

METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE

**2019-2020 CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT
(CAPER)
FOR
PROGRAM YEAR TWO OF THE
2018-2023 CONSOLIDATED PLAN
AND
2019 ANNUAL ACTION PLAN**

For the period June 1, 2019 – May 31, 2020

Prepared by:

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On behalf of:

The Metropolitan Government of Nashville-Davidson County

November 2020

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 2019 Program Year (PY) (Year 2 of the 2018-2023 Consolidated Plan), MDHA made progress in executing the initiatives and programs identified in the Five Year Plan. The primary focus was to provide housing opportunities to Nashville's most vulnerable populations and underserved areas and to preserve housing. Highlights include the preservation of 155 units of existing affordable housing through several home rehabilitation activities and the creation of 31 new rental units for households with incomes $\leq 60\%$ of the area median income (AMI) and 9 new homeownership units for households with incomes $\leq 80\%$ of the AMI. The COVID-19 pandemic and its devastating impact throughout the country created many obstacles for our homeowner rehab programs. Due to the pandemic our programs were temporarily halted. This was done in an effort to protect the health of our homeowners, contractors, and staff. The result of temporarily suspending our programs caused a delay in assisting homeowners with home repair, which is still a factor several months later, and it has created a backlog of home repair requests. It also prevented staff from conducting and providing in-person assistance.

Homeless assistance programs were aimed at providing permanent housing through rapid re-housing (440 people assisted) and prevention (70 people assisted) activities as well as supporting emergency shelters (1,168 people assisted) and street outreach (125 people assisted) efforts. Prior year economic development microenterprise assistance programs closed out by serving 6 new businesses, 27 existing businesses and 171 potential new businesses/entrepreneurs. During PY 2019, a sidewalk project and a neighborhood facility project started in 2016 was completed along with a Broadband Infrastructure project in the Napier- Sudekum NRSA and a project to provide infrastructure (water, sewer and sidewalks) for 101 new units of mixed-income housing in an LMI area. Additionally, construction started on a park, to be known as, the Kossie Gardner Sr. Park, in the historic Jefferson Street neighborhood with completion anticipated in the 2020 PY. Details of accomplishments during the 2019 PY are provided throughout the Report and are summarized in Appendix D.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration and Planning	Affordable Housing Homeless Non-Homeless Special Needs Non-housing Community Development	CDBG: \$1,072,711 HOPWA: \$41,212.29 HOME: \$267,226.60 ESG: \$32,426.85	Other	Other	4	4	100.00%	4	4	100.00%
Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$2,680,485,	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	625	405	64,8%	125	405	324%
Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$2,680,485	Rental Units Rehabilitated	Household Housing Unit - 2	65	5	7.69%	13	4	30 %
Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$2,680,485	Homeowner Housing Rehabilitated	Household Housing Unit	785	300	38.21%	180	150	83.33%

Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$2,680,091	Other	Other	1	2	100.00%	3	1	33.33%
Neighborhood Revitalization	Non-housing community development	CDBG: \$898,019	Other	Other	5	3	60.00%	4	3	75.00 %
New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	CDBG: \$26,072/HOME: \$2,450,039.40	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	150	20.00%	150	150	100.00%
New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	CDBG: \$26,072/HOME: \$2,405,039.40	Rental units constructed	Household Housing Unit	250	84	33.6%	53	31	58%
New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	CDBG: \$26,072/HOME: \$2,405,039.40	Homeowner Housing Added	Household Housing Unit	40	27	67.5%	6	9	150%
Self-Sufficiency Opportunities	Public Housing Non-housing Community Development	CDBG: \$509,761	Public Service activities other than Low/Moderate Income Housing Benefit	Persons assisted	6785	3120	45.98%	1320	1767	133.87%
Self-Sufficiency Opportunities	Public Housing Non-housing Community Development	CDBG: \$509,761	Businesses Assisted	Businesses Assisted - 4	70	57	34.29%	14	33	235.71%

Self-Sufficiency Opportunities	Public Housing Non-housing Community	CDBG: \$509,761	Other	Other	1	1	100%	1	1	100%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG:\$175,511 HOPWA: \$1,332,530.71 ESG: \$399,931.15	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	625	481	76.96%	125	360	288.00%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG:\$175,511 HOPWA: \$1,332,530.71 ESG: \$399,931.15	Tenant-based Rental Assistance/Rapid Rehousing	Households Assisted	1625	872	53.66%	325	440	135%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG:\$175,511 HOPWA: \$1,332,530.71 ESG: \$399,931.15	Homeless Person Overnight Shelter	Persons Assisted	10000	3,426	34.26%	2000	1,168	58.40%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG:\$175,511 HOPWA:\$1,332,530.71 ESG: \$399,931.15	Homelessness Prevention	Persons Assisted	375	144	38.40%	75	70	93.33%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG:\$175,511 HOPWA:\$1,332,530.71 ESG: \$399,15	HIV/AIDS Housing Operations	Household Housing Unit	265	114	43.02%	48	56	117%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$175,511 HOPWA: \$1,332,530.71 ESG: \$399,931.15	Other - 6	Other	13477	5789	42.95%	2845	2,928	103%

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

1. *Affordable Housing Preservation - Public service activities other than LMI housing: 0 persons assisted – this is for the Rental Housing Counseling activity that got delayed during PY 2019 due to COVID..*
2. *Affordable Housing Preservation - Rental Units Rehabilitated: Under target due tight rental housing market in Nashville, landlords can obtain rents that substantially exceed the Fair Market Rents for Section 8 Housing Choice Vouchers without making any substantial repairs/improvements to units and can cherry pick tenants: thus they are not interested in making a long term commitment to rent to Section 8 tenants.*
4. *Self-Sufficiency Opportunities: the #s of Businesses assisted was taken from PR03 for 2019 and the assistance was provided with prior year funding not 2019*
5. *Support for Homeless and Persons with HIV/AIDS – Homeless Persons Overnight Shelter: Includes numbers for shelter and essential services.*
6. *Support for Homeless & Persons with HIV/AIDS – Other: The breakdown for “Other” accomplishments is as follows: HOPWA STRMU-315 Permanent Housing Placement - 182, Supportive Services – 2,256, Emergency ST/Transitional Housing – 45, TBRA – 5, ESG Outreach – 125.*

****MDHA also administers the Weatherization Assistance Program (WAP) and the Low Income Energy Assistance Program (LIHEAP) in Davidson County. These programs operate in tandem. Funding passes from the Departments of Energy (DOE) and Health and Human Services (HHS), respectively, through the Tennessee Housing Development Agency (THDA), to local agencies, such as MDHA. MDHA received a total WAP award of \$532,053.51 to serve 43 households from July 1, 2019 thru June 30, 2020. MDHA also received a total LIHEAP award of \$671,194.00 during the period of September 30, 2018 thru June 30, 2020. For eligible residents, CDBG funds were used to accompany Weatherization measures. \$150,511.00 was allocated for the 2019 PY. \$35,555.00 funds have been used to assist 12 out of 27 homes completed.*

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

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

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

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

	CDBG	HOME	HOPWA	ESG
White	510	7	268	564
Black or African American	1,691	31	502	1,056
Asian	47	1	7	16
American Indian or American Native	12	0	0	20
Native Hawaiian or Other Pacific Islander	4	0	0	13
*Other (see Narrative below)	208	1	21	134
Total	2,472	40	798	1,803

**Hispanic	158	0	48	140
Not Hispanic	2,314	40	750	1,663

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

***Narrative**

Racial and ethnic data for CDBG beneficiaries was taken from the CDBG PR-23 report because the numbers populated by the system did not appear accurate. Per the CAPER instructions, in the Consolidated Plan Desk Guide, May, 2018, the data reported is for persons and families even though the table states “families assisted”. The # of persons represent 212 total households with the following make-up: 42 White; 163, Black/African American; 3 Asian; 1 Native Hawaiian/Other Pacific Islander; 1 American Indian/Alaskan Native & White; and 2 other multi-racial. Based on the PR-23, “Other” listed in the table above reflects additional persons/families that benefited from CDBG activities in the following racial and ethnic categories that are not otherwise provided in the table: 1 - American Indian/Alaskan Native & White; 2 – Asian and White; 78 – Black/African American & White; 13 – American Indian/Alaskan Native & Black/African American; and 114 – other multi-racial.

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

Racial and ethnic data for beneficiaries assisted with HOPWA STRMU funds come from the HOPWA CAPER that will be submitted in August 2019. HOPWA had additional racial and ethnic categories that are not provided in the table above: 14 – African American and White and 7 – Other Multi-racial. Therefore, the total served is actually 798. And the total non-Hispanic served is 750.

Racial and ethnic data for beneficiaries assisted with ESG funds come from the CAPER SAGE data. The table above does not include the following racial categories: Total multiple races – 70, total don’t know/refused to provide race – 57; total information missing – 7. This makes a grand total of 1,803 **ESG beneficiaries. For the ethnic categories, the following were missing: total non-Hispanic – 1,644; total don’t know/refused to provide – 13; total information missing – 6. This makes a grand total of 1,803.

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 2019
CDBG	public – federal	5,362,559	5,617,070.11
HOME	public - federal	2,672,266	2,024,872.13
HOPWA	public - federal	1,373,743	1,256,940.67
ESG	public - federal	432,358	448,815.56

Table 3 – Resources Made Available

Narrative

ESG, and HOPWA – no data was populated in IDIS so expenditure amount was taken from the PR-05. HOME total data taken from PR-23. CDBG total data taken from PR-26.

MDHA also administers the Weatherization Assistance Program (WAP) and the Low Income Energy Assistance Program (LIHEAP) in Davidson County. These programs operate in tandem. Funding passes from the Department of Energy (DOE), through the Tennessee Housing Development Agency (THDA), to local agencies, such as MDHA. MDHA received a total WAP award of \$532,053.51 to serve 43 households from July 1, 2019 thru June 30, 2020. MDHA also received a total LIHEAP award of \$671,194.00 during the period of September 30, 2018 thru June 30, 2020. For eligible residents, CDBG funds were used to accompany Weatherization measures. \$150,511.00 was allocated for the 2019 PY. \$35,555.00 funds have been used to assist 12 out of 27 homes completed.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Areas	17%	17%	Microenterprise Assistance, Public Facilities and Improvements
Napier-Sudekum CNI Planning Area	1%	1%	Targeted Homeowner Rehab

Housing Target Areas – preference will be given to projects located in Housing Target Areas but may be provided Countywide if there is not sufficient interest in Housing Target Areas	22%	22%	Homeowner Rehab, Rental Rehab, Renter Counseling Services, Fair Housing Counseling Services; Employment Services,
Countywide	60%	60%	Weatherization, HVAC Replacement, Housing Services Delivery, Summer Youth, Youth Employment Programs, Housing Assistance for Homeless, Fair Housing Counseling Services
Nashville-Davidson – Murfreesboro-Franklin Metropolitan Statistical Area (MSA), comprised of Cannon, Cheatham, Davidson, Dickson, Hickman, Macon, Robertson, Rutherford, Smith, Sumner, Trousdale, Williamson, and Wilson Counties.	100%	100%	HOPWA funds are targeted for use by people living with AIDS/HIV and their families and can be expended

Table 4 – Identify the geographic distribution and location of investments

Narrative

For the 2019 PY, 1 household in the NRSA was served under targeted rehabilitation. The CDBG Employment Services activity is also underway and it is expected to connect MDHA residents with employment opportunities associated with housing construction and redevelopment activities in MDHA communities and served 405 individuals. MDHA also implemented a public facility improvement project within the NRSA area in PY 2019 for broadband services for the NRSA.

Leveraging

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

MDHA attempts to use federal funds to leverage additional resources in several ways. Except for homeowner rehab assistance, applications for funding should demonstrate the ability to leverage funds.

This is part of the Financial Capacity evaluation criteria used in requests for applications/proposals. MDHA's grant writer researches Federal, state, local, and private funding opportunities to apply for funds that further MDHA's mission based on the priorities established in the Consolidated Plan and Public Housing Plan. To leverage HOME dollars, MDHA continues efforts to fund projects that leverage other resources for affordable housing development. For example, recently funded projects leveraged funds from U.S. HUD/SHOP Grant. Additionally, the Barnes Fund, Metro's local Housing Trust Fund, makes funds available that are used to leverage HOME dollars. Another opportunity to leverage HOME funds is with Low Income Housing Tax Credits (LIHTC). MDHA actively pursues other funding opportunities to leverage HOME and CDBG funds to create affordable housing through the Community Reinvestment Act (CRA), HUD-insured loans, the Rental Assistance Demonstration (RAD) program, and the State Housing Trust Fund (HFT). Where appropriate, leverage may be achieved through supportive services provided by partners. As a result of these efforts, CPD funds leveraged the following additional resources during the 2019 Program Year:

- HOME funds in the amount of \$3,946,930 were awarded in 2019 to four projects to construct affordable housing. These HOME funds leveraged \$37,499,954 in other funds, representing a 950% return on every HOME dollar invested. This is in addition to the 25% match requirement. Source of the leveraged funds include private lender financing and owner equity. The funds leveraged and sources of leverage are exclusive of the HOME match, which is discussed below.
- Nonprofit and public agencies receiving CDBG funds for the 2019 Summer Youth Program leveraged an additional \$1,034,771 from other sources. Additionally, the CDBG initiative for Services for Homeless persons leveraged approximately \$4,279.79 from other resources in 2019.

