

V.C. PUBLICLY SUPPORTED HOUSING ANALYSIS

Overview

Key Terms Used in this Section

- *AMP (Asset Management Project)*: Grouping of different public housing properties located at different sites as one development.
- *HCV (Housing Choice Voucher) Program*: Tenant-based rental assistance program administered by MDHA, includes HCVs awarded by MDHA to certain projects. For the purpose of the data used by HUD, HCV also includes Levy Place, which has been converted under RAD.
- *LIHTC (Low-Income Housing Tax Credit) Program*: A program created under the U.S. Tax Code to provide incentives for affordable housing development and is administered in Tennessee by the Tennessee Housing Development Agency. For more information, please visit: <https://thda.org/business-partners/lihtc>.
- *Other Multifamily*: Different HUD programs, such as Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons with Disabilities that are managed and operated by separate private ownership entities.
- *RAD (Rental Assistance Demonstration)*: HUD program that allows public housing authorities, such as MDHA, to convert its business model from annual contribution contracts to long-term, project-based Section 8 contracts.
- *Project-Based Section 8*: As used in this report, contracts between privately-owned and operated developments and HUD for rental housing. (It does not include RAD contracts.)
- *Public Housing*: Housing operated by MDHA that is subsidized by annual contribution contracts. (Because of the timing of the HUD data release, includes some properties that have been converted under RAD.)
- *Publicly Supported Housing*: This is a general term used for housing assisted, subsidized, or financed with funding through federal, state, or local agencies as well as housing that is financed or administered by or through any such agencies or programs.

Understanding the Data

- *HUD-provided data:* HUD has provided limited data on the HCV program, LIHTC, Other Multifamily, Project-Based Section 8, and Public Housing. HUD-provided data for Public Housing is by AMP and data is aggregated for the AMP development and not provided for individual properties that comprised the AMP. For example, the Parthenon AMP includes three properties: Carleen Batson Waller Manor, Hadley Park Towers, and Parthenon Towers. Also, HUD-provided data used in this analysis was released in January 2017. At the time of the data release, MDHA had converted three (3) properties under RAD; however, only Levy Place is not reflected in the HUD-provided data on Public Housing. Data on the other two (2) converted properties, John Henry Hale and Cumberland View, is still reflected in Public Housing. Also, when a development includes more than one category of publicly supported housing, numbers for each type are reported; therefore, **numbers may be duplicated**. (See MDHA Table C.14 beginning on page V.C.-31 for a list of all developments sorted by census tract to see which developments have more than one category.) The methodology for HUD-provided data is available at: <https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf>.
- *Local data:* Data collected and maintained by MDHA.

C.1.a. Publicly Supported Housing Demographics

- i. **Are certain racial/ethnic groups more likely to be residing in one program category of publicly supported housing than other program categories (public housing, project-based Section 8, Other Multifamily Assisted developments, and Housing Choice Voucher (HCV)) in the jurisdiction?**

According to the excerpt from HUD Table 6 below, 63.45% of households in Metro Nashville are White; 26.12% are Black; 6.49% are Hispanic; and 2.27% are Asian or Pacific Islander. However, data provided below shows that Black households are the predominant racial/ethnic group residing in all types of publicly supported housing, comprising 76.42% (12,581) of HUD's estimated 16,464 publicly supported housing units in Nashville-Davidson County. Moreover, a disproportionate number of Black households reside in Public Housing (89.23%) and Other Multifamily units (73.23%) and participate in the HCV program (83.86%).

The percentage of White households that live in publicly supported housing is approximately 22%, and White households are more likely to live in HUD-administered Project-Based Section 8 housing than any other type of publicly supported housing. A little over 1% of households residing in publicly supported housing are Hispanic, and less than 1% are Asian or Pacific Islander households. Hispanic households are more likely to live in Project-Based Section 8 housing and Public Housing, while Asian or Pacific Islander Households are more likely to live in Project-Based Section 8 housing.

**HUD Table 6 Excerpt: Publicly Supported Households by Race/Ethnicity
Nashville-Davidson County**

(Nashville-Davidson, TN CDBG, HOME, ESG) Jurisdiction									
	RACE/ETHNICITY								Total
	White		Black		Hispanic		Asian or Pacific Islander		
Housing Type	#	%	#	%	#	%	#	%	#
Public Housing	469	9.27%	4,514	89.23%	70	1.38%	6	0.12%	5,059
Project-Based Section 8	2,095	44.03%	2,504	52.63%	90	1.89%	59	1.24%	4,748
Other Multifamily	67	26.38%	186	73.23%	1	0.39%	0	0.00%	254
HCV Program	969	15.11%	5,377	83.86%	45	0.70%	12	0.19%	6,403
Total Units	3,600	21.87%	12,581	76.42%	206	1.25%	77	0.47%	16,464
Total Households	162,900	63.45%	67,058	26.12%	16,662	6.49%	6,339	2.47%	252,959
Note 1: Data Sources: Decennial Census; APSH; CHAS.									
Note 2: #s presented are numbers of households not individuals.									
Note 3: Refer to the Data Documentation for details (www.hudexchange.info).									

ii. Compare the racial/ethnic demographics of each program category of publicly supported housing for the jurisdiction to the demographics of the same program category in the region.

Analysis of the HUD-provided data in an excerpt from Table 6 below shows that 79.06% of publicly supported housing in the region is located in Metro Nashville. More specifically within the region, 92.12% of Public Housing, 87.71% of Project-Based Section 8 housing, 82.20% of Other Multifamily housing, and 66.63% of HCVs are located in Metro Nashville.

Black (14.79%), Hispanic (4.38%), and Asian or Pacific Islander (1.85%) households in the region are lower than in Metro (26.12%, 6.49%, and 2.47% respectively), while the percentage of White households in the region (77.69%) is higher than in Metro (63.45%). Similarly, a slightly less percentage of Black households in the region (70.96%) reside in publicly supported housing of any type as compared to the percentage in Metro Nashville (76.06%), while the percentage of White households residing in publicly supported housing of any type in the region (27.38%) is slightly higher than in Metro (21.87%). The percentage of Hispanic and Asian or Pacific Islander households residing in publicly supported housing is relatively the same in the region (1.26% and 0.40%, respectively) as in Metro (1.25% and 0.47%, respectively).

As in Metro, a disproportionate number of Black households in the region (86.85%) reside in Public Housing. Also as in Metro, White households in the region are more likely to reside in Project-Based Section 8 housing than in other types of publicly supported housing; however, the percentages of White households in the region residing in Other Multifamily housing (38.51%) and participating in the HCV program (24.51%) are greater than in Metro (26.38% and 15.11%, respectively). The percentage

of Black households in the region residing in Project Based Section 8 housing (49.12%) and Other Multifamily Housing (60.84%) and participating in the HCV program (74.30%) is less than in Metro (52.63%, 73.23%, and 83.86%, respectively).

**HUD Table 6 Excerpt: Publicly Supported Households by Race/Ethnicity
Regional Comparison**

(Nashville-Davidson, TN CDBG, HOME, ESG) Jurisdiction									
	Race/Ethnicity								Total
	White		Black		Hispanic		Asian or Pacific Islander		
Housing Type	#	%	#	%	#	%	#	%	#
Public Housing	469	9.27%	4,514	89.23%	70	1.38%	6	0.12%	5,059
Project-Based Section 8	2,095	44.03%	2,504	52.63%	90	1.89%	59	1.24%	4,748
Other Multifamily	67	26.38%	186	73.23%	1	0.39%	0	0.00%	254
HCV Program	969	15.11%	5,377	83.86%	45	0.70%	12	0.19%	6,403
Total Units	3,600	21.87%	12,581	76.42%	206	1.25%	77	0.47%	16,464
Total Households	162,900	63.45%	67,058	26.12%	16,662	6.49%	6,339	2.47%	252,959
(Nashville-Davidson--Murfreesboro--Franklin, TN) Region									
	White		Black		Hispanic		Asian or Pacific Islander		Total
Housing Type	#	%	#	%	#	%	#	%	#
Public Housing	630	11.46%	4,774	86.85%	81	1.47%	7	0.13%	5,492
Project-Based Section 8	2,593	47.81%	2,664	49.12%	95	1.75%	61	1.12%	5,413
Other Multifamily	119	38.51%	188	60.84%	2	0.65%	0	0.00%	309
HCV Program	2,359	24.51%	7,151	74.30%	84	0.87%	16	0.17%	9,610
Total Units	5,701	27.38%	14,777	70.96%	262	1.26%	84	0.40%	20,824
Total Households	501,681	77.69%	95,536	14.79%	28,290	4.38%	11,922	1.85%	637,429
Note 1: Data Sources: Decennial Census; APSH; CHAS.									
Note 2: #s presented are numbers of households not individuals.									
Note 3: #s presented are numbers of households not individuals.									

