

METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE

**2016-2017 CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT
(CAPER)**

FOR

**PROGRAM YEAR FOUR OF THE
2013-2018 CONSOLIDATED PLAN**

AND

2016 ANNUAL ACTION PLAN

For the period April 1, 2016 – May 31, 2017

Prepared by:

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On behalf of:

The Metropolitan Government of Nashville-Davidson County

August 2017

CR-05 - Goals and Outcomes

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

During the 2016 Program Year, MDHA continued to make substantial progress in implementing the place-based strategy initiatives and other activities identified in the Substantial Amendment to the Consolidated Plan approved in August 2013. The Energy Efficiency Improvement initiative (HVAC Replacement program) continued to be successful in providing assistance to 77 low- and moderate-income (LMI) households. New Requests of Proposals (RFPs) were released for neighborhood facility rehabilitation and/or new construction projects. The Fair Housing Counseling, Outreach and Education program continued to serve persons in Tier I target areas and a new Healthy Food Initiatives program began to serve persons in food deserts. MDHA also continued a two-year Business Technical Assistance program through a partnership with a local Community Development Financial Institution (CDFI) to serve Tier I areas, with a focus on public housing residents and increasing Section 3 businesses. The Homeless Services initiative to pay first month's rent and security/utility deposits for homeless persons continued to provide substantial benefit, serving 519 individuals during the 2016 Program Year. The table below reflects accomplishment data for new and continuing programs completed during the 2016 Program Year. MDHA also administers the Weatherization Assistance Program (WAP) and the Low Income Energy Assistance Program (LIHEAP) in Davidson County. These programs operate in tandem. Funding passes from the Departments of Energy (DOE) and Health and Human Services (HHS), respectively, through the Tennessee Housing Development Agency (THDA), to local agencies, such as MDHA. MDHA has served 174 households from funding allocations received from November 1, 2014 thru June 30, 2017.

Nashville–Davidson County was one of the first grantees in the country to use HUD's online eCon Planning Suite to submit the 2013-2018 Consolidated Plan and Substantial Amendment through the HUD Integrated Disbursement Information System (IDIS). As such, there were significant technical issues with the system that resulted in data inconsistencies in the following Table 1: goals, source/amounts, indicators, units of measures, expected and actual data for the strategic plan and the Program Year were lumped for all CPD programs and the units of measure are skewed as the expected and actual data for the strategic plan are lower than those for the Program Year. This is due to numbers for the strategic plan pre-populating from the original plan submission in IDIS which, because of data input errors, only provided units of measure for the First Year Action Plan and did not extrapolate them out over the full five years covered by the plan, while the numbers for the Program Year were generated from the 2016 Annual Action Plan. Additionally, some of the accomplishment data being reported is for prior year projects that were completed in 2016, which makes it appear in some categories that expected unit measures were greatly understated.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Housing Opportunities for Persons with AIDS	Non-Homeless Special Needs	HOPWA: \$847,822	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted		0				
Housing Opportunities for Persons with AIDS	Non-Homeless Special Needs	HOPWA: \$847,822	Tenant-based rental assistance / Rapid Rehousing	Households Assisted		0				
Housing Opportunities for Persons with AIDS	Non-Homeless Special Needs	HOPWA: \$847,822	Housing for People with HIV/AIDS added	Household Housing Unit	1874	1138	61%	187	233	125%
Housing Opportunities for Persons with AIDS	Non-Homeless Special Needs	HOPWA: \$847,822	HIV/AIDS Housing Operations	Household Housing Unit	0	184		42	53	126%
Housing Opportunities for Persons with AIDS	Non-Homeless Special Needs	HOPWA: \$847,822	Other	Other		8352		1740	2173	125%

Outreach Emergency Shelter & Transitional Housing	Homeless	ESG: \$385,420	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		0				
Outreach Emergency Shelter & Transitional Housing	Homeless	ESG: \$385,420	Tenant-based rental assistance / Rapid Rehousing	Households Assisted		1054		300	397	132%
Outreach Emergency Shelter & Transitional Housing	Homeless	ESG: \$385,420	Homeless Person Overnight Shelter	Persons Assisted	4970	8405	169%	2000	2096	105%
Outreach Emergency Shelter & Transitional Housing	Homeless	ESG: \$385,420	Homelessness Prevention	Persons Assisted		102		27	102	377%
Planning	Unprogrammed Funds	CDBG: \$971,840/ HOPWA: \$ \$94,200/ HOME: \$204,975/ ESG: \$31,000	Other	Other	1	0	0.00%	1	1	0.00%

Production of new units & Rehabilitation of existing	Affordable Housing	CDBG: \$3,062,036/ HOME: \$2,599,782	Rental units constructed	Household Housing Unit	12	29	241.67%	40	0	0.00%
Production of new units & Rehabilitation of existing	Affordable Housing	CDBG: \$3,062,036/ HOME: \$2,599,782	Rental units rehabilitated	Household Housing Unit	10	59	590.00%	15	2	13%
Production of new units & Rehabilitation of existing	Affordable Housing	CDBG: \$3,062,036/ HOME: \$2,599,782	Homeowner Housing Added	Household Housing Unit	10	16	160.00%	6	10	1.66%
Production of new units & Rehabilitation of existing	Affordable Housing	CDBG: \$3,062,036/ HOME: \$2,599,782	Homeowner Housing Rehabilitated	Household Housing Unit	6	367	6166.67%	173	140	81%
Production of new units & Rehabilitation of existing	Affordable Housing	CDBG: \$3,062,036/ HOME: \$2,599,782	Direct Financial Assistance to Homebuyers	Households Assisted	20	21	105%	6	10	1.66%
Production of new units & Rehabilitation of existing	Affordable Housing	CDBG: \$3,062,036/ HOME: \$2,599,782	Buildings Demolished	Buildings		0		0	0	0.00%
Production of new units & Rehabilitation of existing	Affordable Housing	CDBG: \$3,062,036/ HOME: \$2,599,782	Other	Other	0	0		13	0	0.00%

Public Facilities Public Improvements and Infrastructure	Non-Housing Community Development	CDBG: \$1,005,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5	38052	761,040.00 %		5049	
Public Facilities Public Improvements and Infrastructure	Non-Housing Community Development	CDBG: \$1,005,000	Homeless Person Overnight Shelter	Persons Assisted	0	422		0	24	
Public Facilities Public Improvements and Infrastructure	Non-Housing Community Development	CDBG: \$1,005,000	Overnight/Emerge ncy Shelter/Transition al Housing Beds added	Beds	0	63		0	0	
Public Facilities Public Improvements and Infrastructure	Non-Housing Community Development	CDBG: \$1,005,000	Other	Other	0	0		7	0	0.00%
Public Service & Economic Development	Non-Housing Community Development	CDBG: \$1,550,299	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	13418		0	0	0

Public Service & Economic Development	Non-Housing Community Development	CDBG: \$1,550,299	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	8727	436.35%	2810	3288	117.01%
Public Service & Economic Development	Non-Housing Community Development	CDBG: \$1,550,299	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted		1211		0	519	
Public Service & Economic Development	Non-Housing Community Development	CDBG: \$1,550,299	Facade treatment/business building rehabilitation	Business	0	0		3	0	0.00%
Public Service & Economic Development	Non-Housing Community Development	CDBG: \$1,550,299	Homeless Person Overnight Shelter	Persons Assisted				0	0	
Public Service & Economic Development	Non-Housing Community Development	CDBG: \$1,550,299	Homelessness Prevention	Persons Assisted	0			0	0	
Public Service & Economic Development	Non-Housing Community Development	CDBG: \$1,550,299	Businesses assisted	Businesses Assisted	5	107	2,140.00%	35	59	168.57 %
Public Service & Economic Development	Non-Housing Community Development	CDBG: \$1,550,299	Other	Other		0				

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Notes to Table 1:

*** HOPWA funds also provided assistance for Permanent Housing Placement. However, this is not automatically accounted for in the preceding tables. The expected program year total was 89 for PY 2016. The actual program year total was 157 for PY 2016, thus making it 176% complete.

*** ESG funds also provided Street Outreach services to 104 persons that are not accounted for in this table.

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

The 2013–2018 Plan identified the following eight (8) priorities:

- 1) Increase the Supply of Affordable Housing;
 - 2) Strengthen Collaboration Amount 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 HIV/AIDS; and
 - 8) Affirmatively Further Fair Housing
- CDBG Funds – addressed all of the priorities identified in the 2013–2018 Consolidated Plan.
 - HOME Funds – addressed priority numbers 1, 5, & 8.
 - ESG Funds – addressed priority 4.
 - HOPWA Funds – addressed priority 7.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	HOPWA	ESG
White	1242	1	147	1108
Black or African American	4419	10	272	1368
Asian	52	0	9	8
American Indian or American Native	11	0	1	27
Native Hawaiian or Other Pacific Islander	9	0	0	8
Total	5733	11	429	2519

Hispanic	466	0	23	110
Not Hispanic	5267	11	406	2409

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

***Narrative**

Racial and ethnic data for CDBG beneficiaries was taken from the CDBG PR-23 report because the numbers populated by the system did not appear accurate. Based on the PR-23, additional families benefited from CDBG activities in the following racial and ethnic categories that are not provided in the above table: 15 – Asian and White; 206 – Black/African American & White; 4 – American Indian/Alaskan Native & Black/African American; and 175 – other multi-racial. With these added beneficiaries, the total persons benefited would be 6,133.

Racial and ethnic data populated by the system was used for HOME because the report instructions indicated that even though the table states “families assisted”, the data being reported is for both families and persons; therefore, the populated data when compared to the actual # of units completed on the HOME PR-23 appeared accurate.

Racial and ethnic data for beneficiaries assisted with HOPWA STRMU funds come from the HOPWA CAPER that will be submitted in August 2017. HOPWA had additional racial and ethnic categories that are not provided in the table above: 4 – African American and White and 10 – Other Multi-racial. Therefore, the total served is actually 443. And the total non-Hispanic served is 420.

Racial and ethnic data for beneficiaries assisted with ESG funds come from the CAPER ecart data. The table above does not include the following racial categories: Total multiple races – 122, total don’t know/refused to provide race – 16; total information missing – 42. This makes a grand total of 2699 ESG beneficiaries. For the ethnic categories, the following were missing: total non-Hispanic – 126; total don’t know/refused to provide – 13; total information missing – 41. This makes a grand total of 2699.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Expected Amount Available	Actual Amount Expended Program Year 2016
CDBG	public – federal	4,859,221	1,869,264
HOME	public - federal	2,049,757	343,727
HOPWA	public - federal	1,884,164	579,777
ESG	public - federal	416,420	256,999

Table 3 – Resources Made Available

Narrative

ESG – no data was populated in IDIS so expenditure amount was taken from the PR-06 and PR-05.

MDHA also administers the Weatherization Assistance Program (WAP) and the Low Income Energy Assistance Program (LIHEAP) in Davidson County. These programs operate in tandem. Funding passes from the Department of Energy (DOE), through the Tennessee Housing Development Agency (THDA), to local agencies, such as MDHA. MDHA received a total WAP award of \$621,202.77 to serve 62 households during the period of July 1, 2016 thru June 30, 2017. MDHA also received a total LIHEAP award of \$585,031.62 during the period of January 1, 2016 thru September 30, 2017.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Tier II Priority Areas	8%	8%	See Discussion below
Tier I Priority Area	14%	14%	See Discussion below
Nashville Food Desert Areas	<1%	<1%	See Discussion below
Countywide	77%	77%	See Discussion below
Metropolitan Statistical Area (MSA)	100%	100%	See Discussion below

Table 4 – Identify the geographic distribution and location of investments

Narrative

Tier II Priority Areas (North Nashville and census tracts where public housing properties are located):
 8% of the funding has been allocated to the following activities that were available exclusively in Tier II Priority Areas: Acquisition, Demo and Clearance, Relocation, and Clean-up; Infrastructure Improvements (Residential Areas); Planning for prioritizing projects to be undertaken as part of Place-Based Strategy for Tier II Priority Areas; and Targeted Housing Rehabilitation (Homeowner and Rental). Additionally,

residents of Tier II Priority Areas have access to the activities listed below that are available exclusively in the Tier I Priority Areas.