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

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

Nashville's HOME match liability for 2019 based on HUD PR33 is \$532,139.92. Match contributions to HOME projects during 2019 was \$355,700. This results in an excess match credit for 2019 in the amount of \$8,935,253.73.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$9,111,693.65
2. Match contributed during current Federal fiscal year	\$355,700.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$9,467,393.65
4. Match liability for current Federal fiscal year	\$532,139.92
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$8,935,253.73

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
6689	11/21/2019			\$102,800				\$102,800
6715	1/8/2018	\$250,000						\$250,000
6587	1/18/2019			\$29,800				\$29,800

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 \$
\$559,839.49	\$297,775.10	\$589,617.00	0	\$267,997.59

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 \$267,997.59 listed above includes repayments or recaptured funds.

HOME MBE/WBE report – No Activity During 2019 PY						
Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
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	*3			1 - Female		
Dollar Amount	*\$131,527			\$31,527		

Table 9 – Minority Owners of Rental Property

**MDHA utilized CDBG instead of HOME funds to provide assistance for the rehabilitation of rental properties. 2 of the awards for Rental went to a non-profit with a Black, Non-Hispanic Executive Director and an all-black Board of Directors. The numbers in table 9 are for CDBG awarded contracts.*

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	550	800
Number of Non-Homeless households to be provided affordable housing units	242	195
Number of Special-Needs households to be provided affordable housing units	343	376
Total	1,135	1,371

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	893	1,176
Number of households supported through The Production of New Units	59	40
Number of households supported through Rehab of Existing Units	183	155
Number of households supported through Acquisition of Existing Units	0	0
Total	1,135	1,371

Table 12 – Number of Households Supported

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

Outcomes represent achievement of 120% of MDHA one-year goals.

Discuss how these outcomes will impact future annual action plans.

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

realistic outcomes based on staff and partner capacity.

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

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	219	23
Low-income	102	8
Moderate-income	131	9
Total	334	40

Table 13 – Number of Persons Served

Narrative

The income levels of the households listed in the above table for the CDBG program pertain to affordable housing activities related to Homeowner Rehabilitation, Rental Rehabilitation, replacement of HVAC units, Weatherization Assistance and Services for the Homeless. The income information for the Homeowner Rehabilitation, Rental Rehabilitation and CDBG Weatherization Assistance and HVAC replacement programs come from the BOSMAC PR-03 Report; while the numbers for Services for the Homeless come from in-house beneficiary data and information reported in IDIS activity #s 6467, 6525 and 6739. 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)

It is important to note that since March, service and housing providers in Nashville are all adjusting in the time of COVID-19, and we cannot assume that anyone will return to business as usual. In preparing and responding to the COVID-19 pandemic, agencies have adapted programs and services, in order to comply with the safer at home orders issued by city leaders. To decongest the number of people sleeping in the Nashville Rescue Mission, a social distancing shelter was set up at the Nashville Fairgrounds. Washing and hygiene stations were erected at area encampments. Although the final impact of this disaster has yet to be seen, agencies are reporting more domestic violence as parents in families lose jobs or are cut back, and with schools closing and young children having to be cared for and taught at home. Mental health issues and addictions are on the rise in outdoor encampments, and food scarcity, rarely a spectacle in this generous city, has raised its head,

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

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

The Metropolitan Homelessness Impact Division (MHID) has two homeless outreach specialists who coordinate within and outside the Metro government on serving people who live outdoors. This approach has moved Metro government from an enforcement-only approach to an engagement-also focus. Government agencies reach out to MHID and report concerns or complaints from the public in regard to homeless encampments and other activities. MHID coordinates with outreach teams from other service providers to focus on linking people with needed services to address and de-escalate potential situations and avoid arrests. MHID and outreach teams from other service providers meet monthly to discuss urgent issues and coordinate efforts. On the 4th Monday of each month, MHID conducts training for housing navigators from provider agencies serving people who experience literal homelessness. The purpose of the training is to teach them how to identify people experiencing literal homelessness and those at risk of immediate homelessness early and connect them with needed services that lead to permanent housing as quickly as possible.

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

ESG funds continue to support street outreach programs. Park Center and the Salvation Army used the funding for outreach targeting of homeless people living on the streets. They focused on outreach to 89 individuals and engaging 36 respectively.

Access to services is often hindered by a lack of transportation. A partnership between Nashville's WeGo

Public Transit and MHID provided up to 500 annual bus passes this year at no cost to people who are at risk of, or experiencing, chronic homelessness. To be eligible, bus pass recipients have to actively work with a community housing navigator at nonprofit partner organizations to locate appropriate permanent housing options.

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

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

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

ESG projects are well-established shelter facilities (emergency and transitional) in the city that serve veterans, victims of domestic violence, families, people with mental illness, people attempting to recover from addictions. Via ESG funding, 440 people or 157 households were assisted with deposits and short-term rental assistance via rapid re-housing funds to assist with entry into permanent housing. The cumulative number of people sheltered for the year was 1,168.

In addition to sustaining shelter operations, ESG funds have been used to expand street outreach. Essential services funds were allocated to Park Center and the Salvation Army for street outreach, and 125 people were served with these outreach efforts. A portion of the ESG funds was devoted to essential services such as birth certificates and other identification needed by homeless people in order to access services and housing. ESG assisted 120 individuals or 34 households in acquiring State identification, birth certificates and bus passes. All of these - shelter, essential services, and street outreach – are critical components in the CoC in Nashville.

Various agencies in the community work with Metro's Office of Emergency Management, the Mayor's Office and Metro Social Services to implement the Cold Weather Community Response Plan, which has been updated annually since 2014.

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

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

homeless from becoming homeless again

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

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

ESG funds assist shelters with operating expenses, related essential services, and homeless re-housing activities. Forty-four percent (33%) of the 2019 allocation was dedicated to rehousing and prevention efforts, the remainder was used to assist 7 nonprofit agencies with operating costs, such as utilities, routine maintenance and minor repairs, as well as to enhance street outreach and to further data collection efforts in HMIS. Data for these activities is included in the tables in the ESG CR-65 section of the CAPER.

Employing methods from the national SOAR (SSI/SSDI Outreach, Access, and Recovery) initiative, Park Center partners with the MHID to expedite applications for Social Security disability benefits (SSI/SSDI) for chronically homeless individuals diagnosed with a mental illness. In PY 2019, the county wide program assisted 112 people to obtain an approval through Social Security with an average waiting time of 51 days from initial application to date of decision. Since the inception of the program in 2006, over 1,458 people have been approved for disability within an average of 70 days and a 96% success rate.

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

For much of 2019, MDHA dedicated 18 Section 8 vouchers each month to house homeless individuals. Due to Housing Assistance Payments (HAP) rising substantially during the COVID-19 Pandemic as families lost jobs, this resource has been halted. Fortunately we have recently received information that funding will soon be available to resume this resource. To further assist homeless persons with housing entry, \$125,511 in CDBG funds in the 2019 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.

Nashville applied for over \$4 million in the FY 2019 competition for HUD's CoC homeless funding. The funding was slated to sustain a substantial inventory built over the past decade, to expand HMIS, and renew enhanced housing and services families and individuals affected by domestic violence. Nashville received \$3,925,354.

The Mary Parrish Center received the FY2018 CoC domestic violence bonus funds for three new projects: a Rapid Rehousing (RRH) program, a joint RRH/Transitional Housing program, and to develop Coordinated Entry (CE) specifically for victims of domestic violence. The two projects to address the housing gap will add an additional 30 units of dedicated inventory for those fleeing domestic violence situations. Both programs are extremely low-barrier, making them as accessible as possible for victims in need.

In 2017, the Mayor's Office announced an incentive program to encourage owners/landlords in the Davidson County to rent their units to homeless veterans eligible for rental assistance under MDHA's VASH program. Participating landlords are eligible for a lease-signing bonus of \$1,000 and payment of unpaid rent or damages after a VASH participant moves from the unit. This program has resulted in 297 veteran households being housed since its inception and was still operational during the 2019 Program Year. However, due to Metro budget shortfalls for the 2021 FY, this program was cut from Metro's budget and no other funding source identified.

In July 2018, Nashville was awarded a two-year, \$3.5 million grant from HUD's Youth Homelessness Demonstration Program (YHDP) to help end youth homelessness. This grant supports efforts to develop innovative interventions to assist unaccompanied youth and young adults (YYA) and will expand available supports and housing interventions such as access to affordable housing via RRH and interim housing such as bridge housing/host homes.

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

United Way of Greater Nashville (UWGN) began "The Family Collective" (formerly, "The Family Empowerment Program") in 2014 to address homelessness, connect families to sustainable opportunities, and disrupt cycles of poverty. This model has become a critical service array now accessed by more than 1,200 families. Since inception, this initiative has housed over 573 families, and prevented 546 families from becoming homeless – results directly aligned with TANF's purpose to provide assistance to needy families so that children can be cared for in their own homes. In the wake of COVID-19 and the deadly Tornado of 2020, this work is now more crucial than ever.

The "Family Collective" was also intended to address service gaps for over 3,000 students experiencing homelessness enrolled in Metropolitan Nashville Public Schools. With seed funding from the Siemer Institute, a nationally recognized organization for two-generational success, focused on reducing mobility rates for children to reach their education potential, UWGN funded Catholic Charities of Tennessee and Safe Haven Family Shelter to provide services for families experiencing homelessness or who were at-risk. By 2019 the FEP grew significantly to include 11 partner organizations who work together on a weekly

basis to support TANF's purpose of providing assistance to needy families so that children can be cared for in their own homes. Several best practices have been identified such as making services accessible to families where they live and embedding services in locations where parents frequent. Families currently enter programming either while experiencing a housing crisis or while receiving services at one of our hubs, Early Learning Centers or Family Resource Centers, where they receive at least one core wrap-around service and select the service mix that best meets their needs. To enable care coordination across partner agencies, data is shared in a centralized database. This work is changing lives. Highlights of 2019 include 159 families housed, 261 families prevented from becoming homeless, 84 families increasing their income, \$95,000 debt reduced, and 75 accounts becoming current.

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

Plans are still being finalized for the construction of 82 new units of permanent supportive housing for the homeless and an attached homeless services center using \$25,000,000 in local General Obligation Bonds.

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

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

Foster Youth:

Discharge protocols are formalized and implemented through the Tennessee Department of Children's Services (TN DCS). Foster youth are referred to the Independent Living Program (ILP) at age 14. DCS ILP specialists work directly and collaboratively with Family Service Workers, foster parents, contracted providers and youth to prepare for the transition out of care. ILP specialists ensure all youth in DCS custody, regardless of permanency goals, placement or adjudication, have an Independent Living Plan from ages 14-16 and/or a Transition Plan at age 17 and older. DCS utilizes a "Predictors of Homelessness" assessment to help identify youth at age 17 who might be high risk for homelessness to ensure thoughtful planning and prevention.

Correctional Facilities:

Re-Entry

- The Davidson County Sherriff's Office operates the Transition from Jail to Community (TJC)

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

Juvenile Justice

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

Mental and Physical Health Institutions:

Within 48 hours of admission to Middle Tennessee Mental Health Institute (MTMHI), social workers formulate discharge plans with the patient and/or legal guardian. Formal protocols are implemented through the TN Department of Mental Health and Substance Abuse Services which focus on discharge planning for the individual's needs in cooperation with existing family support, personal resources, diagnoses, medications and follow-up. Partnering with Centerstone, a member of the CoC, the discharge planning promotes moving into community settings when patients are clinically ready. Indigent/targeted funds provide temporary help with rent/utility deposits, transportation, and medication copays until income and benefits can be restored. A SOAR (Supplemental Security Insurance/Social Security Disability Insurance (SSI/SSDI) Outreach, Access, and Recovery) liaison to MTMHI enhances the connection to SSI/SSDI and TennCare benefits. Upon discharge, persons return to the home of family members, an apartment, recovery houses, or an appropriate group home setting. Supplemented by the state, Projects for Assistance in Transition from Homelessness (PATH) assistance the Mental Health Cooperative provides outreach, referral, and linkage to housing and mainstream mental health/substance abuse services. Post-Discharge Follow-up Reports to MTMHI staff increase the likelihood that community housing options succeed.

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

The Metro Public Health Department (MPHD) has implemented a Community Mental Health Systems Improvement (CMHSI) Plan through public and private partnerships that focuses on identifying chronic consumers of the health/mental health and criminal justice systems who are experiencing a housing crisis. The effort is to focus on the most vulnerable populations with a mental health diagnosis and ensure they receive the services they need to be stably housed. MHID, as a member of the CoC, has taken an active role of participation to ensure the connection between the CMHSI committee and the CoC. Due to overlap of partners and work, the CMHSI committee is incorporating the work of Nashville’s Hospital to Home (H2H) initiative previously started to provide coordinated pathways to permanent housing for Nashville’s most medically vulnerable, homeless residents. MHID serves as part of the CMHSI Phase II effort that is underway to outline a clear governance model and priority areas to continue the work.