- iii. Compare the demographics, in terms of protected class, of residents of each program category of publicly supported housing (public housing, project-based Section 8, Other Multifamily Assisted developments, and HCV) to the population in general, and persons who meet the income eligibility requirements for the relevant program category of publicly supported housing in the jurisdiction and region. Include in the comparison, a description of whether there is a higher or lower proportion of groups based on protected class.

The seven (7) protected classes under the Fair Housing Act are: race, color, national origin, religion, sex, disability, and families with children. Demographic comparisons, in terms of protected classes, are based on HUD-provided data and local (MDHA) data, where available.

Generally, all publicly supported housing serves households with incomes at or below 80% of the Area Median Income (AMI), and typically, public housing and the HCV program serves housing at or below 30% AMI, while the LIHTC program serves households with incomes at or below 60% AMI.

Race and Ethnicity

HUD has provided data on Race/Ethnicity and income ranges for Metro Nashville and the region. Data from HUD Table 6, provided below, shows that low-income Black households are more likely to participate in publicly supported housing than low-income White households. Black households represent 26.12% of Metro's total households and 34.63% of Black households in the county are low-income; however, Black households represent 76.42% of households in publicly supported housing. Conversely, White households comprise 63.45% of total households in Metro, and 47.78% of White households are low-income; but only 21.87% of total households in publicly supported housing are White. The percentages of Black and White households in Metro with incomes below 30% AMI are nearly the same, at 42.74% and 43.90% respectively; however, Black households are the overwhelmingly predominant racial/ethnic group participating in Public Housing (89.23% of total households) and the HCV program (83.86% of total households).

Regional data shows an even sharper contrast. Approximately 77.69% of total households in the region are White, and 62.61% of White households are low income; yet White households represent 27.28% of total households in publicly supported housing. Black households represent 14.79% of the region's total households and 21.17% of Black households are low-income; in the region, 70.96% of total households participating in publicly supported housing are Black. In looking at data for households with incomes below 30% AMI in the region, 61.45% of households are White and 27.78% are Black. As in Metro, however, Black households are the overwhelmingly predominant racial/ethnic group participating in Public Housing (86.85% of total households) and the HCV program (74.30% of total households).

Hispanic households represent 6.49% of Metro's households and 9.85% of those with low incomes. They represent 1.25% of households in publicly supported housing. Asian or Pacific Islander households represent 2.47% of Metro's households and 1.91% of those with low incomes. They represent 0.47% of households in publicly supported housing.

**HUD Table 6 Excerpt: Publicly Supported Households by
Race/Ethnicity & Income – Regional Comparison**

(Nashville-Davidson, TN CDBG, HOME, ESG) Jurisdiction									
	Race/Ethnicity								
	White		Black		Hispanic		Asian or Pacific Islander		
Housing Type	#	%	#	%	#	%	#	%	#
Public Housing	469	9.27%	4,514	89.23%	70	1.38%	6	0.12%	5,059
Project-Based Section 8	2,095	44.03%	2,504	52.63%	90	1.89%	59	1.24%	4,748
Other Multifamily	67	26.38%	186	73.23%	1	0.39%	0	0.00%	254
HCV Program	969	15.11%	5,377	83.86%	45	0.70%	12	0.19%	6,403
Total PSH Units	3,600	21.87%	12,581	76.42%	206	1.25%	77	0.47%	16,464
Total Households	162,900	63.45%	67,058	26.12%	16,662	6.49%	6,339	2.47%	252,959
0-30% of AMI	16,555	43.90%	16,116	42.74%	3,673	9.74%	598	1.59%	36,942
0-50% of AMI	28,472	40.90%	27,080	38.90%	7,124	10.23%	1,153	1.66%	63,829
0-80% of AMI	55,714	47.78%	40,381	34.63%	11,485	9.85%	2,231	1.91%	109,811
(Nashville-Davidson--Murfreesboro--Franklin, TN) Region									
	White		Black		Hispanic		Asian or Pacific Islander		
Housing Type	#	%	#	%	#	%	#	%	#
Public Housing	630	11.46%	4,774	86.85%	81	1.47%	7	0.13%	5,492
Project-Based Section 8	2,593	47.81%	2,664	49.12%	95	1.75%	61	1.12%	5,413
Other Multifamily	119	38.51%	188	60.84%	2	0.65%	0	0.00%	309
HCV Program	2,359	24.51%	7,151	74.30%	84	0.87%	16	0.17%	9,610
Total PSH Units	5,701	27.38%	14,777	70.96%	262	1.26%	84	0.40%	20,824
Total Households	501,681	77.69%	95,536	14.79%	28,290	4.38%	11,922	1.85%	637,429
0-30% of AMI	47,024	61.45%	21,255	27.78%	5,660	7.40%	1,044	1.36%	74,983
0-50% of AMI	82,044	54.39%	36,846	24.43%	11,492	7.62%	2,103	1.39%	132,485
0-80% of AMI	164,628	62.61%	55,660	21.17%	18,555	7.06%	3,925	1.49%	242,768
Note 1: Data Sources: Decennial Census; APSH; CHAS									
Note 2: #s presented are numbers of households not individuals.									
Note 3: Refer to the Data Documentation for details (www.hudexchange.info).									

Gender

HUD does not provide data on gender and income. However, MDHA has this information for the Public Housing and HCV programs. The data below shows that although females represent a little over half of Metro's population, they are the predominate gender in Public Housing and HCV programs.

MDHA Table C.1: Gender of Residents in Public Housing & HCV Programs

Gender	Region		Metro Nashville		Public Housing		HCV Program	
	#	%	#	%	#	%	#	%
Male	816,628	48.87%	303,540	48.44%	4,128	37.28%	5,596	35.99%
Female	854,262	51.13%	323,141	51.56%	6,944	62.71%	9,951	64.01%

Note 1: Data for Region and Metro Nashville is from HUD Table 1.
Note 2: Percentages for Public Housing do not equal 100% due to some residents not reporting gender.

Disability

HUD does not provide data on persons with disabilities by income. However, HUD has provided data on disability by type of publicly supported housing program for both Metro Nashville and the region. As indicated in HUD Table 15 below, persons with disabilities in Nashville are more likely to live in Other Multifamily than any other type of publicly supported housing; while in the region, persons with disabilities are more likely to live in Public Housing. However, the percentage of persons with disabilities residing in each category of publicly supported housing is fairly proportional for Metro and the region.

HUD Table 15: Disability by Publicly Supported Housing Program Category

(Nashville-Davidson, TN CDBG, HOME, ESG) Jurisdiction		People with a Disability	
		#	%
Public Housing		1,165	22.87%
Project-Based Section 8		983	20.45%
Other Multifamily		66	24.26%
HCV Program		1,159	17.76%
(Nashville-Davidson--Murfreesboro--Franklin, TN) Region			
Public Housing		1,240	22.39%
Project-Based Section 8		1,039	18.95%
Other Multifamily		67	20.43%
HCV Program		1,810	18.45%

Note 1: The definition of "disability" used by the Census Bureau may not be comparable to reporting requirements under HUD programs.
Note 2: Data Sources: ACS
Note 3: Refer to the Data Documentation for details (www.hudexchange.info).

Families with Children

HUD Table 1 in Section V.A. shows that families with children comprise 44.70% of households in Nashville and 45.97% of households in the region. HUD does not provide data on families with children by income but has provided data on the percentage of households for properties in Public Housing, Project-Based Section 8, and Other Multifamily for Metro Nashville. **(Note that data for Public Housing is provided for each AMP, not property. See page V.C.-14 for more information.)** As the excerpt from Table 8 shows, families with children are more likely to live in Public Housing than in Project-Based Section 8 and are not likely to live in Other Multifamily

housing. This is likely due to unit sizes in each of the publicly supported housing categories, with Other Multifamily only having 7 2-bedroom units and no 3+-bedroom units, as the excerpt from HUD Table 11 below shows.