Tier I Areas: Neighborhoods in census tracts where at least 65% of households are at or below 80% AMI or are part of a Tier II Priority Area – 14% of the funding has been allocated to the following activities: Commercial Rehab (Façade Loans); Business Technical Assistance; Microenterprise Assistance; Neighborhood Facilities; Fair Housing Outreach, Education and Testing; and Non-Profit Capacity Building.

Nashville Food Deserts: Metro Nashville census tracts identified as food deserts by the USDA’s Economic Research Service that are also LMI areas (51% of households have incomes at or below 80% AMI) – <1% of the funding has been allocated to the following activities: Healthy Food Initiatives – a public service and outreach/education campaign on making healthy food choices and preparing healthy food and assistance that focused on increasing healthy food options in food deserts.

Countywide: The remaining funding, approximately 77%, has been allocated to the following activities that will be available to low- and moderate-income residents throughout Nashville-Davidson County: Homeowner and Rental Rehabilitation; HVAC Installation/Replacement; Summer Youth Programs; One-time payments of rent, security, and utility deposits for Homeless persons, new construction of rental and homeowner housing (HOME funds); and ESG activities that benefit the homeless. Costs associated with grant administration and project delivery are also included in the countywide allocation.

Metropolitan Statistical Area (MSA): – Although 100% of HOPWA funds may be used throughout the MSA, HOPWA funding comprises approximately 10 % of the total CPD allocation for Nashville-Davidson County.

Leveraging

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

Nashville-Davidson County realizes that to make the biggest impact, public funds must be leveraged with other public and private funds. During 2016 MDHA continued to emphasize that organizations needed to demonstrate leverage when applying for or proposing to utilize CPD funds. Leveraged funds not only help the CPD funds have a greater impact, but they strengthen the financial viability of a project. As a result of these efforts, CPD funds leveraged the following additional resources during the 2016 Program Year:

- HOME funds in the amount of \$1,861,875 were awarded in 2016 to two projects to construct affordable housing. These HOME funds leveraged approximately \$1,451,059 in other funds,

representing a 78% return on the HOME funds invested. Sources of the leverage funds included private donations, private lender financing, and owner equity. The funds leveraged and sources of leverage are exclusive of the HOME match, which is discussed below.

- Non-profit and public agencies receiving CDBG funds for the 2016 Summer Youth Program leveraged an additional \$806,644.98 from other sources. Additionally, the CDBG initiative for Services for Homeless persons leveraged approximately \$10,439 from other resources in 2016.

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

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

Nashville's HOME match liability for 2016 based on HUD PR33 is \$204,327.52. Match contributions to HOME projects during 2016 was \$1,575,217.60. This results in an excess match credit for 2016 in the amount of \$6,345,337.57. Additionally, since the regulations limit the match counted from Bond Financing to no more than 25% of the annual match contribution, the total excess match credit does not include an additional \$9,428,917.58 in match from projects that received Bond Financing the previous two program years that has been banked for use in future years as needed.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$4,974,447.49
2. Match contributed during current Federal fiscal year	\$1,575,217.60
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$6,549,665.09
4. Match liability for current Federal fiscal year	\$204,327.52
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$6,345,337.57

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
5592	4/12/2017		\$1,414,217.60					1,414,217.60
6060	11/3/2016			\$47,000.00				\$47,000.00
6066	8/18/2016			\$47,200.00				\$47,200.00
6067	4/25/2016			\$22,000.00				\$22,000.00
6125	8/30/2016			\$11,000.00				\$11,000.00
6194	5/5/2017			\$33,800.00				\$33,800.00

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
0	\$423,048.58	\$240,194.59	0	\$182,853.99

Table 7 – Program Income

HUD issued changes to the HOME Investment Program commitment requirement via an Interim Final Rule published in Federal Register Vol. 81, No. 232, December 2, 2016. The changes allowed grantees to accumulate program income, repayments, and recaptured funds (effective January, 2017) during the current PY to be budgeted/allocated to projects via the following year’s action plan. The balance of \$182,853.99 listed above is for PI only and does not include repayments or recaptured funds. During PY 2016, \$35,000 in HOME funds was repaid when an affordable unit was sold during the affordability period and the new owner was not income-eligible. Therefore, the total amount of funds budgeted in the 2017 Action Plan from program income and the repayment is \$217,853.99.

Additionally, during the 2016 PY, MDHA requested and received approval from HUD to change our PY end and start dates from April 1 – March 31 to June 1 – May 31. This necessitated date changes in IDIS that were effective around April 17, 2017. Unfortunately, a receipt of \$21,672.02 for March PI entered prior to the time of the system PY date change showed up as 2017 PI versus 2016. When the budget was prepared for the 2017 Action Plan, MDHA’s Finance Department reported/included this PI receipt in the funds on hand. Staff did realize this amount was actually showing in IDIS as being receipted in 2017. Thus, the amounts listed in this table and included in the 2017 Action Plan will differ from the amounts showing in the IDIS PR 01 and PR 09 reports. Staff contacted HUD CPD regarding the error and was told to maintain documentation as to why the error occurred and to expend the \$21,672.02 for 2017 Action Plan projects in accordance with what was budgeted.

HOME MBE/WBE report						
Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number				1		
Dollar Amount	\$35,000			\$35,000		
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number	1		1			
Dollar Amount	\$35,000		\$35,000			
Sub-Contracts						
Number						
Dollar Amount						

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	1			1		
Dollar Amount	\$35,000			\$35,000		

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

		Number	Cost			
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	300	940
Number of Non-Homeless households to be provided affordable housing units	253	162
Number of Special-Needs households to be provided affordable housing units	334	286
Total	887	1388

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	634	1202
Number of households supported through The Production of New Units	52	20
Number of households supported through Rehab of Existing Units	188	166
Number of households supported through Acquisition of Existing Units	13	0
Total	887	1388

Table 12 – Number of Households Supported

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

- The one year goal for the number of Homeless households to be provided affordable housing units and households supported through rental assistance was only input for ESG Rapid Rehousing activities and did not consider the number of homeless being assisted via the CDBG activity of one-time payments of the 1st month’s rent and security deposits and the rehabilitation of Homeless Shelters.
- The one year goal for the number of Non-Homeless households to be provided affordable housing units the households supported through the production of new units was not met because of construction delays – several units were still under construction at the end of the 2016 PY.
- The one year goal for the number of Special-Needs households to be provided affordable housing units was not met due to a shortage of affordable units for tenants needing rapid rehousing.
- The one year goal for the number of households supported through rehab of existing units was not met due to construction delays – several units were still being rehabbed at the end of the 2016 PY.
- The one year goal for the number of households supported through acquisition of existing units of 13 appears to be made up of acquiring 3 properties and providing other housing via serving 10 agencies through nonprofit capacity building related to developing affordable housing. As both of these activities were underway at the end of the 2016 PY, beneficiaries will be reported in the 2017 Action Plan.

Discuss how these outcomes will impact future annual action plans.

Staff will continue to monitor outcomes on a monthly basis to assess progress toward meeting goals, and make adjustments to goals in future action plans as needed.

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

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	508	1
Low-income	164	20
Moderate-income	73	0
Total	745	21

Table 13 – Number of Persons Served

Narrative

The income levels of the households listed in the above table for the CDBG program pertains to affordable housing activities related to Homeowner Rehabilitation, Rental Rehabilitation, replacement of HVAC units, and Services for the Homeless. The income information for these activities comes from the BOSMAC PR-03 Report for the Homeowner Rehabilitation, Rental Rehabilitation and HVAC replacement program; and the numbers for Services for the Homeless come from in-house beneficiary data and information reported in IDIS activity # 5421, 6161 and 6170. The income data for the HOME beneficiaries was taken from the HOME PR-23.

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

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

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

A new Metro Government funded outreach team is focused on making sure those living in campsites throughout Nashville-Davidson County have access to life-saving resources including help finding housing. The inaugural Nashville Outreach Team for Encampments, also known as NOTE, was composed of two staff, and then bolstered with a third outreach worker supported by CDBG funds. The team members serve as liaisons between those they meet in the encampments and the city's housing navigators and nonprofits.

Metro Government is also working with private partners to increase coordination around homelessness in the downtown area that will integrate a social services model that moves away from an enforcement-only approach toward a partnership approach. Since 2013, the Nashville community has increased collaboration among 30+ partners and, by leveraging existing resources, has been able to increase the housing placement rate for people experiencing chronic homelessness from an average of about 19 people a month prior to June 2013 to 54 people a month in 2016. For January 2017, our community assisted 65 people experiencing chronic homelessness with moves into permanent housing. In addition, for that same month, 10 veterans who were literally homeless obtained housing.

Using the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT), the Metropolitan Homeless Commission and its How's Nashville collaborative partners now have health and housing data on many individuals living on the streets and in some of our community's shelters. This data will allow Nashville to take immediate action on behalf of the most vulnerable people who are living on our streets and shelters, as well as implement system improvements. The Vulnerability Index is administered in a form of a survey, which captures a homeless individual's health and social status. It identifies the most vulnerable through a ranking system that takes into account risk factors and the duration of homelessness. This ranking allows those with the most severe health risks to be identified and prioritized for housing and other support.

Street outreach continued to receive support from ESG funds; Park Center used the funding for outreach targeting homeless people living on the streets with mental illness and other disabling conditions. During the year, 102 homeless people were reached via this effort.

Access to services is often hindered by a lack of transportation. A partnership between Nashville's Metropolitan Transit Authority and the Metropolitan Homelessness Commission (MHC) was funded to provide annual bus passes at no cost to people who are at risk of, or experiencing, chronic homelessness. To be eligible, bus pass recipients will have to actively work with a community housing navigator, who will work at nonprofit partner organizations to locate appropriate permanent housing options. Staff at the

MHC is working with community partners to design a Coordinated Entry System (CES) that standardizes the way individuals and families at risk of homelessness or experiencing homelessness are assessed for and referred to the housing and services that they need for housing stability. An effective CES prioritizes assistance based on vulnerability and severity of service needs, as well as length of homelessness, to ensure that people who need assistance the most can receive it in a timely manner. Coordinated entry processes also provide information about service needs and gaps to help communities plan their assistance and identify needed resources.

With the shortage of affordable rental units in the local housing market, the rate of expenditures for rapid re-housing activities has been less than desired, mainly due to the decreased inventory of affordable units. During the partner consultations for the 2016 Action Plan, providers expressed a desire to be allowed to use ESG funds for prevention activities, prompting MDHA to do a substantial amendment as part of the 2016 Action Plan approval process to allow 2016 ESG funds to be used for prevention activities.

Several local public and private agencies used funds to pay arrearages on rent or utilities, helping people avoid eviction and/or utilities being disconnected. The city's Metropolitan Action Commission offers such assistance, as well as Ladies of Charity, NeedLink Nashville and Rooftop. In addition, the United Way administers the Emergency Food and Shelter Program funds, as well as Community Enhancement Fund allocations from the Mayor's office, and invests in agencies through its Outcome Based Investment process to support agencies in this area.

One component of preventing homelessness is known as "diversion" in homeless assistance circles. This concept is being encouraged on a national level by HUD and the National Alliance to End Homelessness as a component of Coordinated Entry. Although Coordinated Entry is meant to streamline access to an array of housing and services for people experiencing homelessness, it is also meant to more effectively serve people who are at risk of homelessness. During the program year, the CES manager at the MHC convened Nashville providers including the Nashville Rescue Mission, Oasis Center, Urban Housing Solutions, and Safe Haven Family Shelter regularly to map CES pathways in preparation for the HUD January 2018 deadline.

As part of the federal administration's commitment to end homelessness among veterans, the inventory of HUD VASH (Veterans Affairs Supportive Housing) rent subsidies and case management services has been drastically increased in recent years, with new vouchers awarded to Nashville nearly every year since 2008, for a total of 500 subsidies that have greatly expanded the inventory of affordable housing options for homeless veterans in Nashville. This includes 468 tenant-based VASH vouchers and 32 project-based VASH vouchers.

A Continuum of Care committee of nearly 30 staff from local agencies is hard at work developing a CES path out of homelessness for veterans in Nashville. A three-hour workshop led by the regional coordinator from the U.S. Interagency Council on Homelessness took place in June 2017, and covered

federal criteria and benchmarks to gauge progress to effectively ending veteran homelessness.