Mental Health Crisis Services

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

- Crisis Stabilization Unit (CSU) – A 15 bed voluntary unit for individuals experiencing an acute crisis episode. Average length of stay is 2-3 days. CSU is currently operating at 8 beds to accommodate social distancing.
- Crisis Treatment Center (CTC) – A unit that provides short term crisis intervention services. Average length of stay is 12-24 hours. CTC is currently operating at 12 beds to accommodate social distancing.
- Intensive Intervention Center (IIC), also known as Crisis Respite – An 8 bed program designed to address less acute yet serious psychiatric crisis situations. Average length of stay is 2 days. IIC is currently operating at 4 beds to accommodate social distancing.

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

referrals to housing resources if this is an area of need.

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

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

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

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

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

Actions taken to address the needs of public housing

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

MDHA's Affordable Housing Department oversees Metro Nashville's subsidized housing stock, including the administration and maintenance of 5,399 assisted/subsidized units which provide housing for more than 14,000 customers. MDHA utilizes an online application process for its Housing Programs. Under this system, applicants can select any property where they would want to reside. The online system provides advantages to applicants because they can apply from the comfort of their own home, and it also allows them to be assisted by friends and family when necessary. The online process also saves them both time and travel expense, and eliminates the frustration associated with standing in long lines to apply in person. Further, if they are working with service providers, the provider can assist them with the application process from their office. MDHA expanded the online service during 2018/2019 to allow affordable housing residents the option to also make online payments. Residents of MDHA properties can now pay their rent in person, online with a credit card, or via one of the many retail outlets that accept walk-in payments (WIPS). This allows residents the option to make in-person payments outside of the ordinary MDHA office business hours.

Additionally, during FY 2018, as part of Envision Cayce transformation MDHA completed construction of Kirkpatrick Park, which contains 94 units with the following income mix: 36 affordable (60% AMI or below); 20 workforce units (60 to 120% AMI or below); and 38 market rate units (> 120% AMI). Kirkpatrick Park was the first truly mixed-income property in the portfolio, and has been accepted in the urban rental market. The property has maintained an average occupancy above 98%. Boscobel 1, also known as Mosley On 6th, began lease-up activities in March 2020. It has 96 units with the following income mix: 50 affordable units (60% AMI or below); 24 workforce units (60% to 120% AMI or below); and 22 market rate units (> 120% AMI). Mosley On 6th also was an immediate success with full lease-up in less than 60 days. Boscobel 2, known as Manning Place, is MDHA's third mixed-income project, with leasing beginning March 2020 for the first 13 townhouses. The two multi-family buildings began lease-up in July 2020. Manning Place has 101 units with the following income mix: 45 affordable units (60% AMI or below); 15 workforce units (60 to 120% AMI or below); and 41 market rate units (> 120% AMI). Boscobel 3, Red Oak Flats, is under construction and will have 102 units with the following income mix: 45 affordable (60% AMI or below); 15 workforce units (60 to 120% AMI or below); and 42 market rate units (>120% AMI) with an anticipated delivery of Spring 2021. MDHA has received an allocation of LIHTC, and plans are being finalized to start construction of Boscobel 4 in Fall 2020 with an anticipated delivery in December 2021. Boscobel 4 currently is being designed with 160 units with the following income mix: 80

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

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

In July 2016, Nashville was awarded a \$500,000, Choice Neighborhoods Planning Grant from HUD to fund a comprehensive neighborhood revitalization plan for Napier Place and Sudekum Apartments and the surrounding area. Planning Milestones to Date: 1) More than 80 community and resident focused meetings reaching over 2,500 residents and partners; 2) Comprehensive Needs Assessment (383 completed surveys proctored by 16 hired residents from Napier Place and Sudekum Apartments); 3) Five design charrette workshops (2 community wide; 2 resident focused; 1 child focused); 4) eight community-wide engagement events (Bridging the Gap Resource Fair, National Day Out Against Crime, and South Nashville Street Fest "Coming Together Day"). These activities were in service of the creation of a Transformation Plan, which was accepted by HUD on August 13, 2018. Highlights of the plan include: Mixed-use, mixed-income community of up to 2100 apartments, including a one-for-one replacement of all 821 subsidized units, New 4 acre park in the center of the community, Proposed new Regional Community Center (lining up with Metro Parks strategic plan), Expanded Early Learning, After-School and Summer programming, Comprehensive Community Safety Plan with neighborhood watch and merchants association, Expansion of health care services through Neighborhood Health Clinic, which includes establishment of full-service pharmacy, pediatric care, inoculation services, female reproductive services and wellness education. Implementation of the Plan is underway, and is various funding sources are being explored to fully execute on the community vision.

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 2019, 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 784 landlords participating in the voucher program, with 97

added in the calendar year 2019. Landlord meetings are held each quarter and the department continues to conduct landlord outreach in an effort to increase the supply of available units for program participants. In September 2019, MDHA accepted applications for Section 8 HCV assistance. During the one-week open enrollment period, 10,426 applications were accepted. There are approximately 10,223 households currently on the waiting list. 1,753 Section 8 Vouchers were issued from June 1, 2018 to May 31, 2019. In February 2017, MDHA implemented a Landlord Incentive Program funded by Metro Government for landlords who rent to homeless Veterans under the MDHA VASH program. Under this program, landlords receive a \$1,000 leasing bonus upon execution of any new VASH HAP contract. To date, MDHA has paid \$281,000 in incentive payments. Also in February 2017, the MDHA Board approved the conversion of an additional 700 of our tenant-based vouchers to project-based vouchers in an effort to increase the supply of affordable housing. To date, 878 project based vouchers have been awarded or are in the process of being awarded, with 641 of those awarded being for new construction of units.

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

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

The Social Services Division of MDHA's Affordable Housing Department provides a wide variety of direct services for residents and also coordinates numerous services offered by other organizations and non-profit service providers. Many of these initiatives are designed to encourage and assist with growth toward financial independence or homeownership.

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

Some of the hallmarks of all of MDHA's self-sufficiency programing include: helping families increase household income; techniques for reducing and/or eliminating the need for government assistance; improving credit scores; expunging charges; achieving higher levels of education; enhancing job training

and employability skills; improving overall health/wellbeing; improving money management/financial literacy; homeownership classes; increasing savings and reducing/eliminating debt etc. Countless additional families received case management that included the same services listed above, all designed to assist them toward personal growth and self-sufficiency.

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

The Social Services Division also worked closely with MDHA's grant writer to submit and secure, the Jobs Plus Grant for the Sudekum/Napier communities. This 2.7 million dollar grant (known as JPN – Jobs Plus Nashville) has the goal of increasing employment and overall self-sufficiency in those communities. As of May 31, 2020, almost 500 residents were enrolled in various components of the Jobs Plus programming. Of those enrolled, 357 participants have completed the employment readiness training since grant launch. Additionally, during the period of June 1, 2019 through May 31, 2020, 44 Jobs Plus participants obtained new full-time employment while another 19 obtained new part-time employment.

Beginning in January, 2020, JPN initiated intensive outreach and engagement services beginning with its third Financial Empowerment and Career Opportunities event held in partnership with Fifth Third Bank. Fifth Third Bank provided a series of financial literacy presentations throughout the day as well as tax preparation assistance services. Ten (10) additional partners provided employment opportunities, health information, and information on educational programs leading to careers: Music City Center, Goodwill Career Solutions, Metro Nashville Public Schools, Vanderbilt Medical Center, Nashville Career Advancement Center, Industrial Staffing, Tennessee Technology Center, Matthew Walker Health Center, McGruder Family Resource Center, and Neighborhood Health.

Beginning in February, 2020, JPN launched a new series of three-hour empowerment '3G Workshops (Grit, Gratitude, Growth)' titled *"I Got A New Attitude"* to reinforce participants' focus in the New Year. Workshops included training on the characteristics of a 'growth mindset' as well as financial literacy 'Money Habitudes' training delivered by JPN partner The Starnes Group. In addition to providing training on Healthy Relationships, weekly Nutrition Education classes with food demonstrations were delivered by partner UT/TSU Davidson County Extension. JPN continued to offer Career Opportunities Fairs in February

and March. In mid-March, group level program services were interrupted due to COVID-19 closures. However, JPN continued to provide employment services via telephone and email consultations, and case management services i.e., securing food boxes; providing COVID-19 support; applying for State unemployment benefits; maintaining collateral contact with mental health services providers to ensure telehealth appointments were kept; submitting SNAP benefit recertification paperwork; submitting participant 2019 tax returns using the United Way VITA tax prep website; applying for Vocational Rehabilitation services; and participating on the Metro Public Health Department's Nashville Strong virtual baby shower. All services requiring participants to submit paperwork were conducted using safe social distancing measures. To address residents' sense of social isolation and need for up-to-date current employment opportunities and community resources after the COVID-19 closures, JPN launched its Aspire Higher twice-monthly newsletter in March, 2020. Aspire Higher lists not only current employment openings but also self-care, career training opportunities, motivational and inspirational articles as well as program information.

MDHA hosts an annual summer youth internship program which employs up to 20 federally subsidized housing residents ages 14 – 16. Participants are paid \$8.00 per hour (\$960 total for the summer) for 20 hours of work per week for six (6) weeks. MDHA excludes earnings from this program from total household income so the rent basis is not increased. MDHA's summer youth internship program collaborates with "Opportunity NOW," an initiative coordinated by the Mayor's Office to provide youth ages 14 – 24 in Davidson County access to employment. The 2020 summer internship program was postponed while MDHA administrative offices were closed due to precautions against the spread of COVID-19; however, MDHA intends to reinstate the program as soon as it is safe to do so. In 2018, the Corporation for National and Community Service (CNCS) approved MDHA's Summer Youth Worker program as "national service." As such, each summer youth worker who completed 100 hours of national service work was eligible for a \$333 end-of service education award, which is available for up to seven years to be used for post-secondary education. While the CNCS program has concluded, MDHA's grant writer continues to seek opportunities to support youth employment.

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

Actions taken to provide assistance to troubled PHAs

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

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

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

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

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

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

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

In 2015, MDHA was granted authority to negotiate and accept Payments in Lieu of Taxes (PILOTS) from qualified lessees of low-income housing tax credit (LIHTC) properties. During PY 2019, Metro Council approved three PILOTS for rental housing developments which will provide an estimated tax abatement of \$14,327,654 over a ten year period to enable the creation or preservation of 824 units of affordable housing.

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

Affordable Housing

Metro has issued an RFP for the construction of 82 units of permanent supportive housing for individuals experiencing homelessness. Construction of the facility, which will be funded using \$25,000,000 in General Obligation Bonds, is expected to be completed by early 2022.

Metro via the Barnes Housing Trust awarded 5.8 million in grants to 7 affordable housing nonprofits to build 549 units this year and granted 11 back-tax properties to two nonprofits to be used to construct homeownership housing.

Target Areas

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

- CDBG Target Areas

CDBG target areas are comprised of 26 Census tracts containing 33,380 households in Davidson County in which at least 70% of households in the Census tract have incomes \leq 80% AMI. In addition, there are 13 MDHA-owned subsidized affordable housing properties in these areas. 19 of the 26 Census tracts are in the Nashville Promise Zone (NPZ). Needs identified in these areas include sidewalks and parks; programs for youth; anti-poverty programs (such as financial literacy programs; workforce development/job training); and more retail/commercial options. The 2019 Action Plan included CDBG funds for public facilities and improvements that were used to provide infrastructure (water, sewer and sidewalks) for 101 new units of mixed-income housing being constructed to replace units being demolished as part of the Envision Cayce project. During PY 2019, a sidewalk project and a neighborhood facility project started in 2016 was completed along with a Broadband Infrastructure project in the Napier- Sudekum NRSA . Additionally, construction started on a park, to be known as, The Kossie Gardner Sr. Park, in the historic Jefferson Street neighborhood with completion anticipated in the 2020 PY. A microenterprise assistance program continued using 2018 funds. Some of the CDBG target areas overlap with Housing Target Areas as well, where funds are targeted for homeowner and rental rehab of existing affordable housing, which add tools for revitalization.

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

This area was selected as a target area and Neighborhood Revitalization Strategy Area (NRSA) because it received a \$500,000 Choice Neighborhoods Planning Grant in 2016 and its inclusion in the Nashville Promise Zone. This area's low to mod-income population includes over 70% of residents with income less than 80% AMI (72.24%). The boundaries are defined by Interstate 40 to the north and east, the railroad to the south, and 4th Avenue to the west. Needs identified in this area include retaining the affordable housing stock, community centers, parks, a grocery store, sidewalks, stormwater improvements, new street grid implementation to meet safety standards, public services (e.g., healthy food initiatives, summer youth programs, youth employment opportunities and services such as Section 3 job training and career navigation assistance). During PY 2019 3 households were served by the targeted homeowner rehabilitation. Unfortunately, MDHA had to cease the majority of interior Homeowner Rehab activity in March 2020 due to concerns pertaining to COVID-19. The CDBG Employment Services activity continues to connect MDHA residents with employment opportunities associated with housing construction and redevelopment activities in MDHA communities and served 405 individuals during PY 2019. Additionally, during PY 2019, a broadband infrastructure project was completed which will greatly enhance the Connect Home project.

