach and utilizing their networks to publicize the Plan.

To help increase the number of landlords that accept Section 8 vouchers, MDHA staff held a meeting for private landlords to provide information on the Rental Rehabilitation Program and encourage them to use it to help make repairs to their rental units so they would meet Section 8 standards. Thirty (30) landlords attended this meeting, and some of the landlords offered suggestions on how the program could be improved to make it more attractive to participants.

Because MDHA is the public housing authority for Nashville, staff are familiar in the needs of public housing residents. The Community Development Director meets weekly with the directors of public housing (Asset Management/Affordable Housing Department) and Section 8 (Rental Assistance Department) programs to collaborate on programs and provides input on the Agency's public housing plan.

Input received from all the consultations and meetings were considered when formulating funding priorities for the 2015 Action Plan.

1	Agency/Group/Organization	MDHA
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	All
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
2	Agency/Group/Organization	Metro Homelessness Commission
	Agency/Group/Organization Type	Other Government-Local
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Public Housing Needs Homelessness Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
3	Agency/Group/Organization	Metro Planning Department
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Housing Needs Assessment Other-Non-Housing Community Development Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
4	Agency/Group/Organization	JUMP
	Agency/Group/Organization Type	Housing Services-Housing
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
5	Agency/Group/Organization	Nashville CARES
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy Homelessness Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
6	Agency/Group/Organization	Tennessee State University
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
7	Agency/Group/Organization	The Housing Fund
	Agency/Group/Organization Type	Housing Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
8	Agency/Group/Organization	Neighborhoods Resource Center
	Agency/Group/Organization Type	Service-Housing Services-Education
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
9	Agency/Group/Organization	Tennessee Housing Development Agency
	Agency/Group/Organization Type	Other government – State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
10	Agency/Group/Organization	Safe Haven
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs-Families with Homeless Children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
11	Agency/Group/Organization	NEW LEVEL COMMUNITY DEVELOPMENT CORPORTATION
	Agency/Group/Organization Type	Housing Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
12	Agency/Group/Organization	Bordeaux Hills RA
	Agency/Group/Organization Type	Neighborhood Association
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
13	Agency/Group/Organization	Buffalo Valley
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Housing Needs Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
14	Agency/Group/Organization	FAB CDC
	Agency/Group/Organization Type	Housing Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
15	Agency/Group/Organization	Woodbine Community Organization
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
16	Agency/Group/Organization	Suntrust
	Agency/Group/Organization Type	Other-Financial Institution
	What section of the Plan was addressed by Consultation?	Public Housing Needs Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
17	Agency/Group/Organization	Nashville Public Library Community Engagement Office
	Agency/Group/Organization Type	Other Government-Local
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development Needs Public Housing Needs Homelessness Strategy Other-Services for Children

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
18	Agency/Group/Organization	Mayor's Office of Neighborhoods
	Agency/Group/Organization Type	Other Government-Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Other-Non-Housing Community Development Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
19	Agency/Group/Organization	Mayor's Office of Innovation
	Agency/Group/Organization Type	Other Government-Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Other-Non-Housing Community Development Needs Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
20	Agency/Group/Organization	Be a Helping Hand Foundation
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
21	Agency/Group/Organization	Barnes Housing Trust Commission
	Agency/Group/Organization Type	Housing Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
22	Agency/Group/Organization	Urban Housing Solutions
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
23	Agency/Group/Organization	Greater Nashville Association of Realtors (GNAR)
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
24	Agency/Group/Organization	Veterans Affairs
	Agency/Group/Organization Type	Other Government-federal
	What section of the Plan was addressed by Consultation?	Homelessness Needs-Veterans Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
25	Agency/Group/Organization	Habitat for Humanity Greater Nashville
	Agency/Group/Organization Type	Services-Fair Housing Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
26	Agency/Group/Organization	Living Development Concepts
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
27	Agency/Group/Organization	Friendship Homes
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
28	Agency/Group/Organization	Vanderbilt CCC
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	HOPWA Strategy Homeless Needs-Persons with HIV/AIDS
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
29	Agency/Group/Organization	Centerstone SSVF
	Agency/Group/Organization Type	Services-Veterans
	What section of the Plan was addressed by Consultation?	Homeless Needs-Veterans Public Housing Needs Housing Needs Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
30	Agency/Group/Organization	Ryan White Planning Council
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Homeless Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.
31	Agency/Group/Organization	Pathway Lending
	Agency/Group/Organization Type	Other-Financial Institution
	What section of the Plan was addressed by Consultation?	Public Housing Needs Housing Needs Assessment

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Prior to drafting the 2015 Annual Action Plan, MDHA consulted with stakeholders to obtain their input on developing the Plan. These consultations covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the meetings are detailed in the summary of this section above.</p>
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Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

MDHA attempted to engage as many participants as possible for consultations. Agencies and community members with interest in affordable housing, community development, and/or homelessness – whose contact information is on file at MDHA – were invited to the consultations; and MDHA encouraged invitees to circulate the information to other interested parties.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Governance Committee	<ul style="list-style-type: none"> -Setting agendas for full CoC meetings -Project monitoring -Determining project priorities -Providing final approval for the CoC application submission.
Nashville Next	Metro Planning Department	-Developing a plan for growth and preservation; addressing barriers to affordable housing
<i>Opening Doors: federal Strategic Plan to Prevent and End Homelessness</i>	HUD	-Developing priorities for allocating funds to address homelessness
2013 Community Needs Evaluation	Metro Social Services	-Identifying unmet needs
Public Housing Agency Plan	MDHA	-Addressing the needs of public housing
Tennessee Housing Market at a Glance	THDA	-Identifying housing need and supply
100,000 Homes Campaign (How's Nashville) & Zero2016 Plan to End Veterans Homelessness	Metro Homelessness Commission	-Coordinating strategy to end chronic and Veteran homelessness

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Activities proposed during the 2015 Program Year further the priorities of the 2013-2018 Consolidated Plan, which were established after a lengthy planning and public participation process. The Citizen Participation Plan in the Substantial Amendment to the 2013-2018 Consolidated Plan provides information on how citizens can become involved in the development, implementation and evaluation of housing and community development programs. The Citizen Participation Plan is available at www.nashville-mdha.org/community-development.

Interaction with the public and comments received throughout the year, as well as input from the consultations described in AP-10 shaped the particular activities proposed in this Action Plan, keeping in line with the 2013-2013 Consolidated Plan and HUD priorities. Comments submitted during the public comment period will be considered and incorporated to the extent possible into the final draft.

For the purpose of the 2015 Action Plan, the public comment began on February 27, 2015 and ended on March 30, 2015. During the public comment period, members of the public were invited to share their comments at two public meetings. Details regarding the public comment period and public meetings are provided in the Public Notice included in Appendix E.

The Public Notice was advertised in *The Tennessean*, *The Tribune*, and translated in Spanish in *El Crucero*. In addition, the Notice was posted at MDHA administrative and public housing properties and on MDHA's website (www.nashville-mdha.org). The Notice was widely distributed via email to partners, government officials, nonprofit organizations, businesses, neighborhood groups, and citizens whose email addresses have been provided to MDHA. MDHA encouraged recipients to circulate the Notice among their networks. The public comment period and public hearings and reminders were publicized via MDHA's social media outlets: Facebook, Twitter, Instagram, and Google+. Notice was specifically provided to Conexión Américas, The Center for Independent Living of Middle Tennessee, Native American Indian Association of Tennessee, Nashville International Center for Empowerment, and Metro Council. Copies of the Public Notice were distributed at the Nashville Neighborhood Leadership Training held on March 14, 2015.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad (The Tennessean)	Non-targeted/broad community				
2	Newspaper Ad (The Tribune)	Minorities				
3	Newspaper Ad (El Crucero)	Non-English Speaking (Spanish)				
4	Internet Outreach (MDHA Website)	Non-targeted/broad community				www.nashville-mdha.org
5	Internet Outreach (Social Media)	Non-targeted/broad community				
6	Other: Posting at Public Housing & Other MDHA Properties	Residents of Public and Assisted Housing				
7	Other: Public Hearings	Non-targeted/broad community	See Appendix F.	See Appendix F.	See Appendix F.	
8	Other: Nashville Neighborhood Leadership Training	Non-targeted/broad community				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Other: Email Distribution	Non-targeted/broad community				
10	Other: Targeted Email	Non-English speaking persons (Spanish); Immigrants; Native Americans; Minorities; Persons with Disabilities				
11	Other: Distribution	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

MDHA received Notice of 2015 Allocations for CPD formula grants on February 10, 2015. Allocations for Metro Nashville for CDBG, ESG, and HOPWA reflected slight increases over the 2014 Allocations; however, the 2015 allocation for the HOME program was approximately \$162,000 less than the 2014 allocation. The table below shows the ten-year allocation history for the four CPD grants.

	CDBG	HOME	ESG	HOPWA
2005	\$ 5,622,641.00	\$ 3,399,015.00	\$ 217,772.00	\$ 840,000.00
2006	\$ 5,049,225.00	\$ 3,144,909.00	\$ 216,274.00	\$ 737,000.00
2007	\$ 5,104,777.00	\$ 3,113,721.00	\$ 217,772.00	\$ 757,000.00
2008	\$ 4,846,903.00	\$ 2,980,179.00	\$ 219,948.00	\$ 795,000.00
2009	\$ 4,984,105.00	\$ 3,270,421.00	\$ 215,801.00	\$ 829,966.00
2010	\$ 5,393,336.00	\$ 3,263,718.00	\$ 218,915.00	\$ 903,441.00
2011	\$ 4,508,020.00	\$ 2,880,319.00	\$ 341,417.00	\$ 911,759.00
2012	\$ 4,262,373.00	\$ 1,791,694.00	\$ 390,383.00	\$ 900,557.00
2013	\$ 4,694,678.00	\$ 1,855,995.00	\$ 310,953.00	\$ 852,786.00
2014	\$ 4,606,281.00	\$ 1,933,490.00	\$ 381,390.00	\$ 914,427.00
2015	\$ 4,625,859.00	\$ 1,770,963.00	\$ 410,588.00	\$ 923,834.00

Total Expected Resources for the 2015 Program Year include the annual allocation, estimated program income (for CDBG and HOME) and prior resources – funds carried-forward from the current program year to continue projects (for CDBG and HOME). The Expected Amount Available for the Remainder of the ConPlan reflects flat funding levels for CDBG, ESG, and HOPWA, and a 10% reduction in HOME for the remaining two program years.

In addition to these CPD and CoC resources, MDHA continues to administer the CDBG Disaster Recovery (CDBG-DR) Grant on behalf of the City. This is a one-time appropriation in the amount of \$33,089,813, and all funds have been obligated to projects. Information on the CDBG-DR Grant is available at: www.nashville-mdha.org/cdbg-dr/.

MDHA also administers the Weatherization Assistance Program in Davidson County. Funding passes from the U.S. Department of Energy (DOE), through the Tennessee Housing Development Agency (THDA), to local agencies, such as MDHA. MDHA has received a total award of \$476,348.42 to serve 74 households during the period November 1, 2014 thru October 31, 2015.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition; Admin & Planning; Economic Development; Housing; Public Improvements; Public Services; Nonprofit Capacity Bldg.	\$4,625,859.00	\$ 300,000.00	\$1,790,000.00	\$6,715,859.00	\$9,251,718.00	Activities that benefit LMI households (≤80% AMI) or LMI neighborhoods (≤65% AMI)
HOME	Public-federal	Admin; Homebuyer Programs; Homeowner Rehab; Rental Projects	\$1,770,963.00	\$ 269,960.00	\$ 509,000.00	\$ 2,549,923.00	\$3,028,346.73	Funding for affordable rental housing (≤60%) or homeownership (≤80%)
ESG	Public-federal	Admin; Emergency Shelter; HMIS; Street Outreach; Rapid Re-housing	\$ 410,588.00			\$ 410,588.00	\$ 821,176.00	Homeless Assistance Programs

HOPWA	Public-federal	Admin; Facility-based Housing Operations; STRMU; Supportive Services	\$ 923,834.00			\$ 923,834.00	\$ 1,847,668.00	Assistance for persons with HIV/AIDS and their families
Other: Continuum of Care	Public-federal	Permanent housing placement for homeless	\$3,479,196			\$3,479,196	\$6,958,392	Focus on permanent supportive housing

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In its Notice of Allocations issued on February 10, 2015, HUD encouraged grantees to effectively plan and implement programs that leverage these critical Federal resources to achieve the greatest possible return for the communities and individuals they are intended to assist. MDHA attempts to accomplish this 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 for requests for proposals. MDHA will seek to leverage CDBG made available for the rehabilitation of rental units with Section 8 vouchers. In addition, MDHA has hired a full-time grant writer to research funding Federal, state, local, and private funding opportunities and apply for funds that further MDHA's mission, as well as Consolidated Plan and Public Housing Plan priorities.

To leverage continually shrinking HOME dollars, MDHA leverages funding through the City's Housing Trust Fund to award funds to nonprofits for affordable housing development. For example, in 2014, MDHA leveraged \$1.2 million in HOME funds with \$2 million from the local Barnes Housing Trust Fund for projects that will create 44 affordable housing units. In 2015, MDHA will make additional HOME funds available for this effort. Another opportunity to leverage HOME funds is with Low Income Housing Tax Credits (LIHTC). Since 2010, MDHA has competitively awarded a total of \$5.4 million in HOME funds to five developers utilizing LIHTC that will result in the creation of 394 units affordable to households with incomes at or below 60% AMI. MDHA is actively pursuing 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. MDHA is closely monitoring the implementation of the National Housing Trust Fund for future funding opportunities.

Where appropriate, leverage may be achieved through supportive services provided by partners. For example, by leveraging supportive services of two nonprofit agencies, MDHA awarded \$2.7 million in HOME funds to create 26 permanent supportive housing units for the homeless. For one of these projects, MDHA partnered with the nonprofit developer, Buffalo Valley, Inc., to secure competitive Project Based Voucher (PBV) set-aside funding for 32 units made available through the HUD-VASH Program.