ESG funds assist certain shelters with operating expenses, related essential services, and homeless re-housing activities. Twenty-seven percent (27%) of the 2016 allocation was dedicated to rehousing efforts. The remainder of the ESG allocation was used to assist 16 non-profit agencies with their operating costs, such as utilities, routine maintenance and minor repairs, as well as to enhance street outreach and to further data collection efforts in HMIS.

Nashville has entered a new phase in community-wide data collection and our HMIS implementation. The HMIS Coordinator has collaborated with CoC and ESG agencies, SSVF grantees, and community stakeholders to begin the process of developing a new Coordinated Entry System within our HMIS. The focus of this next year is to further streamline the related workflows for data entry, reducing time burden on front staff while increasing data quality.

Nashville has seized the opportunity to receive HUD-funded technical assistance from The Cloudburst Group on HMIS development, and recently embarked on contracting with the Institute for Community Alliances to enhance HMIS trainings for end users and system administrators, aid in advanced report writing and data analysis and fund an on-site visit to take a deep dive into how the local system is set up. Substantial data from the Homelink system used in Nashville as a part of the How's Nashville housing efforts is being imported into the city's HMIS. Data on persons using emergency shelter beds at the city's largest shelter, the Nashville Rescue Mission, is being entered manually on a bi-weekly basis to increase coverage as well.

The MHC has hired a Data and Performance Coordinator, who will work closely with the CES Manager and MDHA's HMIS Administrator to create regular reports, ensure outcome measures are built into our processes, and create a data-driven approach to ending homelessness. All these factors contribute towards the Nashville community embracing data-driven decision making. Stronger relationships are improving and leveraging our data collection tool and laying the foundation for progressive conversations around utilizing our data in creative and cost-saving ways.

Data on participants served via federal PATH funding is being directly entered by the PATH outreach team into HMIS on a daily basis. The user base in the system will soon increase from 117 to 217, with financial assistance from the Metropolitan Homeless Commission.

The ServicePoint HMIS software has allowed users to easily enter and retrieve data on clients, as well as efficiently enter case management information. The users on ServicePoint can now access, create and request any report they choose in order to carefully track the progress of their clients. Many community agencies are voluntarily using this software and participating in HMIS, simply because it is such an efficient tool for data entry and for the strong reporting capabilities that ServicePoint offers. This is leading to more communication among organizations and will greatly aid in streamlining services for the

homeless population. As this system becomes even more widely used, clients will have to spend much less visiting various agencies for services and will be able to be served in a much timelier manner.

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

ESG supplements state, local and private efforts to improve the quality and number of emergency homeless shelters. By funding emergency shelters with necessary operating costs and related social services, ESG provides a foundation for homeless people to begin moving to independent living.

ESG projects are, by and large, well-established shelter facilities in the city that serve a variety of homeless subpopulations: veterans, victims of domestic violence, families, people with mental illness, people attempting to recover from addictions. They are both emergency and transitional. Via ESG funding, 397 people were assisted with deposits and short-term rental assistance via rapid re-housing funds to assist with entry into permanent housing. The cumulative number of people sheltered for the year was 2096.

The funds are used to sustain shelter operations and traditionally have not been used to expand shelter space. They have, however, been used to expand street outreach. Essential services funds were allocated to Park Center for street outreach, and 104 people were served with these outreach efforts. A portion of ESG funds was devoted to essential services such as birth certificates and other identification needed by homeless people in order to access services and housing. ESG assisted 755 individuals in acquiring State identification, birth certificates and bus passes. All of these - shelter, essential services, and street outreach – are critical components in the Continuum of Care in the City.

Our community, including Room in The Inn, Open Table Nashville, the Nashville Rescue Mission, Metro's Office of Emergency Management, the Mayor's Office, the MHC, Safe Haven Family Shelter, Mental Health Cooperative, 2-1-1, and others have come together to create a Cold Weather Community Response Plan. In order to ensure that emergency and transitional homeless shelters and domestic violence shelters are decent, safe, and sanitary, \$250,000 in PY 2014 CDBG funds was used to rehabilitate existing facilities. A new Request for Proposals was issued in January 2016, with funds awarded in the spring of 2016 to two additional agencies for shelter renovations. Construction is anticipated to be completed on both projects by late 2017.

- *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*

Homeless Outreach programs continued to receive support from ESG funds in PY 2016. Park Center used the funding for outreach to the people that are unhoused living on the streets of Nashville and experiencing mental illness and other disabling conditions that limit their ability to work and make substantial gainful activity. Employing proven methods from the national SOAR (SSI/SSDI Outreach, Access, and Recovery) initiative, Park Center partnered with the MHC to expedite applications for Social Security disability benefits (SSI/SSDI) for chronically homeless individuals diagnosed with a mental illness. The program has had tremendous success assuring that disabled individuals experiencing homelessness access a stable income and health insurance that help lead to recovery, housing and stability. In PY 2016, the SOAR program assisted 73 people obtain an approval through Social Security with an average waiting time of only 60 days. Since the inception of the program in 2006, over 847 people have been approved for disability within an average of 52 days and a 95% success rate.

Via “How’s Nashville,” an orchestrated collaboration between MDHA, CoC agencies, a private association of major landlords, and the Homelessness Commission, over 759 of Nashville’s most vulnerable homeless individuals entered housing fused with wraparound case management during the 2016 PY. One key aspect of this initiative is the dedication of 18 Section 8 vouchers each month by MDHA. Nashville uses the VI-SPDAT tool to ensure the right housing intervention is matched to people with the most acute needs, and increased data-sharing between key stakeholders including MDHA, the VA, emergency shelters, and other housing/support service organizations and agencies. To further assist with this effort, \$150,000 in CDBG funds in the 2016 PY was allocated to provide one-time assistance, of up to \$1,000, for rent and utility deposits and first month’s rent for persons housed through this initiative.

In November, Nashville applied for over \$3.4 million in the 2016 competition for renewal projects in HUD’s CoC homeless funding. The funding is slated to sustain a substantial inventory built over the past decade, and an expansion that included 2 new Rapid Rehousing projects for families, one new Rapid Rehousing project for unaccompanied youth, 2 new Permanent Supportive Housing projects for chronic homeless persons, and a new Coordinated Entry System initiative.

In February 2017, Nashville Mayor Megan Barry announced Nashville’s first incentive program to encourage owners/landlords in the Davidson County to rent their units to homeless veterans who are eligible for rental assistance under the Metropolitan Development and Housing Agency’s VASH program. The program has the capacity to lead to an immediate uptick in housing for veterans through MDHA. Participating landlords are eligible for a lease-signing bonus and for payment of unpaid rent or damages after a VASH participant moves from the unit. These incentives apply to any new Housing Assistance Payments (HAP) contracts.

A 2017 NOFA to renew VA Grant & Per Diem funding required local Grant Per Diem (GPD) programs to substantially re-design their programs, and provided unprecedented opportunities for better integration between GPD Programs and CoCs. Four Nashville programs applied for the opportunity.

Nashville was the 10th city to receive funding from The Siemer Institute to implement an evidence-based case management model targeting families with school-aged children who are at-risk of homelessness, or experiencing homelessness. The Siemer Institute for Family Stability is an Ohio-based organization that has partnered with a number of United Way agencies across the country. Catholic Charities and Safe Haven Family Shelter have moved 243 families into permanent housing since inception of the program in July 2014. The overall goal is to reduce mobility rates among children so that they can remain in the same school for as long possible, rather than moving several times during the school year as the head of household desperately struggles to find housing stability. Catholic Charities has 3 case-managers serving Davidson County. Safe Haven was able to support their existing capacity and serve more families that come through the shelter system.

Open Table Nashville announced in spring of 2017 the development of the Village at Glenclyff, a micro-home village consisting of 22 micro-homes (developed in two phases) that will provide bridge housing for the most vulnerable homeless person on the streets of Nashville.

All of these efforts are being strengthened by an array of technical assistance being provided from HUD via The Cloudburst Group, a national technical assistance consultancy, to support the Nashville-Davidson County CoC in developing a strong and transparent governance structure to help the city prevent and end homelessness.

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

The following discharge policies for specific sub-populations are in place locally to decrease the risk of persons exiting institutions entering into homelessness:

Foster Care Discharge Protocol: Formal Protocol

Protocols are formalized 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. The Hospital to Home Team was created as a result of the Ideas to Reality program under the former Mayor's Office of Innovation 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. Currently the Hospital to Home program is restructuring its staffing model to accommodate community needs and plans to focus on data and outcome sharing moving forward.

Room in the Inn, a CoC-funded agency, has a formal relationship with all local hospitals and Middle Tennessee Mental Health Institute (MTMHI), and regularly educates hospital staff on options for discharge. Through their referral process 540 individuals were accepted from the hospital to RITI's recuperative care. For those not accepted into this program, RITI offers emergency shelter at congregations throughout the city, and connections to other possible and more appropriate resources. The agency fills prescriptions for all homeless people daily at the Dispensary of Hope, a non-profit distributor whose mission is to create pathways for donated medicine to reach individuals in need and without access.

Mental Health Discharge Protocol: Formal Protocol Implemented

Within 48 hours of patient admission to the area's mental health institute (MTMHI), social workers formulate discharge plans. Formal protocols are implemented through the TN Department of Mental Health & Substance Abuse Services, partnering with Centerstone to promote moves into community settings when patients are clinically ready. Indigent/Targeted funds provide temporary help with rent/utility deposits, transportation, & medication copays until income & benefits can be restored. A SOAR liaison to MTMHI enhances the connection to SSI/SSDI & TennCare benefits. Although Tennessee has yet to expand Medicaid, maximizing access to Medicaid through SOAR is an example of Nashville

doing a great deal more with less. This local effort, spearheaded by Park Center and funded through Nashville's Homelessness Commission, boasts an approval rate of 98% and a 38-day turnaround time for a disability determination. Upon discharge, persons return to the home of family members, an apartment, recovery houses or an appropriate group home setting. Supplemented by the state, PATH assistance to the Mental Health Co-op provides outreach, referral, and linkage to housing and mainstream mental health/substance abuse services. Post-Discharge Follow-up Reports to MTMHI staff increase the likelihood that community housing options succeed.

In 2015, the Tennessee Department of Mental Health and Substance Abuse Services implemented the Tennessee Cooperative Agreement to Benefit Homeless Individuals-State (TN- CABHI). This three-year initiative provides collaboration among state-level agencies to reduce homelessness, and housing with support services to homeless veterans and other chronically homeless people living with mental illness and/or substance use disorders in Nashville- Davidson County, via financial support to the Metropolitan Homelessness Commission. The CABHI grant is helping to bridge local gaps by addressing barriers to access and availability of treatment as well as other support services - a critical link, in cases where participants choose to avoid certain providers or services, or are determined to be ineligible for a needed service.

Corrections Discharge Protocol: Initial Discussion

The mission of the Tennessee Reentry Collaborative (TREC) is to assist the Tennessee Department of Correction and the Tennessee Board of Probation & Parole in developing meaningful opportunities utilizing community resources to assist parolees, probationers, and inmates reintegrate into the community as productive, law-abiding citizens.

Members of TREC consist of volunteers from state and local governmental agencies, community resource agencies, faith-based agencies, non-profit organizations, and various other community stakeholders. The Tennessee Department of Correction is responsible for coordination and oversight of TREC and for scheduling and facilitating local and statewide meetings.

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.

Nashville is one of 6 U.S. cities participating in the Transition from Jail to the Community (JTC) initiative to improve long-term reintegration outcomes for individuals discharged from local jails. The effort has a steering committee and 7 work groups involving 37 nonprofits, as well as an active listserv that connects providers to varied resources such as job opportunities, housing, driver's license reinstatement, and data sharing. The initiative incorporates screening for the risk to recidivate and for inmates with medium and high risk; staff gives a needs assessment to gauge the top 12 criminogenic factors to design a roadmap for

offender referrals. JTC partners meet monthly to expand knowledge of services in our community, and added a linkage to SOAR and associated Social Security benefits inside the jails. The program has added many more volunteer cognitive behavioral programs; in addition, the Career Track is doing well with Cosmetology, Electrical, Culinary Arts, and Horticulture. The Sherriff's Office partners with Project Return and the Reentry Center that works with their released to assist in employment, counseling, mentorship and other needs.