- Housing Target Areas

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

Needs identified included the preservation of existing affordable housing in gentrifying areas and creation of new affordable units. The 2019 Action Plan allocated over 50% of CDBG funds to programs designed to preserve the existing affordable housing stock (with a stated preference in some programs for projects located in Housing Target Areas). Funded programs include Homeowner Rehab, Weatherization, HVAC replacement, Rental Rehab, Renter Counseling Services, Fair Housing Counseling, and Employment Counseling Services. Home funds allocated for rental and homeownership new construction projects also provided preference points for projects proposed to be located in Housing Target Areas. These programs are underway.

Master planning for four MDHA sites is complete (Cayce and Napier & Sudekum) or nearly complete (Edgehill). Kirkpatrick Park, Mosley on 6th, and Manning Place are complete and all contribute mixed-income housing to the Cayce neighborhood. Red Oak Flats and Red Oak townhomes are under construction with an anticipated completion dates of January and September of 2021, and Boscobel 4 anticipated to start construction in early 2021. MDHA will replace all subsidized housing one-for-one while adding workforce (80-120% AMI) and market rate units.

Promise Zone

Nashville was selected as one of 22 Promise Zones (PZ) around the country in June 2016. The Nashville Promise Zone (NPZ) encompasses 46-square miles and is divided into 6 subzones; the boundaries of the PZ closely align with most of MDHA's CDBG target area. MDHA is the lead organization for the NPZ and has a close partnership with six nonprofits (a/k/a Subzone Captains) on its implementation.

Since receiving PZ designation, Nashville has received \$2,510,000 in federal investments to support workforce development, neighborhood revitalization, and re-entry support. To date, 15 organizations within the NPZ have taken advantage of the opportunity to seek PZ preference points and submitted grant applications to five (5) different federal departments for a total of \$80,359,608 in requests.

In addition, the NPZ has seven (7) AmeriCorps VISTA members who are working with strong nonprofit organizations that are focused on increasing capacity within the Nashville Promise Zone's six core goal

areas: 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.

Community Need and Impact Evaluation Criteria

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

Homelessness

Metro has issued an RFP for the construction of 82 units of permanent supportive housing for individuals experiencing homelessness. Construction of the facility, which will be funded using \$25,000,000 in General Obligation Bonds, is expected to be completed by early 2022.

In May 2018, MDHA broke ground on a new affordable housing development focused on helping Veterans experiencing homelessness in Nashville. Located in the Edgehill neighborhood next to Operation Stand Down Tennessee, Curb Victory Hall, a 39-unit apartment complex for Veterans experiencing homelessness will be open for occupancy in the fall of 2020. It was made possible through a unique public/private partnership involving MDHA, Tennessee Housing Development Agency (THDA), the Tennessee Valley Healthcare System (TVHS) – VA, music industry executive and philanthropist Mike Curb, Giarratana, LLC, and the Mayor’s office.

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

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

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

Part of MDHA’s ongoing anti-poverty effort is to provide job training, employment, and contract opportunities for federally subsidized housing residents and low- or very-low income residents in compliance with the regulatory requirements of HUD’s Section 3 program. Section 3 aims to help residents obtain the skills and employment needed to become self-sufficient and to provide opportunities for qualified, low-income business owners to receive preference in bidding on HUD-funded

contracts in their neighborhoods. MDHA employs a Section 3 Work Readiness Coordinator to facilitate activities linking residents to employment and training opportunities, as well as providing barrier removal services such as expungement and driver license reinstatement assistance, among others. During the 2019 PY, MDHA held at least 6 events at our properties inviting people to come and attend job training sessions and job fairs. MDHA attempts to hold the job training on Tuesday and the Job fair on Wednesday so attendees can take advantage of the training and come right back to the job fair. The Section 3 Work Readiness Coordinator also works closely with the Resident Association Coordinator and attends R.A. events in an effort to reach more of our residents and make them aware of Section 3 opportunities. Typically, fliers are distributed to residents by passing them out at all MDHA properties and posting them at the leasing office.

The 2019 Action Plan allocated CDBG funds to pay for staff to provide employment services to connect LMI persons to employment opportunities associated with housing construction and redevelopment projects undertaken by MDHA in Housing Target Areas, with the goal to provide Section 3 opportunities.

The program is up and running and served over 300 clients in the 2019 PY. It does the following four things to prepare and connect residents to employment opportunities:

1. Work with residents to address barriers that have historically limited employment opportunities such as assisting with driver license reinstatement, expungement, resume creation, interviewing skills, bank accounts, birth certificates, state identification, etc.
2. Connect residents to job training programs that align with forecasted job opportunities.
3. Connect residents to job opportunities through direct outreach, job fairs, and communications with contractors and sub-contractors on MDHA properties.
4. Identify resident-owned businesses that qualify as Section 3 businesses, as well as businesses that employ the requisite percentage of Section 3 employees so that they are eligible for contracts through the agency, which increases employment options on two fronts.

October 18, 2019, the Fifth Third Bank Foundation awarded MDHA Housing Trust Corporation \$25,000 to support its Work Readiness Program which focuses on empowering MDHA residents with job training and workforce skills to help create sustainable incomes. Grant funding will support workforce barrier removal, such as driver's license reinstatement assistance and criminal record expunction assistance, as well as an empowerment piece that includes additional hospitality and construction training.

November 15, 2019, the Community Foundation of Middle Tennessee (CFMT) awarded MDHA Housing Trust Corporation \$12,500 to train 20 low-level maintenance workers through a customized six-month program to empower them with new skills for advancement. To address the shortage of highly skilled maintenance workers, MDHA has hired a Maintenance Trainer to assess each worker, develop curriculum, and facilitate a customized six-month program to empower them with new skills for

advancement. As MDHA transitions from a seniority-based to performance-based compensation system, ability to perform increased skills will be rewarded with step increases, which lead to sustainable wages and improved quality of life.

MDHA's partnership with Pathway Lending, which provides business technical assistance to small businesses and was expanded in PY 2019 to include a micro enterprise component and increase the number of Section 3 opportunities. This program served 33 potential businesses during PY 2019.

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

To help expose children to job skills and a healthy lifestyle at an early age, the Summer Youth Program requires agencies to include a job training or healthy lifestyle component in their curricula. During the 2019 PY, the MDHA partnered with the Mayor's Opportunity NOW initiative to provide summer work opportunities for youth ages 14-15. 63 youth participated in the MDHA sponsored program.

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

MDHA did not host a summer youth program in 2020 while offices were closed to visitors as a result of COVID-19; however it intends to relaunch a summer youth program when offices safely reopen. In April, 2018 the Corporation for National and Community Service formally approved MDHA's Summer Youth Worker program as "national service." As such, each summer youth worker who completes 100 hours of national service work is eligible for a \$333 end-of service education award, which is available for up to seven years to be used for post-secondary education. MDHA's summer youth internship program employed up to 20 of our federally subsidized housing residents ages 14 – 16 allowing them to give back to their communities by providing services to their neighbors. Participants were paid \$8.00 per hour (\$960 total for the summer) and are expected to work 20 hours a week for six (6) weeks. MDHA excluded any earnings from this program from total household income so the rent basis would not be increased. This program collaborates with "Opportunity NOW," a coordinated by the Mayor's Office to provide youth ages 14 – 24 in Davidson County access to employment.

MDHA's federally subsidized housing developments are located throughout the Nashville Promise Zone (NPZ). Three (3) of the goals of the NPZ relate to initiatives to reduce poverty levels by job creation, spurring economic activity, and expanding educational opportunities.

The Social Services Division also worked closely with MDHA's grant writer to submit and secure, the Jobs Plus Grant for the Sudekum/Napier communities. This 2.7 million dollar grant (known as JPN – Jobs Plus Nashville) has the goal of increasing employment and overall self-sufficiency in those communities. As of May 31, 2020, almost 500 residents were enrolled in various components of the Jobs Plus programming. Of those enrolled, 357 participants have completed the employment readiness training since grant launch. Additionally, during the period of June 1, 2019 through May 31, 2020, 44 Jobs Plus participants obtained new full-time employment while another 19 obtained new part-time employment.

Beginning in January, 2020, JPN initiated intensive outreach and engagement services beginning with its third Financial Empowerment and Career Opportunities event held in partnership with Fifth Third Bank. Fifth Third Bank provided a series of financial literacy presentations throughout the day as well as tax preparation assistance services. Ten (10) additional partners provided employment opportunities, health information, and information on educational programs leading to careers: Music City Center, Goodwill Career Solutions, Metro Nashville Public Schools, Vanderbilt Medical Center, Nashville Career Advancement Center, Industrial Staffing, Tennessee Technology Center, Matthew Walker Health Center, McGruder Family Resource Center, and Neighborhood Health.

Beginning in February, 2020, JPN launched a new series of three-hour empowerment '3G Workshops (Grit, Gratitude, Growth)' titled *"I Got A New Attitude"* to reinforce participants' focus in the New Year. Workshops included training on the characteristics of a 'growth mindset' as well as financial literacy 'Money Habitudes' training delivered by JPN partner The Starnes Group. In addition to providing training on Healthy Relationships, weekly Nutrition Education classes with food demonstrations were delivered by partner UT/TSU Davidson County Extension. JPN continued to offer Career Opportunities Fairs in February and March. In mid-March, group level program services were interrupted due to COVID-19 closures. However, JPN continued to provide employment services via telephone and email consultations, and case management services i.e., securing food boxes; providing COVID-19 support; applying for State unemployment benefits; maintaining collateral contact with mental health services providers to ensure telehealth appointments were kept; submitting SNAP benefit recertification paperwork; submitting participant 2019 tax returns using the United Way VITA tax prep website; applying for Vocational Rehabilitation services; and participating on the Metro Public Health Department's Nashville Strong virtual baby shower. All services requiring participants to submit paperwork were conducted using safe social distancing measures. To address residents' sense of social isolation and need for up-to-date current employment opportunities and community resources after the COVID-19 closures, JPN launched its Aspire Higher twice-monthly newsletter in March, 2020. Aspire Hirer lists not only current employment openings but also self-care, career training opportunities, motivational and inspirational articles as well as program information.

In September 2019 MDHA began the process to launch a one-stop shop in the Napier and Sudekum community. This center was called for in the Choice Neighborhoods Planning grant funded transformation plan called Envision Napier and Sudekum. In that plan the community conceptualized this center as a

“Pathway to Success” where partners could offer programs and services in the community, helping overcome barriers to access such as transportation. The plan calls for the center to be staffed with case managers called Navigators, who facilitate an integrated service delivery model, and manage participant access to multiple services.

October 2, 2019, The U.S. Department of Housing and Urban Development (HUD) announced the designation of MDHA’s Southside Building as a new EnVision Center, located on campus between the adjacent Napier Place and Sudekum Apartments. The EnVision Centers initiative is premised on the notion that financial support alone is insufficient to solve the problem of poverty. Intentional and collective efforts across a diverse set of organizations are needed to empower households to self-sufficiency. The mission of the initiative is to provide communities with centralized hubs for support in the following four pillars: 1) economic empowerment, 2) educational advancement, 3) health and wellness, and 4) character and leadership.

In March 2020 renovations were complete at the building housing the center. Launch partners for the center include an American Job Center satellite office, adult education programing by Workforce Essentials, employment services for individuals with disabilities by TN Department of Human Services, Vocational Rehab, college enrollment and Reconnect services by Nashville State Community College, food access programing by Second Harvest Food Bank, conflict mediation counseling by Nashville Conflict Resolution Center, financial literacy and homebuyer education by Woodbine Community Organization, and healthcare referral services by Neighborhood Health.

The Mayor has Offices of Affordable Housing; Economic Opportunity and Empowerment; New Americans; and Neighborhoods that focus on ensuring that Nashville’s growth results in an increased quality of life for all Nashvillians through innovation and collaboration across Nashville’s economic opportunity efforts. Additionally, the Mayor named a Deputy Mayor to handle community engagement. These offices routinely engage community partners, efficiently leverage resources, and facilitate long-term planning and coordination to reduce poverty in Nashville by focusing on the following areas that relate to economic opportunity and quality of life issues. MDHA staff work closely with these teams.

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

MDHA works closely with Metro agencies, nonprofits, and stakeholders to overcome gaps in institutional structure and enhance coordination. MDHA staffs actively participate in community forums on affordable housing, homelessness, and community/neighborhood development. From this active participation, comes dialogue on needs and strategies to address those needs.

Within MDHA, CPD programs are managed by the Community Development Department with teams that focus on housing programs, homeless assistance, and non-housing community development. Each of these teams is led 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 programs. Many of the existing programs that are administered by MDHA have been redesigned for efficiency in the last several years as funding priorities have shifted. During this time, MDHA has continued to expand efforts to increase the number of opportunities for participation from outside organizations.

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

Starting with the 2018 PY, MDHA began making a portion of the HOME allocation available as a set-aside for nonprofit organizations that had not been awarded HOME funds in the previous 5 years that had completed the aforementioned Capacity Building Program. As a result, the 2019 set-aside was awarded to Crossroad Campus to assist with the creation of 22 units of affordable housing.