The HOME program requires a 25% match of the total HOME funds drawn down for project costs. This match is different than leverage, and this requirement will be met by requiring partners to provide at least a 25% match on projects, by the value of donated land or improvements, or by other eligible methods as provided in the HOME regulations. Amounts above the 25% match are considered leverage.

ESG also requires a match, and all organizations applying for funds must provide a 100% match of the funds they are seeking. The HMIS and MDHA administration match

requirements may be satisfied by cash, the value of the time and services provided, or other eligible methods as provided by the ESG regulations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

MDHA and Metro Government own vacant and improved property throughout the jurisdiction and are evaluating how to dispose of or utilize property to create affordable housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Production of new units & Rehabilitation of existing	2013	2018	Affordable Housing	Tier 2 Areas Countywide Metropolitan Statistical Area	Develop & Implement Place-Based Strategies for CD Increase Supply of Affordable Housing	CDBG: \$3,195,390 HOME: \$2,355,134	Acquisition of property: 1 Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 252 Household Housing Unit Direct Financial Assistance to Homebuyers: 25 Households Assisted Other: 10 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Administration & Planning	2013	2018	General	Tier 2 Areas Countywide	Increase Supply of Affordable Housing Affirmatively Further Fair Housing Choice Decrease Homelessness Develop & Implement Place-Based Strategies for CD Increase Access to Healthy Food Choices Provide Housing Assistance for Persons with HIV Provide Summer Programs for Low- and Moderate-Income Strengthen Collaboration Among Network of Service Providers	CDBG: \$965,170 HOPWA: \$87,760 HOME: \$194,856 ESG: \$28,740	N/A

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services & Economic Development	2013	2018	Non-Housing Community Development	Tier 1 & Tier 2 Areas LMI Food Deserts Countywide	Affirmatively Further Fair Housing Choice Decrease Homelessness Develop & Implement Place-Based Strategies for CD Increase Access to Healthy Food Choices Provide Summer Programs for Low- and Moderate-Income Strengthen Collaboration Among Network of Service	CDBG: \$1,855,299	Public service activities other than Low/Moderate Income Housing Benefit: 3720 Persons Assisted Facade treatment/business building rehabilitation: 3 Business Businesses assisted: 30
4	Public Facilities & Public Improvements & Infrastructure	2013	2018	Non-Housing Community Development	Tier 1 & Tier 2 Areas Countywide	Decrease Homelessness Develop & Implement Place-Based Strategies for CD	CDBG: \$700,000	Public facilities: 5

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Outreach Emergency Shelter Transitional Housing Rapid Re-housing	2013	2018	Homeless	Countywide	Decrease Homelessness	ESG: \$381,848	Homeless Person Overnight Shelter: 2200 Persons Assisted Rapid Re-housing: 320 Persons Assisted Street Outreach: 150 Persons Assisted
6	Housing Opportunities for Persons with AIDS	2013	2018	Non-Homeless Special Needs	Countywide	Provide Housing Assistance for Persons with HIV	HOPWA: \$836,074	Housing for People with HIV/AIDS added: 300 Household Housing Unit HIV/AIDS Housing Operations: 1950 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Production of new units & Rehabilitation of existing
	Goal Description	-CDBG Activities: Acquisition & Related Activities; Homeowner Rehab (Targeted & Countywide); HVAC Replacement; Rental Rehab; Downpayment Assistance; Program Delivery; Housing Services; Nonprofit Capacity Building -HOME Activities: Homebuyer (New Home Construction & Downpayment Assistance): Homeowner Rehab; Rental Projects (New Construction & Rehab)
2	Goal Name	Administration & Planning
	Goal Description	Administration and planning activities for CDBG, HOME, ESG, and HOPWA for MDHA and project Sponsors

3	Goal Name	Public Services & Economic Development
	Goal Description	CDBG Activities: -Economic Development: Microenterprise Assistance, Commercial Rehab (Façade Loans), Business Technical Assistance, Section 108 Loan Repayment -Public Services: Fair Housing, Healthy Food Initiatives, Summer Youth, Services for the Homeless; Program Delivery
4	Goal Name	Public Facilities & Public Improvements & Infrastructure
	Goal Description	-CDBG Activities: Infrastructure Improvements (Residential Areas); Rehab, Expansion or New Neighborhood Facilities and/or Homeless or Domestic Violence Shelters, Program Delivery
5	Goal Name	Outreach, Emergency Shelter, Transitional Housing, Rapid Re-housing
	Goal Description	-ESG Activities: Emergency Shelters (Operation & Essential Services); Street Outreach; HMIS; Rapid Re-housing
6	Goal Name	Housing Opportunities for Persons with AIDS
	Goal Description	-HOPWA Activities: Sponsor Administration; Facility-Based Operations; Supportive Services; Short-term Rent, Mortgage & Utility Assistance

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

It is estimated that during Program Year 2015 HOME funds will result in affordable housing that will benefit approximately 46 extremely low and low- and moderate-income families. Preference will be given to projects proposing to benefit extremely low-income families. This estimate includes affordable housing produced by CHDOs and leveraged with the Metro Housing Trust Fund. Also, this estimate includes both new construction and rehabilitation of single family and multi-family housing.

AP-35 Projects – 91.220(d)

Introduction

The following are proposed projects/activities to be undertaken during the Program Year. Detailed description for each follows.

#	Project Name
1	CDBG: Acquisition
2	CDBG: Administration and Planning
3	CDBG: Economic Development: Commercial Rehab (Façade Loans)
4	CDBG: Economic Development: Business Technical Assistance
5	CDBG: Economic Development: Microenterprise Assistance
6	CDBG: Economic Development Program Delivery
7	CDBG: Economic Development: Section 108 Loan Repayment
8	CDBG: Housing: Homeowner Rehabilitation (Countywide)
9	CDBG: Housing: Homeowner Rehabilitation (Targeted)
10	CDBG Housing: HVAC Replacement Program
11	CDBG Housing: Program Delivery
12	CDBG Housing: Housing Services
13	CDBG Housing: Rental Rehab
14	CDBG Housing: Home Purchase Program (Downpayment Assistance)
15	CDBG: Public Facilities: Homeless and Other Shelters
16	CDBG: Public Facilities: Neighborhood Facilities
17	CDBG: Public Facilities: Infrastructure Improvements Residential)
18	CDBG: Public Facilities: Program Delivery
19	CDBG: Public Services: Summer Youth Programs
20	CDBG: Public Services: Fair Housing
21	CDBG: Public Services: Healthy Food Initiatives
22	CDBG: Public Services: Services for Homeless Persons
23	CDBG Public Services: Program Delivery
24	CDBG: Other: Nonprofit Organization Capacity Building
25	HOME: Administration
26	HOME: Homeownership: Homebuyer Programs
27	HOME: Homeownership: Homeowner Rehab
28	HOME: Rental Projects
29	ESG: Administration
30	ESG: Emergency Shelter & Transitional Housing
31	ESG: HMIS
32	ESG: Rapid Re-housing
33	ESG: Street Outreach
34	HOPWA: Administration
35	HOPWA: Facility-Based Operations
36	HOPWA: Short-term Rent, Mortgage, and/or Utility Payments
37	HOPWA: Supportive Services

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocations are based upon priorities identified in the 2013-2018 Consolidated Plan, HUD priorities, feedback received throughout the year, responses to funding opportunities/interest in programs, and input from the consultations. The top priority for the 2015 Action Plan is addressing housing needs. HOME, ESG, and HOPWA were specifically created to address affordable housing and homelessness. Through a variety of activities, over 50% of CDBG funds have been programmed to address housing needs.

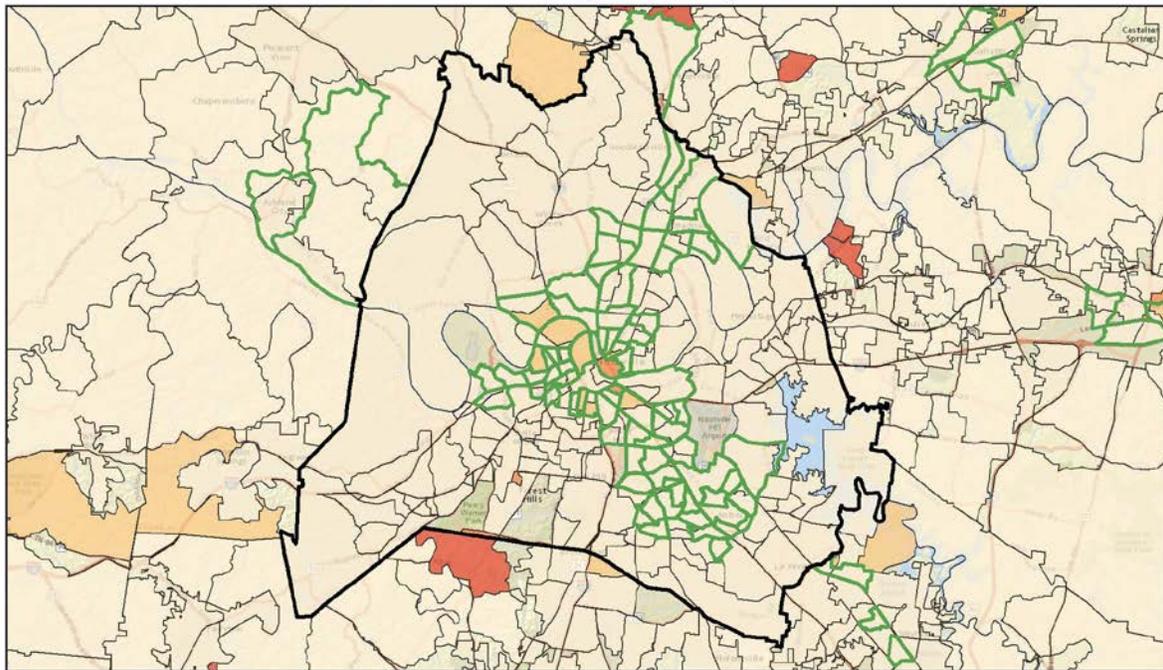
The following activities are limited by regulatory caps

Activity	Cap	Allocation	Estimated PI	Amount to Budget	Amount Budgeted
CDBG Admin. & Planning	20% of Allocation & PI	\$4,625,859.00	\$300,000.00	\$985,171.80	\$965,170.00
HOME Administration	10% of Allocation & PI	\$1,770,963.00	\$269,960.00	\$204,092.30	\$194,856.00
ESG Administration	7.5% of Allocation	\$ 410,588.00		\$ 30,794.10	\$ 28,740.00
ESG Shelter Operations & Street Outreach	60% of Allocation	\$ 410,588.00		\$246,352.80	\$209,398.00
HOPWA Administration	10% of Allocation	\$ 923,834.00		\$ 92,383.40	\$ 87,760.00

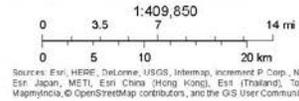
One of the largest needs facing Nashville is the need for affordable housing. In recent years, Nashville has become a popular city in the media (deemed the “It” City by the New York Times in 2013), and many are relocating to Nashville in search of economic opportunities. This influx has put tremendous pressure on an already stressed affordable housing market. Over half of the renters in Nashville are cost-burdened, and there are stories every week about the affordable housing crisis in Nashville.

According to THDA’s 2014 Housing Report, rents in Nashville have increased by 5.3% annually compared to 3.3% nationally. The map below shows the scarcity of housing affordable to extremely low-income families (≤ 30% HAMFI) in Nashville.

CPD Maps - Rental Housing Affordability- 30% HAMFI



February 23, 2015



The crisis has risen to a level that all sectors of the housing industry, advocates, and government officials are exploring multiple avenues to address the issue. The largest obstacle is the lack of financial resources. While Nashville’s affordable housing gap grows wider, funding for the HOME program continually shrinks (i.e., has been cut by 50% since 2005). These precious dollars provide a crucial gap in making housing affordable. If current federal funding levels for affordable housing programs (such as HOME and LIHTC) remain the same, it is possible to create an additional 1,500 units by 2020; but that will barely address the need.

Projects/Activities

AP-38 Projects Summary

Project Summary Information

1	Project Name	CDBG: Acquisition
	Target Area	Tier 2 Priority Areas
	Goals Supported	Production of new units & Rehabilitation of existing
	Needs Addressed	Increase Supply of Affordable Housing Develop & Implement Place-Based Strategies for CD
	Funding	CDBG: \$115,000 (annual allocation)
	Description	MDHA will identify vacant or built properties that are suitable for housing to be occupied by LMI persons.
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	1 property
	Location Description	Areas with high concentrations of poverty
	Planned Activities	Activities will include acquisition and related activities (clearance, demolition, relocation clean up, and disposition). Disposition activities extend countywide. Activities will be undertaken by MDHA.

2	Project Name	CDBG: Administration and Planning
	Target Area	Countywide
	Goals Supported	Planning
	Needs Addressed	Increase Supply of Affordable Housing Strengthen Collaboration Among Network of Service Increase Access to Healthy Food Choices Decrease Homelessness Develop & Implement Place-Based Strategies for CD Provide Summer Programs for Low- and Moderate-I Provide Housing Assistance for Persons with HIV Affirmatively Further Fair Housing Choice
	Funding	CDBG: \$965,170 (\$925,170 annual allocation + \$40,000 estimated program income)
	Description	Program administration and overall program management, coordination, monitoring, reporting, and evaluation. Development of the annual action plan, citizen participation, and annual assessments. Planning includes studies, analysis, data gathering, preparation of plans, and identification of actions that will implement plans.

Target Date	4/1/15-3/31/16
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	MDHA Administrative Offices
Planned Activities	In addition to general administration and planning functions, \$40,000 will be allocated specifically for planning efforts in Tier 2 Priority Areas. Administrative and most planning functions will be undertaken by MDHA. MDHA may solicit contractor(s) to perform certain planning activities.