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

Actions taken to address the needs of public housing

MDHA is the Public Housing Authority (PHA) for Nashville. MDHA's 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 14,000 persons. MDHA utilizes an online application process for the Public Housing Program. Under the new system, applicants can select any property that they want to live in, instead of using the lottery system. This online system provides advantages to the applicants because they can apply from the comfort of their own home and it also allows them to be assisted by friends and family. This process also saves them both time and travel expense. Further, if they are working with service providers, the provider can assist them with the application process from their office. MDHA is still considering expanding the online service in 2017/2018 to offer public housing residents the option to make online payments or the option to use various retail outlets around town to offer residents additional ways to make payments.

MDHA was approved by HUD to convert Metro Nashville's entire portfolio of public housing properties to Project-Based Rental Assistance through the Rental Assistance Demonstration (RAD). As a result, MDHA will be converting to Project-Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices.

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. During PY 2016, the following properties were converted: Levy Place (July 2016); John Henry Hale (September 2016); Cumberland View (December 2016); Andrew Jackson (February 2017); Madison Towers (February 2017); Edgefield Manor (March 2017); and Parkway Terrace (April 2017). The remaining properties (Sudekum Apartment, Napier Place, Cheatham Place, Edgehill Apartments, Gernert Apartments, Parthenon Towers, Carleen Baston Waller Apartment, Hadley Park Towers, Cayce Place, Vine Hill Towers and Apartments, Preston Taylor, and Neighborhood Housing) are expected to be converted in 2017, effectively converting the balance of the portfolio. Upon conversion of specific properties, MDHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing

Developments converted as part of the demonstration. Once conversion is complete, MDHA may also borrow funds to address their capital needs.

In summer 2015, MDHA broke ground on 70 new units of public housing at Cayce Place – the first new public housing in many years. Funding comes from Replacement Housing Factor Capital Funds, a THDA Housing Trust Funds Grant, and local funds. Construction is currently on schedule and will be completed in summer 2017.

Through a series of grant applications, the Community Foundation of Middle Tennessee’s Digital Inclusion Fund awarded MDHA 835 laptops and tablets to support ConnectHome programming in Cayce, Gernert, Napier, Sudekum, and Edgehill, as well as 1,050 Comcast gift cards to help residents with the transition of budgeting for and paying for their own internet connectivity. ConnectHome narrows the digital divide by bringing high-speed broadband access, digital literacy training, and ongoing support into the homes of low-income families living in MDHA public housing communities. ConnectHome represents county-wide collaboration between businesses, non-profits and governmental organizations with generous in-kind services.

In July 2016, Nashville was one of 10 cities awarded a Choice Neighborhoods Planning Grant by the U.S Department of Housing and Urban Development (HUD). MDHA served as the lead grantee, with Martha O’Bryan Center as the co-grantee. The \$500,000 grant will fund a comprehensive neighborhood revitalization plan for the adjacent Napier Place and Sudekum Apartments developments and the surrounding area.

Planning Milestones to Date: 1) More than 50 community and resident focused meetings reaching over 1,500 residents and partners; 2) Comprehensive Needs Assessment (383 completed surveys proctored by 16 hired residents from Napier Place and Sudekum Apartments); 3) Five design charrette workshops (2 community wide; 2 resident focused; 1 child focused); 4) two community-wide engagement events (Bridging the Gap Resource Fair and South Nashville Street Fest “Coming Together Day”). Next steps are to develop a Community Safety Plan to combat crime activity in the neighborhood.

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

MDHA’s Rental Assistance Department administers the Section 8 Housing Choice Voucher and Moderate Rehabilitation Programs. In 2016, MDHA provided rental assistance through the voucher program to over 7,000 households. The Rental Assistance Department strives to reach an annual utilization rate of at least 99% of all issued vouchers. There are 993 landlords participating in the voucher program, with 117 added in the calendar year 2016. Landlord meetings are held each quarter and the department continues to staff a VASH Program Outreach Coordinator who focuses efforts on increasing supply of available units for VASH participants. There are approximately 8,300 households currently on the waiting list and 2,954 Section 8 Vouchers were issued from April 1, 2016 to May 31, 2017. In February 2017, MDHA implemented a Landlord Incentive Program funded by Metro Government for landlords who

rent to homeless Veterans under the MDHA VASH program. Under this program, landlords receive a \$1,000 leasing bonus upon execution of any new VASH HAP contract. Also in February 2017, the MDHA Board approved the conversion of an additional 700 of our tenant-based vouchers to project-based vouchers in an effort to increase the supply of affordable housing. To date, 479 project based vouchers have been awarded, with 387 of those awarded being for new construction of units.

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

MDHA provides multiple outlets for public housing residents to be involved. Two of seven 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. Also, MDHA created a new position of Grounds Keeper in 2016 specifically targeting Section 3 applicants to fill the positions.

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. The Social Service Division worked closely with MDHA's grant writer to submit, and ultimately win, the Jobs Plus Grant for the Sudekum/Napier communities. This is a 2.7 million dollar grant that runs 4 years with a specific goal of increasing employment and overall self-sufficiency in those communities.

MDHA's Family Self-Sufficiency 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 the economic independence and housing sufficiency. In 2017, MDHA increased the number of Family Self-Sufficiency Voucher households to 253. MDHA Community Development staff is working with MDHA staff in the Family Self-Sufficiency Program to ensure that clients who are ready to transition to home ownership are aware that funds are available to assist them with the required down payment. MDHA's Grant Writer continues to pursue various grant opportunities to assist Public Housing Residents to obtain self-sufficiency.

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. In the spring of 2017, Community Development staff undertook the Assessment of Fair Housing on behalf of Metro and MDHA. As part of the community engagement process for the development of the draft, staff met with public housing residents at 17

different MDHA properties and held one of 6 public hearings on the draft report at a public housing property and one before the MDHA Board of Commissioners.

Actions taken to provide assistance to troubled PHAs

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

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

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

During the NashvilleNext planning process that concluded in the 2015 Program Year, the Metro Planning Department thoroughly examined the impact of public policies, zoning and land use controls, and other barriers to affordable housing. The plan as adopted is available at <http://www.nashville.gov/Government/NashvilleNext.aspx>.

As a result of the NashvilleNext Plan, the Metro Council charged the Planning Department with taking the lead in the preparation of new regulations and tools aimed at ensuring that housing is attainable to every Nashvillian, at every income level. The Planning Department is currently creating regulations and tools. More information on that initiative is posted on its [Inclusionary Housing Feasibility and Policy Study page](#). Several MDHA staff, including the Director of Community Development, participated in the Inclusionary Housing Stakeholders Group.

In 2016, the Metropolitan Council that passed an Ordinance (BL2016-133) which amends the zoning code to incentive Inclusionary Housing with any residential development that seeks additional development entitlements beyond what is permitted by the base zoning district. In essence, developers seeking to rezone property to build new residential units must set-aside a percentage of units for workforce or affordable housing or contribute to a Housing Incentives Fund. To further incentivize developers to build and maintain affordable and workforce housing, the Mayor launched an Affordable Housing Incentive Pilot Program (HIPP). HIPP is a voluntary program to encourage more mixed-income housing, primarily in urban core and along major pikes and transportation corridors.

Mayor Barry created the “Mayor’s Office of Housing” in the spring of 2017 to assist her in the building, funding, and preservation of affordable housing options, while supporting efforts to prevent displacement and create mixed-income communities in Metro Nashville. The Office seeks to increase housing affordability countywide using data-driven policy and innovation development tools including the Barnes Housing Trust Fund, Housing Incentives Pilot Program, general obligation bonds, tax abatement, nonprofit capacity building, the creation of a community land trust, and the donation and development of Metro-owned properties. The Office is also charged with facilitating partnerships and implementing policies that

provide housing options for persons experiencing homelessness to those looking to stabilize their families with affordable homeownership opportunities. The Office is also working on issuing an Affordable Housing Basics – resource guide and a Landlord/Tenant guide in the near future.

Mayor Barry’s recently issued Housing Nashville Report provides benchmark data to measure success, an annual report, and an action plan for each year. Priorities focus on how Metro Nashville can fund, build, reserve, and retain affordable housing options. This report will be utilized to set housing policy initiatives and funding priorities for each year, allowing for the tracking of benchmark data and progress. Ultimately these efforts seek to ensure access to affordable and workforce housing options near transportation and employment opportunities, creating quality of life for all Nashvillians.

In April 2017, the Davidson County Property Assessor undertook a reappraisal of property for tax purposes. Because of Nashville’s rapid growth in recent years, the county’s property values increased by a record median 37% in 4 years (since 2013). Most of the drastic increases were in areas in and around the urban core – including traditional neighborhoods and areas that have long been neglected but are now undergoing transformation. Values in one of the county’s 35 districts increased by 93%. Citizens and city leaders alike have anticipated such a spike in property values, prompting Metro to engage in a pre-emptive, robust campaign to publicize the tax freeze program available to the elderly.

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 supported state legislation to address property tax issues encountered by LIHTC developers, which make many affordable housing projects unfeasible. Further, through the support of Metro and MDHA, state legislation was passed in 2015 to allow Metro Council to dispose of publicly owned land for use for affordable housing and to allow MDHA to establish a Payment In-Lieu of Taxes (PILOT) program to provide tax relief to affordable housing projects that receive Low Income Housing Tax Credits (LIHTC). As a result of these laws, Metro transferred 17 lots during the 2017 FY to nonprofit developers to be used for construction of 17 units of affordable homeownership housing and Metro Council approved five PILOTs for housing developments which will provide an estimated tax abatement of \$15,440,029 over a ten year period to enable the development of 978 units of affordable housing.

During the 2016 PY MDHA conducted an Assessment of Fair Housing in accordance with the new Fair Housing Rule. The purpose of this Assessment was to analyze challenges to fair housing and establish goals and priorities to address barriers. MDHA performed the assessment on behalf of the Consolidated Plan programs and the public housing agency. The assessment will be submitted to HUD in September 2017 and will be used to guide the creation of the next Five Year Consolidated Plan.

Affordable housing advocates, citizens, and private developers have regular dialogue on how to address the need for affordable housing and combat “gentrification”. Redevelopment in former working-class neighborhoods is making these places not affordable to persons of modest means. To help residents in areas with gentrification issues understand their housing rights and guard against predatory realtors or

developers, MDHA continues to partner with the Tennessee Fair Housing Council to conduct outreach and education.

The Barnes Housing Trust Fund was established by Metro Council in 2013 with the goal of having a dedicated revenue source for affordable housing development. In 2015, Metro Council enacted an ordinance requiring a portion of transient occupancy privilege tax revenue generated by short term rental properties be exclusively dedicated for appropriation to the Barnes Housing Trust Fund. This funding source generated \$529,787 for affordable housing during the 2017 FY. A total of \$15,000,000 from all sources was made available for the development of affordable housing from Metro's 2017 FY budget. Metro's budget for the 2018 FY year includes an allocation of \$10,000,000 for the Barnes Fund.

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

The 2013-2018 Consolidated Plan identified significant issues during the planning process including the uneven distribution of community resources and the concentration of poverty in certain neighborhoods. To address these issues, MDHA implemented a place-based approach to target limited resources to areas deemed to be underserved. In implementing this strategy, MDHA worked with a HUD-approved Technical Assistance Provider to undertake a data-driven analysis to identify which neighborhood(s) in Davidson County should be targeted for concentrated place-based investment activities. This analysis led MDHA to develop a two-tiered approach to target CPD resources to spur investment in the most underserved areas and partner with other stakeholders to leverage resources necessary to stabilize the areas, improve quality of life and create opportunities. The areas targeted for improvements and activities to be accomplished with CPD funds are as follows:

Tier I Areas

The following programs were made available in Tier 1 Areas - neighborhoods in census tracts where at least 65% of households are at or below 80% AMI (including the Tier II Priority Neighborhood of North Nashville and census tracts where Public Housing is located) during the 2015 Program Year: Commercial Rehab (Façade Loans); Business Technical Assistance; Fair Housing Outreach, Education and Testing; and Non-Profit Capacity Building. Near the end of Program Year 2015, an RFP was issued and awarded for Fair Housing Outreach for \$35,761, which was renewed for the 2016 and 2017 Program years. A partnership with the local CDFI began a two-year agreement for \$300,000 for Business Technical assistance to potential or small businesses located or willing to locate in Tier 1 areas and for MDHA public housing residences. This partnership was extended for the 2017 Program Year to include a Microenterprise program. Requests for Proposals (RFP) were issued for the Neighborhood Facility Rehab in the 2016 and two agencies were awarded funding in early 2017. MDHA is continuing to work with the Mayor's Office to restructure and market the Commercial Rehab (Façade) Loan program to businesses in the community. However, there has been minimal interest so far.