On July 3, 2018 Nashville's Metro Council adopted BL2018-1199, which created a new, unified homelessness governance structure for Nashville-Davidson County. As part of that new structure, the former Metropolitan Homelessness Commission and CoC Governance Board ceased to exist. In their place, the Nashville-Davidson County Continuum of Care Homelessness Planning Council was created to serve as the jurisdiction's Continuum of Care governance board. This work is bearing fruit as the new body finalized a 3-year strategic plan during the 2019 PY. This plan is designed to create a system where no person is forced to be homeless for more than an average of 90 days. Rather than serve as a comprehensive wish list that addresses every need of each person, community partner, or entity with interest and/or concerns around homelessness, the strategies outlined within this plan are action-oriented, time-based and outcome-driven. Therefore, this three-year plan focuses on the top priorities for the Homelessness Planning Council to implement and measure on behalf of and with community partners and is aligned with the federal strategic plan, 'Home, Together', that aims to prevent and end homelessness for all people experiencing a housing crisis.

Nashville continued to improve in community-wide data collection and HMIS implementation in the 2019 PY. Over PY 2019, the Metro Homeless Impact Division was able to increase the HMIS staffing from 1 dedicated staff person to 3 dedicated staff. With this new addition of staff support, MHID has been able to increase community trainings, increase individual agency support, and implement a regular data

cleaning schedule. Also, having HMIS under the same roof as Coordinated Entry (CE) management has resulted in enhanced coordination needed to effectively monitor system performance measures such as length of time homeless, increases in income, and exits to permanent housing.

The HMIS team has also worked diligently with the Continuum of Care HMIS Oversight Committee to update the community documents necessary to govern HMIS, which now allows the community to share data within HMIS, which leads to more effective and coordinated engagement with individuals in the homelessness service system.

Finally, MHID has received HUD technical assistance to help implement an HMIS Capacity Grant of \$150,000 that was awarded at the end of 2019. The goal of that grant is to improve HMIS data quality and within two years produce reports that are able to show unduplicated annual data on homelessness in Nashville-Davidson County.

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

MDHA staff regularly attends meetings of affordable housing providers which are also attended by representatives from social service agencies. These meetings serve as an opportunity for attendees to network and keep abreast of what is happening in the community. MDHA staff also attends meetings of the Metropolitan Trust Fund Commission that is charged with allocating Barnes Funds to affordable housing projects. The MDHA Board of Commissioners also appoints a representative to serve on the commission. Additionally, MDHA staff work closely with the Mayor's Office of Housing to ensure effective coordination of federal and local housing resources. During the latter part of PY 2019, MDHA staff participated in bi-weekly meetings of the Davidson County Long Term Recovery group that is working to coordinate efforts to assist individuals effected by the March 2020 Tornadoes.

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

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

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

providers:

- Up to 18 housing choice vouchers a month (if funding is available) through a partnership with MDHA;
- Move-in assistance of up to \$1,000 per household for mainly utility and security deposits as well as first month's rent through a partnership between MDHA and Metro Social Services;
- Linkage to Critical Time Intervention (CTI) case management support once a person transitions from homelessness to housing through a contract between Metro Social Services and Centerstone;
- Annual bus passes for individuals at risk of becoming chronically homeless who are working towards housing through a partnership between MHID and WeGo Public Transit; and
- Single Room Occupancy (SRO) units at Urban Housing Solutions.

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

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

The goals set-forth in the 2018-2023 Consolidated Plan to address impediments identified in the Analysis of Impediments (AI) and to affirmatively further fair housing and strategies/actions taken to address them during the 2019 PY are outlined in the following table.

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

Strategy	Contributing Factor	Fair Housing Issues	Metrics, Milestones & Timeframe for Achievement	Responsible Program Participant	Priority Level & Progress June 1, 2019 – May 31, 2020
Goal: Increase the number of affordable housing units accessible to all protected classes.					
Promote property tax exemptions available to nonprofits pursuant to T.C.A. 67-5-207 for properties financed with certain HUD funding for permanent housing for low income persons with disabilities or low income elderly persons.	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs	MDHA to publicize this program when making applicable HUD funding available & work with developers constructing eligible projects on ensuring appropriate documentation for the State <ul style="list-style-type: none"> <1 yr 	MDHA (CP)	High CP staff provided information on the property tax exemption program that is available to nonprofits during the PY 2019 HOME pre-application meetings.
Utilize MDHA & Metro property to create a range of affordable accessible housing options	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs; Disparities in Access to Opportunity; Disproportionate Housing Needs	Develop or partner on creating new units in a range of unit sizes that maximize density <ul style="list-style-type: none"> 2-5 yrs 	MDHA (CP & PHA), City	High Barnes Fund awards in PY 2019 granted 9 lots to a nonprofit to construct affordable homeownership housing. Additionally, the 549 units that will be created as a result of the 2019 Barnes fund awards will create units in a range of sizes from smaller, one-bedroom, micro homes (detached and condos), shared living, single-family homes and apartments for large families. All Barnes projects will be required to meet Universal Design standards.
Provide public incentives to create new housing in areas of opportunity and/or permanent supportive housing	Location and type of affordable housing; Lack of affordable, integrated housing for individuals who need supportive services; Lack of affordable, accessible housing in a range of unit sizes	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Prioritize projects applying for public funds to be in high opportunity areas; set aside a portion of HOME funds for PSH <ul style="list-style-type: none"> 1-5 yrs 	MDHA (CP); City	High The 2019 PY Request for Applications (RFA) for HOME projects funds provided bonus points in the scoring/evaluation criteria for projects to be located outside of R/ECAP areas. 70 out of 93 (75%) units awarded HOME funds thru this RFA were in "Areas of Opportunity." Additionally, it also provided a setaside of \$1,000,000 to be used to develop permanent supportive housing.

					97% (530) of the units that will be constructed via Barnes fund awards made during PY 2019 will be located outside of R/ECAP areas.
Incentivize creation of affordable housing on transit corridors	Location and type of affordable housing; Availability, type, frequency, and reliability of public transportation	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Create funding mechanisms to be available for eligible projects <ul style="list-style-type: none"> 2-5 yrs 	City, MDHA (CP & PHA)	Due to Metro budget constraints, the March 2020 Tornados, and COVID-19, no progress has been made in this area.
Continue to fund the Barnes Fund	Location and type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Include at least \$10M each year in Metro budget <ul style="list-style-type: none"> 1-5 yrs 	City	High The Metro Council via the Barnes Housing Trust Fund awarded 9.8 million in grants to 7 nonprofit housing developers to build 549 units of affordable housing along with granting 9 back-tax properties to one of the nonprofits to be used in the construction of 9 units of homeowner housing. The total units to be provided will be in a wide range of sizes and serve large families, persons with disabilities, Ex-offenders, the unhoused population, victims of domestic violence, new Americans, seniors, Veterans and youth.
Goal: Preserve existing affordable housing units, especially for persons with Limited English Proficiency (LEP) and persons with disabilities (and the elderly).					
Dedicate public and/or other funding to making accessibility improvements for low income persons with disabilities	Loss of affordable housing; lack of assistance for housing accessibility modifications; displacement of residents due to economic pressure	Disproportionate Housing Needs	Allocate funding in the Consolidated Plan <ul style="list-style-type: none"> 1-5 yrs 	MDHA (CP), City	High The CP 2019 Action Plan (AP) allocated \$1,278,107.52 for Homeowner Rehabilitation, with accessibility improvements being an eligible activity. Priority for assistance is given to homeowners whose incomes are at or below 50% AMI, persons with disabilities, and elderly (62+). MDHA has a language line to provide assistance to clients with LEP.
Continue to promote tax freeze program	Loss of affordable housing; lack of affordable, accessible housing in a range of unit sizes; displacement of residents due to economic pressure	Disproportionate Housing Needs	Expand outreach efforts <ul style="list-style-type: none"> 1-5 yrs 	City	High The Nashville-Davidson County Trustee's Office mails out the Tax Relief/Freeze Brochure to every taxpayer in October with the property tax statements. Community outreach begins after the Tax notices are sent and efforts include working with Metro Action Commission, Metro Council on Aging to make sure their clients are aware of relief/freeze programs and Metro Council Member who work to inform

					their constituents about the relief programs. The Trustee's office also coordinates with other community organizations such as FiftyForward and Meals on Wheels that serve the Elderly population to make sure are aware of the programs. They strive to get regular media attention and utilize Social Media. The Trustee's office also works with Pastors and the faith-based community to make them aware of the relief/freeze programs so they can inform their parishioners. In January the Trustee's office offers offsite, sign-up at various community centers and also works with Metro Council members to hold offsite, sign-ups in their council districts.
Coordinate with Metro Codes on providing assistance to homes in need of repair	Loss of affordable housing; displacement of residents due to economic pressure	Disproportionate Housing Needs	Develop protocol with Metro Codes when homes are identified & target CDBG or other funds for repairs <ul style="list-style-type: none"> 1-5 yrs 	City, MDHA (CP)	A Mayor's Office representative participates in the Long Term Recovery Group (LTRG) that formed to coordinate assistance to the March 2020 tornado victims, this representative serves as the LTRG's connection with Metro Codes personnel as needed. Over 1,000 Davidson County owner-occupied homes were damaged in the tornados. The Codes department provided the LTRG with the parcel list that they are using to cross reference damage assessments and locate survivor households. Beyond, the parcel list, if Metro Codes identifies specific tornado homes for specific services, the channel would be to refer the survivor to Tornado Recovery Connection, which is the intake for LTRG resources.
Attempt to intervene when potential loss of affordable housing is identified	Loss of affordable housing; displacement of residents due to economic pressure	Disparities in Access to Opportunity; Disproportionate Housing Needs	Explore legal & financial options <ul style="list-style-type: none"> 1-5 yrs 	City, MDHA (CP & PHA)	Due to Metro budget constraints, the March 2020 Tornados, and COVID-19, no progress has been made in this area.
Goal: Increase access to affordable housing opportunities, especially for persons with Limited English Proficiency (LEP) and persons with disabilities.					
Adopt a model to quickly connect persons who are homeless to housing	Disparities in Access to Opportunity; Disproportionate Housing Needs	Disproportionate Housing Needs; Disability & Access	Educate CoC members on Housing First; align programs & resources <ul style="list-style-type: none"> 1 yr 	Continuum of Care, MDHA (CP & PHA), City	High The City has a monthly housing navigation training for nonprofits and other agencies working with people experiencing literal homelessness as part of the CoC's coordinated entry process. The CoC adopted & is revising a Coordinated Entry Policies and Procedures Manual that prioritizes vulnerability and longevity for people experiencing homelessness & is establishing a Coordinated Entry evaluation to continue to strengthen access to housing and services. Education for CoC members on the Housing First

					Model is an on-going activity. CDBG funds were allocated in the 2019 AP to provide limited one-time emergency payments for rent & utility needs to assist with quickly connecting homeless to housing. Other incentives to utilize the Coordinated Entry process include a preference for up to 18 Section 8 vouchers per month for people experiencing literal homelessness, an annual bus pass, linkage to city-funded CTI support services, access to SRO units at one of our CoC-funded housing providers. Bi-weekly care coordination meetings are conducted to better serve the most vulnerable families, individuals, and Veterans (including people with ESL). The CoC Planning Council has finalized a 3-year strategic plan, the #1 goal of which is to Optimize All Resources. In addition, the City plans to develop a PSH-Service Center facility to serve some of the most vulnerable individuals and implement a HF approach. The addition of the following new housing will also ease/speed entry when they come on line: Curb Victory Hall – 39 units for homeless veterans; Mending Hearts – 8 new beds for women ex-offenders; Crossroad Campus – 25 new units for youth; 82-unit PSH to be constructed downtown; 2 grants to Mary Parrish Center that expand transitional and rapid rehousing options.
Engage & incentivize landlords with housing in opportunity areas to accept vouchers	Location & type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes; Community opposition; Impediments to mobility	Segregation; R/ECAP	Decrease HCVs in concentrated areas; Increase HCVs in other areas of the county <ul style="list-style-type: none"> 1-5 yrs 	MDHA (PHA & CP), City	High The Analysis of Impediments (AI) completed in June 2017 showed a total of 6,519 units under lease with HCVs; with 1052 (16%) located in R/ECAP tracts and 5467 (84%) in non-R/ECAP tracts. Using these numbers as a benchmark, staff compiled figures for 2020 which showed a total of 6289 units under lease with HCVs; with 1209 (19%) in R/ECAP tracts and 5035 (81%) in non-R/ECAP tracts. This represents a decrease of 3% in the # of HCV units under lease in R/ECAP areas.
Expand language access to leases, loan documents, etc.	Location & type of affordable housing; Lack of affordable,	Segregation; R/ECAP	Train & provide resources to landlords; partner	City, MDHA (CP & PHA)	High MDHA allows all existing and potential LEP tenants of

	accessible housing in a range of unit sizes; Impediments to mobility; Lack of meaningful access for individuals with LEP		with industry associations <ul style="list-style-type: none"> 1-5 yrs 		<p>affordable/subsidized housing to utilize the Language Line, as needed to answer any questions regarding lease requirements or any other program related documents or requirements.</p> <p>MDHA's (PHA) subsidized housing is ready to make leases available in other languages as soon as our tenant population dictates the need. However, MDHA's subsidized housing is in compliance with Title VI LEP and have telephone language interpretation services available to everyone that needs assistance.</p> <p>MDHA will partner with local HUD Approved Housing Counseling Agencies providing Homebuyer Counseling to make sure LEP clients that attend Homebuyer Education classes are informed of their right to seek translation services for home purchase loan documents they don't understand.</p> <p>Regions Bank does not have documents in different languages in the Metro Nashville market. Most of our larger markets have independent translation services. We also have added more bi-lingual closing agents in some of our markets. Family members also assist with translation.</p> <p>For homeownership, Habitat for Humanity of Greater Nashville provides its informational brochures in multiple languages and arranges for translators as needed to ensure that participants understand homeownership education classes and mortgage documents.</p>
Require that all publicly-funded affordable housing projects meet universal design or visitability standards.	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs	<p>Include requirements in all funding awards to developers & all government constructed housing</p> <ul style="list-style-type: none"> 1-5 yrs 	City, MDHA (CP & PHA)	<p>Medium</p> <p>All RFAs and contracts for HOME rental projects require all ground-floor units meet visitability standards and projects containing more than 5 units adhere to Section 504 of the Rehabilitation Act of 1973. During the design, contract negotiation stage, developers are required to distribute the accessible, visitable units across the range of unit sizes in the project. All RFAs for HOME Homeownership projects require all single-family dwelling units meet visitability requirements. In designing construction projects some sites</p>