HUD Table 8 Excerpt: Families with Children by Certain Publicly Supported Housing Category

Development Name	# of Units	% of HH with Children
Public Housing (by AMP)		
Andrew Jackson Courts	560	46%
Levy Place	125	80%
Historic Preston Taylor Apartments	274	75%
Edgehill Apartments	555	49%
Cayce Place	713	73%
Vine Hill Apartments	136	69%
Napier Place	818	72%
Neighborhood Housing	368	70%
Edgefield Manor	220	0%
Ceatham Place	537	50%
Preston Taylor Neighborhood Housing	40	90%
Madison Towers	210	0%
Parthenon Towers	502	1%
Vine Hill Towers	147	N/a
Project-Based Section 8		
Berkshire Place Apartments	195	69%
Charter Village Apartments	220	67%
Chippington Towers	1	N/a
Chippington Towers	417	N/a
Cumberland View Towers	150	N/a
CWA Apartments I	176	96%
CWA Apartments II	76	74%
Dandridge Towers	153	N/a
Fallbrook Apartments	244	73%
Haynes Garden Apartments	208	64%
Hickory Forest	90	47%
Hickory Hollow Towers	154	1%
John L. Glenn Residential Center	47	2%
Kelly Miller Smith Towers	107	1%
Knollcrest Apartments	197	55%
Margaret Robertson Apartments	100	78%
Metrocenter Teachers Apartments	174	N/a
Nashville Christian Towers	175	N/a
Old Hickory Towers	210	N/a
Overlook Ridge	199	76%
Phyllis Wheatley Apartments	81	1%

Project-Based Section 8		
Radnor Towers	190	1%
Richland Hills Apartments	138	62%
Riverwood Tower Apartments	117	N/a
Shelby Hills Apartments	56	45%
Skyview Apartments	88	68%
The Park At Richards Road Apartment	147	50%
Trevecca Towers East	323	N/a
Trevecca Towers II	162	N/a
Trinity Hills Village Apartments	100	72%
Villa Maria Manor	213	N/a
Wedgewood Towers Apartments	117	1%
Other Multifamily		
15th Ave Baptist Village Manor	25	N/a
Peggy Ann Alsup Arbors	30	N/a
Disciples Village – Nashville	51	N/a
Heartland Christian Tower	57	N/a
Project Independence	18	N/a
Hagy Commons	16	N/a
Spruce Street House Of Hope	15	N/a
Haleys Park	14	N/a
Home Mission Haven	29	N/a
Spruce Street Golden Manor	23	4%
Nashville VOA Living Center	12	N/a
Note 1: Percentages may not add to 100 due to rounding error.		
Note 2: Data Sources: APSH		
Note 3: Refer to the Data Documentation for details (www.hudexchange.info).		

HUD Table 11 Excerpt: Publicly Supported Housing by Program Category & Units by Number of Bedrooms

	Households in 0-1 Bedroom Units	Households in 2 Bedroom Units	Households in 3+ Bedroom Units
Housing Type	#	#	#
Public Housing	2,091	1,735	1,259
Project-Based Section 8	3,121	1,167	495
Other Multifamily	250	7	0
HCV Program	1,458	2,635	2,326
Note 1: Data Sources: APSH			
Note 2: Refer to the Data Documentation for details (www.hudexchange.info).			

The Public Housing waitlist for family and contemporary properties highlights the need for units to accommodate families as illustrated below.

MDHA Table C.2: Waitlist for Public Housing Family & Contemporary Properties

	# Number of Units	Total on Waitlist	# of Bedrooms				
			1	2	3	4	5
Family Properties							
Andrew Jackson Courts	374	4423	2296	1135	992		
Cayce	716	1175	578	314	208	51	24
Cheatham Place	314	4422	2325	1128	969		
Cumberland View	226	3325	1786	818	528	148	45
Edgehill Apartments	380	3622	2018	824	526	171	83
Napier	378	2271	1397	361	513		
Neighborhood Housing	346	5965	2727	1714	1133	391	
Sudekum	443	2100		1312	638	107	43
Contemporary Properties							
Historic Preston Taylor	274	4462	1747	1448	898	268	101
John Henry Hale	188	5091	1956	1655	1061	419	
Parkway Terrace	125	3647	1477	1191	694	209	76
Vine Hill Apartments	136	4276	1676	1394	1206		

In addition to providing data on families with children, HUD also provides in Table 1 information on the percentage of children under age 18 in Nashville (21.76%) and the region (24.40%). The percentage of children living in public housing and in HCV-assisted housing far exceeds their rate in the general population. Data maintained by MDHA shows that 47% of Public Housing residents are under age 18 and 49.64% of household members participating in the HCV program are under age 18.

Religion and National Origin

Neither HUD nor MDHA have data for national origin and religion of residents of publicly supported housing. HUD Table 1 does provide information on National Origin and persons with Limited English Proficiency (LEP) for Metro Nashville and the region. As shown in Table 1, Mexico is the #1 country of origin and Spanish the #1 LEP language in both Metro and the region.

MDHA captures information through the use of its language line on the number of minutes per language of persons needing language assistance to access MDHA programs. Data for 2015, 2016, and 2017 to date shows that persons speaking Arabic utilized the most number of minutes, followed closely by persons speaking Spanish. This is a departure from the predominant LEP language in Metro, which is Spanish (4.52% of the population). Although Arabic is the #2 LEP language, it represents 0.74% of the LEP population.

MDHA Table C.3: MDHA Language Line Assistance

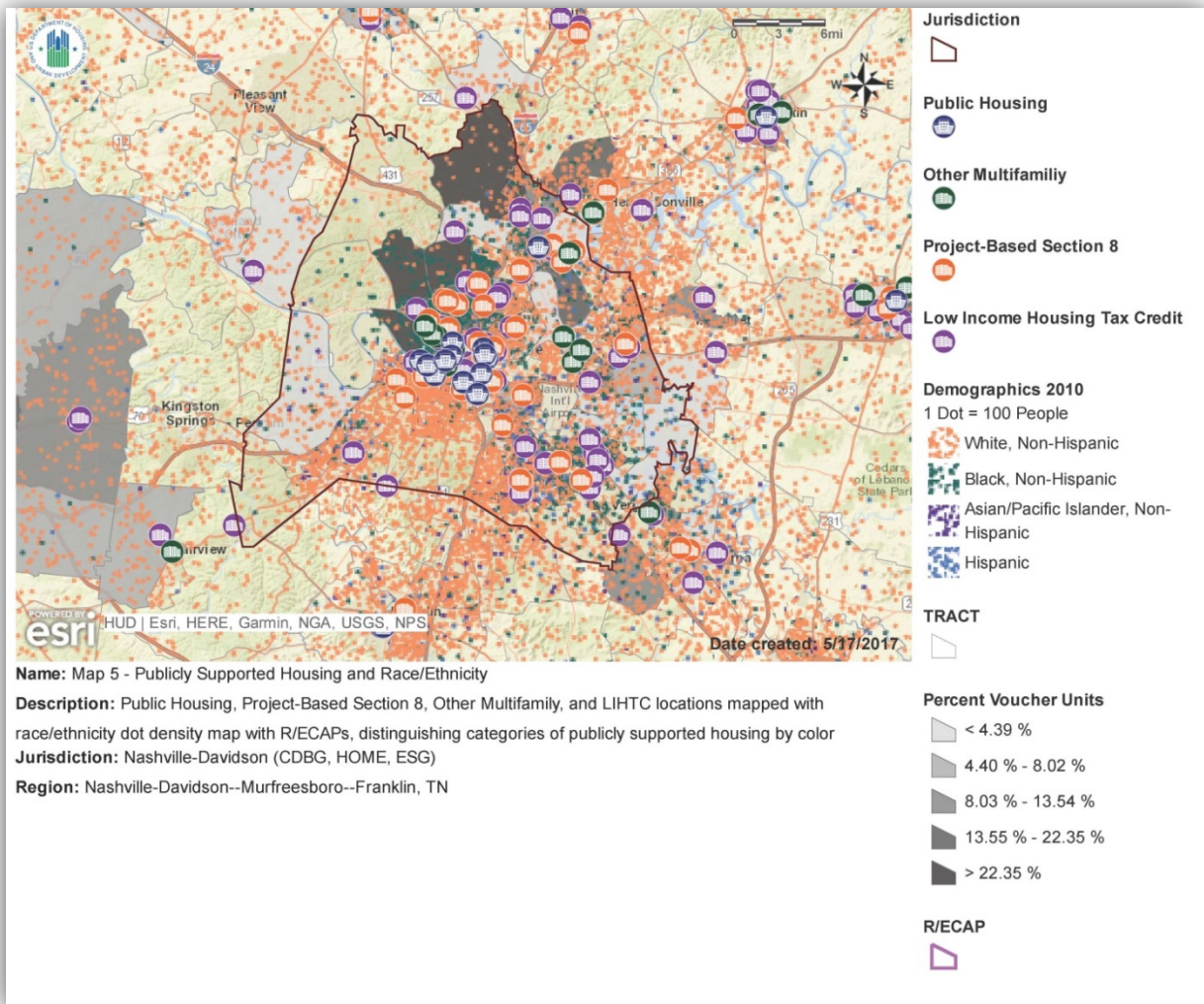
Language	Number of Minutes			
	2017	2016	2015	TOTAL
Arabic	83	67	110	260
Spanish	42	86	95	223
Somali		97	15	112
Amharic		10	51	61
Laotian		37		37
Farsi			29	29
Mandarin		9	18	27
Rundi	9			9
Kinyarwanda			8	8
Total	134	306	326	766