Tier II Priority Areas (North Nashville and census tracts where public housing properties are located)

In addition to the activities available in Tier I areas, funds for acquisition activities, infrastructure improvements (residential areas), targeted housing rehabilitation, and planning efforts were made available exclusively Tier II Priority Areas. During the 2014 Program Year, an RFP was issued to award a \$20,000 Planning Grant to Neighborhood Resource Center, a nonprofit agency based in the area, to work with the community to identify the most suitable areas for use of the funds allocated for North Nashville Homeowner Targeted Housing Rehabilitation. The planning process was completed in 2015, and an RFP was issued resulting in the award of a contract to Rebuilding Together Nashville to provide construction management services for the project. Applications were opened and the project got underway in spring 2016. Rehabilitation of homes began in late 2016/early 2017 and will continue in the 2017 PY year.

Additionally, during the 2016 PY MDHA began the design phase to install sidewalks on a portion of Formosa Street, a residential area in North Nashville that is missing sidewalk linkages to a bus stop. The intent is to bid and complete construction of the project during the 2017 PY.

Promise Zone

In June 2016, Nashville was selected as one of 22 Promise Zones around the country. The Nashville Promise Zone (NPZ) encompasses 46 square miles and is divided into 6 subzones; the boundaries of the Promise Zone closely align with most of MDHA's Tier 1 target area. MDHA is the lead organization for the NPZ and has a close partnership with Metro on the administration of the NPZ and with 6 nonprofits (a/k/a Subzone Captains) on its implementation. The mission of the NPZ is to foster intensive partnerships among Nashville organizations that serve high-poverty neighborhoods, improve the collective impact of their service, and address revitalization through collaborative efforts. In the first year since receiving this designation, Nashville has already received \$2,350,000 in federal investments to support workforce development, neighborhood revitalization, and re-entry support. To date, 12 organizations within the 46-square mile Promise Zone have taken advantage of this opportunity and submitted grant applications to five different federal departments for a total of \$41,915,807 in federal funding requests. In addition, the NPZ has four AmeriCorps VISTA members who are working in the Mayor's Office and focused on increasing capacity within Nashville's nonprofits aligned with the NPZ's six core goals of: 1) increase access to quality affordable housing; 2) create jobs; 3) increase economic activity; 4) improve educational opportunities; 5) improve community infrastructure; and 6) reduce violent crime.

Metro Nashville census tracts identified as food deserts by the USDA's Economic Research Service

During the development of the Five Year Plan, access to healthy food options was a consistent need voiced at public meetings and during consultations. As a result, the Plan introduced a Healthy Food Initiative – a public service and outreach/education campaign designed to help LMI residents make healthy food choices and prepare healthy food. The 2014 program was very successful serving 426 individuals, 164 during the 2015 Program year. MDHA issued a new RFP for this initiative in the fall of

2016 and Second Harvest Food Bank was awarded funds. The program began in early 2017 and is currently underway.

Community Need and Impact Evaluation Criteria

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

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

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

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

Part of MDHA’s ongoing anti-poverty effort is to provide job training, employment, and contract opportunities for 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. MDHA’s partnership with Pathway Lending, which provides business technical assistance to small businesses and has recently expanded to include a micro enterprise component, is designed to increase the number of Section 3 opportunities.

Several CDBG-funded programs place an emphasis on providing opportunities to public housing residents. For example, MDHA developed and implemented a place-based strategy for addressing community development needs in areas with a high concentration of poverty. As part of this initiative,

Microenterprise and Business Technical assistance is available for the creation, stabilization, or expansion of businesses that are located or may locate in these target areas.

To help expose children to job skills and a healthy lifestyle at an early age, the Summer Youth Program requires agencies to include a job training or healthy lifestyle component in their curricula.

In addition, MDHA's Rental Assistance Department continues 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.

MDHA's public housing developments are located throughout the Nashville Promise Zone (NPZ). In several of these developments, more than half of the households report zero income, and the overall property rate in the NPZ is 37.91%. NPZ residents face low post-secondary education levels and road congestion that make upward mobility, affordable housing and employment more difficult to obtain. Three of the goals of the NPZ relate to initiatives to reduce poverty levels by job creation, spurring economic activity, and expanding educational opportunities.

MDHA's staff grant writer seeks out funding opportunities that will provide additional resources to increase resident self-sufficiency. As a result of these efforts, In July 2016, Nashville was one of 12 communities awarded a \$350,000 Nursing Workforce Diversity grant by the U.S. Department of Health and Human Services. With grant funds, MDHA hired a nurse to serve as an academic mentor as well as offered stipends to residents enrolled in nursing school. This program addresses the lack of diversity in the nursing workforce by using evidence-based strategies to improve retention and academic achievement of students from disadvantaged backgrounds. MDHA is working in collaboration with the Tennessee College of Applied Technology-Nashville's Practical Nursing Program, the Martha O'Bryan Center, and the Nashville Financial Empowerment Center. To date, 17 residents are on track to take their nursing board exams this fall.

Additionally, MDHA was awarded \$2.7 million in December 2015 to be used for a Jobs Plus Pilot Initiative. Jobs Plus Nashville (JPN) represents a community collaboration of job-driven approaches to increase earnings and advance employment outcomes for public housing residents. JPN expands locally based, job-driven services such as work readiness training, employer linkages, job placement, educational advancement, technology skills, computer literacy, community leadership, and financial literacy and deliver them to the residents in the Napier Place and adjacent Sudekum Apartments public housing developments. Through JPN, 640 (72% of the 892) working age residents will successfully complete the six-week workforce development program, that 240 (27% of 892) working age residents will increase their employment, and those participating residents' earned income will increase by 15%.

Upon taking office, Mayor Barry created several offices/teams under her purview to focus on ensuring that Nashville's growth results in an increased quality of life for all Nashvillians through innovation and collaboration across Nashville's economic opportunity efforts. These offices routinely engage community partners, efficiently leverage resources, and facilitate long-term planning and coordination to

reduce poverty in Nashville by focusing on the following areas that relate to economic opportunity and quality of life issues:

- Office of Affordable Housing: Increase access to safe and affordable housing, work with Metropolitan Homelessness Commission and CoC to end homelessness in Nashville
- Office of Economic and Community Development: Workforce, Diversity and Inclusion, Small Business/Creative Economy
- Office of Resiliency: Economic Inclusion
- Office of New Americans
- Office of Neighborhoods and Community Engagement

MDHA staff work closely with these teams.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

MDHA works closely with Metro agencies, nonprofits, and stakeholders to overcome gaps in institutional structure and enhance coordination. MDHA staff actively participate in affordable housing coalitions and community development forums. The MDHA Executive Director or his designee is as an ex-officio member of the Metropolitan Homelessness Commission. From this active participation comes dialogue on needs and strategies to address those needs.

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

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

One of Mayor Barry's first actions was to create an Office of Neighborhood's and Community Engagement to focus on developing and encouraging the participation of residential groups in the community development process.

MDHA continues efforts to strengthen the capacity of Community Housing Development Organizations (CHDOs) to carry out housing development activities funded through MDHA. Additionally, MDHA has partnered with the Mayor's Office of Housing and the Metro Housing Trust Fund Commission to utilize CDBG funds that are allocated for non-profit capacity building to structure a training/mentoring program with an emphasis on affordable housing development and preservation.

To strengthen the City's efforts to address and end homelessness, Metropolitan Homelessness Commission (MHC), MDHA, and the Frist Foundation engaged Focus Strategies in 2015 to assess the current homeless system and make recommendations for improving our efforts. The final report was released in the spring of 2016. Its recommendations for developing a housing crisis resolution system and streamlining governance and planning are being considered. To assist in this effort, the HUD Field Office requested technical assistance (TA) to support the Continuum of Care (CoC) in developing a strong and transparent governance structure to help the city prevent and end homelessness. As a result, the Cloudburst Group, a national HUD Technical Assistance consultancy, was assigned to the Nashville CoC to facilitate a community driven process to simplify the governance structure for its homelessness system. Cloudburst team members bring experience facilitating governance processes from all over the country. This TA began in November 2016 and is expected to last through the fall of 2017.

This technical assistance is focused on strengthening the local Continuum of Care's ability to coordinate housing, services, and funding streams by:

- Developing a plan for meeting goals for ending and preventing homelessness
- Focusing on SYSTEM performance rather than project performance
- Increasing collaboration with ESG recipients
- Establishing optimal CoC governance structures

The Cloudburst team will also be looking at HMIS data options during their engagement to assess the feasibility of including data from additional community agencies for analysis and planning to quantify the extent of the need.

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

MDHA staff regularly attend monthly meetings of affordable housing providers which are also attended by representatives from social service agencies. These meetings serve as an opportunity for attendees to network and keep abreast of what is happening in the community. On July 19, 2013, the Metro Council approved Ordinance No. BL2013-487 that established the "Barnes Fund for Affordable Housing"; appropriated initial capital for the fund; and established the Metropolitan Housing Trust Fund Commission to oversee the fund. The MDHA Board of Commissioners appoints a representative to serve on the commission and MDHA staff regularly attend all Commission meetings. Additionally, MDHA staff work closely with the Mayor's Office of Affordable Housing to ensure effective coordination of federal and local housing resources.

Through the How's Nashville Campaign, the Metro Homelessness Commission is bringing public and private housing providers together with social services providers to create housing opportunities for the most vulnerable homeless. This allows individuals that find housing to have the case management necessary to achieve housing stability.

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.

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

Activities undertaken during the 2016 Program Year to address impediments identified in the Analysis of Impediments (AI) and to affirmatively further fair housing focused on increasing affordable rental units, increasing housing units accessible to people with disabilities, increasing fair housing education, testing and enforcement capacity, and uneven distribution of community resources.

Increasing affordable rental and homeownership units

In accordance with the recommendations of the 2013 AI, the 2016 Annual Action Plan provided specific dollar allocations from HOME resources for the construction of rental units for households with incomes at and below 60% of AMI. Request of Applications (RFAs) advertised to award funds to developers in 2016 for construction of new rental units provided bonus points in the evaluation/scoring process for projects that proposed units for the following targeted populations: Elderly, Disabled, and Large Families. As a result, \$1,861,875 of HOME funds awarded will result in 35 rental units for Elderly and Disabled individuals and 13 three and four bedroom homeownership units to accommodate large families are being added to the affordable housing inventory. Unit breakdown per income level is as follows: 35 units @ 30% AMI; 13 units @ 80% AMI.

Increasing housing units accessible to people with disabilities

All RFAs advertised to award funds to developers for construction of new rental units provided bonus points in the evaluation/scoring process for projects that proposed rental units that would be targeted for occupancy, on completion, by priority populations defined as extremely and very low income, senior citizens, special needs, homeless, and veterans. Additionally, all RFAs for HOME rental units consisting of five (5) or more units required developers to comply with the accessibility requirements of the Fair Housing act and, for rehabilitation projects, Section 504 of the Rehabilitation Act of 1973. RFAs for new construction of HOME rental units for projects containing less than five (5) units required developers to meet visitability standards for ground floor units. RFAs for new construction of HOME single family units required developers to meet visitability standards and gave bonus points to projects that incorporated features in addition to the minimum standards that would enhance livability and enhance aging in place. These efforts will result in an addition of 35 units of housing specifically targeted for rent to persons with disabilities; 35 which will meet the accessibility requirements of the Fair Housing Act with all units being visitable and 13 homeownership units meeting visitability standards.

Additionally, MDHA awarded 3 lots in the Woods of Monticello subdivision to a nonprofit developer to construct three (3) visitable, single family homes being added to the permanent housing stock. One (1) of these homes was completed and sold during the 2016 Program Year.

Public service dollars allocated from 2013 – 2016 Program Years to be used to pay the first month's rent and security/utility deposits for homeless persons, which tend to have disabilities, to find housing through the How's Nashville, Shelter Plus Case and VASH program helped 519 households obtain access to housing during the 2016 Program Year and has helped 1,211 households access housing since the program started.