					<p>tend to have topography, code permitting issues which make it infeasible to make all of the units visitable. CP staff work closely with developers on HOME projects to ensure meeting the visitability requirements will not render the project financially unfeasible and waives them in cases where it determined that it is not financially feasible.</p> <p>All Barnes funded projects meet universal design standards.</p>
Explore creative homeownership options	Location & type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes; Impediments to mobility; Lack of meaningful access for individuals with LEP	Segregation; R/ECAP; Disproportionate Housing Needs	<p>Work with lenders & developers to make home purchase financing available in a means accessible by persons who typically cannot access conventional methods</p> <ul style="list-style-type: none"> 1-5 years 	City, MDHA (CP)	<p>Medium</p> <p>HOME and Barnes funds were awarded to Habitat for Humanity of Nashville-Davidson County to provide for the construction and sale of Homeownership housing. Habitat acts as the 1st mortgage lender and finances the homes at 0 percent interest, thus they have the ability to finance homes for persons who typically would not qualify for conventional financing.</p> <p>Additionally, CLT units being developed thru The Housing Fund (THF) with land and money from Barnes Housing Trust will provide more accessible, economical home purchase options due to reduced purchase prices due to shared equity requirements and down payment assistance provided by THF.</p>
Review & make policy for considering criminal history available to public	Impediments to mobility; admissions & occupancy policies & procedures, including preferences in publicly supported housing	Segregation; R/ECAP	<p>Review policy to determine if it meets HUD standards; post on website</p> <ul style="list-style-type: none"> 1-2 yrs 	MDHA (PHA)	<p>Medium</p> <p>MDHA's (PHA) subsidized housing policy for considering applicants with criminal history is available in the Tenant Selection Plan (TSP). MDHA's TSP is HUD Approved and available to all tenants and applicants. The TSP is posted on the board at each office and also made available to tenants during initial applicant interview/certification or recertification. Copies are readily available in the property management offices. MDHA's Public Relation Division determines what to make available on MDHA's website.</p>
Goal: Create/expand programs to help tenants and homeowners retain housing					
Create a countywide housing navigation	Quality of affordable housing information	Segregation; R/ECAP; Disparities in Access to	Align housing providers &	City; MDHA (CP)	Medium

system	programs; Impediments to mobility; Lack of meaningful access for individuals with LEP	Opportunity; Disproportionate Housing Needs	programs to educate residents on housing options		Viability being reviewed
Goal: Create/expand programs to help tenants and homeowners retain housing					
Make process for requesting reasonable accommodation in MDHA-owned housing publicly available	Lack of assistance for housing accessibility modifications	Disproportionate Housing Needs	Post on website & make copies readily available in property offices <ul style="list-style-type: none"> <1 yr 	MDHA (PHA)	High This process is available through MDHA's Tenant Selection Plan (TSP). The TSP is HUD approved, and available to all tenants and applicants. It is posted on the information board at each office. During interview/certification/recertification process, it is discussed and shared with tenants. Copies are readily available in the property management offices. MDHA's Public Relation Division determines what to make available on MDHA's website.
Align resources & improve strategies for homeless prevention	Location & type of affordable housing; Lack of affordable, integrated housing for individuals who need supportive services	Disproportionate Housing Needs	Utilize data to prioritize funding decisions <ul style="list-style-type: none"> 1-5 yrs 	MDHA (CP & PHA), City, Continuum of Care	High The CoC Performance Evaluation Committee (PEC) and the ESG Proposal Evaluation Committee review/utilize HMIS data to assist with analyzing performance when evaluating requests for funding. The CoC Planning Council is in the process of reviewing and updating its 3-year strategic plan, the #2 goal of which is to Improve Data Collection and Use. Different CoC members have expanded their prevention/diversion approach, especially for families. In addition, through the Youth Homelessness Demonstration Program grant, the CoC will expand diversion and RRH for youth and young adults. The goal is to house about 70 Youth and Young Adults (18-24) through RRH per year. Due to the additional ESG-CV allocations, the community is focusing on housing approximately 400 individuals and families over the next year and provide RRH assistance for up to one year. As part of that process, the community plans to work on updating and implementing written standards for outreach and RRH.
Explore interventions to evictions for persons with mental	Lack of affordable in-home or community-based supportive services; lack of	Segregation; Disproportionate Housing Needs	Work with mental health providers, case managers, and landlords to	MDHA (PHA & CP), City, Continuum of Care	Medium The Metro Public Health Department has developed a

impairments	affordable, integrated housing for individuals who need supportive services		develop protocol <ul style="list-style-type: none"> 1-3 yrs 		<p>Community Mental Health Systems Improvement (CMHSI) workgroup, which brings together representatives from behavioral health, criminal justice, and homelessness sectors to coordinate and improve an intervention response that de-criminalizes approaches to assisting people with mental health issues. As a result, the city supported the creation of a psychiatric ER at a local nonprofit organization to divert people in crisis from the criminal justice system. The Health Department has revamped the CMHSI group to identify its next focus area with clear, measurable outcomes for the same population (as described above). The group realized that housing instability is a key factor when looking at the high utilizers of mental health and criminal justice. Thus, current efforts are underway to identify high utilizers of hospitals, jails, and shelters with the goal of developing a targeted approach to divert and prevent homelessness for this high-utilizer population.</p> <p>MDHA's PHA has a protocol in place. Social Services (SS) Coordinators currently have long-term partnerships with mental health providers to assist with the prevention of evictions among those suffering with mental illness. At the Property Manager's discretion, he/she makes the referral to the SS Coordinator to assist (preferably prior to) the issuance of a 15-30 day notice to the tenant for a lease violation when a mental health issue is suspected. The SS Coordinator will attempt to contact the resident's Case Worker and family to provide assistance with the suspected mental health concern. The resident will be offered an opportunity to provide supplemental material to support a request for a reasonable accommodation. If the interactive process leads to a reasonable accommodation that includes case management and periodic review, the eviction intervention is appropriate and eviction can be prevented.</p>
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Goal: Create/expand programs to increase self-sufficiency					
Expand financial	Source of income	Segregation; R/ECAP;	Secure funding for	City	High

counseling program(s) into R/ECAPs, to youth, and post-secondary education	discrimination; lending discrimination; access to financial services	Disparities in Access to Opportunity	expanded FEC or other program & develop outreach plan <ul style="list-style-type: none"> 1-5 yrs 	<p>The City announced Community Partnership Fund awards totaling \$200,000 to 6 nonprofits to help eligible low-income families to address emergency financial needs and establish financial sustainability through case management, services, and enrollment with the Metro Financial Empowerment Center.</p> <p>MDHA awarded \$89,424 in January 2019 in CDBG funds to Woodbine Community Organization a HUD-Approved Housing Counseling Agency to be used to provide counseling service to tenants of MDHA-owned affordable housing (the majority of which are located in R/ECAP areas) on tenant responsibilities to help them retain housing. The program was stalled shortly after initiation due to COVID-19. The program has since been expanded to allow the services to be provided to all tenants of Davidson County in a virtual format due to the need resulting from COVID-19.</p> <p>In September 2019 MDHA began the process to launch a one-stop shop in the Napier and Sudekum community. This center was called for in the Choice Neighborhoods Planning grant funded transformation plan called Envision Napier and Sudekum. In that plan the community conceptualized this center as a "Pathway to Success" where partners could offer programs and services in the community, helping overcome barriers to access such as transportation. The plan calls for the center to be staffed with case managers called Navigators, who facilitate an integrated service delivery model, and manage participant access to multiple services.</p> <p>In March 2020 renovations were complete at an existing MDHA site to house the center. Launch partners for the center include an American Job Center satellite office, adult education programing by Workforce Essentials, employment services for individuals with disabilities by TN Department of Human Services, Vocational Rehab, college enrollment and Reconnect services by Nashville State Community College, food access programing by Second Harvest Food Bank, conflict mediation counseling by Nashville Conflict Resolution Center, financial literacy and homebuyer education by Woodbine Community Organization, and</p>
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					healthcare referral services by Neighborhood Health. In August 2020 the center was certified as a HUD EnVision Center and the site was officially named Envision Center Napier and Sudekum.
Expand digital inclusion opportunities at MDHA properties	Source of income discrimination	Segregation; R/ECAP; Disparities in Access to Opportunity	Bring technology & training programs to all properties <ul style="list-style-type: none"> 2-5 yrs 	MDHA (PHA & CP)	<p>Medium</p> <p>The ConnectHome Initiative, administered by MDHA's Recapitalization Department, narrows the digital divide by bringing digital literacy training, high-speed broadband access, personal computing devices, and ongoing support to low-income families living in MDHA communities. ConnectHome represents a national collaboration between businesses, nonprofits and governmental organizations with generous in-kind services. MDHA's Community Partnership Manager oversees this program, which is currently focused on school-aged children living the Napier and Sudekum community, and is providing laptops, training, and connectivity for approximately 1,000 youth.</p> <p>All of the newly constructed MDHA affordable housing properties and those currently under construction are/will be wired for broadband/internet access. All LIHTC developments will have computer workstations (1 per 50 LIHTC residents) with internet access in an accessible location during normal working hours for our residents.</p>

Goal: Increase public investment in underserved neighborhoods

Leverage resources to redevelop public housing properties in R/ECAPs to create mixed-use, mixed-income communities	Lack of community revitalization strategies, lack of public investment in specific neighborhoods, including services or amenities; lack of private investment in	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Redevelop traditional public housing sites, keeping commitment to 1-for 1 replacement of public housing <ul style="list-style-type: none"> 1-5 yrs 	MDHA (PHA & CP), City	<p>High</p> <p>Kirkpatrick Park, Mosley on 6th, and Manning Place are complete and all contribute new, modern mixed-income housing to the Cayce neighborhood. These developments replaced 79 units of dated housing in the Cayce Place neighborhood with 291 units of mixed-income housing (131 PBRA). Red Oak Flats and Red Oak townhomes are under construction with an anticipated completion dates of January</p>
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	specific neighborhoods				and September of 2021, and Boscobel 4 anticipated to start construction in early 2021. These developments when completed will replace 175 dated units in Cayce Place with 310 units of mixed-income housing (146 PBRA).
Continue to target public funds for neighborhood programs & infrastructure projects in R/ECAPs	Lack of community revitalization strategies, lack of public investment in specific neighborhoods, including services or amenities; lack of private investment in specific neighborhoods	Segregation; R/ECAP; Disparities in Access to Opportunity	Allocate public funding capital improvements and other projects in R/ECAPs <ul style="list-style-type: none"> 1-5 yrs 	MDHA (CP); City	<p>Medium</p> <p>The 2019 AP allocated \$71,576 in CDBG funds for targeted Homeowner Rehab in the Napier-Sudekum R/ECAP area; and \$862,917 in CDBG funds for public facility and improvements in CDBG Target Areas, 13 of which overlap with R/ECAP areas.</p>
Goal: Incentivize private investment in underserved neighborhoods					
Offer incentives to attract private investment in R/ECAPs & areas with concentrations of publicly supported housing	Lack of community revitalization strategies; lack of private investment in specific neighborhoods	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Prioritize planning & development efforts in distressed areas to stimulate investment <ul style="list-style-type: none"> 2-5 yrs 	City, MDHA (PHA & CP)	<p>High</p> <p>MDHA has created a comprehensive community planning model called "Envision", which is based on HUD's Choice Neighborhoods program. Envision plans seek to create holistic revitalization strategies for MDHA's traditional family housing sites that focus on developing mixed-income, mixed-use communities of opportunity that are inclusive of existing residents. These plans are intentionally crafted to leverage private investment through public-private partnerships during implementation. Master planning for four MDHA sites is complete (Cayce and Napier & Sudekum) or nearly complete (Edgehill). Kirkpatrick Park, Mosley on 6th, and Manning Place are complete and all contribute mixed-income housing to the Cayce neighborhood. Red Oak Flats and Red Oak townhomes are under construction with an anticipated completion dates of January and September of 2021, and Boscobel 4 anticipated to start construction in early 2021. MDHA will replace all subsidized housing one-for-one while adding workforce (80-120% AMI) and market rate units.</p>