C.1.b. Publicly Supported Housing Location and Occupancy

- i. Describe patterns in the geographic location of publicly supported housing by program category (public housing, project-based Section 8, Other Multifamily Assisted developments, HCV, and LIHTC) in relation to previously discussed segregated areas and R/ECAPs in the jurisdiction and region.

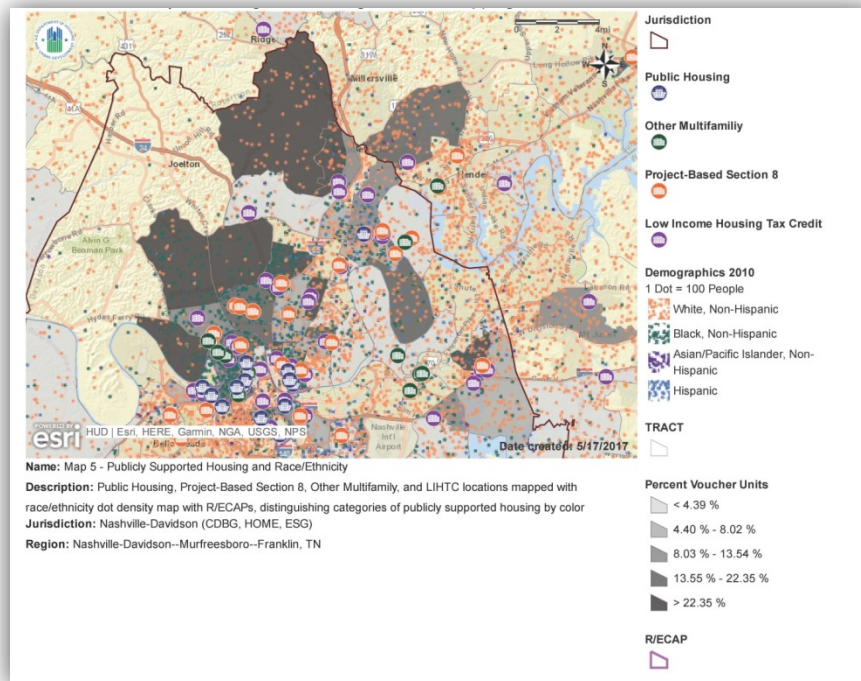
HUD Map 5 on the following page shows the location of all publicly supported housing by category type overlaying demographics and R/ECAP areas for Metro and the region. **It should be noted that HUD Map 5 does not show every Public Housing property – rather it shows the location of the AMP and aggregates the total number of units in the AMP's census tract and misrepresents the number of Public Housing units in a particular census tract. Clarification will be provided below.**

HUD Map 5: Publicly Supported Housing with Race/Ethnicity & R/ECAPs Davidson County

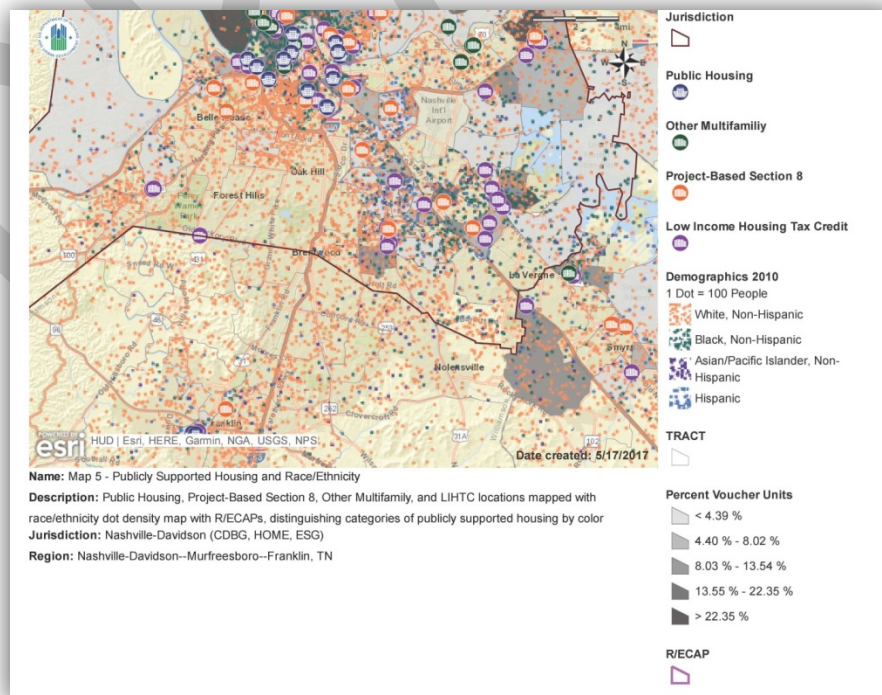


Generally, however, HUD Map 5 shows that publicly supported housing of all types are concentrated in segregated, predominately African-American neighborhoods, such as North Nashville and Bordeaux. In addition, a concentration of publicly supported housing, particularly HCVs and LIHTC projects, are located in the southeast area of the county, where there is a concentration of Hispanic residents. Little to no publicly supported housing is located in predominately White areas of the county, especially in areas south of downtown. These points are illustrated in the following maps, which are inserts of HUD Map 5.

HUD Map 5 Insert: Publicly Supported Housing with Race/Ethnicity & R/ECAPs Davidson County - North of Downtown



HUD Map 5 Insert: Publicly Supported Housing with Race/Ethnicity & R/ECAPs Davidson County - South of Downtown



Publicly supported housing, particularly Public Housing, is predominately located in R/ECAP areas, as R/ECAP boundaries in the preceding maps are barely distinguishable with the overlays. Data in the HUD Table 7 excerpt below shows the percentages of units in R/ECAP and Non-R/ECAP areas, using the AMP data for public housing.

HUD Table 7 Excerpt: R/ECAP and Non-R/ECAP Units by Publicly Supported Housing Category

(Nashville-Davidson, TN CDBG, HOME, ESG) Jurisdiction	Total # units (occupied)	% units (occupied)
Public Housing		
R/ECAP tracts	3,456	67.94%
Non R/ECAP tracts	1,631	32.06%
Total	5,087	
Project-based Section 8		
R/ECAP tracts	546	11.56%
Non R/ECAP tracts	4,178	88.44%
Total	4,724	
Other HUD Multifamily		
R/ECAP tracts	94	37.45%
Non R/ECAP tracts	157	62.55%
Total	251	
HCV Program		
R/ECAP tracts	1,052	16.14%
Non R/ECAP tracts	5,467	83.86%
Total	6,519	
Total PSH Units (Occupied)		
R/ECAP tracts	5,148	31.05%
Non R/ECAP tracts	11,433	68.95%
Total	16,581	

*As previously discussed, HUD data for Public Housing is grouped by AMP – Asset Management Property. More than one Public Housing property can comprise an AMP, and properties within an AMP can be located in more than one census tract. HUD maps show a Public Housing icon tied to the AMP’s main office and aggregates the number of units in the AMP in that census. For Neighborhood Housing, which are scattered sites throughout the county, HUD aggregates the unit count in the census tract in which the Neighborhood Housing office is located and shows only one icon for Neighborhood Housing.