Increasing fair housing education, testing and enforcement capacity

In accordance with the recommendation in the AI, 2013 CDBG public service dollars were used to award a contract to the Tennessee Fair Housing Council to provide one-on-one counseling and outreach to citizens in Tier I target areas. In addition to one-on-one counseling, the program provided Fair Housing Counseling clinics; training for mortgage lending professionals; training in design and construction; developer training; real estate and lending testing; and training of rental/sales testers for lending testing. The program provided direct assistance to 297 individuals. Additional funds to continue to provide these services were allocated in the 2014 and 2015 Action Plans and The Tennessee Fair Housing Council was again chosen through an RFP process to continue to provide these services for the 2015 and 2016 Program Years. The new program began in July of 2016 and had provided direct assistance to 80 individuals as of December 2016. The program was extended for another year in July 2017.

Uneven distribution of community resources

MDHA continued implementation of the place-based strategy activities for Tier I and Tier II Priority areas identified in the Substantial Amendment to the 2013-2018 Consolidated Plan and the 2016 Action plan as the areas deemed to be underserved and in need of targeted investment. The following programs were underway during the 2016 Program Year in each targeted area: Commercial Rehab (Façade Loans); Microenterprise Assistance; Neighborhood Facilities Rehab; Fair Housing Outreach, Education and Testing. In the Tier II priority area additional activities included completion of the installation of security cameras at MDHA's Napier and Sudekum Public Housing properties; continued implementation of the targeted rehab program in North Nashville. Additionally, construction continued on 54 units of affordable housing in North Nashville on a site acquired with 2013 and 2014 CDBG funds will be completed in the fall of 2017.

Access to healthy food options in LMI, food desert areas was also a consistent need voiced at public meetings during consultations for the 2013-2018 Consolidated Plan, resulting in CDBG public service funds being allocated in the 2013 Program Year for a Healthy Food Initiative designed to help LMI residents make healthy food choices and prepare healthy food. During the 2015 Program Year, MDHA completed a partnership with Community Food Advocates that offered classes on selecting, preparing, and storing healthy food. Classes were offered in two LMI/food desert areas – Bordeaux and Edgehill - that served 426 individuals, 164 during the 2015 program year. Another funding opportunity for this

initiative was made available and awarded to Second Harvest Food Bank in the fall of 2016. This program is currently underway.

Additionally, MDHA continues to use a tool to evaluate proposals for new housing projects that considers factors such as proximity to public transportation, healthy food options, schools, public parks, etc. A project's close proximity to community amenities results in a higher score in the evaluation process.

Restriction on expansion of protected classes

MDHA publicizes its anti-discrimination policies and abides by HUD's rule on "Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity" and requires subrecipients to do the same. In 2016, MDHA held a training session for HUD-funded emergency shelter and transitional housing providers on the applicability of the rule to their programs.

CR-40 - Monitoring 91.220 and 91.230

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

Results of audit/monitoring activities are used as management tools to strengthen MDHA and its subrecipients. In Program Year 2016, MDHA's Compliance Specialist focused on the following community development programs (as of the date of the CAPER): CDBG, HOME, HOPWA and ESG.

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

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

The CDBG program is monitored during different stages of a project and throughout the time period established in a grant agreement.

Once a monitoring visit is scheduled, the Compliance Specialist provides the agency with a notification letter that outlines an agenda for the visit. In most cases, visits are scheduled at least two weeks out in order to allow recipients time to prepare and/or organize required documentation noted in the notification letters. This time also allows the Compliance Specialist to address any recipient concerns with program leaders.

The monitoring visits are typically conducted at agency offices. During the monitoring visit, program files and individual client/property files are reviewed for overall HUD program compliance, as applicable. MDHA staff utilizes the HUD Monitoring Desk Guide to determine compliance.

Additionally, Subrecipients are required to provide regular reports on their achievements of contractual objectives and match documentation as applicable to obtain reimbursement. Following the on-site visit, a and after all information is compiled, the Compliance Specialist provides the agency with a follow up letter detailing any findings or concerns noted at the time of the visit. Agencies have 30 days to respond to requests for further documentation on findings/concerns. Once the requested documentation is received, the Compliance Specialist provides a letter of clearance to the agency for the monitoring visit. Agencies that have unresolved monitoring findings will not be considered for funding during the next funding cycle.

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

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

In May of 2016, HUD conducted a monitoring review of the ESG grant. There were no findings or concerns made as a result of this review.

Minority Business Outreach Policy

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

Government not be a passive participant in any private scheme of discrimination.

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

MDHA has an extensive outreach program that is carried out by the MDHA Procurement Office. MDHA sponsors a booth in at least two diversity trade fairs each year and facilitates workshops for diverse contractors to help them obtain the information and qualifications necessary to become successful in procurement opportunities.

Comprehensive Planning

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

The fourth Program Year (2016) Action Plan aligned with the strategies outlined in the 2013-2018 Consolidated Plan. The Consolidated Plan was developed with extensive outreach to and input from citizens and community development partners. The planning process and list of participants is described in the Consolidated Plan.

During the 2016 program year, MDHA relied on a strong network of non-profit partners and other organizations to assist in program delivery and worked with key Metro government agencies in implementing housing and community development strategies. MDHA publicized its plans, reports, and accomplishments through its website, print media, and community meetings. MDHA continues to participate in and collaborate on initiatives that further the objectives of the Consolidated Plan.

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

During the 2016 PY MDHA conducted an Assessment of Fair Housing in accordance with the new Fair Housing Rule. The purpose of this Assessment was to analyze challenges to fair housing and establish goals and priorities to address barriers. MDHA performed the assessment on behalf of the Consolidate Plan programs and the public housing agency. The assessment will be submitted to HUD in September 2017 and will be used to guide the creation of the next Five Year Consolidated Plan.

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

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

In March 2017, MDHA amended the Citizen Participation Plan for the Consolidated Plan programs to incorporate the HUD requirements regarding community participation, consultation, and coordination in the development of a joint Assessment of Fair Housing (AFH). The amendment added language in the introduction section pertaining to the AFH requirements and new section specific to the Assessment of Fair Housing.

All other sections of the Citizen Participation Plan remain unchanged.

The Citizen Participation Plan and amendment is available at <http://www.nashville-mdha.org/?p=1847>. The portion of the Citizen Participation Plan regarding performance reports is provided below.

Performance Reports

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

- Public Notice & Publication

MDHA will publish a public notice in The Tennessean and at least one weekly minority newspaper prior to the beginning of the public comment period and a minimum of two weeks before a hearing. MDHA will also maintain a mailing list of interested parties and send information to all members of the mailing list.

MDHA will provide a reasonable number of free copies of the performance report to citizens and groups that request it. Copies of each report will be available for review at MDHA and on the MDHA website at: <http://www.nashville-mdha.org/?p=1857>.

- Public Hearings

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

- Public Comments

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

Information

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

Citizen Participation Opportunities regarding the 2016 CAPER

Notice of the public hearing and request for public comment were advertised in *The Tennessean*, *The Tennessee Tribune*, and *El Crucero de Tennessee*. In addition, notices were posted on MDHA's website and social media outlets (Facebook, Instagram, Twitter, and Google+) and were emailed to stakeholders, partners, and members of the public on MDHA's email distribution list and who attended prior public meetings. Notices were provided to groups representing minorities and persons who speak languages other than English. A copy of the Public Notice is provided in Appendix A.

The public comment period began on August 11, 2017 and will conclude at 3:00 p.m. on August 28, 2017. Citizens are provided an opportunity to comment on the annual report at a public hearing to be held on Thursday, August 17, 2017, 5:30 p.m., at the Randee Rogers Training Center, 1419 Rosa L. Parks Blvd., Nashville, TN 37208. A summary of public comments received during the comment period and at the public hearing and MDHA's responses is included in Appendix B.

CR-45 - CDBG 91.520(c)

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

MDHA staff has implemented a tracking system to make sure all programs and activities remain on track and goals are met. This tracking system has been set up to specifically to review expenditures on a

monthly basis, especially those of CDBG projects, to make sure all projects remain on track and to take appropriate measures to reallocate funds for any stalled projects. The goal of this tracking system is for MDHA to meet the required expenditure ratios for any given year at least three months prior to the regulatory deadline. In PY 2016, MDHA met the required expenditure ratio before this deadline and is well underway to doing the same in PY2017. MDHA will continue to utilize the tracking system to remain updated on progress of programs and activities. The MDHA Executive Director provides updates to the MDHA Board of Commissioners and the Mayor.

MDHA plans to continue with the activities and strategies outlined in the 2013-2018 Consolidated Plan and Substantial Amendment for CDBG programs.

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

CR-50 - HOME 91.520(d)

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

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

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

The following properties were inspected during the program year in accordance with the HOME requirements, with no issues:

- 14 Claiborne— Total # of units 1 - # of units inspected –1
- 26 Claiborne – Total # of units 1 - # of units inspected – 1
- Nance Place – Total # of units 22 - # of units inspected – 12

- East River Place – Total # of units 11 - # of units inspected – 4
- 1611 23rd Ave N. – Total # of units – 1 - # of units inspected - 1
- 1902 14th Ave N. – Total # of units – 1 - # of units inspected – 1
- 1921 10th Ave N. – Total # of units – 2 - # of units inspected – 2
- 1701 Underwood Street – Total # of units – 1 - # of units inspected – 1
- 1611 14th Ave N.t – Total # of units – 1 - # of units inspected – 1
- 1810 A & B Osage Street – Total # of units – 2 - # of units inspected – 2
- 1013 43rd Ave N. – Total # of units – 7 - # of units inspected – 3
- 2106A 14th Ave N – Total # of units – 4 - # of units inspected – 4
- 2129 14th Ave N. – Total # of units 2 – # of units inspected -2
- 2510 Alameda Street – Total # of unit – 1 - # of units inspected – 1
 - Missing smoke detector in living room
 - Smoke detectors not working in bedroom and den

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

The jurisdiction’s Affirmative Marketing Plan is provided in Appendix C of the 2013-2018 Consolidated Plan, which is available at <http://www.nashville-mdha.org/?p=1831>. An integral part of the Affirmative Marketing Plan is to inform the public, potential homeowners, tenants, subrecipients, CHDOs and owners about Federal Fair Housing Laws.

MDHA took the following actions during the 2016 Program Year to promote awareness of the need for affirmative marketing and Fair Housing Laws in accordance with the Affirmative Marketing Plan:

- Having a section of the MDHA website devoted to providing information on the Federal Fair Housing Laws. Information is available at <http://www.nashville-mdha.org/fair-housing/>
- Sponsoring the annual Tennessee Fair Housing Matters Conference. In addition, MDHA’s Director of Community Development provided the Welcome remarks and several MDHA staff attended the training. Held in April, the Conference brought together 118 housing professionals and advocates throughout the region to discuss the latest trends in discrimination and enforcement of fair housing laws.
- Posting Fair Housing informational material, including material in multiple languages, in all MDHA offices and properties. In addition, MDHA distributed fair housing materials at various venues aimed at educating Metro residents of their right to fair housing, how to identify discrimination, and how to report it.
- Having an MDHA Fair Housing dedicated phone number where the public can call to obtain information on Fair Housing. A recorded message provides information on how to file a complaint and referral information to local fair housing agencies. A dedicated MDHA staff person checks messages periodically throughout the day, responds to complaints, and tracks the

number of calls received during the program year. During the 2016 Program Year, the Hotline received 27 calls related to fair housing and MDHA referred the callers to the appropriate agencies for assistance.

Extended the term of the contract through June 30, 2018 for the Tennessee Fair Housing Council to use CDBG public service funds to continue to carry out the following programs/activities:

- Fair Housing Counseling and Outreach to residents of Davidson County concentrated on families earning less than 80 percent of the area median income.
- Training testers to perform Lending Testing targeted to a minimum of ten (10) paired lending tests on at least five (5) institutions based on Home Mortgage Disclosure Act (“HMDA”) data that appear to have an outsized rejection rate for people of color and controlling for income. This activity is currently underway.
- Using the equal housing logo or phrase in all informational materials and the Fair Housing logo on all literature and publications related to housing activities that are distributed to the public.