3	Project Name	CDBG: Economic Development: Commercial Rehab (Façade Loans)
	Target Area	Tier 1 Areas
	Goals Supported	Public Service & Economic Development
	Needs Addressed	Develop & Implement Place-Based Strategies for CD
	Funding	CDBG: \$150,000 (carryforward funds)
	Description	Financial assistance for the exterior rehab of commercial buildings located in Target Area
	Target Date	4/1/13-3/31/16 (Funds are carried-forward from prior years)
	Estimate the number and type of families that will benefit from the proposed activities	3 businesses
	Location Description	Businesses located in Tier 1 Areas.
	Planned Activities	MDHA will make a range of financing options available to businesses in located in Tier 1 areas to make exterior (Façade) improvements and to correct code violations on their properties. Forms of assistance may include deferred payment and low-interest loans, matching grants, etc. The terms of the loan will vary based on the amount of assistance. The maximum loan amount is \$50,000. All assistance is subject to underwriting review to determine the appropriate amount of assistance. Eligible costs include labor, materials, supplies and soft costs related to the rehabilitation. Landscaping, sidewalks, and driveways are eligible when the cost of such work is incidental to other rehabilitation of the property. MDHA will administer the program, and funding requests may be made by application until funding is exhausted.

4	Project Name	CDBG: Economic Development: Business Technical Assistance
	Target Area	Tier 1 Areas
	Goals Supported	Public Service & Economic Development
	Needs Addressed	Increase Access to Healthy Food Choices Develop & Implement Place-Based Strategies for CD
	Funding	CDBG: \$300,000 (\$100,000 annual allocation + \$200,000 carryforward)
	Description	Technical assistance and training provided directly to for-profit businesses.
	Target Date	4/1/15-3/31/18
	Estimate the number and type of families that will benefit from the proposed activities	20 businesses annually
	Location Description	Tier 1 Areas
	Planned Activities	MDHA will partner with a subrecipient to provide business technical assistance and training directly to for-profit businesses, including workshops, marketing, and referrals, particularly for businesses that are located or may locate in Tier 1 Areas. An emphasis will be placed on women-owned businesses, businesses that provide healthy food options, and business opportunities for public housing residents.

5	Project Name	CDBG: Economic Development: Microenterprise Assistance
	Target Area	Tier 1 Areas
	Goals Supported	Public Service & Economic Development
	Needs Addressed	Increase Access to Healthy Food Choices Develop & Implement Place-Based Strategies for CD
	Funding	CDBG: \$215,000 (\$100,000 annual allocation + \$115,000 carryforward)
	Description	Microenterprise assistance to a commercial enterprise that has five or fewer employees, one or more of whom owns the enterprise and is LMI.
	Target Date	4/1/15-3/31/17
	Estimate the number and type of families that will benefit from the proposed activities	10 businesses annually

Location Description	Tier 1 Areas
Planned Activities	MDHA will partner with a subrecipient to provide microenterprise assistance particularly for businesses that are located or may locate in Tier 1 Areas. An emphasis will be placed on women-owned businesses, businesses that provide healthy food options, and business opportunities for public housing residents. Activities will include recruiting program participants; providing business and personal development training programs to qualified businesses/persons; providing individual consulting to participants for the development of business plans, loan applications and business problem-solving during and after start-up; facilitating access to business mentors or volunteers such as accountants or lawyers for the duration of the contract; advising and assisting participants concerning participation with existing trade associations, business networks, and lenders.

6	Project Name	CDBG: Economic Development: Program Delivery
	Target Area	Countywide
	Goals Supported	Public Service & Economic Development
	Needs Addressed	Increase Access to Healthy Food Choices Develop & Implement Place-Based Strategies for CD
	Funding	CDBG: \$20,000 (annual allocation)
	Description	Delivery costs associated with CDBG economic development programs
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	Accomplishments will be tied to specific ED activities.
	Location Description	Countywide
	Planned Activities	Costs directly related to carrying out specific ED activities.

7	Project Name	CDBG: Economic Development: Section 108 Loan Repayment
	Target Area	East Bank of Cumberland River
	Goals Supported	Public Service & Economic Development
	Needs Addressed	N/A
	Funding	CDBG: \$505,299 (annual allocation)
	Description	Funds will be used to make principal and interest payments on a Section 108 loan.
	Target Date	8/31/1998-8/1/2018

Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	East Bank of Cumberland River
Planned Activities	In 1998, MDHA obtained a Section 108 loan in the amount of \$6,000,000 to acquire land on the East Bank to eliminate slums and blight. Annual payments are made from the annual CDBG allocation. As of 2/26/15, the loan balance is \$1,860,000.

8	Project Name	CDBG: Housing: Homeowner Rehabilitation (Countywide)
	Target Area	Countywide
	Goals Supported	Production of new units & Rehabilitation of existing units
	Needs Addressed	Increase Supply of Affordable Housing Affirmatively Further Fair Housing Choice
	Funding	CDBG: \$1,340,390 (\$1,180,390 annual allocation + \$160,000 estimated program income)
	Description	Repair/rehab of homes occupied by LMI families.
	Target Date	9/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	135 LMI families (\leq 80% AMI)
	Location Description	Countywide
	Planned Activities	Assistance will be treated as a grant and will be limited to the repairs or improvements that address health and safety need, such as heat/air, roof repair, plumbing, electrical, and accessibility. Priority will be given to homeowners whose incomes are at or below 50% AMI, persons with disabilities, and the elderly (age 62+). This program will be administered directly by MDHA. Homeowners may apply during the open application period, and funds will be allocated on a first-come, first-serve basis to eligible households until funding is exhausted.

9	Project Name	CDBG: Housing: Homeowner Rehabilitation (Targeted)
	Target Area	North Nashville (Tier 2 Priority Area)
	Goals Supported	Production of new units & Rehabilitation of existing units
	Needs Addressed	Increase Supply of Affordable Housing Develop & Implement Place-Based Strategies for CD Affirmatively Further Fair Housing

Funding	CDBG: \$550,000 (carryforward)
Description	Repair/rehab of homes occupied by LMI families within the North Nashville Tier 2 Priority Area
Target Date	4/1/15-3/31/16
Estimate the number and type of families that will benefit from the proposed activities	55
Location Description	North Nashville (Tier 2 Priority Area)
Planned Activities	MDHA, through its partner Neighborhoods Resource Center, is working with the community to identify streets to be targeted for the improvements associated with this activity. MDHA may elect to administer the construction program or procure a nonprofit organization selected through a Request for Proposals as the most responsive and responsible proposal to administer the program. Assistance may be treated as a grant and will include repairs that address health and safety needs, such as heat/air, roof repair, plumbing, electrical, and accessibility and exterior aesthetic improvements (excluding landscaping). Priority will be given to homeowners whose incomes are at or below 50% AMI, persons with disabilities, and the elderly (age 62+). Homeowners may apply during the open application period, and funds will be allocated on a first-come, first-serve basis to eligible households until funding is exhausted.

10	Project Name	CDBG: Housing: HVAC Replacement Program
	Target Area	Countywide
	Goals Supported	Production of new units & Rehabilitation of existing units
	Needs Addressed	Increase Supply of Affordable Housing Affirmatively Further Fair Housing Choice
	Funding	CDBG: \$300,000 (annual allocation)
	Description	Replacement of nonfunctioning HVAC units for eligible participants
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	60
	Location Description	Countywide

	Planned Activities	Replacement of nonfunctioning HVAC units; assistance will be treated as a grant. Homeowners may apply during the open application period or referred to the program through the Homeowner Rehab or Weatherization Programs. Funds will be allocated on a first-come, first-serve basis to eligible households until funding is exhausted.
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11	Project Name	CDBG: Housing: Program Delivery
	Target Area	Countywide
	Goals Supported	Production of new units & Rehabilitation of existing units
	Needs Addressed	Increase Supply of Affordable Housing Develop & Implement Place-Based Strategies for CD Affirmatively Further Fair Housing
	Funding	CDBG: \$490,000 (annual allocation)
	Description	Costs associated with CDBG housing activities.
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	Accomplishments will be tied to specific Housing activities.
	Location Description	Countywide
	Planned Activities	Costs directly related to carrying out specific CDBG Housing activities.

12	Project Name	CDBG: Housing: Housing Services
	Target Area	Countywide
	Goals Supported	Production of new units & Rehabilitation of existing units
	Needs Addressed	Increase Supply of Affordable Housing Develop & Implement Place-Based Strategies for CD Affirmatively Further Fair Housing
	Funding	CDBG: \$50,000 (annual allocation)
	Description	Costs to support activities eligible for funding under the HOME program
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	Accomplishments will be tied to specific HOME activities undertaken in PY 2015.
	Location Description	Countywide

	Planned Activities	Costs associated with housing activities that are linked to providing services to owners, tenants, contractors, and other eligible entities participating in or seeking to participate in the HOME program.
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13	Project Name	CDBG: Housing: Rental Rehab
	Target Area	Countywide
	Goals Supported	Production of new units & Rehabilitation of existing units
	Needs Addressed	Increase Supply of Affordable Housing Affirmatively Further Fair Housing Choice
	Funding	CDBG: \$250,000 (carryforward)
	Description	Repair/rehab of rental units to be occupied by LMI families.
	Target Date	9/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	7 LMI families (\leq 60% AMI)
	Location Description	Countywide
	Planned Activities	Assistance will be provided to qualified landlords/developers until funding is exhausted to rehabilitate substandard rental property to lease to tenants with incomes at or below 60% AMI. Assistance will be provided in the form of a low-interest or forgivable loan and will require an affordability period.

14	Project Name	CDBG: Housing: Home Purchase Program (Downpayment Assistance)
	Target Area	Countywide
	Goals Supported	Production of new units & Rehabilitation of existing units
	Needs Addressed	Increase Supply of Affordable Housing Affirmatively Further Fair Housing Choice
	Funding	CDBG: \$50,000 (estimated program income)
	Description	Assistance to LMI buyers to purchase a home
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	5 LMI families (\leq 80% AMI)
	Location Description	Countywide

	Planned Activities	MDHA may partner with a subrecipient to provide assistance for purchasing a home. Assistance may be provided in the form of a low-interest or forgivable loan, pay reasonable closing costs, and cannot exceed more than 50% of the required downpayment.
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15	Project Name	CDBG: Public Facilities: Homeless and Other Shelters
	Target Area	Countywide
	Goals Supported	Public Facilities/Public Improvements and Infrastructure
	Needs Addressed	Decrease Homelessness
	Funding	CDBG: \$250,000 (carryforward)
	Description	Funding for rehabilitation of homeless shelters (emergency and transitional) and domestic violence shelters.
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	2 Facilities
	Location Description	Countywide
Planned Activities	Eligible costs include energy efficiency improvements and accessibility improvements. Operation and maintenance costs are ineligible. Funding will be made available through a competitive process to be announced in Spring 2015.	

16	Project Name	CDBG: Public Facilities: Neighborhood Facilities
	Target Area	Tier 1 Areas
	Goals Supported	Public Facilities/Public Improvements and Infrastructure
	Needs Addressed	Develop & Implement Place-Based Strategies for CD
	Funding	CDBG: \$250,000 (\$100,000 annual allocation + \$150,000 carryforward)
	Description	Financial assistance for construction of a new or expansion and/or rehabilitation of existing neighborhood facilities located in Tier 1 areas owned by a nonprofit or public agency including, but not limited to, community centers, youth centers, senior centers, and parks. Facilities must be open to the general public during normal working hours.
Target Date	4/1/15-3/31/16	

	Estimate the number and type of families that will benefit from the proposed activities	2 Facilities
	Location Description	Tier 1 Areas
	Planned Activities	Eligible costs include energy efficiency improvements and accessibility improvements. Operation and maintenance costs are ineligible. Funding will be made available through a competitive process to be announced in Spring 2015.

17	Project Name	CDBG: Public Facilities: Infrastructure Improvements
	Target Area	Tier 2 Priority Areas
	Goals Supported	Public Facilities/Public Improvements and Infrastructure
	Needs Addressed	Develop & Implement Place-Based Strategies for CD
	Funding	CDBG: \$175,000 (\$125,000 annual allocation + \$50,000 estimated program income)
	Description	Construction and installation of infrastructure improvements in Tier 2 Priority Areas.
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	1 Facility
	Location Description	Tier 2 Priority Areas
	Planned Activities	Improvements include flood drainage, water/sewer, and sidewalks.

18	Project Name	CDBG: Public Facilities: Program Delivery
	Target Area	Countywide
	Goals Supported	Public Facilities/Public Improvements and Infrastructure
	Needs Addressed	Develop & Implement Place-Based Strategies for CD
	Funding	CDBG: \$25,000 (annual allocation)
	Description	Delivery costs associated with CDBG public facility/infrastructure projects
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	Accomplishments will be tied to specific public facility/infrastructure activities.

	Location Description	Countywide
	Planned Activities	Costs directly related to carrying out specific public facility/infrastructure activities.

19	Project Name	CDBG: Public Services: Summer Youth Program
	Target Area	Countywide
	Goals Supported	Public Service & Economic Development
	Needs Addressed	Provide Summer Programs for LMI Youth
	Funding	CDBG: \$400,000 (annual allocation)
	Description	Funding for the eligible costs of new or enhanced Summer Programs for LMI youth ages 6-18 provided by nonprofits or public agencies.
	Target Date	6/1-7/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	1800
	Location Description	Countywide
	Planned Activities	Activities should enhance participants' academic, artistic, and athletic interests, as well as promote job skills development and healthy lifestyles, to help prepare Metro Nashville's youth to become successful adults. Funding will be awarded through a competitive process to be announced early March.