Goal: Expand fair housing outreach, education, and enforcement activities					
Coordinate with neighborhood groups & community leaders to identify fair housing issues.	Private discrimination; Lending discrimination; Community Opposition	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs; Disability & Access	Launch a public awareness campaign <ul style="list-style-type: none"> < 1 yr 	City, MDHA (CP)	High <p>In early September 2019, the Metro Human Relations Commission (MHRC) published the final booklet in their housing series, focused on the history of housing discrimination in Nashville and the current challenges Nashvillians face in ensuring fair access to housing. That booklet (along with the two earlier publications in the series that were completed in the 2018 PY) has been used by local universities, colleges, nonprofits, faith communities, advocacy organizations, and legal firms to address fair housing issues. Between June 2019 and May 2020, MHRC sponsored, co-sponsored, or spoke at 11 events that discussed pressing fair housing issues in Nashville. Throughout this period, the Executive Director of the MHRC also served as the Chairperson for the Tennessee Fair Housing Council and has ensured that this nonprofit entity and the local government are working efficiently together to provide community education and compliance mechanisms for residents.</p>
Continue to use CDBG funds to support fair housing outreach, education, and enforcement activities.	Private discrimination; Lending discrimination; Community Opposition	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Annually allocate CDBG public service dollars for fair housing activities <ul style="list-style-type: none"> 1-5 yrs 	MDHA (CP)	Medium <p>The 2019 AP allocated \$26,000 in Public Service Dollars for fair housing activities and entered into an Agreement with the Tennessee Fair Housing Council to provide the services during the 2018 PY and allows it to be renewed for 4 additional years for amounts not to exceed \$26,000 contingent on CDBG funds being available.</p>
Consider creating a local mechanism to enforce Fair Housing complaints.	Private discrimination; Lending discrimination; Community Opposition; Lack of local public fair housing enforcement	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Review authority & available resources <ul style="list-style-type: none"> 1-2 yrs 	City	Medium <p>The Executive Director of the MHRC is the Chairperson for the Tennessee Fair Housing Council (TFHC) and works to ensure that this nonprofit entity and the local government are collaborating efficiently to provide community education and compliance mechanisms for residents. Working with TFHC, Legal Aid, and other community partners, MHRC identified a set of recommendations to better ensure that residents can enforce their fair housing rights: 1) expanded fair housing education through Metro and partner websites, webinars, and guest lectures; 2) strengthen and solidify existing</p>

					organizational partnerships to ensure efficient and effective referrals; and 4) a comprehensive fair housing complaint template to be made available through hubNashville (the city's consolidated online portal for resident services) that routes complaints to MHRC (and then to community partners if needed).
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CR-40 - Monitoring 91.220 and 91.230

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

Results of audit/monitoring activities are used as management tools to strengthen MDHA and its funding partners. In Program Year 2019, MDHA's compliance specialist focused on the following community development programs: CDBG, HOME, HOPWA, and ESG (as of the date of the CAPER). In addition to monitoring these programs, MDHA's Compliance Specialist also accompanies MDHA's Collaborative Applicant staff when they monitor CoC grant recipients and reports any findings to the CoC Performance Evaluation Committee (PEC). **Note: Due to the COVID-19 pandemic, on-site monitoring was halted during the final quarter of the 2019 program year. Remote monitoring continued on a very limited basis when possible. The Compliance Specialist is checking with subrecipients to explore the viability of methods for remote/virtual monitoring that can be implemented until the COVID-19 threat is past.**

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

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

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

MDHA's Compliance Specialist utilizes the HUD Monitoring Desk Guide to determine compliance. Additionally, subrecipients are required to provide match documentation and regular reports on their achievement of contractual objectives as a requirement for reimbursement. Following the on-site visit, after all information is compiled, the Compliance Specialist provides the agency with a follow up letter

detailing any findings or concerns noted at the time of the visit. Agencies have 30 days to respond to requests for further documentation on findings/concerns. Once the requested documentation is received, the compliance monitor provides a letter of clearance to the agency for the monitoring visit. Agencies that have unresolved monitoring findings will not be considered for funding during the next funding cycle.

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

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

Minority Business Outreach Policy

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

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

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

The 2nd Program Year (2019) Action Plan aligned with the strategies outlined in the 2018-2023 Consolidated Plan. The 2019 Action Plan was developed with extensive outreach to and input from citizens and community development partners. Additionally, MDHA looked to make sure any updates aligned with initiatives of other plans in the City such as NashvilleNext. The planning process and list of participants is

described in the 2019 Action Plan.

During the 2019 program year, MDHA relied on a strong network of nonprofit partners and other organizations to assist in program delivery and worked with key Metro government agencies in implementing housing and community development strategies. MDHA publicized its plans, reports, and accomplishments through its website, print media, and community meetings. MDHA continues to participate in and collaborate on initiatives that further the objectives of the Consolidated Plan.

The event of COVID-19 during the 2019 program year necessitated the preparation of a substantial amendment to the 2019 Action Plan which included amended Citizen Participation requirements to expedite access to the CARES Act funds for the CDBG-CV and HOPWA-CV programs. Additionally, the substantial amendment added language to allow preference for housing rehabilitation programs to be provided to LMI households whose homes were damaged from the March 3, 2020 tornadoes that hit Metro Nashville-Davidson County and allowed funds to be used for reconstruction of properties determined not-feasible for rehabilitation.

Per waivers received via the CARES Act, the ESG-CV funds were not subject to the consultation and citizen participation requirements and only required posting the use of the funds on MDHA and Metro's websites. However, to ensure maximum transparency, the uses of the ESG-CV funds were also included in the substantial amendment to the 2019 Action Plan.

The planning process and list of participants is described in the CARES Act substantial amendment to the 2019 Action 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.

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

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

Public Notice & Publication

MDHA will publish a public notice in *The Tennessean* and at least one weekly minority and Hispanic newspaper to announce the public comment period a minimum of 10 days before a public hearing. MDHA

will also maintain a mailing list of interested parties and send information to all members 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: www.nashville-mdha.org/consolidated-plan.

Public Hearings

MDHA will hold at least one public hearing per year during the preparation of the annual report. The purpose of the public hearings is to obtain citizens' views, answer questions, address housing and community development needs, and review program performance.

Upon request, MDHA will provide for translation services to meet the needs of non-English speaking residents. MDHA will also take whatever actions are appropriate to serve the needs of persons with disabilities.

Public Comments

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

Information

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

Citizen Participation Opportunities regarding the 2019 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 November 5, 2020 and will conclude at 10:00 a.m. on November 20, 2020. Citizens are provided an opportunity to comment on the annual report at a virtual public hearing to be held on Friday, November 13, 2020, 10:00 a.p. via WebEx. A summary of public comments received during the comment period and at the public hearing and MDHA's responses is included in Appendix B.

CR-45 - CDBG 91.520(c)

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

In 2019, MDHA continued to implement activities and strategies outlined in the 2018-2023 Consolidated Plan for CDBG programs.

MDHA staff continues to use a tracking system to make sure all programs and activities remain on track and goals are met. This tracking system was established specifically to review expenditures on a regular basis, especially those of CDBG projects, to make sure all projects remain on track and to take appropriate measures to reallocate funds for any stalled projects. The goal of this tracking system is for MDHA to meet the required expenditure ratios for any given year at least three months prior to the regulatory deadline. In PY 2019, MDHA met the required expenditure ratio before the HUD established deadline. MDHA will continue to utilize the tracking system to remain updated on progress of programs and activities.

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

N/A

CR-50 - HOME 91.520(d)

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

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

Due to the outbreak of COVID-19, MDHA requested and was granted a waiver of on-site inspections for the 2019 PY.

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

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

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

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

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

MDHA evaluates the success of affirmative marketing actions on a continuous basis to see what improvements, if any, are needed and will take corrective actions as needed when affirmative marketing requirements are not met. Compliance with affirmative marketing requirements for Subrecipients/CHDOs/owners is a component of the monitoring process. For projects reviewed during

the 2019 Program Year, no deficiencies were found.

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

MDHA took the following actions during the 2019 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/>
- Unfortunately, the annual Tennessee Fair Housing Matters Conference that MDHA typically sponsors, was not held during the 2019 Program Year due to concerns about COVID-19. This annual event is typically well attended by housing professionals and advocates and provides information on 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 2019 Program Year, the Hotline received 7 calls related to fair housing and MDHA referred the callers to the appropriate agencies for assistance.

MDHA allocated \$26,072 of CDBG public service funds in the 2019 AP for fair housing counseling, education outreach, and complaint-based testing. In September 2018, MDHA issued an RFA seeking qualified nonprofit organizations or institutions to provide these services throughout Metro Nashville-Davidson County with an emphasis on assisting LMI residents in the housing target areas identified in the 2018 – 2023 Consolidated Plan. The Tennessee Fair Housing Council (TNFHC) was the sole respondent and deemed qualified to provide the services. MDHA entered into a contract effective January 1, 2019 with the TNFHC to provide the services outlined in the RFA. The term allows renewal of the contract for up to four (4) additional twelve-month terms for amounts not to exceed \$26,000 each term, contingent upon annual allocations from HUD and satisfactory performance. TNFHA will use the funds to carry out the following programs/activities for residents of Metro Nashville-Davidson County:

- Speaking with aggrieved individuals to inform them of their rights pertaining to Fair Housing.
- Interacting with a potentially aggrieved individual's housing provider to determine the housing

provider's version of the facts (i.e., investigation.)

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

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

Per guidance in Federal Register Vol. 81, No. 232, issued December 2, 2016, During PY 2018, MDHA accumulated PI and Repayment receipts of \$342,000 that was budgeted in the 2019 Action Plan to be used for activities. These funds were used to pay expenses for the following projects during the 2019 PY:

- IDIS # 6478 - \$182,779.75 – 3 HOME assisted units under construction in the Boscobel 2 project containing 101 units, MDHA as developer is a member of the CP II, Limited Partnership.is 2 project. The HOME assisted units will be leased to tenants with incomes at or below 60% AMI upon completion estimated to be March 2020.
- IDIS# 6419 – 2018 Admin - \$32,439.16
- IDIS# 6689 - \$136.00 – 4 large family, single family rental units
- IDIS# 6715 - \$85,000 – 16 SRO rental units

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 2019, 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 2019 PY, 151 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 3 rental rehab projects (4 units) were rehabilitated in conjunction with the Rental Rehab program. MDHA continued outreach efforts to recruit landlords to participate in the Rental Rehab program, which is designed to

increase decent, safe, affordable housing rental stock.

MDHA in partnership with developers completed construction of 31 HOME-assisted Rental Units. 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 43 households from funding allocations received from July 1, 2019 thru June 30, 2020.

HOME funds from PYs 2017 – 2019 committed to projects currently in various phases of construction will result in the addition of 374 units (45 Home-assisted) to the affordable inventory within the next two (2) years. All rental projects funded by HOME must benefit households with incomes at or below 60% AMI and all CDBG funded rental projects must benefit households with incomes at or below 80% AMI.

In the 2019 PY, MDHA awarded HOME funds in the amount of \$4,321,930 to four (4) nonprofit developers for use in construction of affordable housing which will result in 78 additional rental units and fifteen (15) homeownership units being added to the affordable housing inventory upon completion.

During FY 2019, Metro Council approved three PILOTs for rental housing developments which will provide an estimated tax abatement of \$14,327,654 over a ten year period to enable the creation of 824 units of affordable housing.

Metro via the Barnes Housing Trust awarded 5.8 million in grants to 7 affordable housing nonprofits to build 549 units this year.

Master planning for four MDHA sites is complete (Cayce and Napier & Sudekum) or nearly complete (Edgehill). Kirkpatrick Park, Mosley on 6th (formerly known as Boscobel 1), and Manning Place (formerly known as Boscobel 2) are complete and all contribute mixed-income housing to the Cayce neighborhood. These developments replaced 79 units of dated housing in the Cayce neighborhood with 291 units (131 of which are Project Based Rental Assistance (PBRA)). Red Oak Flats and Red Oak townhomes are under construction with an anticipated completion dates of January and September of 2021, and Boscobel 4 anticipated to start construction in early 2021. MDHA will replace all subsidized housing one-for-one while adding workforce (80-120% AMI) and market rate units. These developments when completed will replace 175 dated units in Cayce Place with 310 units (146 PBRA)

The 2019 Metro budget also included \$618,600 for homeless services programs for assessment and intervention services for homeless individuals and those at risk of becoming homeless so they can obtain or maintain permanent supportive housing. Metro also issued an RFP for the construction of 82 units of permanent supportive housing for individuals experiencing homelessness. Construction of the facility, which will be funded using \$25,000,000 in General Obligation Bonds, is expected to be completed by early 2022.

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	285	315
Project-based Rental assistance	48	56
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	20	45
Total	353	416

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 190 for PY 2018. The actual program year total was 182 for PY 2019. Funds also provided 5 households with tenant based rental assistance in PY 2019.

Narrative

Summary

Housing Opportunities for Persons with AIDS (HOPWA) provides housing assistance and supportive services for low-income people with HIV/AIDS and their families. Nashville-Davidson County first became eligible to receive HOPWA funds as a formula grantee in 1997, and MDHA was designated as the local agency to administer HOPWA funds.