As a component of their contract, the Fair Housing Council held a training on fair housing for MDHA Development Partners on June 30th 2016. In addition to general information on fair housing requirements, the training provided them with information on “what not to do” in order to be in compliance with fair housing requirements and on steps that they can take when they encounter nimbyism for a project. The training was attended by 16 developers.

All Subrecipients/CDHOs/owners participating under the HOME Program are required by the developer agreement with MDHA to adhere to the following requirements and practices in order to carry out MDHA’s affirmation marketing procedures and requirements:

- Provide an Affirmative Marketing Plan for all HOME-assisted housing containing more than five (5) units before entering into development agreements with MDHA.
- Distribute information to potential owners and tenants about Fair Housing Laws and MDHA’s Affirmative Marketing Policy.
- Use the Equal Housing Opportunity logo and non-discrimination standard statement on all advertising for properties and on all tenant/owner applications.
- Visibly display a Fair Housing Poster in the office where tenants/owners pick up applications.

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

- Maintain copies of all advertisements related to vacancies or sales in the development, showing

the method used to advertise and the dates of advertising;

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

MDHA evaluates the success of affirmative marketing actions on a continuous basis to see what improvements, if any, are needed and will take corrective actions as needed when affirmative marketing requirements are not met. Compliance with affirmative marketing requirements for Subrecipients/CHDOs/owners is a component of the monitoring process. For projects reviewed during the 2016 Program Year, no deficiencies were found.

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

During the 2016 PY, MDHA requested and received approval from HUD to change our PY end and start dates from April 1 – March 31 to June 1 – May 31. This necessitated date changes in IDIS that was effective around April 17, 2017. Unfortunately, a receipt of \$21,672.02 for March PI entered prior around the time of the system PY date change showed up as 2017 PI versus 2016. When the budget was prepared for the 2017 Action Plan, MDHA's Finance Department reported/included this PI receipt in the funds on hand. Staff did realize this amount was actually showing in IDIS as being received in 2017. Thus, the amounts listed in this table and included in the 2017 Action Plan will differ from the amounts showing in the IDIS PR 01 and PR 09 reports. Staff contacted HUD CPD regarding the error and was told to maintain documentation as to why the error occurred and to expend the \$21,672.02 for 2017 Action Plan projects in accordance with what was budgeted.

MDHA received a total of \$423,048.58 (including the \$21,672.02 receipt previously notes) in HOME PI for the 2016 Program Year; \$24,019.46 of which was used for administrative costs. Per the guidance in Federal Register Vol. 81, No. 232, December 2, 2016, \$182,853.99 was accumulating, along with a repayment in the amount of \$35,000, to be budgeted to be used for activities in the 2017 Action plan, leaving \$216,175.13 that was committed/used to pay expenses for the following projects during the 2016 PY:

- IDIS# 5791 – 6 Home-assisted rental units (23 total units); nonprofit developer; currently under

construction, anticipated completion fall 2017.

- IDIS# 5814 – 35 Home-assisted rental units (240 total units); under construction by a for profit developer. Anticipated completion in December 2018.
- IDIS# 2557, 6154, and 6155 – all of these activities relate to homes that were constructed by nonprofit developers and sold to homebuyers with incomes at 80% or below AMI in the Woods at Monticello Subdivision, primarily related to down payment assistance.
- IDIS# 6045 – 8 Home-assisted homebuyer units constructed and sold by a nonprofit developer to homebuyers with incomes at 80% or below AMI.
- IDIS# 6047 – 1 Rehab unit occupied by a homeowner with an income at less than 30% AMI; construction completed by a for profit contractor.
- IDIS# 6060 – 5 Home-assisted homebuyer units being constructed by a nonprofit developer to be sold to homebuyers with incomes at 80% or below AMI. Anticipated completion dates fall, winter, 2017.
- IDIS #6067 – 14 Home-assisted SRO rental units constructed by a nonprofit developer occupied by elderly/disabled tenants with incomes at 30% or below AMI.
- IDIS #6066 – 21 Home-assisted SRO rental units constructed by a nonprofit developer occupied by elderly/disabled tenants with incomes at 30% or below AMI.
- IDIS # 6194 – 28 Home-assisted SRO rental units constructed by a nonprofit developer to be occupied by tenants with incomes at 30% or below AMI. Anticipated completion date spring of 2018.

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

The City engages in multiple programs to preserve and improve existing housing stock and to create additional affordable units.

During 2016, MDHA continued efforts to preserve and improve the City’s existing housing stock through Homeowner Rehabilitation and Energy Efficiency activities. The demand for these programs continues to be extensive. During the 2016 PY, 140 cases were completed or underway in conjunction with the Homeowner Rehabilitation and the HVAC Energy Efficiency Program, which provided for replacement of non-functioning or inefficient HVAC units. Additionally 2 rental units were rehabilitated in conjunction with the Rental Rehab program. MDHA continued outreach efforts to recruit landlords to participate in the Rental Rehab program, which is designed to increase decent, safe, affordable housing rental stock.

MDHA also administers the Weatherization Assistance Program (WAP) and the Low Income Energy Assistance Program (LIHEAP) in Davidson County. These programs operate in tandem and served 174 households from funding allocations received from November 1, 2014 thru June 30, 2017.

HOME funds from PYs 2011 – 2016 committed to projects currently in various phases of construction which will result in the addition of 501 units (209 Home-assisted) to the affordable inventory within the next three (3) years. All rental projects funded by HOME must benefit households with incomes at or below 60% AMI and all CDBG funded rental projects must benefit households with incomes at or below 80% AMI.

In the 2016 PY, MDHA awarded HOME funds in the amount of \$1,861,875 and provided two lots to two nonprofit developers for use in construction of affordable housing which will result in 35 additional rental units and 13 homeownership units being added to the affordable housing inventory upon completion. These units are included in the 501 units mentioned in the above paragraph that are in various phases of development and are expected to come on line in 2018. Additionally, during the 2016 PY, MDHA transferred two lots to a nonprofit developer to use to construct micro homes to be leased to TennCare Choices clients.

MDHA awarded three lots in the Woods at Monticello subdivision to Habitat for Humanity of Greater Nashville to construct homeowner housing which will complete the buildout of the subdivision. Construction has been completed on one unit with the remaining two units expected to be completed in the fall of 2017. In addition to providing development subsidy for these units, MDHA will provide down payment assistance for all three homebuyers. All CDBG and HOME homeowner projects must benefit households with incomes at or below 80% AMI.

Metro transferred 17 lots to nonprofit developers to be used in the construction of 17 units of affordable homeownership housing during the 2017 FY and Metro Council approved five PILOTs for rental housing developments which will provide an estimated tax abatement of \$15,440,029 over a ten year period to enable the creation or preservation of 978 units of affordable housing.

Metro's 2017 FY budget made a total of \$15,000,000 available for the development of affordable housing. The Metro Housing Trust Fund Commission, which is charged with appropriating the funding, advertised the availability of \$10,000,000 for eligible projects in the fall of 2016. As a result, \$9,998,401 was awarded to five nonprofit organizations for the construction/rehab of 407 units - consisting of 358 rental units; 43 newly constructed homeownership units; and 6 homeowner rehab units. The remaining \$5,000,000, from the 2017 FY was made available in the spring of 2017; awards for this funding round have yet to be announced.

Additionally, to increase the capacity of nonprofit organizations to develop affordable housing, the Commission via the Barnes Fund worked with the Center for Nonprofit Management to provide phase one of a program designed to shore up the management capabilities of the nonprofit organizations to put them in a better position to take on affordable housing development. This program included an

organizational assessment, tailored technical assistance, and cohort-based trainings that explored the development process, financial analysis, and structuring needed to successfully develop and finance affordable housing developments. MDHA partnered with the Commission by funding a portion of the cost from 2016 CDBG funds allocated for Nonprofit Capacity Building. Executive Directors and Board members from ten nonprofit organizations participated in the training.

Metro's budget for the 2018 FY year includes an allocation of \$10,000,000 for the Barnes Fund and \$25,000,000 in General Obligation Bonds to acquire and rehabilitate existing multi-family rental units as well as adaptively reusing existing building and developing housing on Metro owned properties.

The Barnes Fund Commission is in the process of identifying a partnering organization to form Nashville's first Community Land Trust (CLT) as a way in which Nashville can create lasting affordable housing options for its residents.

In the 2017 State of Metro Address, Mayor Barry announced the launch of a new program to allow Metro to offer expedited property tax abatements to incentivize developers to build affordable housing units and rehab existing units.

In an effort to support teachers who want to live and work in Metro-Davidson County, Mayor Barry, working with the Alignment Nashville and Metro Nashville Schools, has launched the Nashville Teacher Housing website as a resource for educators to find access to more affordable housing options. This partnership with local area developers and apartment managers encourages discounts and other special offers for teachers, while providing a one-stop for information related to financing, purchasing, or renting more affordable housing.

In April 2016, Mayor Barry announced the first private-public partnership on Metro-owned property at the intersection of 12th Avenue South and Wedgewood Avenue. Metro will maintain ownership of the land and the developer plans to construct 170 workforce housing units with rents ranging from \$750 to \$1,500.

As part of the Tier II Place-Based Strategy, CDBG and NSP funds were used during the 2014 PY to acquire property located 941 Jefferson Street in north Nashville to be used to construct affordable housing. The project called 10th and Jefferson is being financed through the HUD Section 221(d)(4) mortgage insurance program. Upon completion, the project will contain 54 units: 75% of the units will be leased to households with incomes up to 120% AMI and 25% of the units have been set-aside for households with incomes at or below 80% AMI. The total development cost for the project is \$7,940,157. It is currently under construction and expected to be completed in the fall of 2017.

Construction began in the summer of 2016 on 70 units of new mid-rise public housing at the corner of South 5th Street and Summer Place in the James A. Cayce Homes neighborhood. These units will be completed in summer 2017 and are the first piece of MDHA's efforts to begin implementation of a master plan called "Envision Cayce", which is intended to redevelop 716 units of aging units of

Public Housing in the James A. Cayce Homes neighborhood as well as create mixed-income housing and mixed uses.

CR-55 - HOPWA 91.520(e)

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

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

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	187	233
Tenant-based Rental assistance		0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	42	53
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0
Total	229	286

Table 14 – HOPWA Number of Households Served

HOPWA funds also provided assistance for Permanent Housing Placement. However, this is not automatically accounted for in the tables above. The expected program year total was 89 for PY 2016. The actual program year total was 157 for PY 2016.

Narrative

Summary

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

Purpose

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

localities to set long-term strategies to meet the housing needs of low-income PLWHAs and their families, which encourages communities to better coordinate local and private efforts to serve PLWHAs.

Distribution of HOPWA Funds among Categories of Housing Needs

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

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

Overview of HOPWA Activities

In 1997, Nashville-Davidson County became eligible to receive HOPWA funds as a formula grantee, and MDHA was designated as the local agency to administer HOPWA funds. Following a request for proposals, a Review Committee recommended the award of funds to four local nonprofit agencies. The majority of funding is contracted to Nashville CARES, the premiere AIDS service organization in Middle Tennessee. Nashville CARES uses the funds to provide housing and other client-related services to persons with AIDS who are both housed and homeless. Three other agencies used smaller allocations to support additional units of affordable housing, assist with operational expenses, case management, housing services, and outreach. These agencies, and a basic description of each, are listed below and in the more comprehensive HOPWA CAPER which will be available on MDHA's website after August 29, 2017. Forty-eight percent (48%) of the year's HOPWA allocation was budgeted to assist with short-term rent and utility payments, as well as operating subsidies to assure affordable rental housing to qualifying households; fifty-two percent (52%) targeted support services such as case management, front-end housing costs such as rent and utility deposits, food/nutrition and transportation assistance.

During the 2016 PY, the amount of \$942,082 was granted to the Nashville, TN EMSA.

2016 HOPWA Distribution	
Housing Assistance (Short-term Rent/Mortgage and Utility Assistance, facility-based operating assistance and related administrative share)	\$447,676
Supportive Service (all else, including rent/utility deposits & related administrative share)	\$494,406
TOTAL	\$942,082

Table 15 - 2016 HOPWA Distribution

HOPWA Agencies

- Meharry Community Wellness Center is a publicly-funded Tennessee-designated “AIDS Center of Excellence” in the Heart of Davidson County. The Center provides services to socio-economically disadvantaged individuals living with HIV/AIDS. They provide case management, rental assistance and supportive services. **\$50,000** of HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), Supportive Services and Case Management.