20	Project Name	CDBG: Public Services: Fair Housing
	Target Area	Tier 1 Areas
	Goals Supported	Public Service & Economic Development
	Needs Addressed	Affirmatively Further Fair Housing Choice
	Funding	CDBG: \$50,000 (annual allocation)
	Description	Fair housing counseling, outreach, and education; conduct complaint-based and targeted testing, primarily in Tier 1 areas.
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	320
	Location Description	Tier 1 Areas

	Planned Activities	Speaking with aggrieved individuals to inform them of their rights pertaining to Fair Housing; interacting with a potentially aggrieved individuals 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; providing general educational information to individuals to inform them of their rights in conjunction with the Fair Housing Laws. Funding will be awarded through a competitive process.
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21	Project Name	CDBG: Public Services: Healthy Food Initiatives
	Target Area	LMI Food Deserts
	Goals Supported	Public Service & Economic Development
	Needs Addressed	Increase Access to Healthy Food Choices
	Funding	CDBG: \$50,000 (annual allocation)
	Description	Public service and outreach/education campaign on making healthy food choices.
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	500
	Location Description	Metro Nashville LMI census tracts identified as food deserts by the USDA's Economic Research Service.
Planned Activities	Activities include classes on selecting, preparing, and storing healthy food, particularly directed to migrant populations, low-income families (especially public housing residents), and homeless populations.	

22	Project Name	CDBG: Public Services: Services for Homeless Persons
	Target Area	Countywide
	Goals Supported	Public Service & Economic Development
	Funding	CDBG: \$150,000 (\$50,000 annual allocation + \$100,000 carryforward)

Description	Services include emergency payment of rent and utilities; operation of a shelter that serves youth or young adults; and to support CoC/MHC strategic planning efforts
Target Date	4/1/15-3/31/16
Estimate the number and type of families that will benefit from the proposed activities	Youth shelters: 1000 Emergency payments: 100
Location Description	Countywide
Planned Activities	-CoC/MHC planning efforts: \$20,000 to support activities to align the CoC and MHC; -Shelter Operations: \$30,000 to be awarded on a competitive basis for the operation of an emergency or transitional shelter serving youth or young adults; -Emergency Payments: \$100,000 for one-time payments up to \$1000 per client to pay first month's rent and security and utility deposits for participants of How's Nashville campaign, Shelter Plus Care and VASH programs, and other local homeless programs. Payments are made directly to landlords and utility companies.

23	Project Name	CDBG: Public Services: Program Delivery
	Target Area	Countywide
	Goals Supported	Public Service & Economic Development
	Needs Addressed	Decrease Homelessness Increase Access to Healthy Food Choices Affirmatively Further Fair Housing Provide Summer Programs for LMI Youth
	Funding	CDBG: \$15,000 (annual allocation)
	Description	Delivery costs associated with CDBG public services activities
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	Accomplishments will be tied to specific Public Services activities.
	Location Description	Countywide
	Planned Activities	Costs directly related to carrying out specific Public Services activities.

24	Project Name	CDBG: Other: Nonprofit Organization Capacity Building
	Target Area	Tier 1 Areas
	Goals Supported	Planning
	Needs Addressed	Increase Supply of Affordable Housing Develop & Implement Place-Based Strategies for CD
	Funding	CDBG: \$50,000 (\$25,000 annual allocation + \$25,000 carryforward)
	Description	Technical assistance provided to nonprofits related to building capacity for neighborhood revitalization or economic development.
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	10 entities annually
	Location Description	Tier 1 Areas
	Planned Activities	MDHA may partner with a subrecipient to provide activities, with emphasis on affordable housing development and preservation for low-income families as a key tool for neighborhood revitalization.

25	Project Name	HOME: Administration
	Target Area	Countywide
	Goals Supported	Planning
	Needs Addressed	Increase Supply of Affordable Housing Affirmatively Further Fair Housing Choice
	Funding	HOME: \$194,856 (\$177,096 annual allocation + \$17,760 estimated program income)
	Description	Provide grant management, compliance, and oversight of HOME-funded activities.
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	MDHA Central Office
	Planned Activities	Administrative costs include staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation. Administrative activities will be undertaken by MDHA.

26	Project Name	HOME: Homeownership: Homebuyer Programs
	Target Area	Countywide
	Goals Supported	Production of new units & Rehabilitation of existing
	Needs Addressed	Increase Supply of Affordable Housing
	Funding	HOME: \$381,200 (\$189,000 annual allocation + \$92,000 estimated program income + \$100,000 carryforward)
	Description	Downpayment assistance and new home construction for LMI households (\leq 80% AMI)
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	Downpayment Assistance: 20 New home construction: 1
	Location Description	Countywide
Planned Activities	-Downpayment Assistance (\$200,000): Financial assistance to eligible homebuyers for the purchase of a home, and recipients must complete housing counseling. MDHA may partner with a subrecipient that is qualified and has experience with similar programs. MDHA/subrecipient will accept applications as long as funding is available. -New Home Construction (\$181,200): MDHA may undertake the construction of a new home or award funds on a competitive basis to a developer to construct and sell to an income-eligible buyer.	

27	Project Name	HOME: Homeownership: Homeowner Rehab
	Target Area	Countywide
	Goals Supported	Production of new units & Rehabilitation of existing
	Needs Addressed	Increase Supply of Affordable Housing
	Funding	HOME: \$109,067 (carryforward)
	Description	Assistance for large-scale rehabilitation or reconstruction of owner-occupied units.
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	Countywide

	Planned Activities	Rehab/reconstruction must meet Housing Quality Standards. Assistance will be in the form of a no interest loan that will be forgiven on a pro rata basis for a specified period of time as long as the owner occupies the property. Applicants were referred from the CDBG Homeowner Rehab Program.
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28	Project Name	HOME: Rental: Rental Projects
	Target Area	Countywide
	Goals Supported	Production of new units & Rehabilitation of existing
	Needs Addressed	Increase Supply of Affordable Housing Develop & Implement Place-Based Strategies for CD Affirmatively Further Fair Housing Choice
	Funding	HOME: \$1,864,867 (\$1,404,847 annual allocation + \$160,000 estimated program income + \$300,000 carryforward)
	Description	Funding for construction of new or rehab of existing properties for rent to households with incomes ≤ 60% AMI
	Target Date	4/1/15-3-31/16
	Estimate the number and type of families that will benefit from the proposed activities	-New Construction: 20 units -Rehab: 3
	Location Description	Countywide
	Planned Activities	-New Construction (\$1,704,867): MDHA may undertake development or award funds on a competitive basis. Financial assistance to developers may be in the form predevelopment loans, construction loans, and permanent financing. Eligible uses of funds include acquisition, site preparation, construction, and soft costs. All projects will be subject to underwriting by MDHA and must meet HOME Site and Neighborhood Standards. -Rehab (\$160,000): Funding will be made available to CHDOs only on a competitive basis. Units must be occupied by tenant with incomes at or below 60% AMI. In projects with 5 or more HOME-assisted units, at least 20% of the units must serve households at or below 50% AMI.

29	Project Name	ESG: Administration
	Target Area	Countywide
	Goals Supported	Planning
	Needs Addressed	Decrease Homelessness
	Funding	ESG: \$28,740 (annual allocation)
	Description	Provide grant management, compliance, and oversight of ESG-funded activities
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	MDHA Central Office
	Planned Activities	Program administration costs include staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation. Administrative activities will be undertaken by MDHA staff.

30	Project Name	ESG: Emergency Shelter and Transitional Housing
	Target Area	Countywide
	Goals Supported	Outreach, Emergency Shelter & Transitional Housing
	Needs Addressed	Decrease Homelessness
	Funding	ESG: \$172,448 (annual allocation)
	Description	Funding to provide operations and essential services
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	2200 persons
	Location Description	Countywide

	<p>Planned Activities</p>	<p><u>-Shelter Operations:</u> maintenance, rent, repair, security, fuel, equipment, insurance, utilities, relocation, and furnishings. The interim ESG rule adds to the list of eligible shelter activities the costs of supplies and motel/hotel stays in certain cases.</p> <p>ESG funds may be used for emergency shelters only. A transitional facility will only be eligible to receive ESG funds if EITHER:</p> <p>It meets BOTH of the following criteria under the new <i>emergency shelter</i> definition:</p> <p>(a) its primary purpose is to provide a temporary shelter for the homeless in general or for specific populations of the homeless; and</p> <p>(b) it does not require occupants to sign leases or occupancy agreements;</p> <p>OR</p> <p>It received funds under a FY 2010 ESG grant and met the criteria under the former emergency shelter definition (“any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless”).</p> <p><u>-Essential Services,</u> such as case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.</p> <p>Funding will be awarded to qualified nonprofits through a competitive process to be announced late March/early April.</p>
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31	<p>Project Name</p>	<p>ESG: Homeless Management Information System (HMIS)</p>
	<p>Target Area</p>	<p>County</p>
	<p>Goals Supported</p>	<p>Outreach, Emergency Shelter & Transitional Housing, Permanent Housing</p>
	<p>Needs Addressed</p>	<p>Decrease Homelessness</p>
	<p>Funding</p>	<p>ESG: \$12,320 (annual allocation)</p>
	<p>Description</p>	<p>Costs associated with maintaining HMIS</p>
	<p>Target Date</p>	<p>4/15-3/31/16</p>

	Estimate the number and type of families that will benefit from the proposed activities	3000 persons
	Location Description	MDHA Central Office
	Planned Activities	Data review, input, and quality control; reporting. The activity will be performed by MDHA staff.

32	Project Name	ESG: Rapid Re-housing
	Target Area	Countywide
	Goals Supported	Permanent Housing
	Needs Addressed	Decrease Homelessness
	Funding	\$160,130
	Description	Services and direct housing assistance to help people who are homeless move quickly into permanent housing and achieve stability in that housing.
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	320 persons
	Location Description	Countywide
	Planned Activities	Eligible costs include utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair. Funding will be awarded to qualified nonprofits through a competitive process to be announced late March/early April.

33	Project Name	ESG: Street Outreach
	Target Area	Countywide
	Goals Supported	Outreach
	Needs Addressed	Decrease Homelessness
	Funding	ESG: \$36,950 (annual allocation)
	Description	Reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care.
	Target Date	4/1/15-3/31/16

	Estimate the number and type of families that will benefit from the proposed activities	150 persons
	Location Description	Countywide
	Planned Activities	Eligible costs include engagement, case management, emergency health and mental health services, and transportation. Funding will be awarded to qualified nonprofits through a competitive process to be announced late March/early April.

34	Project Name	HOPWA: Administration
	Target Area	Metropolitan Statistical Area
	Goals Supported	Housing Opportunities for Persons with AIDS
	Needs Addressed	Provide Housing Assistance for Persons with HIV
	Funding	HOPWA: \$87,760 (annual allocation)
	Description	Provide grant management, compliance and oversight of HOPWA-funded programs.
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	MSA
	Planned Activities	Program administration costs include staff and related costs required for overall program management, coordination, monitoring, reporting, and evaluation. \$27,715 will be retained by MDHA. The remaining funds will be awarded to Sponsors selected for funding through a Request for Proposals to be issued late March/early April. Proposals will be evaluated by a Review Committee comprised of MDHA staff, representatives of programs that serve persons living with HIV/AIDS, or individuals that are knowledgeable about various aspects of housing services. Proposals will be evaluated in accordance with the evaluation criteria contained in the RFP and ranked from highest to lowest. Funding will be awarded for projects according to their overall rank until funding is exhausted.

35	Project Name	HOPWA: Facility-Based Operations
	Target Area	Metropolitan Statistical Area
	Goals Supported	Housing Opportunities for Persons with AIDS
	Needs Addressed	Provide Housing Assistance for Persons with HIV
	Funding	HOPWA: \$166,290 (annual allocation)
	Description	Support to facilities, including community residences, SRO dwellings, short-term or transitional facilities, project-based units, master leased units, scattered site units leased by the organization, and other housing facilities approved by HUD.
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	30 households
	Location Description	MSA
Planned Activities	Eligible costs include operating costs for housing such maintenance, security, operation, insurance, utilities, furnishings, equipment, supplies, and other incidental costs. Funds will be awarded to Sponsors selected for funding through a Request for Proposals to be issued late March/early April. Proposals will be evaluated by a Review Committee comprised of MDHA staff, representatives of programs that serve persons living with HIV/AIDS, or individuals that are knowledgeable about various aspects of housing services. Proposals will be evaluated in accordance with the evaluation criteria contained in the RFP and ranked from highest to lowest. Funding will be awarded for projects according to their overall rank until funding is exhausted.	

36	Project Name	HOPWA: Short-term Rent, Mortgage, and/or Utility Payments (STRMU)
	Target Area	Metropolitan Statistical Area
	Goals Supported	Housing Opportunities for Persons with AIDS
	Needs Addressed	Provide Housing Assistance for Persons with HIV
	Funding	HOPWA: \$268,000 (annual allocation)
	Description	Time-limited housing assistance designed to prevent homelessness and increase housing stability for a period of up to 21 weeks in any 52-week period.
	Target Date	4/1/15-3/31/16

Estimate the number and type of families that will benefit from the proposed activities	270 households
Location Description	MSA
Planned Activities	The amount of assistance varies per client depending on funds available, tenant need, and program guidelines. Rent and mortgage assistance payments must be reasonable and represent actual housing costs. Funds will be awarded to Sponsors selected for funding through a Request for Proposals to be issued late March/early April. Proposals will be evaluated by a Review Committee comprised of MDHA staff, representatives of programs that serve persons living with HIV/AIDS, or individuals that are knowledgeable about various aspects of housing services. Proposals will be evaluated in accordance with the evaluation criteria contained in the RFP and ranked from highest to lowest. Funding will be awarded for projects according to their overall rank until funding is exhausted.