For the purpose of analyzing the extent to which Public Housing is located in R/ECAP areas, HUD data is compared to MDHA data in the table below. MDHA Table C.4 shows the HUD data for each AMP taken from HUD Table 8 and census tract and R/ECAP information from drilling down on HUD Map 5. MDHA Table C.5 is comprised

of internal MDHA data. MDHA Table C.6 compares the aggregate number of Public Housing properties in each R/ECAP census tract using HUD's and MDHA's data.

Although MDHA's data shows 23 less units in R/ECAPs than HUD's data, it's how the units are scattered that tells a different story. By using AMP data, HUD shows heavy concentrations of Public Housing units in 7 R/ECAPs. MDHA data shows Public Housing units in 17 R/ECAP census tracts. Of particular note, HUD data has 368 units of Neighborhood Housing in R/ECAP census tract 37014200. However, MDHA data shows Neighborhood Housing units scattered across 36 census tracts, with 175 (50.58%) of the 346 units actually in a R/ECAP. Conversely, HUD data shows that none of the 502 units associated with the Parthenon Towers AMP are in a R/ECAP. The Parthenon Towers AMP includes three (3) properties, and one of those – Hadley Park Towers (154 units) – is located in a R/ECAP. Showing the distribution of Public Housing throughout the county is important when considering investment and services. Nevertheless, using both HUD and MDHA data, 84% of Public Housing units are located in R/ECAPs.

MDHA Table C.4: HUD Public Housing Data by AMP & Census Tract Number

HUD Data (Taken from HUD Table 8 & HUD Map 5)			
AMP Name	# of Units	Census Tract	# in R/ECAP
Andrew Jackson Courts	560	37014200	560
Cayce Place	713	37019300	713
Cheatham Place	537	37019400	537
Edgefield Manor	220	37019300	220
Edgehill Apartments	555	37016200	555
Historic Preston Taylor Apartments	274	37013601	274
Levy Place	125	37011900	0
Madison Towers	210	37010402	0
Napier Place	818	37014800	818
Neighborhood Housing	368	37014200	368
Parthenon Towers	502	37016600	0
Preston Taylor Neighborhood Housing	40	37013601	40
Vine Hill Apartments	136	37016100	136
Vine Hill Towers	147	37016100	147
TOTAL	5205		4368

**MDHA Table C.5: MDHA Public Housing Data by AMP, Property,
& Census Tract Number**

MDHA Data				
AMP Name	Property Name	# of Units	Census Tract	# in R/ECAP
Andrew Jackson Courts	Andrew Jackson Courts	374	37014200	374
	John Henry Hale	188	37014400	188
Cayce Place	Cayce Place	716	37019300	716
Cheatham Place	Cheatham Place	314	37019400	314
	Cumberland View	226	37013700	226
Edgefield Manor	Edgefield Manor	220	37019300	220
Edgehill Apartments	Edgehill Apartments	380	37016200	380
	Gernert Studio Apartments	176	37016200	176
Historic Preston Taylor Apartments	Historic Preston Taylor Apartments	274	37013601	274
Levy Place*	Parkway Terrace	125	37011900	0
Madison Towers	Madison Towers	211	37010402	0
Napier Place	Napier Place	378	37014800	378
	Sudekum Apartments	443	37014800	443
Parthenon Towers	Parthenon Towers	295	37016600	0
	Hadley Park Towers	154	37013602	154
	Carleen B. Waller Manor	53	37016600	0
Preston Taylor Neighborhood Housing	Preston Taylor Neighborhood Housing	40	37013601	40
Vine Hill Apartments	Vine Hill Apartments	136	37016100	136
Vine Hill Towers	Vine Hill Towers	147	37016100	147
Neighborhood Housing (346 Scattered Sites)	Neighborhood Housing	1	37015622	0
		4	37010402	0
		1	37010904	0
		2	37011002	0
		8	37011300	0
		12	37011400	0
		34	37011700	0
		15	37011800	15
		4	37011900	0
		3	37012200	0
		4	37012600	4
		4	37012701	0
		20	37012702	0
		7	37012801	0
		4	37013202	0
		4	37013300	0
		8	37013500	0
		15	37013601	15

		29	37013700	29
		29	37013800	29
		4	37013900	4
		15	37014200	15
		11	37014300	0
		1	37014400	1
		2	37014800	2
		19	37015622	0
		21	37016100	21
		4	37016200	4
		4	37016300	4
		4	37017000	0
		6	37017200	0
		4	37017300	0
		1	37017500	0
		1	37018700	0
		5	37019200	0
		36	37019400	36
Total		5196		4345

**MDHA Table C.6: Comparison of HUD & MDHA Data
Public Housing in R/ECAP Areas**

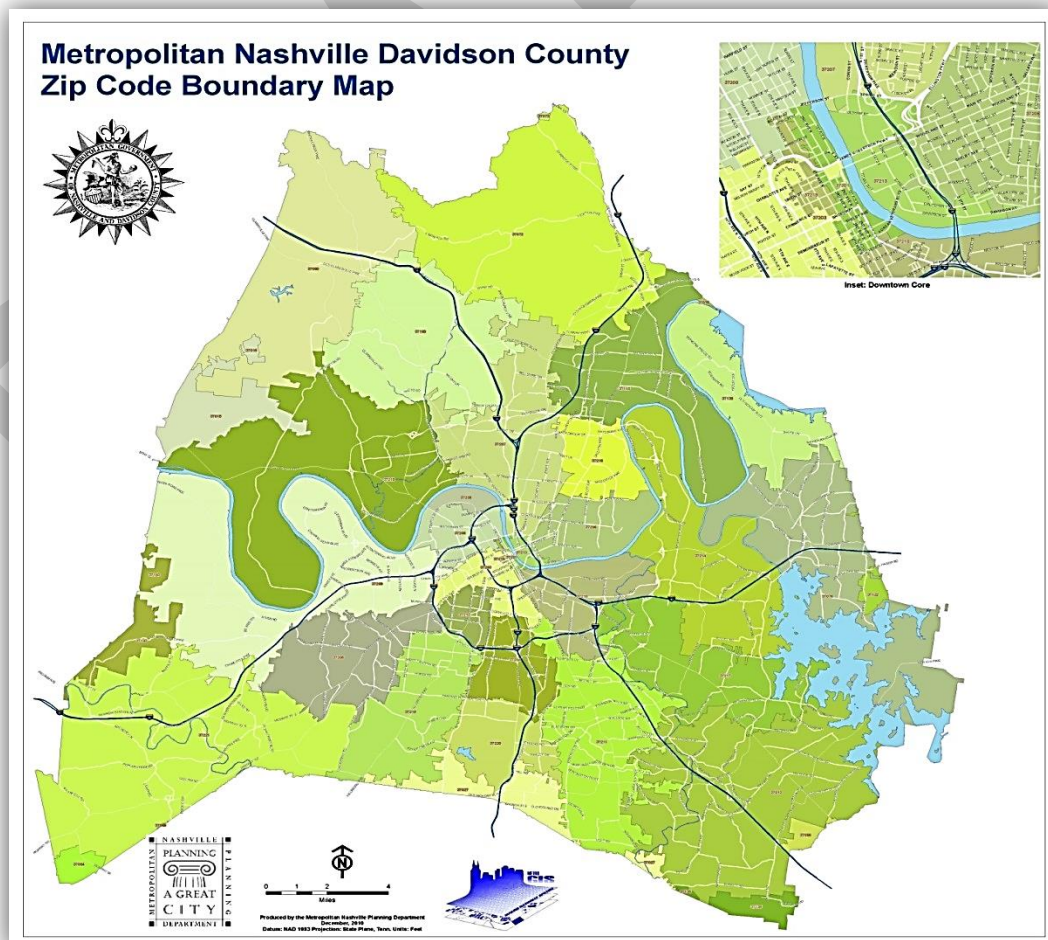
R/ECAP Census Tract	HUD	MDHA
37015803		
37011800		15
37012600		4
37013601	314	329
37013602		154
37013700		255
37013800		29
37013900		4
37014200	928	389
37014400		189
37014800	818	823
37016100	283	304
37016200	555	560
37016300		4
37019300	933	936
37019400	537	350
TOTAL	4368	4345

HUD Map 5 shows the concentration of HCVs in census tracts by degrees of shading. To better understand the distribution of HCVs in Davidson County, MDHA maintains data by zip code. MDHA Table C.7 lists the number of HCVs per zip code as of February 1, 2017. For reference, a Metro Nashville Zip Code Boundary Map that can be the Metro Planning Department maintains is provided below. You can view zip codes by zooming in on an area or visit:

<http://maps.nashville.gov/webimages/MapGallery/PDFMaps/Zip%20Codes.pdf>.