- Nashville CARES is the primary agency providing HIV/AIDS services and education throughout the thirteen counties of northern middle Tennessee. It currently provides a range of non-medical support services to people with HIV/AIDS and their families throughout the region. Services include case management, individual group counseling, food and nutritional support, home-delivered meals, transportation assistance, practical and emotional support by volunteer CARE teams, outpatient alcohol and drug abuse treatment, hospital visitation, treatment education, and social activities. **\$604,728** of HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), Housing Information and Counseling, Case Management and Supportive Services, Transportation and Nutrition.
- StreetWorks was founded in 1997 as a mobile outreach agency providing late night and weekend HIV prevention and education to communities of color on the inner city streets of Nashville-Davidson County. They have a drop-in counseling center located in one of the city's public housing developments, and target difficult-to-engage clients in communities of color who tend not to leave their communities to access services from mainstream institutions. **\$50,000** of HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), Supportive Services and Case Management.
- Urban Housing Solutions is a nonprofit housing development agency that specializes in rental housing for low-income and special needs populations. **\$209,094** of HOPWA funding: Facility-Based Rental Assistance, Intensive Case Management.

Local Jurisdiction Description

The EMSA consists of Nashville/Davidson County and twelve surrounding counties: Cannon, Cheatham, Dickson, Hickman, Macon, Robertson, Rutherford, Smith, Sumner, Trousdale, Williamson, and Wilson. The Nashville EMSA has a disproportionately high number of Persons Living with HIV and/or AIDS (PLWHA). The majority of the Nashville EMSA's persons living with HIV/AIDS - PLWHA reside in Davidson County. There were 5,166 PLWHA in the Nashville EMSA at the end of the 2016 calendar year. Minorities are disproportionately impacted by HIV disease in the Nashville Transitional Grant Area. According to the Ryan White part A 2017 Needs Assessment, Non-Hispanic Blacks hold about half of the incidence and prevalence each year. And notably, the younger populations are representing more and more of the incidence each year. In the past four years these assessments note that the age group with the largest percentage of new cases is the 25-34 year old group. Monitoring this trend more closely in the coming years is strongly advised, as this could be the beginning of a shift inside of the MSM population.

A top priority of the local Ryan White Planning Council is assuring that individuals be tested and diagnosed early in the course of the disease so that they may enter care as soon as possible. Retention in care is another critical aspect of the HIV Care Continuum that focuses on individuals seeing an HIV medical practitioner on a routine basis.

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

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

Project Accomplishments

Overview

During the program year, our HOPWA program partners provided short-term rent, mortgage and or utility (STRMU) payments to 233eligible households. An additional 53 households were assisted via affordable rents made possible by operating subsidies funded by HOPWA. Permanent housing placement provided assistance to 157 households. Supportive services, such as bus passes that provided transportation to medical, dental and housing appointments; case management; assistance on deposits for rent and utility payments; and nutrition services like food bags and home-delivered meals were offered to 2,173 households.

Grant Management

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

Barriers Encountered and Actions Taken

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

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

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

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

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

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

The need of African Americans living with HIV/AIDS in urban Nashville for safe and affordable housing has increased. Nashville CARES notes a greater number of persons served with STRMU who require additional STRMU subsidy to remain in stable, permanent housing, and attributes this to increased economic vulnerability. Specifically, on-going issues of a sluggish economy continue to impact employment as evidenced by un/under employment, stagnant wages and/or minimum wage earning. Changes in the Medicare Part D program require individuals on limited/fixed incomes to pay portions of their medication costs. CARES has designed and implemented strategies in their HOPWA program to meet annually-recurrent economic challenges faced by fixed- and low- income Persons Living with HIV/AIDS that address rent assistance when clients are faced with high prescription costs, and utility assistance during times of seasonally high bills and short-term (1-2 month) un/under employment assistance. Additional information is provided in the HOPWA CAPER, which will be available for review on August 29, 2017.

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

ESG Supplement to the CAPER in e-snaps

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

Prefix	
First Name	Shelley
Middle Name	
Last Name	Fugitt
Suffix	
Title	Senior Development Specialist

ESG Contact Address

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

ESG Secondary Contact

Prefix Ms.
First Name Angela
Last Name Hubbard
Suffix
Title Director of Community Development
Phone Number 615-252-8507
Extension
Email Address ahubbard@nashville-mdha.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 04/01/2016
Program Year End Date 05/31/2017

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

Subrecipient or Contractor Name: PARK CENTER
City: Nashville
State: TN
Zip Code: 37203, 4703
DUNS Number: 618130660
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 36920

Subrecipient or Contractor Name: OASIS CENTER
City: Nashville
State: TN
Zip Code: 37203, 2972
DUNS Number: 078241080
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 18000

Subrecipient or Contractor Name: OPERATION STAND DOWN

City: Nashville

State: TN

Zip Code: 37203, 4709

DUNS Number: 135712136

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 13000

Subrecipient or Contractor Name: RENEWAL HOUSE

City: Nashville

State: TN

Zip Code: 37218, 2654

DUNS Number: 084911598

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 13000

Subrecipient or Contractor Name: SAFE HAVEN FAMILY SHELTER

City: Nashville

State: TN

Zip Code: 37210, 4104

DUNS Number: 830725032

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 52000

Subrecipient or Contractor Name: MENDING HEARTS

City: Nashville

State: TN

Zip Code: 37209

DUNS Number: 618000272

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 13000

Subrecipient or Contractor Name: THE SALVATION ARMY
City: Nashville
State: TN
Zip Code: 37207, 5608
DUNS Number: 101108335
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 20000

Subrecipient or Contractor Name: WELCOME HOME MINISTRIES City: Nashville
State: TN
Zip Code: 37224, 0183
DUNS Number: 152854803
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 10000

Subrecipient or Contractor Name: YWCA
City: Nashville
State: TN
Zip Code: 37215, 1524
DUNS Number: 101771749
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 19000

Subrecipient or Contractor Name: NASHVILLE CARES
City: Nashville
State: TN
Zip Code: 37204, 3616
DUNS Number: 884907478
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 46000

Subrecipient or Contractor Name: NASHVILLE DOWNTOWN PARTNERSHIP

City: Nashville

State: TN

Zip Code: 37219

DUNS Number: 144201048

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 10500

Subrecipient or Contractor Name: CAMPUS FOR HUMAN DEVELOPMENT

City: Nashville

State: TN

Zip Code: 37203, 4171

DUNS Number: 007535123

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 34000

Subrecipient or Contractor Name: MARY PARRISH CENTER, THE

City: Nashville

State: TN

Zip Code: 37206, 0009

DUNS Number: 169940587

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 13000

Subrecipient or Contractor Name: APHESIS HOUSE, INC.

City: Nashville

State: TN

Zip Code: 37212, 4506

DUNS Number: 148390805

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 9000

Subrecipient or Contractor Name: MORNING STAR SANCTUARY

City: Madison

State: TN

Zip Code: 37116, 0568

DUNS Number: 602794567

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 13000

Subrecipient or Contractor Name: CATHOLIC CHARITIES OF TENNESSE

City: Nashville

State: TN

Zip Code: 37205, 1401

DUNS Number: 163395619

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 50000

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	32
Children	70
Don't Know/Refused/Other	0
Missing Information	0
Total	102

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	194
Children	176
Don't Know/Refused/Other	0
Missing Information	27
Total	397

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	1675
Children	418
Don't Know/Refused/Other	0
Missing Information	3
Total	2,096

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	104
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	104

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	2,005
Children	664
Don't Know/Refused/Other	0
Missing Information	30
Total	2699

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	1,461
Female	1,195
Transgender	4
Don't Know/Refused/Other	7
Missing Information	32
Total	2699

Table 21 - Gender Information

6. Age—Complete for All Activities

	Total
Under 18	664
18-24	165
25 and over	1840
Don't Know/Refused/Other	0
Missing Information	30
Total	2699

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters	Total
Veterans	1	8	260	269
Victims of Domestic Violence	8	74	537	619
Elderly	1	32	367	400
HIV/AIDS	0	32	28	60
Chronically Homeless	0	30	238	268

Persons with Disabilities:				
Severely Mentally Ill	4	21	570	595
Chronic Substance Abuse	0	2	656	658
Other Disability	0	30	265	295
Total (Unduplicated if possible)	4	53	1424	1481

Table 23 – Special Population Served

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

8. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	84,022
Total Number of bed-nights provided	70,078
Capacity Utilization	83.40%

Table 24 – Shelter Capacity

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

As of the end of the 2016 PY, written performance standards for ESG had not been finalized in consultation with the CoC. A subcommittee of the CoC Governance Committee called the Performance Evaluation Committee has been actively reviewing performance of local CoC projects, and recently expanded in both membership and scope to include evaluation and review of ESG programs as well.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	FY 2014	FY 2015	FY 2016
Expenditures for Rental Assistance	0	0	3,226
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	18,801
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	5,473
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	27,500

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	FY 2014	FY 2015	FY 2016
Expenditures for Rental Assistance	9,581	34,829	44,387
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	26,761	43,716

Expenditures for Housing Relocation & Stabilization Services - Services	0	9492	17,666
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	71,082	105,769

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	FY 2014	FY 2015	FY 2016
Essential Services	0	1,145	13,303
Operations	0	90,021	112,471
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	91,166	125,774

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	FY 2014	FY 2015	FY 2016
HMIS	0	6,406	5,594
Administration	0	22,587	1,894
Street Outreach	0	12,463	26,029

Table 28 – Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	FY 2014	FY 2015	FY 2016
505,845	9,581	203,704	292,560

Table 29 - Total ESG Funds Expended

11f. Match Source

	FY 2014	FY 2015	FY 2016
Other Non-ESG HUD Funds	0	74,000	206,384
Other Federal Funds	0	27,002	0
State Government	0	0	0
Local Government	0	16,333	19,559
Private Funds	0	0	138,964
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	117,335	364,907

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	FY 2014	FY 2015	FY 2016
988,087	9,581	321,039	657,467

Table 31 - Total Amount of Funds Expended on ESG Activities

APPENDIX A

PUBLIC NOTICE

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

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)
FOR THE 2016-2017 ANNUAL UPDATE TO THE CONSOLIDATED PLAN**

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

**Thursday, August 17, 2017, 5:30 p.m.
Ranee Rogers Training Center
1419 Rosa L. Parks Blvd.
Nashville, TN 37208.**

Public Comment: Beginning Friday, August 11, 2017, the CAPER will be available for public examination and comment. Members of the public may download copies from MDHA's website at <http://www.nashville-mdha.org/?p=1857> or may request copies by contacting the MDHA Community Development Department at 615-252-8505 or TDD at 615-252-8599. Also, copies will be available at MDHA's Community Development Department, located at 712 South Sixth Street, Nashville, TN 37206, between the hours of 7:30 a.m. and 4:00 p.m., Monday-Friday. MDHA will receive written comments until 10:00 a.m., central time, on Monday, August 28, 2017. Comments may be submitted by hand delivery to MDHA's Community Development Department at the address listed above; electronically at consolidatedplan@nashville-mdha.org (Subject: CAPER); faxed to 615-252-8533 (Attention: CAPER); or mailed to MDHA Community Development Department, Attention: CAPER, P.O. Box 846, Nashville, TN 37202.

Purpose and Summary: The CAPER describes the accomplishments of housing and community development activities funded under the Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOWPA) programs during the 2016-2017 program year (April 1, 2016 through May 31, 2017).

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

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

如果需要本通知的中文翻译，请打电话 615-252-8505

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

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

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

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



APPENDIX B

SUMMARY OF PUBLIC COMMENTS AND MDHA'S RESPONSES
(To be updated at the conclusion of the public comment period.)

Comments from the Public Hearing held on August 17, 2017:

Written Comments Received during the Public Comment Period:

APPENDIX C

PR03: CDBG ACTIVITY SUMMARY REPORT

The PR03: CDBG Activity Summary Report showcases all CDBG activity for the PY 2016. This includes older activities that were closed in PY 2016 as well as those initially funded during the program year. Due to the size of the document (nearly 400 pages), it is available upon request by calling 615-252-8505 or emailing consolidatedplan@nashville-mdha.org.