37	Project Name	HOPWA: Supportive Services
	Target Area	Metropolitan Statistical Area
	Goals Supported	Housing Opportunities for Persons with AIDS
	Needs Addressed	Provide Housing Assistance for Persons with HIV
	Funding	HOPWA: \$401,784 (annual allocation)
	Description	Services supporting the housing stability of program participants.
	Target Date	4/1/15-3/31/16
	Estimate the number and type of families that will benefit from the proposed activities	1950 households
	Location Description	MSA

	Planned Activities	<p>Supportive services include, but are not limited to, health, mental health, assessment, permanent housing placement, drug and alcohol abuse treatment and counseling, day care, personal assistance, nutritional services, intensive care when required, and assistance in gaining access to local, State, and Federal government benefits and services, except that health services may only be provided to individuals with acquired immunodeficiency syndrome or related diseases and not to family members of these individuals. Funds will be awarded to Sponsors selected for funding through a Request for Proposals to be issued late March/early April. Proposals will be evaluated by a Review Committee comprised of MDHA staff, representatives of programs that serve persons living with HIV/AIDS, or individuals that are knowledgeable about various aspects of housing services. Proposals will be evaluated in accordance with the evaluation criteria contained in the RFP and ranked from highest to lowest. Funding will be awarded for projects according to their overall rank until funding is exhausted.</p>
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Table 9 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Under the tiered Placed-Based Strategy introduced in the Substantial Amendment, a portion of CDBG funds will be targeted to areas with high concentrations of poverty to help spur investment in these areas.

- **Tier 1 Areas**

Tier 1 areas are census tracts where at least 65% of households are at or below 80% AMI or are part of a Tier 2 Priority Area. Tier 1 census tracts are listed below and are based on the latest data from the American Community Survey. Maps of the census tracts are provided in Exhibit 4. See Exhibit 5 for directions on determining the census tract number for a specific parcel/address.

010402	010702	010903	011001	011300	011400	011800	011900
012600	012701	013202	013300	013601	013602	013700	013800
013900	014200	014300	014400	014800	015615	015628	015802
015803	015804	015900	016000	016100	016200	016300	016600
017401	017500	018101	018904	019003	019004	019005	019006
019118	019300	019400					

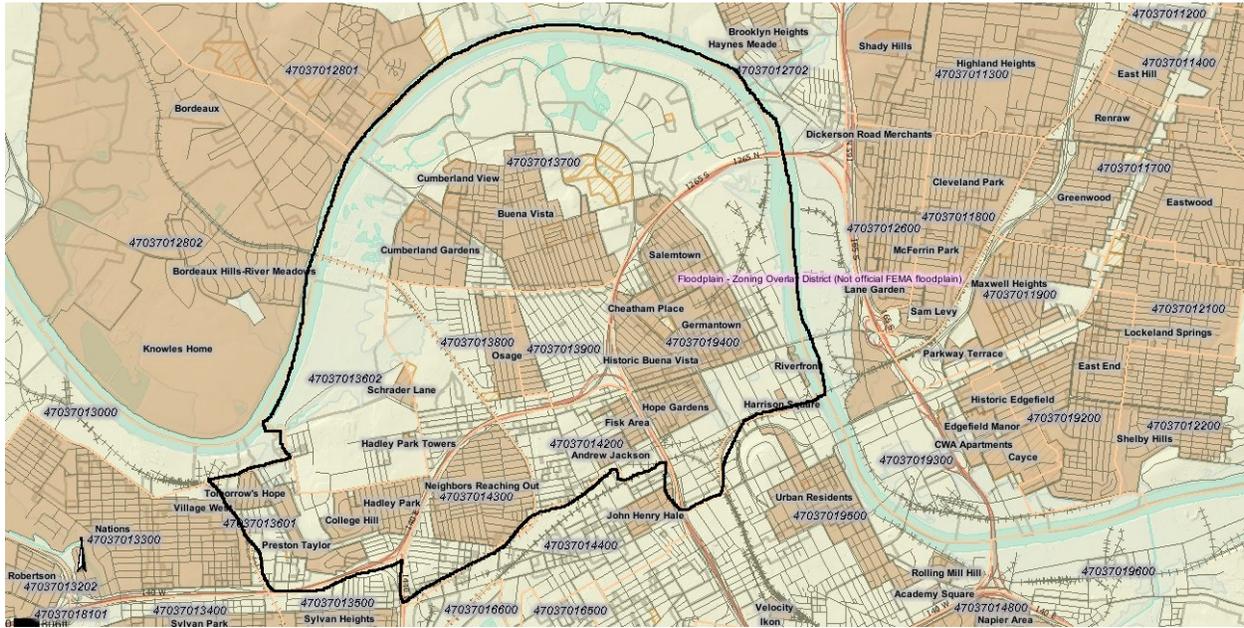
The following programs will be available in Tier 1 areas:

- Commercial Rehab (Façade Loans)
- Business Technical Assistance
- Microenterprise Assistance
- Neighborhood Facilities
- Fair Housing Outreach, Education, and Testing
- Nonprofit Capacity Building.

- **Tier 2 Priority Areas**

MDHA, with the support of a HUD-approved technical assistance provider, undertook a data-driven analysis in order to identify which neighborhoods(s) in Davidson County should be targeted for concentrated place-based investment activities. From this analysis, the North Nashville subarea (as outlined on the map and listed in the table below) was selected as the first Tier 2 Priority Neighborhood. During the 2013 and 2014 program years, MDHA has invested CDBG funds for sidewalk improvements in North Nashville and began outreach, through a contracted partner (Neighborhoods Resource Center) to identify blocks to implement the targeted rehab program. In 2015, MDHA plans to begin the targeted rehab program, begin construction on a new multi-family building, and explore opportunities for additional infrastructure improvements.

Tier 2 – North Nashville Map



Tier 2 North Nashville Census Tracts

013601	013602	013700	013800	013900	014200	014300	019400
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Through this Plan, MDHA is adding census tracts in which public housing properties are located as Tier 2 Priority Areas. As shown on the map below, many public housing sites are located in areas with very high concentrations of poverty.

Tier 2 Public Housing Census Tracts

010402	011800	011900	013601	013602	013700	014200
014400	014800	016100	016200	016300	016600	019300
019400						

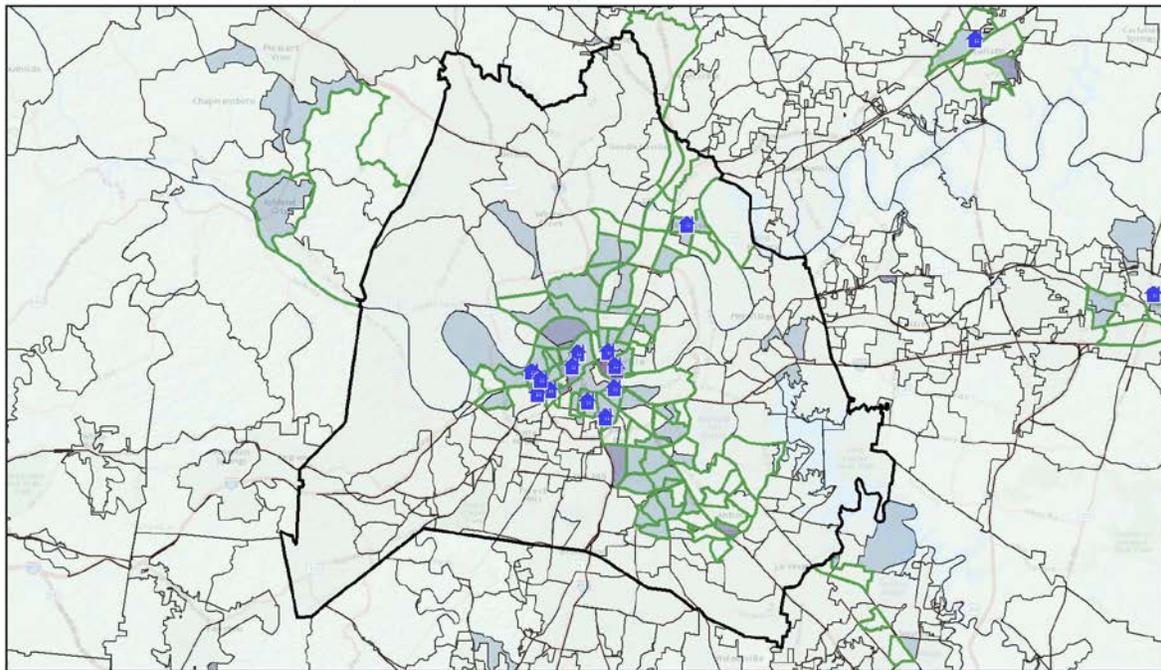
See Exhibit 4 for maps of each census tract listed above.

In addition to the programs available to the Tier I areas, the following programs will be available **only** in Tier 2 areas:

- Acquisition and related activities
- Infrastructure Improvements (Residential areas)
- Targeted Housing Rehab
- Planning.

Note: Business Technical Assistance and Microenterprise Assistance programs will be required to target outreach to residents of public housing.

CPD Maps - Public Housing Locations & Poverty Rates



February 26, 2015



1:409,850
0 3.5 7 14 mi
0 5 10 20 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and the GIS User Community

○ Other Geographic Priorities

Food Deserts

One of the priorities listed in the Consolidated Plan is to “increase access to healthy food choices”. Many low-income neighborhoods of Metro Nashville can be categorized as “food deserts” - area where residents have limited access to healthy and affordable food. A food desert is defined by the USDA as a low-income census tract (tract with a poverty rate equal to or greater than 20%, or a median family income that is 80% or less of the metropolitan area’s median family income) in which a substantial proportion of the population has low access (at least 500 people or 33% of the population is located more than one mile (urban) or 10 miles (rural) from the nearest supermarket or large grocery store). Concentrated poverty and the percent of minority populations are critical factors in determining low access. Also, areas with lower vehicle availability and public transportation access have a higher likelihood of being in a food desert. A portion of 2015 CDBG funds are allocated for healthy food initiatives in the following LMI Census Tracts that are also designated as Food Desert Areas based on the latest data from American Community Survey. *Note: Although a census tract may be labeled as a Food Desert by the USDA, it is eligible for CDBG funds **only** if 51% of households have incomes at or below 80% AMI. These “LMI Food Desert Tracts” are listed below.*

LMI Food Desert Census Tracts*

010401	010402	010501	010602	010801	010903	010904	012701
012801	013202	013601	013602	013700	013800	014300	015612
015613	015900	016200	016300	018901	019003	019111	019118
019600							

Housing for Persons with AIDS

The only program that is administered by MDHA that would lend itself to providing services to those that may not be located within the Metro Nashville-Davidson County boundary is through the disbursement of HOPWA funding. This funding stream is distributed through the broader metropolitan area, including Cannon, Cheatham, Davidson, Dickson, Hickman, Macon, Robertson, Rutherford, Smith, Sumner, Trousdale, Williamson, and Wilson Counties. HOPWA funds are not intended to be targeted towards a specific geographic area, but rather towards a specific population, which are those with AIDS and their families.

Geographic Distribution

Target Area	Percentage of CDBG Funds
Tier 1 Areas	15%
Tier 2 Priority Areas	13%*
LMI Census Tracts also designated as Food Desert Areas	1%
Target Area	Percentage of HOPWA Funds
Metropolitan Statistical Area (MSA)	100%

Table 10 - Geographic Distribution

*Exclusive of Tier 1 funding that is available.

Rationale for the priorities for allocating investments geographically

Significant issues identified during the planning process included the uneven distribution of community resources and the concentration of poverty. Many high-poverty neighborhoods are not able to leverage resources or attract investment that is necessary to stabilize the area, improve quality of life, and create opportunities. To help address this issue, MDHA introduced the “place-based” approach for targeting its community development efforts rather than distributing limited funds throughout the County. MDHA worked with a HUD-approved technical assistance provider to develop a two-tiered Place-Based Strategy. The purpose of the tiered approach is to provide funding to spur investment in eligible census tracts.

Via HOPWA funding to Nashville CARES, STRMU assistance and supportive services (including medical case management, transportation) are provided to clients throughout 13 counties in the Middle Tennessee region. Nashville CARES is the largest HOPWA

sponsor agency, & utilizes medical case managers as the access point for all HOPWA services throughout this region.

ESG funds are allocated to an array of nonprofit shelter agencies, with locations that are scattered throughout Nashville-Davidson County.

The majority of CDBG and HOME funds are distributed on a countywide level. Because very few areas of the County are affordable to extremely low-income persons, funding for the creation and preservation of affordable housing is not limited to a specific area within a jurisdiction. Further, project proposers are evaluated, in part, on their proximity to services and transportation. The Countywide Homeowner Rehab and HVAC Replacement programs are designed to preserve existing affordable housing by allowing elderly, disabled, and low-income homeowners receive the necessary assistance to make health and safety repairs.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Scarcity of affordable rental units was an impediment identified in the 2013 Analysis of Impediments to Fair Housing Choice and was a common thread among all consultations during the 2015 planning period. This issues is being discussed and reviewed by a number of groups throughout the area and is studied heavily by the Metro Planning Department as part of the NashvilleNext process.

The greatest need continues to be among household with very low incomes, persons with disabilities, and families. As a result, affordable housing programs are designed to address these needs within the Federal guidelines.

Note: Housing assistance, as discussed in this section, does not include emergency shelter, transitional shelter, street outreach, or supportive services.

One Year Goals for the Number of Households to be Supported	
Homeless	326
Non-Homeless	309
Special Needs	270
Total	905

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	596
Production of New Units	21
Rehab of Existing Units	262
Acquisition of Existing Units	26
Total	905

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

A summary of affordable housing activities to be undertaken this program year is listed below:

- **Rental Assistance**
 - **Rapid Re-housing:** Services and direct housing assistance to help people who are homeless move quickly into permanent housing and achieve stability in that housing. Eligible costs include utilities, rental application fees, security deposits,

last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair.