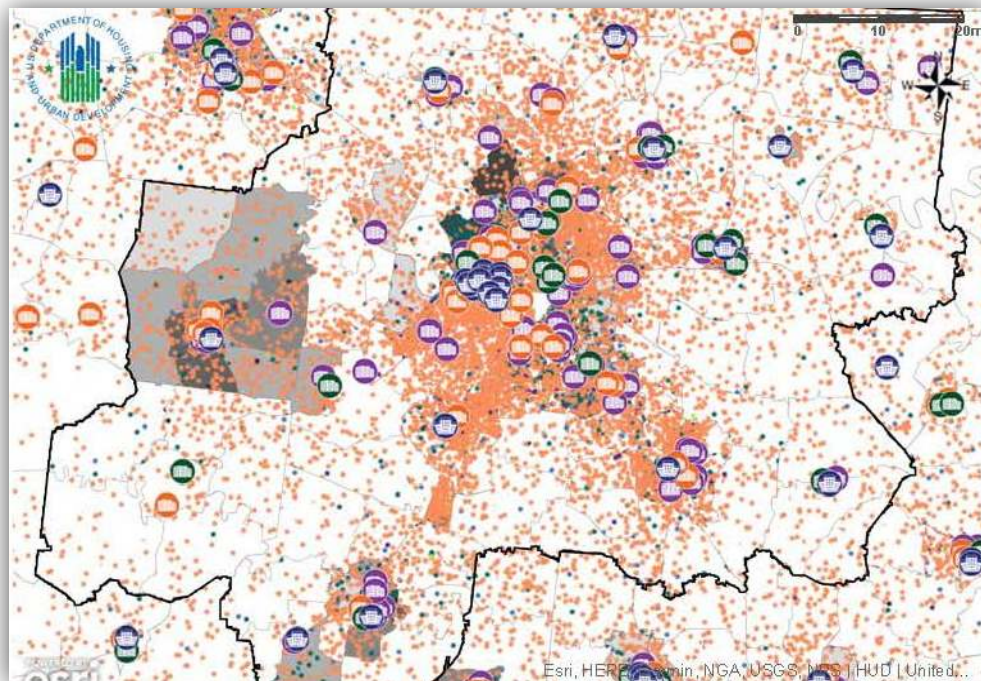
MDHA Table C.7: HCVs by Zip Code

Zip Code	# HCVs	Zip Code	# HCVs	Zip Code	# HCVs
37013	636	37205	3	37214	193
37072	281	37206	379	37215	11
37076	493	37207	1140	37216	209
37115	650	37208	511	37217	288
37138	18	37209	258	37218	266
37189	28	37210	228	37221	53
37203	332	37211	681	37228	98
37204	6	37212	66		



Within the region, publicly supported housing tends to be concentrated in city centers – Columbia, Dickson, Gallatin, Franklin, Lebanon, Murfreesboro – as shown on the map below. In addition, there appears to be a string of publicly supported housing along the Interstate 24 corridor between Nashville and Murfreesboro.

HUD Map 5: Publicly Supported Housing with Race/Ethnicity & R/ECAPs Region



- ii. **Describe patterns in the geographic location for publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to previously discussed segregated areas or R/ECAPs in the jurisdiction and region.**

An excerpt from HUD Table 7, below, shows that for Public Housing, families with children are disproportionately more likely to live in Public Housing and live in R/ECAP census tracts than households that are elderly and/or have a person with a disability. Referring to MDHA Table C.5, with the exception of Neighborhood Housing, all but one of MDHA's family properties (Parkway Terrace) are located in R/ECAPs. Of the three (3) MDHA properties designated for elderly only (Carleen Batson Waller Manor, Edgefield Manor, and Gernert Studios), Carleen Batson Waller Manor is not located in a R/ECAP. Of the four (4) MDHA properties designated for elderly or disabled only (Hadley Park Towers, Madison Towers, Parthenon Towers, and Vine Hill Towers), two (2) properties – Madison Towers and Parthenon Towers are not located in R/ECAPs.

For Project-Based Section 8, 11.56% of the units are located in non-R/ECAP census tracts. However, families with children are more likely to live in a R/ECAP census tract (38.26%) than a non-R/ECAP census tract (29.31%). Elderly households and households in which a person has a disability are nearly evenly split as to whether they live in a R/ECAP or non-R/ECAP census tract.

HUD data does not show families with children occupying Other Multifamily housing. Most households are elderly, who are more likely to reside in non-R/ECAP census tracts. However, households in which a member has a disability are more likely to live in a R/ECAP tract.

Approximately 16% of HCV assisted housing is in R/ECAP tracts, yet a disproportionate number of families with children live in a R/ECAP tract.

**HUD Table 7 Excerpt: R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category
Families with Children, Elderly, and Disability**

(Nashville-Davidson, TN CDBG, HOME, ESG) Jurisdiction	Total # units (occupied)	% Families with children	% Elderly	% with a disability
Public Housing				
R/ECAP tracts	3,456	60.02%	18.56%	12.46%
Non R/ECAP tracts	1,631	27.95%	26.30%	44.89%
Project-based Section 8				
R/ECAP tracts	546	38.26%	44.66%	18.15%
Non R/ECAP tracts	4,178	29.31%	47.70%	20.75%
Other HUD Multifamily				
R/ECAP tracts	94	0.00%	68.75%	36.46%
Non R/ECAP tracts	157	0.00%	77.27%	17.61%
HCV Program				
R/ECAP tracts	1,052	46.01%	17.61%	19.83%
Non R/ECAP tracts	5,467	55.76%	13.07%	17.42%
Note 1: Disability information is often reported for heads of household or spouse/co-head only. Here, the data reflect information on all members of the household.				
Note 2: Data Sources: APSH				
Note 3: Refer to the Data Documentation for details (www.hudexchange.info).				

iii. How does the demographic composition of occupants of publicly supported housing in the R/ECAPs compare to the demographic composition of occupants of publicly supported housing outside of R/ECAPs in the jurisdiction and region?

As shown in the excerpt of HUD Table 7, Black households in any category of publicly supported housing are more likely to live in a R/ECAP census tract than in a non-R/ECAP census tract. However, White households and Asian or Pacific Islander

households in any category of publicly supported housing are more likely to live in a non-R/ECAP census tract than in a R/ECAP census tract. Hispanic households participating in Project-Based Section 8, Other Multifamily, and the HCV program are more likely to live in non-R/ECAP census tracts but are slightly more likely to live in a R/ECAP tract when participating in Public Housing.

Of the percentage of households in Public Housing in R/ECAP census tracts, Black households represent 93.08%, while White households represent 5.41%, Hispanic households at 1.45%, and Asian or Pacific Islander at 0.06%. In comparison, of the percentage of households in Public Housing in non-R/ECAP census tracts, Black households represent 81.07%, while White households represent 17.45%, Hispanic households at 1.23%, and Asian or Pacific Islander at 0.25%. These trends are consistent across the other categories of publicly supported housing. .