Purpose

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

Distribution of HOPWA Funds among Categories of Housing Needs

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

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

Overview of HOPWA Activities

Following a request for proposals, a Review Committee recommended the award of 2019 HOPWA funds to three local nonprofit agencies. The majority of funding is contracted to Nashville CARES, the premiere AIDS service organization in Middle Tennessee. Nashville CARES uses the funds to provide housing and other client-related services to persons with AIDS who are both housed and homeless. Two other agencies used smaller allocations to support additional units of affordable housing, assist with operational expenses, case management, housing services, and outreach. These agencies, and a basic description of each, are listed below and in the more comprehensive HOPWA CAPER which will be available on MDHA's website after November 30, 2020. Fifty percent (50% excluding funds for administrative expense) of the year's HOPWA allocation was budgeted to assist with short-term rent and utility payments, as well as operating subsidies to assure affordable rental housing to qualifying households; forty-six percent (46% excluding funds for administrative expense) targeted support services such as case management, front-end housing costs such as rent and utility deposits, food/nutrition and transportation assistance.

During the 2019 PY, the amount of \$1,373,743 was granted to the Nashville, TN EMSA.

2019 HOPWA Distribution	
Housing Assistance (Short-term Rent/Mortgage and Utility Assistance, facility-based operating assistance and related administrative share)	\$717,324
Supportive Service (all else, including rent/utility deposits & related administrative share)	\$656,422
TOTAL	\$1,373,743

Table 15 - 2019 HOPWA Distribution

HOPWA Agencies

- Street Works provides services to socio-economically disadvantaged individuals living with HIV/AIDS. They provide case management, rental assistance and supportive services. **\$90,794** of HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), Permanent Housing Placement, 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. **\$872,949** of HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), TBRA, Emergency short-term/transitional housing, , Case Management and Supportive Services, Transportation and Nutrition.

- Urban Housing Solutions is a nonprofit housing development agency that specializes in rental housing for low-income and special needs populations. **\$368,788** of HOPWA funding: Facility-Based Rental Assistance and Supportive Services.

Local Jurisdiction Description

The EMSA consists of Nashville/Davidson County and twelve surrounding counties: Cannon, Cheatham, Dickson, Hickman, Macon, Robertson, Rutherford, Smith, Sumner, Trousdale, Williamson, and Wilson. The Nashville EMSA has a disproportionately high number of Persons Living with HIV and/or AIDS (PLWHA). The majority of the Nashville EMSA's persons living with HIV/AIDS - PLWHA reside in Davidson County. There were 5,378 PLWHA in the Nashville EMSA at the end of the 2017 calendar year per the Ryan White Part A 2019 Needs Assessment . Minorities are disproportionately impacted by HIV disease in the Nashville Transitional Grant Area. According to the Ryan White part A 2019 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 United Way. 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 315 eligible households. An additional 56 households were assisted via affordable rents made possible by operating subsidies funded by HOPWA. Permanent housing placement provided assistance to 182 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 2,256 households. Transitional housing and/or emergency hotel/motel stays served 45 households. Tenant Based rental assistance served 5 households.

Grant Management

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

Barriers Encountered and Actions Taken

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

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

Individuals with no income are extremely difficult to place into permanent housing. In addition, if they move into housing, it is difficult for them to maintain stability. Compounding lack of income in some cases are additional liabilities such as criminal history, poor credit histories, and

active substance use. Participants with felony convictions, especially sexual offenders, are disqualified for affordable housing in most cases.

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

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

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

The need of African Americans living with HIV/AIDS in urban Nashville for safe and affordable housing has increased. Nashville CARES notes a greater number of persons served with STRMU who require additional STRMU subsidy to remain in stable, permanent housing, and attributes this to increased economic vulnerability. Specifically, on-going issues of a sluggish economy continue to impact employment as evidenced by un/under employment, stagnant wages and/or minimum wage earning. Changes in the Medicare Part D program require individuals on limited/fixed incomes to pay portions of their medication costs. CARES has designed and implemented strategies in their HOPWA program to meet annually-recurrent economic challenges faced by fixed- and low- income Persons Living with HIV/AIDS that address rent assistance when clients are faced with high prescription costs, and utility assistance during times of seasonally high bills and short-term (1-2 month) un/under employment assistance. Additional information is provided in the HOPWA CAPER, which will be available for review on November 30, 2020.

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

ESG Supplement to the CAPER in e-snaps

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

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

ESG Contact Address

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

ESG Secondary Contact

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

2. Reporting Period—All Recipients Complete

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

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

Subrecipient or Contractor Name: PARK CENTER
City: Nashville
State: TN
Zip Code: 37203, 4703
DUNS Number: 618130660
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 54000

Subrecipient or Contractor Name: OASIS CENTER
City: Nashville
State: TN
Zip Code: 37203, 2972
DUNS Number: 078241080
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 29000

Subrecipient or Contractor Name: OPERATION STAND DOWN

City: Nashville

State: TN

Zip Code: 37203, 4709

DUNS Number: 135712136

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 34000

Subrecipient or Contractor Name: SAFE HAVEN FAMILY SHELTER

City: Nashville

State: TN

Zip Code: 37210, 4104

DUNS Number: 830725032

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 69000

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: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 49000

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: 54314

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: Y

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 14000

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: 75000

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	34
Children	36
Don't Know/Refused/Other	0
Missing Information	0
Total	70

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	176
Children	264
Don't Know/Refused/Other	0
Missing Information	0
Total	440

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	583
Children	568
Don't Know/Refused/Other	0
Missing Information	17
Total	1,168

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	124
Children	0
Don't Know/Refused/Other	0
Missing Information	1
Total	125

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	917
Children	868
Don't Know/Refused/Other	0
Missing Information	18
Total	1,803

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	745
Female	1,033
Transgender	7
Don't Know/Refused/Other	15
Missing Information	3
Total	1,803

Table 21 - Gender Information

6. Age—Complete for All Activities

	Total
Under 18	868
18-24	94
25 and over	823
Don't Know/Refused/Other	15
Missing Information	3
Total	1,803

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters	Total
Veterans	0	4	121	125
Victims of Domestic Violence	7	68	364	439
Elderly	0	1	34	35
HIV/AIDS	10	21	6	37
Chronically Homeless	1	26	39	66

Persons with Disabilities:				
Severely Mentally Ill	11	54	160	214
Chronic Substance Abuse	2	8	80	87
Other Disability	7	41	197	237
Total (Unduplicated if possible)	20	103	437	5386

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	112,055
Total Number of bed-nights provided	71,552
Capacity Utilization	63.85%

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 2019 PY, written performance standards for ESG were still in the process of being reviewed and finalized in consultation with the CoC. A subcommittee of the CoC Governance Committee called the Performance Evaluation Committee has been actively reviewing performance of local CoC projects, and recently expanded in both membership and scope to include evaluation and review of ESG programs as well. The standards are anticipated to be finalized in spring 2020.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	FY 2017	FY 2018	FY 2019
Expenditures for Rental Assistance	0	4303.80	12,240.97
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	16,058.84
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	18,087.16
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	4,303.80	46,386.97

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	FY 2017	FY 2018	FY 2019
Expenditures for Rental Assistance	3,108.79	0	63,366.48
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	13,356.70	10,828.58	13,946.41

Expenditures for Housing Relocation & Stabilization Services - Services	0	0	21,407.09
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	16,465.49	10,828.58	98,719.98

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	FY 2017	FY 2018	FY 2019
Essential Services	1,745.57	0	4,300.66
Operations	0	0	109,300.66
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	1,745.57	0	113,601.32

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	FY 2017	FY 2018	FY 2019
HMIS		15,071.25	9,169.00
Administration	0	28,548.09	9169.09
Street Outreach	0	0	46,211.27

Table 28 – Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	FY 2017	FY 2018	FY 2019
400,220.41	18,211.06	58,751.72	323,257.63

Table 29 - Total ESG Funds Expended

11f. Match Source

	FY 2017	FY 2018	FY 2019
Other Non-ESG HUD Funds	9,300	5,750	52,500
Other Federal Funds	7,200	9,450	0
State Government	0	0	0
Local Government	110,882	89,610.41	100,310.43
Private Funds	18,334	4,276.29	141,306.97
Other	0	0	75,000
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	145,717	109,086.70	369,117.40

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	FY 2017	FY 2018	FY 2019
1,024,141.51	163,928.06	167,838.42	692,375.03

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
FOR THE 2019-2020 ANNUAL UPDATE TO THE CONSOLIDATED PLAN

Public Hearing: The Metropolitan Development and Housing Agency (MDHA) will host a public hearing on the Consolidated Annual Performance Evaluation Report (CAPER) via WebEx at 10 a.m. Friday, Nov. 13, 2020. The WebEx hearing may be accessed at the following link:

<https://nashville-mdha.webex.com/nashville-mdha/j.php?MTID=m6608b92f356c2b7ed510c37dfd707ae3>

Public Comment: The CAPER will be available for public examination and comment from Nov. 5, 2020, until 10 a.m. Nov. 20, 2020. Please see below for ways to access copies of the CAPER:

- Download copies here: <http://bit.ly/MDHACAPER>;
- Request copies by contacting the MDHA Community Development Department at 615-252-8505 or TDD at 615-252-8599;
- Copies may also be picked up between 7:30 a.m. and 4 p.m. Monday through Friday from MDHA's Community Development Department at 712 S. Sixth St., Nashville, TN 37206.

MDHA will receive written comments until 10 a.m. CST Friday, Nov. 20, 2020. See below for ways to submit comments:

- Hand-delivered 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);
- 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 Program (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOWPA) programs during the 2019-2020 program year (June 1, 2019, through May 31, 2020).

Request for Accommodations: MDHA makes every effort to provide reasonable accommodations to assist persons who have disabilities. Any person needing assistance in accessing this information or who has other needs that require special accommodations may contact 615-252-8505 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

Comments from the Virtual Public Hearing held on November 13, 2020:

Question:

MDHA Response:

Written Comments Received during the Public Comment Period:

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APPENDIX C

PR03: CDBG ACTIVITY SUMMARY REPORT

The PR03: CDBG Activity Summary Report showcases all CDBG activity for the PY 2019. This includes older activities that were closed in PY 2018 as well as those initially funded during the program year. Due to the size of the document (nearly 400 pages), it is available upon request by calling 615-252-8505 or emailing consolidatedplan@nashville-mdha.org.

APPENDIX D					
Summary of PY 2019 Accomplishments					
Con Plan Priority	Program	Activity Name	Activity Type	Accomplishment	Geographic Priority
Increase the number of decent, safe affordable units and help low and moderate income households access affordable housing	HOME	New Construction (Rental)	Housing	31 households	Countywide, with preference to projects in Housing Target Areas
	HOME	New Construction (Homeownership)	Housing	9 households	Countywide, with preference to projects in Housing Target Areas
	CDBG	Targeted Rehab (Napier-Sudekum CNI Planning Area)	Housing	1 household	Napier-Sudekum, CNI Planning Area
Preserve existing affordable housing units and help low and moderate income households retain housing	CDBG	Homeowner Rehab	Housing	96 households	Countywide, with preference for projects in Housing Target Areas
	CDBG	Weatherization, HVAC Replacement	Housing	54 households	Countywide
	CDBG	Rental Rehab	Housing	4 households	Countywide, with preference for projects in Housing Target Areas

Support facilities and services for the homeless and persons with HIV/AIDS	CDBG	Housing Assistance for Homeless	Public Service	360 households	Countywide
	ESG	Rapid-Rehousing	Homeless Assistance	440 persons	Countywide
	ESG	Prevention	Homeless Assistance	70 persons	Countywide
	ESG	Emergency Shelter Operations	Homeless Assistance	1,168 persons	Countywide
	ESG	Street Outreach	Homeless Assistance	125 persons	Countywide
	HOPWA	Short-Term Rent, Mortgage & Utility Assistance	Housing Assistance	315 persons	MSA
	HOPWA	Sponsor Administration	Administration	N/A	MSA
	HOPWA	Facility-Based Rental Assistance	Housing Assistance	56 households	MSA
	HOPWA	Transitional/Short-Term Housing	Housing Assistance	45 Persons	MSA
	HOPWA	Permanent Housing Placement	Housing Assistance	182 Persons	MSA
	HOPWA	Supportive Services	Housing Assistance	2,173 Persons	MSA

Create pathways to self-sufficiency for low and moderate income persons and families	CDBG	Summer Youth Programs & Youth Employment Programs (Opportunity Now)	Public Service	1596 youth participated	Countywide
	CDBG	Employment Services	Public Service	405 persons	Housing Target Areas
	CDBG	Microenterprise Assistance	Economic Development	33 Businesses/171potential businesses/entrepreneurs (with prior year funds)	CDBG Target Areas
Revitalize distressed neighborhoods and underserved areas	CDBG	Infrastructure Improvements (Napier Sudekum NRSA Broadband)	Public Improvement	LMA – 91.58%	Napier Sudekum CNI Planning Area
Undertake grant management, planning, and other eligible administrative tasks under CDBG, HOME, ESG, and HOPWA	CDBG	Administration and Planning	Administration & Planning	Lead & participate in planning efforts on housing & community development	Countywide
	HOME	Administration	Administration	Administration & project management	Countywide
	ESG	Administration	Administration	Administration & project management	Countywide
	HOPWA	Administration	Administration	Administration & project management	Countywide

PR-26 Financial Summary Report