- **Services for the Homeless:** CDBG funds will be made available to assist persons participating in How's Nashville, Shelter Plus Care, VASH, and other local homeless initiatives to obtain housing. One-time assistance will provide up to \$1,000 per client for first month's rent and rental and utility deposits. Funds are provided directly to the landlord and utility provider.
 - **Short-term Rent, Mortgage and Utilities (STRMU):** Time-limited housing assistance designed to prevent homelessness and increase housing stability for a period of up to 21 weeks in any 52-week period. The amount of assistance varies per client depending on funds available, tenant need, and program guidelines. Rent and mortgage assistance payments must be reasonable and represent actual housing costs.
- **Production of New Units**
 - During the Program Year, MDHA will make available HOME funding opportunities for or elect to undertake development of affordable housing for rent or homeownership. Financial assistance may be in the form of predevelopment loans, construction loans, and permanent financing. Eligible uses of funds may include acquisition, site preparation, construction, and soft costs. All projects are subject to underwriting by MDHA in accordance with HOME program regulations.
 - **Rental Projects:** All HOME assisted rental projects must serve households with incomes at or below 60% AMI. In projects with 5 or more units, at least 20% of the units must serve households with incomes at or below 50% AMI. Priority is established for projects serving households at or below 30% AMI and large families. New construction rental projects must meet HOME Site and Neighborhood Standards.
 - **Homeownership:** Homes must be sold to households with incomes at or below 80% AMI. However, in accordance with HOME regulations, if a home is not sold within 6 months of completion, the home must be rented to a household at or below 80% AMI.
- **Rehab of Existing Units**
 - **Homeowner Rehab Program:** Homeowners with household incomes at or below 80% AMI may apply for assistance for household repairs to address health and safety issues. Due to the demand for assistance, priority will be given to homeowners whose incomes are at or below 50% AMI, persons with disabilities, and the elderly (age 62+).

- **Countywide Rehab Program:** CDBG funds will be used to complete home repairs to eliminate health and safety issues, such as lack of heat/air, roof repair, plumbing, accessibility, lead and/or asbestos removal, etc. This assistance will be made available to qualified homeowners and treated as a grant.
- **Targeted Rehab Program:** CDBG funds have been reserved for Targeted Rehab in North Nashville as part of the Placed-Based Strategy initiative. MDHA has partnered with Neighborhood Resource Center (NRC) to assist with working with community groups to identify specific areas where the homeowner rehab funds can be targeted to achieve the greatest impact. The North Nashville area is currently receiving substantial attention from investors trying to acquire properties for new commercial and residential development. Community members have expressed concerns regarding gentrification and are researching ways to ensure continued affordability of the existing housing stock. NRC is in the process of obtaining input from the community on how assistance provided through the homeowner rehab program should be structured to ensure that the properties assisted remain affordable. MDHA will finalize the structure for the type of assistance for the targeted rehab program based on community input.
- A limited amount of HOME funds will be available for rehab/reconstruction of owner-occupied units with needs greater than those that can be assisted through the CDBG-funded program. Cases are referred to this program by Homeowner Rehab Advisors after performing home inspections. Assistance is in the form of a deferred loan.
- **HVAC Replacement Program:** CDBG funds will be used to expedite repair/replacement of HVAC systems for homeowners with incomes at or below 80% AMI.
- **Rental Rehab:**
 - CDBG funds will be used to provide assistance to landlords and developers to rehabilitate substandard rental property to lease to tenants with incomes at or below 60% AMI. Input received through 2015 Action Plan consultations indicated the lack of rental units and refusal of landlords to accept Section 8 vouchers as a primary barrier to retaining/maintaining the existing affordable housing inventory. These consultations also indicated that rehabilitation of rental units needed to be a priority activity to address affordable housing. In prior years, MDHA has provided Rental Rehab assistance in the form of a 3% loan repayable over a 10 year affordability period. However, after receiving input during the consultations, MDHA will consider restructuring the program to make it more viable for use with smaller projects as it was difficult to have positive cash flow and repay a loan, especially with existing debt on the property.

- HOME funds will be made available through a competitive process to designated Community Housing Development Organizations (CHDOs) to rehabilitate substandard rental property to lease to tenants with incomes at or below 60% AMI.
- **Acquisition of Existing Units**
 - **Acquisition:** MDHA may utilize CDBG funds to acquire property in Tier 2 Priority Areas for affordable housing.
 - **Downpayment Assistance:** Financial assistance may be made available to households making less than 80% AMI for the purchase of a home. Recipients must complete housing counseling.
- **Barnes Housing Trust Fund:** Following MDHA procurement standards, availability, commitment and expenditure deadlines, up to \$665,645 in 2014 and 2015 HOME funds will be used to leverage additional funds for projects submitted to the Barnes Housing Trust Fund.
- **CHDO Set-Aside:** A minimum of fifteen percent (15%) of the annual HOME allocation will be set aside for designated CHDOs to undertake affordable housing development. To assist organizations with their capacity needs, MDHA will continue to provide technical assistance as needed.

AP-60 Public Housing – 91.220(h)

Introduction

MDHA is the Public Housing Authority (PHA) for Nashville. MDHA's Asset Management (currently renamed Affordable Housing) Department oversees Metro Nashville's public housing stock, including the administration and maintenance of 5,399 public housing units which provide housing for more than 12,000 persons. In 2013, MDHA changed the application process from a first-come, first-serve basis to a lottery system. Applicants are no longer required to name a particular property they want to live in, but instead name a choice of family, elderly only, contemporary, elderly and disabled, and market rate housing. Under the new system, each applicant has an equal opportunity to be housed and actually more chances because any property of the type they choose can offer them a unit.

Additionally, MDHA went to an online only system for taking applications. The online system provides another advantage because applicants can apply from the comfort of their own homes and be assisted by friends and family. This process saves them both time and travel expense. Additionally, if they are working with service providers, the provider can assist them with the application process from their office.

MDHA's Rental Assistance Department administers the Section 8 Housing Choice Voucher and Moderate Rehabilitation Programs. In 2014, MDHA provided rental assistance through the voucher program to over 6,500 households. The Rental Assistance Department strives to reach an annual utilization rate of at least 99% of all issued vouchers. To provide more housing choices for its eligible voucher recipients, the Department has set a goal to recruit at least 25 new property owners to the voucher program each year.

In 2013, MDHA established a preference for persons referred by the Metro Homelessness Commission as part of the "How's Nashville" Campaign and pledged up to 18 vouchers per month for participants. MDHA is continuing this program in 2015. MDHA has also set a goal to have 3 participants move to homeownership over the next calendar year.

Actions planned during the next year to address the needs to public housing

As evidenced by the number of applicants on the waiting list for Section 8 rental assistance and the lack of available units for public housing for families, the most immediate need of those qualified to receive public housing or rental assistance is an increased supply of available rental units.

MDHA has established the following goals to address the needs of its public housing population: Increase the number of public housing households to 453; audit 20% of all public housing resident files annually to reduce instances of income discrepancies and inaccurate rent calculations; and attract at least 25 new property owners to the Housing

Choice Voucher program. MDHA also aims to increase the number of participants in the Family Self-Sufficiency program and establish new partnerships annually with agencies that promote aspects of family self-sufficiency (homeownership, budget management, career development, job training and readiness) in order to help families transition to economic independence and thereby reduce the demand for public housing assistance.

In December 2013, MDHA applied to HUD to convert Metro Nashville's entire portfolio of public housing properties to Project-Based Rental Assistance through the Rental Assistance Demonstration (RAD) Program. MDHA received notice in December 2014 that its application for the RAD program has been approved. As a result, MDHA will begin the process of converting to Project-Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to Project Based Rental Assistance, MDHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7.B & 1.7.C of PIH Notice 2012-32, REV-1). Resident rights, participation, waiting list and grievance procedures are available in the Asset Management Department of MDHA.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing MDHA with access to private sources of capital to repair and preserve its affordable housing assets. Although MDHA is proposing to convert Metro Nashville's entire portfolio of public housing properties under RAD; it is expected that the conversion of different properties will occur at different times as final negotiations are completed with HUD.

A portion of CDBG funds have been allocated to address the needs of public housing. The Microenterprise and Business Technical Assistance programs will provide economic development opportunities to public housing residents. Healthy Food Initiatives will include public housing properties. MDHA will engage in planning activities for the potential redevelopment of properties.

MDHA's new grant writer is actively pursuing funding opportunities that can benefit public housing residents.

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

Actions 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 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 Resident Services Division provides a variety of direct social services to the residents and coordinates services offered by other agencies. Service Coordinators are

located at each public housing property to provide counseling, information, and referral services.

MDHA's Family Self-Sufficiency (FSS) Program combines MDHA and private resources to support residents in transitioning out of public assistance and attaining home ownership and financial independence. The type of services received enable families to increase their income, reduce or eliminate the need for government assistance, achieve higher education and job training, and progress in achieving economic independence and housing sufficiency. MDHA aims to increase the number of Family Self-Sufficiency Voucher households to 150.

The Community Development Department will work with the MDHA Family Self-Sufficiency Coordinator to provide downpayment assistance to public housing households with incomes not exceeding 80% AMI currently enrolled in the FSS program that are ready to transition into homeownership and financial independence. Applicants will be responsible for obtaining first mortgage financing through an approved FHA, THDA, VA or conforming conventional lender. Financial assistance may be in the form of 0% interest deferred payment loans forgiven on a pro rata basis over a 5-15 year affordability period. The property must be maintained as a primary residence for the duration of the affordability period. At a minimum, FSS households will be required to contribute one percent (1%) of the sales price towards the home purchase. Recipients will also be required to attend an 8-hour Homebuyer Education Course prior to closing provided by a HUD approved Housing Counseling Agency.

Notices of public hearings for annual plans and reports are posted at properties, and residents are encouraged to attend. Public hearings on the Annual Update 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.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

MDHA is rated as a Standard Performer by HUD in the management of its public housing and voucher programs.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness:

The Nashville/Davidson County CoC recently joined the national “Zero: 2016” campaign, a rigorous follow-on to the 100,000 Homes Campaign. This new effort is designed to help our community “get to zero” Veterans experiencing homelessness by the end of 2015 through the following means: hands-on coaching from Community Solutions and other technical assistance providers, the implementation of transparent data and performance management strategies (for example, the regular use of the *CoC Gap Analysis Tool* or other available tools), and a shared learning environment that includes 70 other campaign communities, including Memphis and Chattanooga. The two community groups – How’s Nashville leadership team (chronic homelessness) and the Nashville Homeless Veteran Service Commission (veteran homelessness) will work together to set, monitor, and adjust monthly housing “take down targets” for both veterans and chronic homeless persons. MDHA will be working with the Metro Homelessness Commission on these targets.

The City’s “SSVF Priority 1 Community Plan” plans to serve 330 veteran households with re-housing assistance; the majority of this assistance is forecast to come from the SSVF grants at Centerstone and Operation Stand Down Tennessee. However, the final goal will be determined by the VA and local SSVF providers.

MDHA will support the following goals and actions for reducing and ending homelessness:

1. Provide funds (subject to applicable cap) to support street outreach efforts, rapid re-housing programs, and shelter operations. MDHA will allocate as much ESG funding as possible for rapid re-housing and will encourage and support local programs in efforts to implement this housing intervention.
2. Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive services.
3. Use the presence and strength of support services as a criterion in the evaluation of applications for ESG and CoC funding.
4. Encourage the efficient use of HMIS technology and support its expansion beyond homeless service providers as a way to link the various services provided by Metro nonprofits and agencies and standardize performance measures.
5. Support efforts to integrate the management of ESG funds with the Continuum of Care
6. Strengthen the collaboration of homeless service providers by implementing a coordinated entry system for the city on July 1, 2015.

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

MDHA's Emergency Solutions Grants review committee will continue to invest in street outreach activities during the next funding cycle. In past years, Park Center and the Mental Health Cooperative have applied for and been awarded program funds for street outreach.

State ESG funds, awarded in late 2014, will expand outreach by Oasis Center to unsheltered homeless youth. Assessment of needs among the chronic and/or veteran homeless subpopulations will be conducted using the screening tool known as VI-SPDAT. Prioritization scores from this tool establish an admissions preference for housing. Assessment will also rely on a blossoming coordinated entry mechanism that is central to Nashville's participation in the national Zero:2016 effort to end veteran homelessness by the end of 2015 and chronic homelessness by the end of 2016.

A significant percentage of individuals experiencing homelessness are also impacted by mental illness. For 2015-16, Park Center will continue its homeless outreach program, partly funded by the Metropolitan Homelessness Commission. The program consists of two components: the SOAR initiative to link people to SSI/SSDI benefits; and Street Outreach. Coordinators for each program work together to help connect homeless persons with vital community resources and services in an effort to ease their return to independent living.

The Mental Health Cooperative (MHC) operates the PATH program for persons with serious mental illnesses who are homeless or at risk of becoming homeless. The organization utilizes a team of outreach workers, case managers and providers, and makes services available offsite via a mobile clinic and offices at the Nashville Rescue Mission and other area shelters.

Addressing the emergency shelter and transitional housing needs of homeless persons

Nashville has an extensive network of emergency and transitional shelter options for homeless individuals and families. A supply of 1,169 year-round emergency beds and 842 transitional beds is enhanced each October by more than 200 seasonal beds added by the Room in the Inn program, which relies on local faith communities to open their doors and offer shelter during the winter months. Large shelters at times accommodate guests on overflow cots; in addition, the city has worked with private nonprofits to put in place a *Cold Weather Community Response Plan*, utilizing emergency warming shelters during extreme weather.

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

MDHA has worked hand-by-hand with the Metropolitan Homelessness Commission to ensure that homeless individuals and families with the most severe needs are prioritized in Permanent Supportive Housing - a difficult but necessary step to ending homelessness among the most vulnerable, and towards meeting the Obama Administration's goal of ending chronic homelessness.