**HUD Table 7 Excerpt: R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category
Race/Ethnicity**

(Nashville-Davidson, TN CDBG, HOME, ESG) Jurisdiction	Total # units (occupied)	% White	% Black	% Hispanic	% Asian or Pacific Islander
Public Housing					
R/ECAP tracts	3,456	5.41%	93.08%	1.45%	0.06%
Non R/ECAP tracts	1,631	17.45%	81.07%	1.23%	0.25%
Project-based Section 8					
R/ECAP tracts	546	14.59%	85.05%	0.36%	0.00%
Non R/ECAP tracts	4,178	47.92%	48.35%	2.09%	1.40%
Other HUD Multifamily					
R/ECAP tracts	94	2.11%	97.89%	0.00%	0.00%
Non R/ECAP tracts	157	40.88%	58.49%	0.63%	0.00%
HCV Program					
R/ECAP tracts	1,052	8.31%	91.10%	0.49%	0.00%
Non R/ECAP tracts	5,467	16.54%	82.35%	0.75%	0.23%

iv.(A) Do any developments of public housing, properties converted under RAD, and LIHTC developments have a significantly different demographic composition, in terms of protected class, than other developments of the same category for the jurisdiction? Describe how these developments differ.

MDHA has received authority from the U.S. Department of Housing and Urban Development (HUD) to convert its entire portfolio under the Rental Assistance Demonstration (RAD) program in two (2) phases. The table below provides the actual or anticipated dates of conversion. Although five (5) properties have been converted to date, only Levy Place is treated as a RAD-converted property in the HUD data and in MDHA's data (to be consistent with the HUD data) for the purpose of this report.

Therefore, all other properties are treated as Public Housing. Demographic data on Levy is provided below.

With the exception of Nance Place and Ryman Lofts, which are owned by MDHA and data provided, demographic data on LIHTC properties is not available. Nance Place and Ryman Lofts are located at Rolling Mill Hill, a mixed-use, mixed-income development proximate to the SoBro (South of Broadway) area of downtown Nashville (non-R/ECAP). As tax credit properties, units are affordable to persons with incomes $\leq 60\%$; and in Ryman Lofts, there is a preference for income-eligible artists.

MDHA Table C.8: Schedule of RAD Conversions

Converted Properties	
Property Name	Conversion Date
Levy Place	07/2016
John Henry Hale	09/2016
Cumberland View	12/2016
Andrew Jackson	02/2017
Madison Towers	02/2017
Edgefield Manor	03/29/2017
Parkway Terrace	04/28/2017
Properties to be Converted	
Property Name	Anticipated Conversion Date
Sudekum Apartments	June 2017
Napier Place	June 2017
Cheatham Place	June 2017
Edgehill Apartments	June 2017
Gernert Apartments	June 2017
Parthenon Towers	July 2017
Carlee Batson Waller	July 2017
Hadley Park	July 2017
Cayce Place	August 2017
Vine Hill Towers & Apts.	September 2017
Preston Taylor	October 2017
Neighborhood Housing	October 2017

Race and Ethnicity

In all MDHA Public Housing properties, the majority of residents are Black. However, the percentage of Black residents in family and contemporary properties is disproportionately higher than in properties designated for elderly only (age 62+) or for elderly (age 50+) or persons with disabilities. (Contemporary properties require that residents have an annual income of \$10,400 and qualify and pay for their own utilities.) MDHA data provided in the table below shows that the percentage of Black residents in family and contemporary housing is above 90%; however, the percentage of Black

residents in properties designated for elderly only or for elderly or persons with disabilities ranges from 58% to 89%.

White households are more likely to reside in properties designated for elderly only or elderly and/or persons with disabilities as are persons who are Asian or Pacific Islander. The percentage of residents who live in family properties who are Hispanic is 1.92%; the percentages are 1.68% in housing for elderly and/or persons with disabilities ranges, 1.31% in elderly only, and 0.64% in contemporary housing.

Demographic data for Levy Place is consistent with that of MDHA's family and contemporary properties, which is to be expected since the RAD conversion was operational. (Note: Although Levy Place was awarded 9% tax credits in 2016 for rehab, it is treated as a RAD property for this analysis.) However, the demographic data for MDHA's two LIHTC properties – Nance Place and Ryman Lofts, is markedly different. The percentage of White residents in these properties is significantly higher than in MDHA's other properties, with the percentage in Ryman Lofts above 91%. Nance Place has the highest percentage of Asian/Pacific Islander residents than all other MDHA properties.

MDHA Table C.9: Race/Ethnicity per Public Housing Properties, Levy Place (RAD), Nance Place & Ryman Lofts (LIHTC)

Property Type	Race/Ethnicity												
	White		Black		Asian/ Pacific Islander		Other		Not Reported		Total	Hispanic	
	#	%	#	%	#	%	#	%	#	%		#	%
Family Properties													
Andrew Jackson Courts	18	3.34%	521	96.66%	0	0.00%	0	0.00%	0	0.00%	539	0	0.00%
Cayce Place	149	7.89%	1717	90.89%	0	0.00%	14	0.74%	9	0.48%	1889	21	1.11%
Cheatham Place	24	4.58%	495	94.47%	3	0.57%	1	0.19%	1	0.19%	524	8	1.53%
Cumberland View Apartments	31	4.34%	676	94.68%	3	0.42%	4	0.56%	0	0.00%	714	0	0.00%
Edgehill Homes	71	6.69%	966	90.96%	4	0.38%	20	1.88%	1	0.09%	1062	32	3.01%
Napier Place	47	5.99%	731	93.12%	0	0.00%	5	0.64%	2	0.25%	785	25	3.18%
Neighborhood Housing	19	2.15%	848	96.04%	9	1.02%	4	0.45%	3	0.34%	883	16	1.81%
Sudekum Apartments	88	6.52%	1242	92.07%	1	0.07%	15	1.11%	3	0.22%	1349	47	3.48%
Total	447	5.77%	7196	92.91%	20	0.26%	63	0.81%	19	0.25%	7745	149	1.92%

Property Type	Race/Ethnicity												
	White		Black		Asian/ Pacific Islander		Other		Not Reported		Total	Hispanic	
	#	%	#	%	#	%	#	%	#	%		#	%
Contemporary Properties													
Historic Preston Taylor Apartments	7	0.79%	882	98.99%	0	0.00%	1	0.11%	1	0.11%	891	3	0.34%
John Henry Hale Apartments	7	1.49%	460	97.66%	4	0.85%	0	0.00%	0	0.00%	471	0	0.00%
Parkway Terrace	29	7.97%	333	91.48%	0	0.00%	2	0.55%	0	0.00%	364	6	1.65%
Vine Hill Apartments	21	6.60%	297	93.40%	0	0.00%	0	0.00%	0	0.00%	318	4	1.26%
Total	64	3.13%	1972	96.48%	4	0.20%	3	0.15%	1	0.05%	2044	13	0.64%
Elderly Only Properties													
Carleen Batson Waller Manor	14	26.92%	38	73.08%	0	0.00%	0	0.00%	0	0.00%	52	1	1.92%
Edgefield Manor	33	14.67%	188	83.56%	4	1.78%	0	0.00%	0	0.00%	225	3	1.33%
Gernert Studio Apartments	24	13.19%	153	84.07%	3	1.65%	2	1.10%	0	0.00%	182	2	1.10%
Total	71	15.47%	379	82.57%	7	1.53%	2	0.44%	0	0.00%	459	6	1.31%
Elderly or Disabled Properties													
Hadley Park Towers	16	10.26%	139	89.10%	0	0.00%	1	0.64%	0	0.00%	156	5	3.21%
Madison Towers	59	27.83%	151	71.23%	1	0.47%	0	0.00%	1	0.47%	212	0	0.00%
Parthenon Towers	118	37.70%	183	58.47%	10	3.19%	1	0.32%	1	0.32%	313	5	1.60%
Vine Hill Studio Apartments	53	34.87%	98	64.47%	0	0.00%	1	0.66%	0	0.00%	152	4	2.63%
Total	246	29.53%	571	68.55%	11	1.32%	3	0.36%	2	0.24%	833	14	1.68%
TOTAL ALL PUBLIC HOUSING	828	7.47%	10118	91.31%	42	0.38%	71	0.64%	22	0.20%	11081	182	1.64%
RAD Converted Property													
Levy Place	11	2%	432	98%	0	0%	0	0%	0	0%	443	0	0%
MDHA LIHTC Properties													
Nance Place	69	49.64%	59	42.45%	7	5.04%	4	2.88%	0		139	2	1.44%
Ryman Lofts	68	91.89%	4	5.41%	0	0.00%	1	1.35%	1		74	1	1.35%
Total LIHTC	137	64.32%	63	29.58%	7	3.29%	5	2.35%	1	0.47%	213	3	1.41%

Gender

As previously discussed, the percentage of females (62.67%) in Public Housing is higher than males (37.25%) and exceeds their rate in the general population (51.56%). In looking at specific property types, the percentage of females is higher than males in family (64.29%), contemporary (66.44%), and elderly only (52.94%) properties but lower in properties for elderly or persons with disabilities (43.70%). Gender demographics at Levy Place are similar to those at family and contemporary properties with 63.21% female and 36.12% male. At Nance Place and Ryman Lofts, the percentage of males is slightly higher than females. See MDHA Table C.10 below.