Among the top barriers to affordable housing cited in the Action Plan consultation session on homelessness were mental health/poor rental/legal history and criminal backgrounds that are used as grounds for denial when people apply for assisted housing. Specifically, MDHA's Homeless Coordinator will schedule meetings to discuss this issue with referral agencies to its Shelter Plus Care program. MDHA may also explore possible technical assistance from HUD to better understand the new HEARTH Act regulations as they apply to rental assistance programs funded under CoC, and what steps could be taken to more quickly lease units to homeless people in need. This could also serve as a springboard to strengthen coordination between services providers and housing providers, noted as having improved, but still weak in the consultation sessions.

To help ease the transition of homeless people into affordable, permanent housing, MDHA has identified Rapid Re-Housing as a priority for the FY 2015 ESG funding cycle. Obtaining permanent housing quickly for individuals and families who are already homeless will shorten the length of time spent in emergency and transitional shelters - justifying a focus on rapid re-housing as a top priority. There is a general consensus among shelter agencies using ESG funding that there is a greater need for re-housing than homelessness prevention. These agencies are familiar with the unique circumstances of individuals and families in their shelters or transitional programs, and can devote re-housing resources to households that they know are most prepared for renting an apartment with short-term assistance that will gradually subside. Using a triage tool like the VI-SPDAT to help quickly assess and match the most appropriate support and housing interventions that are available.

This focus on investment in re-housing people who live on the streets or in shelters is a thread that runs consistently through the related federal notices, as well as in remarks by former HUD Secretary Donovan in the video message on HUD's Homelessness Resource Exchange (HRE) website.

Each year, MDHA estimates that over 9,000 people sleep in city shelters, transitional housing or outdoors, in need of safe, affordable, and permanent housing. Annual point-

in-time numbers for the city since 2010 hover just above 2,200. These figures provide ample justification for re-housing as a top priority.

Using ESG funds to rapidly re-house homeless persons sleeping in shelters and outdoors in Metro Nashville will reduce the number of homeless people in the city across all subpopulations, including chronically homeless persons, veterans, families with children and homeless/runaway youth. MDHA encourages collaboration with local nonprofits to transition as many people as possible into permanent housing.

During the October 2014 consultations, participants prioritized persons being discharged from health care/mental health facilities as needing housing and services. Very little advance notice is given to service providers about when patients are expected to exit the health care system. Case managers and social workers do their best to assess needs and link to available services in the community, but more is needed to avoid homelessness at time of discharge. During the 2015 ESG funding process, MDHA hopes to encourage applicants to address this population.

In November 2014, Nashville's Homeless Veteran Service Coordination Team was formed to coordinate efforts to prevent and end homelessness among Veterans in the CoC. Beginning January 2015, the group will meet every two weeks to ensure that the pathway for Veterans from the street to housing is as coordinated and timely as possible. The group will review data on veteran households experiencing homelessness each month, number of Veteran households exiting homelessness each month by type of assistance provided (TH, PSH, RRH, etc.), length of stay in GPD and other transitional housing, decreasing program overlaps, support service coordination, improving referrals to other VA and non-VA resources, barriers to transitional and permanent housing, outreach and identification strategies (especially for unsheltered Veterans), data quality and reporting within HMIS, landlord outreach, permanent housing retention data, strategies to build community among veterans exiting homelessness, and SSVF integration into the ongoing development of the local coordinated assessment system. The main objective is to have adequate permanent housing opportunities available for Veterans who are experiencing homelessness at any given time.

A subcommittee of the CoC is also leading the ongoing development of a coordinated assessment system that should improve how Veterans are connected to homelessness prevention and diversion programs as well as housing navigation and prioritization of services if homelessness cannot be avoided.

MDHA will continue to commit staff time and expertise to a housing campaign called How's Nashville, the local version of the national 100,000 Homes Campaign that is a community-wide, collaborative, and inclusive effort to end chronic and veterans homelessness in Nashville. How's Nashville partners work to connect the most vulnerable to permanent solutions and housing supports through a Housing First approach. How's Nashville partners set shared housing placement goals to end veterans and chronic homelessness and track the community's progress through

frequent reporting of monthly housing placement and retention data. MDHA and other How's Nashville partners have received local press coverage and national attention thanks to a 60 Minutes segment. To bolster the supply of affordable housing offerings, MDHA intends to continue a monthly set-aside of 18 Housing Choice Vouchers each month, dedicated to chronic and highly vulnerable homeless persons with the longest histories of homelessness, who are identified via a screening tool known as VI-SPDAT and added to a prioritized waiting list maintained by Nashville's coordinated assessment system. MDHA also works with frontline nonprofit staff to streamline the application process for Section 8 and help decrease barriers to this resource.

In 2015, MDHA will use Community Development Block Grant (CDBG) funds to help pay for first month's rent, security deposits, and utility deposits for individuals and families experiencing chronic homelessness who are identified/prioritized by the common screening tool described above.

Primary local forces in preventing homelessness in Nashville include the Metro Social Services department, Metro Action Commission, NeedLink, Rooftop, and Ladies of Charity. These agencies work tirelessly to offer services and limited financial assistance on rent and utility arrears to keep households from becoming homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The United Way of Metro Nashville is partnering with Catholic Charities & Safe Haven Family Shelter in an effort to serve 150 homeless/at-risk families with children in the city's school system, using funds from the Siemer Institute for Family Stability, a funder whose mission is reducing student mobility for school-aged children and preventing homelessness for families.

State ESG funds are administered by THDA; this agency decided to use its set-aside of unmatched funds for 2014 to assist programs that serve youth aging out of foster care. These funds will work to reach unsupervised youth under the age of 24 who are experiencing homelessness. Two Nashville agencies (Oasis Center and Monroe Harding) received awards that will provide rapid re-housing assistance to homeless youth who are aging out of foster care.

In the October 2014 consultation session that focused on needs of people with HIV/AIDS, participants urged support for short-term housing assistance (STRMU). This STRMU emphasis should be evident in HOPWA allocations for 2015, addressing a barrier to affordable housing that was also identified as critical in the session.

MDHA has adopted the following discharge policies for specific sub-populations to decrease the risk of persons exiting institutions will not enter into homelessness:

- **Foster Care Discharge Protocol: Formal Protocol**

Formal protocols are established and implemented through the Department of Children's Services. Foster youth are to be referred to Independent Living at age 14, in order to begin planning for the transition out of care. Child and family team meetings are scheduled 6 months before the youth ages out. This has been effective for preventing discharge to the streets. The Jim Casey Youth Opportunities Initiative, launched at Vanderbilt University in 2002, is working to create better futures for thousands of foster youth in Middle Tennessee who make the transition to adulthood without traditional family supports. The Tennessee Department of Children's Services (DCS) is now the lead agency and provides research, evaluation and overall program leadership for the initiative. Opportunity Passport is housed at Monroe Harding, a nonprofit agency in Nashville that is home to Youth Connections, a one-stop-shop for transitioning foster youth. This allows young people to secure necessities such as housing, transportation and jobs. US Bank helps young people to establish bank accounts. Youth Connections partners with local companies and agencies, such as Crossroads Pet Shop & Adopt and Bargain Hunt Stores to provide youth internships, job training and placement. In partnership with DCS, Youth Connections houses the Youth 4 Youth board led by young people to address critical issues facing foster care. DCS leads the Extension of Foster Care committee, which brings together community leaders and resources to address systemic challenges facing foster youth.

- **Health Care Discharge Protocol: Initial Discussion**

When seeking to successfully discharge homeless individuals, publicly-funded health care facilities face inherent challenges of a system where little advance notice is given about when a patient is expected to exit from care. Discharge planning from emergency rooms is even more difficult, especially for individuals who are uninsured or do not meet qualifications for entry into options available upon discharge.

A product of the Ideas to Reality program at the Mayor's Office of Innovation, the Hospital to Home Team has drawn 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 homeless people who are discharged by hospitals but who have no home and cannot manage their medical issues on the streets or in emergency shelters.

During 2015, the Hospital to Home team proposes to:

1. Create a team of Metro staff to collaborate on a clear process that links homeless patients to more comprehensive follow-up care including housing and other support services. This team would consist of existing Metro staff and a new coordinator position at the Metro Homelessness Commission;
2. Implement a common, shared data system to maximize communication, evaluate the team's progress, and track health and housing-related outcomes; and
3. Explore the need for "bridge housing", including the feasibility of a medical respite program. The term "bridge housing" as used in this concept refers to a short-term place where a homeless person can stay after being discharged from General Hospital. The collaborative team will be able to address health needs at the appropriate level at the bridge housing and the patient can stay there until the collaborative team has identified a permanent solution. Such bridge housing could include group homes, Room in Inn's Recuperative Care program, a temporary treatment program, a motel room, a nursing home, and eventually a medical respite program.

The Team plans to launch a pilot project with 10 patients experiencing homelessness to by July 1, 2015.

- **Mental Health Discharge Protocol: Formal Protocol Implemented**

Formal protocols are implemented through the Tennessee Department of Mental Health and Developmental Disabilities. Additionally, the department partners with Centerstone, a multi-county provider of community-based mental health services by allocating funds to prevent discharge into homelessness.

- **Corrections Discharge Protocol: Initial Discussion**

The State Department of Corrections is active in facilitating the Tennessee Reentry Collaborative a group that meets quarterly to discuss solutions for preventing homelessness for individuals leaving the prison system. The group includes stakeholders such as the State Board of Probation and Parole, the Tennessee Housing and Development Agency, The Next Door, the Rehabilitative Services division of the Tennessee Department of Corrections, the Alcohol & Drug Council, TriCor and the Veterans Administration. Policies have not been drafted or implemented to date. Within Metro Nashville's jail system, a Discharge Planner works to coordinate discharge, and lists of people due to be discharged are regularly sent electronically to case managers to coordinate and avoid discharge to the streets. Monthly meetings of discharge planners are held at the Criminal Justice Center; partners attending include the Davidson County Sheriff's Office, General Sessions Court, the Metro Public Health Department, the Metro Public Defender's Office, Urban Housing Solutions, Eckman/Freeman Associates and Centerstone, the nation's largest community-based behavioral health provider.

AP-70 HOPWA Goals – 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	270
Tenant-based rental assistance	0
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	30
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	300

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

MDHA hosted a consultation on October 15, 2014 to discuss the affordable housing and fair housing needs/priorities for the 2015 Action Plan. As part of this discussion, participants were asked to list the top three barriers to affordable housing. Based on the responses, the barriers to affordable housing fell in two categories: 1) barriers to adding new units to the affordable housing inventory; and 2) barriers to retaining/maintaining the existing affordable inventory.

- **Barriers to adding new units to inventory:**

1. Land scarcity, cost and overall building costs.
2. Lack of public transportation options related to accessibility to employment and lack of public laws/regulations to promote affordable housing, such as inclusionary zoning, increased density, etc.
3. Public Perception – lack of interest in developing affordable housing; low value of affordable housing by elected officials and general public; NIMBYism; and Financing – lack of financing including erosion of tax credit incentives, tight lending standards, and low profit potential.

- **Barriers to retaining/maintaining existing inventory:**

1. Lack of inventory, landlords refusing to accept vouchers because of increased market rents and gentrification.
2. Lack of accessibility due to credit and background checks.
3. Lack of rent subsidy for agency-owned or administered housing.

Attendees prioritized activities to address affordable housing as follows:

1. Production of new rental units.
2. Rehabilitation of rental units.
3. Production of new homeownership units

The Analysis of Impediments to Fair Housing Choice (AI) listed “lack of affordable rental housing” and “lack of housing for persons with disabilities” as the top two impediments, respectively. These same impediments were echoed in the 2015 affordable housing consultation. Actions and activities to address these barriers and priorities are reflected in the AP-20 annual goals and objectives. Detailed information on all of the impediments listed in the AI and strategies for addressing them is contained in the Fair Housing Narrative. (See Appendix B.)

Actions planned 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

As part of the NashvilleNext process, the Metro Planning Department is thoroughly examining the impact of public policies, zoning and land use controls, and other barriers to affordable housing. In addition, Metro Planning is reviewing potential programs to incentivize affordable housing. Throughout the process, staff have engaged the public, community leaders, elected officials, and stakeholders. Information about NashvilleNext process is available at: <http://www.nashville.gov/Government/NashvilleNext.aspx>.

Because affordable housing is a countywide need, Metro and MDHA support Low-Income Housing Tax Credit and other subsidized housing projects. In addition, Metro, THDA, and MDHA support state legislation to address property tax issues encountered by LIHTC developers, which make many affordable housing projects unfeasible. Further, Metro and MDHA support state legislation to allow MDHA to establish a Payment In-Lieu of Taxes (PILOT) program – a program that is already available to every other public housing authority in Tennessee.

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The primary focus of the CPD grants is to address affordable housing needs. Through the placed-based strategy for community development, CDBG funds are targeted in areas with high concentrations of poverty – where investment is needed most. MDHA is continually seeking opportunities to provide services to public housing residents.

Actions planned to foster and maintain affordable housing

As discussed throughout this Plan, the need for affordable housing, particularly for the extremely low-income is acute. Programs and funding opportunities offered through CDBG and HOME are designed to create and/or preserve affordable housing. However, these resources fall far short of the need. MDHA actively pursues Low-Income Housing Tax Credit (LIHTC) funding opportunities and has successfully developed two LIHTC properties in the past three years. In addition, since 2010, MDHA has competitively awarded a total of \$5.4 million in HOME funds to five developers utilizing LIHTC that will result in the creation of 394 units affordable to households with incomes at or below 60% AMI. MDHA is also pursuing opportunities to increase the number of public housing units, which will increase the housing stock for the extremely low-income, is working with financial institutions to create a financing mechanism through a Community Reinvestment Act partnership.

In 2013, Metro Nashville established the Barnes Fund for Affordable Housing in an effort to create a recurring source for affordable housing development. During the initial funding round, MDHA leveraged \$1.2 million in HOME funds with \$2 million from the Barnes Fund for projects that will create 44 affordable housing units. Metro Nashville has since allocated an additional \$500,000 in funding to be available in a 2015 funding cycle. MDHA also anticipated providing approximately \$665,645 in 2014 and 2015 HOME funds as leverage for the Barnes funds in a 2015 funding cycle. The Barnes Trust Fund Commission and other partners continue to research ways to capitalize the Trust Fund in order to have a recurring source of funds to use for affordable housing.

Actions planned to reduce lead-based paint hazards

Addressing lead-based hazards are eligible costs in all CDBG and HOME-funded rehabilitation projects.

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 will provide 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.

MDHA has supported the Tennessee Department of Environment and Conservation (TDEC) on its application for a HUD Lead-Based Paint Hazard Control Grant. In addition, MDHA supports Rebuild Together Nashville with its Lead Hazard Reduction Program by providing outreach to residents.

Actions planned to reduce the number of poverty-level families

Metro is leading a strategic effort to address poverty through its Continuous Improvements for Collective Impacts (CICI) initiative. The overall goal of the process is for Metro Government to be the thought and process leader on poverty-related issues in the Nashville community and a best-practice leader for the nation by 2015. Components of this goal will include:

- clear, transparent, and communicated process maps of Metro's work in this sector;
- ongoing improvements to current processes and programs with results supported by data;
- a more collaborative, outcomes and evidence-based approach to addressing inequality and supporting increased opportunity.

Part of MDHA's ongoing anti-poverty effort is to provide job training, employment, and contract opportunities for government 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.

In addition, MDHA's Rental Assistance Department will continue to offer a Family Self Sufficiency Program, which funds strategies to help families obtain decent employment that will lead to economic independence and self-sufficiency. The types of services offered include life skills training, case management to assist persons in getting enrolled in GED and other educational programs, job training and placement, and homeownership counseling. These services enable participants to increase income, reduce or eliminate the need for public assistance, achieve economic independence and homeownership. Several CDBG-funded programs place an emphasis on providing opportunities to public housing residents.

MDHA also will continue to support and collaborate with Metropolitan Social Services and its Nashville Poverty Council, in implementing the Poverty Reduction Initiative Plan. During the five-year period, MDHA anticipates the place-based strategy for addressing community development needs in areas with a high concentration of poverty will bring jobs and services along with other investment.

Actions planned to develop institutional structure

As during previous planning periods, MDHA will continue to work with various agencies within Metro Nashville to ensure that services offered through entitlement grant programs receive maximum amounts of exposure and benefit. Several of these programs will be carried out through oversight by MDHA and work conducted through the issuance of subrecipient agreements and/or developer agreements. The table provided in Appendix C illustrates the delivery system.

The Metro Nashville community has a number of qualified and experienced nonprofits that assist MDHA in the implementation of the Consolidated Plan. 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.

There are continuing needs to develop and encourage the participation of residential groups in the community development process. There are additional efforts to strengthen the capacity of Community Housing Development Organizations (CHDOs) to carry out housing development activities funded through MDHA.

As the two main entities charged with utilizing and appropriating public dollars for homeless housing and services, the CoC and the Metropolitan Homelessness Commission (MHC) will embark on a joint strategic planning process. A \$20,000 grant has been secured from the Frist Foundation to fund a strategic action planning process that will better align decisions about community resource allocations. The end product will be a 1-2 year strategic action plan to build upon Nashville's successes and align with federal initiatives. This targeted investment will pay dividends by streamlining governmental and non-profit community efforts working toward a shared goal of eliminating homelessness in Nashville. MDHA has allocated CDBG to assist with this effort.

Actions planned to enhance coordination between public and private housing and social service agencies

Through the CICI, Metro is leading the effort to identify gaps in the delivery system as well as duplicated efforts to create a more effective, efficient, and coordinated service delivery system.

In late December 2014, MDHA received notice that it was selected as one of 20 sites to receive an on-site Technical Assistance (TA) action planning session through HUD's new Homeless and Healthcare Systems Integration initiative. During the first half of 2015, a Planning Group will meet to pinpoint steps the city can take to maximize access for homeless people to health supports; this will culminate in a 2-day planning session

in mid-June, followed by three months of implementing action steps developed during the session.

The City is embarking as a partner on the national “Zero:2016” effort to end homelessness among veterans by the end of 2015 and chronic homelessness by the end of 2016 and is participating in the Mayor’s Challenge to End Veteran’s Homelessness.

Nashville’s coordinated assessment system is not fully developed yet. A subcommittee of the CoC is leading the planning and implementation of the system, and will increase the frequency of related meetings in January 2015 to once a week. July 1, 2015, is the target date for broader implementation.

Staff at shelters and other frontline staff have been using a common assessment tool called the VI-SPDAT since February 2014 to identify and prioritize Veterans and non-Veterans for permanent housing. Staff that use the VI-SPDAT also complete a 2-hour “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.

In January, MDHA staff will meet with staff of the Nashville Rescue Mission to discuss how to most effectively integrate/aggregate client level data collected by the Mission and MDHA, to better gauge the extent of homelessness in the city, gain an understanding of duplications and how to reduce them. In this same vein, MDHA will also discuss an alternative to the current “closed” HMIS system. During the consultation session, a common thread in responses to several of the coordination questions was the need for an open management information system.

The HOPWA program will continue to be coordinated with other community planning efforts that address housing and supportive service needs of individuals and families affected by HIV/AIDS. These include the Ryan White Community AIDS Partnership, & HUD’s Continuum of Care planning process. MDHA’s Homeless Coordinator, who facilitates the city’s Continuum of Care competition each year, has been appointed by Mayor Karl Dean to the 30-member Ryan White Part A Planning Council, staffed by the city’s Public Health Department. Members of this planning effort include individuals who are affected and infected by HIV and/or AIDS. The Planning Council is responsible for prioritizing HIV/AIDS services based on community need, allocating Ryan White Part A funding for these services, conducting an annual Needs Assessment, establishing a standard of care based on best practices, developing and following a 3-year strategic plan, evaluating service effectiveness, assessing the administrative functions of the grant, and other activities which maintain and improve the system of care in the 13-county Transitional Grant Area (TGA).

Discussion

MDHA is responsible for ensuring that the federal funds it manages are in compliance with federal guidelines. MDHA’s performance monitoring activities include onsite

monitoring, desk reviews, and technical assistance for recipient agencies.

In an effort to ensure long-term compliance with program requirements and comprehensive planning requirements, all subrecipients, contractors, grantees, etc., enter into a contractual agreement with MDHA. These agreements include a detailed scope of services with measurable objectives. The general Federal provisions, along with reference to the appropriate OMB Circulars, are included in contractual agreements to ensure compliance. The budget line items must be reflective of the goals and objectives.

MDHA's Community Development Department staff conducts on-site monitoring of recipient agencies on an annual basis. MDHA staff will evaluate agencies' programmatic and fiscal management policies. MDHA staff utilize the HUD Monitoring Desk Guide to determine CDBG and HOME compliance. Additionally, recipients are required to provide regular reports on their achievement of contractual objectives as a requirement for reimbursement.

MDHA's Community Development Department will continue to evaluate its monitoring plan to ensure grant programs are in accordance with local program policies and procedures and Federal regulations and to develop appropriate internal controls. Staff will conduct an annual risk assessment to identify high-risk agencies or programs and develop a quarterly monitoring schedule and is in the process of developing formal monitoring protocol.

In addition to staff monitoring, Community Development programs may be selected for review by the Agency's internal and external auditors.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

In accordance with Federal regulations, this Action Plan describes the CDBG, HOME, and ESG activities proposed to be undertaken during the 2015 Program Year. To the extent allowed by Federal regulations, MDHA may claim costs incurred prior to the effective date of respective grant agreements.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|---|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income | 0 |

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 95.00% |

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME Resale/Recapture provisions are detailed in Appendix A.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

HOME Resale/Recapture provisions are detailed in Appendix A.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

An ESG Policies & Procedures Manual was created by MDHA in June 2012. In early 2014, MDHA solicited technical assistance on developing written ESG standards from the Wisconsin Partnership for Housing Development. A draft of standards for the local ESG assistance was emailed to ESG sub-recipients in December for their input. A final draft will be prepared, and once HUD publishes final regulations for the ESG program, may be revised.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Since June 2013, the VI-SPDAT tool has served as a de facto coordinated assessment to prioritize homeless people for housing through the city's How's Nashville campaign. In the spring of 2014, the Metro Homelessness Commission took this system a step further, by hiring three VISTA service workers to research coordinated assessment models across the country, and present their findings to a working group that is focused on developing such a system. The working group has agreed to increase the frequency of meetings in 2015 to once each week, and plans to roll out a pilot implementation on July 1, 2015.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Allocations of ESG funds in Nashville have traditionally been determined by an ESG Review Committee that is distinct from the local CoC decision-making body. In 2015, however, the CoC Performance Evaluation Committee will also serve as the one body to rank both the CoC projects as well as the local ESG proposals, furthering the coordination between the two streams. A Request for Proposals is emailed to 108 individuals, representing over 40 community- and faith-based entities and/or governmental agencies.

The method for selecting ESG subrecipients involves a six-member review committee. Each proposal is rated based on the following evaluation criteria: Project Quality (20%); Need for Project (20%); Operational Feasibility (20%); Applicant Capacity (30%); and Proven ability to stabilize homeless people with housing and income (10%).

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

MDHA ensures the voice of homeless or formerly homeless people in ESG policies and funding decisions in two ways. Each year, it recruits someone who has been, or who is currently, homeless to serve as a member of the ESG Review Committee. A clause requiring this type of input is also written by MDHA into all ESG Memoranda of Agreement with sub-recipient agencies. In 2014, the CoC Performance Evaluation Committee included a man who has experienced homelessness; we are pleased to report good news that he has found a temporary job in another state, yet continues to participate in ranking and scoring discussions via emails with the Homeless Coordinator as well as conference calls during committee meetings. MDHA hopes he can continue in this role as the committee proceeds into 2015 and takes on review and ranking of ESG applications as well.

5. Describe performance standards for evaluating ESG.

In the 2014 CoC competition, Nashville applied for and was awarded a CoC Planning grant. The funds will improve the CoC's ability to evaluate related outcomes primarily by assisting with the development of written protocols that will formalize monitoring, coordination and timeline of local activities funded by both CoC & ESG. Of the 14 local agencies that receive ESG funding, 12 (86%) also operate CoC-funded projects, so the field is primed for cross-fertilization and further coordination. After years of being reviewed on the basis of CoC performance, these agencies are accustomed to gathering data on clients served, and seeing these numbers used as a basis for judging progress on reducing homelessness and increasing housing stability and incomes.

At the December monthly CoC meeting, agencies worked to set local performance measures for both transitional programs and permanent supportive housing & rapid re-housing projects. With this experience among key stakeholders, Nashville is poised to establish agency-level outcomes, and then translate these to broader community goals for ESG-funded programs as dictated by the HEARTH Act.

As the majority of the funded agencies receive funding from both the ESG & CoC streams, a natural coordination occurs. In addition, the programs have similar goals and both now allow for rehousing/ short-term rental assistance. However, further coordination is needed before the CoC will be fully compliant with the responsibilities outlined in 24 CFR 578.7 of the CoC Interim Rule.

Discussion

Outlined below is the anticipated schedule of tasks related to ESG, CoC & HMIS that MDHA included in its application to HUD for FY2014 CoC Planning funds.

ESG

1st Quarter April-June 2015

- Review data to be collected in HMIS for ESG
- Prepare and submit the ESG portions of the CAPER using the eCon Planning Suite in IDIS
- Utilize the members of the CoC Performance Evaluation Committee to also serve as the body that reviews applications from local nonprofits for ESG funding (since the inception of the ESG program in the 1980's, MDHA has staffed an ESG Review Committee that has operated separately from the CoC evaluation process, which has also been staffed by MDHA since 1991)

2nd Quarter July-September 2015

- Refine Policies & Procedures for ESG re-housing assistance
- Establish desired outcomes of ESG-funded projects (in conjunction with CoC evaluation listed above)

CoC

1st Quarter April-June 2015

- Create 2015-16 timeline/calendar that meshes CoC and ESG activities
- Hold half-day session with CoC agencies to review actual project performance on housing stability & access to incomes for calendar year 2014. In light of actual performance, consider use of risk adjustment by project type or client type & begin process of setting community targets. (Use NAEH's toolkit called What Gets Measured Gets Done as a guide.)
- Formalize process for feedback from Performance Evaluation Committee to funded agencies, and vice versa
- In consultation with funded agencies, review both Agency Evaluation & Project Evaluation Instruments used in local 2014 ranking process; revise as needed for 2015 cycle
- Prepare and submit the CoC portions of the CAPER using the eCon Planning Suite in IDIS
- Gather Grantees to discuss program compliance vis-à-vis HEARTH Act Interim Rule requirements for both CoC & ESG

2nd Quarter July-September 2015

- Hold strategic planning sessions to discuss efficiencies associated with merging of local CoC process with city's Homeless Commission
- Review & update By-laws for CoC, get approved by Governance Committee
- Review & approve written process for selecting officers to serve on CoC Governance Committee

3rd Quarter October-December 2015

- Working with Metro Homelessness Commission staff, refine Point-in-Time homeless count methodologies

4th Quarter January-March 2016

- Continue to support 3 VISTA workers in work to implement Coordinated Entry System

HMIS

1st Quarter April-June 2015

- Monitor all 14 agencies that manage over 26 local CoC projects (joint visits by HMIS Administrator & CoC Lead staff)

2nd Quarter July-September 2015

- Continue training agencies on CoC & ESG Data Collection requirements (Universal Data Element changes, verification of all sources of income, etc.)
- Coordinate CoC's HMIS more closely with data collection at largest shelter providers for single individuals (local Mission, Room in the Inn)

3rd Quarter October-December 2015

- Organize meetings of HMIS Steering Committee
- Complete drafts of privacy plan, data quality plan, and security plan for HMIS; get approval from MDHA legal advisor & board

4th Quarter January-March 2016

- Adapt HMIS to incorporate Coordinated Assessment data elements desired by community partners