MDHA Table C.10: Gender per Public Housing Properties, Levy Place (RAD), Nance Place & Ryman Lofts (LIHTC)

Property Type	Gender						
	Male		Female		Not Reported		Total
	#	%	#	%	#	%	
Family Properties							
Andrew Jackson Courts	168	31.17%	368	68.27%	3	0.56%	539
Cayce Place	676	35.79%	1213	64.21%	0	0.00%	1889
Cheatham Place	187	35.69%	337	64.31%	0	0.00%	524
Cumberland View Apartments	279	39.08%	430	60.22%	5	0.70%	714
Edgehill Homes	390	36.72%	672	63.28%	0	0.00%	1062
Napier Place	273	34.78%	512	65.22%	0	0.00%	785
Neighborhood Housing	303	34.31%	580	65.69%	0	0.00%	883
Sudekum Apartments	481	35.66%	867	64.27%	1	0.07%	1349
Total	2757	35.60%	4979	64.29%	9	0.12%	7745
Contemporary Properties*							
Historic Preston Taylor Apartments	314	35.24%	577	64.76%	0	0.00%	891
John Henry Hale Apartments	142	30.15%	329	69.85%	0	0.00%	471
Parkway Terrace	131	35.99%	233	64.01%	0	0.00%	364
Vine Hill Apartments	99	31.13%	219	68.87%	0	0.00%	318
Total	686	33.56%	1358	66.44%	0	0.00%	2044
Elderly Only Properties							
Carleen Batson Waller Manor	21	40.38%	31	59.62%	0	0.00%	52
Edgefield Manor	101	44.89%	124	55.11%	0	0.00%	225
Gernert Studio Apartments	94	51.65%	88	48.35%	0	0.00%	182
Total	216	47.06%	243	52.94%	0	0.00%	459
Elderly or Disabled Properties							
Hadley Park Towers	86	55.13%	70	44.87%	0	0.00%	156
Madison Towers	110	51.89%	102	48.11%	0	0.00%	212
Parthenon Towers	187	59.74%	126	40.26%	0	0.00%	313
Vine Hill Studio Apartments	86	56.58%	66	43.42%	0	0.00%	152
Total	469	56.30%	364	43.70%	0	0.00%	833
TOTAL ALL PUBLIC HOUSING	4128	37.25%	6944	62.67%	9	0.08%	11081

Property Type	Gender						
	Male		Female		Not Reported		Total
	#	%	#	%	#	%	
RAD Converted Property							
Levy Place	160	36.12%	280	63.21%	3	0.68%	443
MDHA LIHTC Properties							
Nance Place	71	51.08%	68	48.92%	0	0.00%	139
Ryman Lofts	39	52.70%	35	47.30%	0	0.00%	74
Total LIHTC	110	51.64%	103	48.36%	0	0.00%	213

Families with Children, Elderly Persons, and Persons with Disabilities

According to MDHA Table C.11, approximately 47% of Public Housing residents are under the age of 18, comprising 53.32% of the residents in family properties and 53.62% in contemporary properties. Of those properties, Sudekum Apartments has the highest percentage of youth (61.23%) and Andrew Jackson Courts has the lowest (31.73%).

As expected, most residents in elderly only housing are between the ages 62-80 (84.31%) as are most residents in properties for elderly or persons with disabilities (59.30%). A little over 1% of public housing residents across the portfolio are over age 80, with 11.76% of the residents in elderly only properties age 81+. HUD estimates that 22% of public housing residents have a disability (see HUD Table 15). MDHA has four (4) properties designated for persons over age 50 or persons with disabilities, and approximately 8% of public housing residents reside at those properties.

At Levy Place, 57.56% of residents are under age 18 and 2.26% of the residents are elderly (age 62+). At Nance Place and Ryman Lofts, most of the residents are between ages 18-39. At Nance Place, 10.07% of residents are under age 18, and 2.70% of residents at Ryman Lofts are under age 18.

**MDHA Table C.11: Age Ranges per Public Housing Properties, Levy Place (RAD),
Nance Place & Ryman Lofts (LIHTC)**

Property Type													
	0-17		18-39		40-61		62-80		81+		Not Reported		
	#	%	#	%	#	%	#	%	#	%	#	%	Total
Family Properties													
Andrew Jackson Courts	171	31.73%	149	27.64%	154	28.57%	53	9.83%	9	1.67%	3	0.56%	539
Cayce Place	1089	57.65%	533	28.22%	225	11.91%	40	2.12%	2	0.11%	0	0.00%	1889
Cheatham Place	182	34.73%	118	22.52%	143	27.29%	67	12.79%	14	2.67%	0	0.00%	524
Cumberland View Apartments	433	60.64%	161	22.55%	87	12.18%	24	3.36%	4	0.56%	5	0.70%	714
Edgehill Homes	599	56.40%	287	27.02%	133	12.52%	33	3.11%	10	0.94%	0	0.00%	1062
Napier Place	374	47.64%	239	30.45%	139	17.71%	27	3.44%	6	0.76%	0	0.00%	785
Neighborhood Housing	456	51.64%	252	28.54%	137	15.52%	34	3.85%	4	0.45%	0	0.00%	883
Sudekum Apartments	826	61.23%	355	26.32%	138	10.23%	26	1.93%	3	0.22%	1	0.07%	1349
TOTAL	4130	53.32%	2094	27.04%	1156	14.93%	304	3.93%	52	0.67%	9	0.12%	7745
Contemporary Properties*													
Historic Preston Taylor Apartments	479	53.76%	271	30.42%	104	11.67%	35	3.93%	2	0.22%	0	0.00%	891
John Henry Hale Apartments	251	53.29%	144	30.57%	56	11.89%	14	2.97%	6	1.27%	0	0.00%	471
Parkway Terrace	216	59.34%	100	27.47%	40	10.99%	7	1.92%	1	0.27%	0	0.00%	364
Vine Hill Apartments	150	47.17%	100	31.45%	48	15.09%	18	5.66%	2	0.63%	0	0.00%	318
TOTAL	1096	53.62%	615	30.09%	248	12.13%	74	3.62%	11	0.54%	0	0.00%	2044
Elderly Only Properties													
Carleen Batson Waller Manor	0	0.00%	0	0.00%	1	1.92%	37	71.15%	14	26.92%	0	0.00%	52
Edgefield Manor	0	0.00%	0	0.00%	10	4.44%	199	88.44%	16	7.11%	0	0.00%	225
Gernert Studio Apartments	1	0.55%	0	0.00%	6	3.30%	151	82.97%	24	13.19%	0	0.00%	182
TOTAL	1	0.22%	0	0.00%	17	3.70%	387	84.31%	54	11.76%	0	0.00%	459

Property Type													
	0-17		18-39		40-61		62-80		81+		Not Reported		
	#	%	#	%	#	%	#	%	#	%	#	%	Total
Elderly or Disabled Properties													
Hadley Park Towers	1	0.64%	6	3.85%	99	63.46%	47	30.13%	3	1.92%	0	0.00%	156
Madison Towers	3	1.42%	13	6.13%	131	61.79%	63	29.72%	2	0.94%	0	0.00%	212
Parthenon Towers	3	0.96%	10	3.19%	180	57.51%	117	37.38%	3	0.96%	0	0.00%	313
Vine Hill Studio Apartments		0.00%	9	5.92%	84	55.26%	59	38.82%	0	0.00%	0	0.00%	152
TOTAL	7	0.84%	38	4.56%	494	59.30%	286	34.33%	8	0.96%	0	0.00%	833
TOTAL ALL PUBLIC HOUSING	5234	47.23%	2747	24.79%	1915	17.28%	1051	9.48%	125	1.13%	9	0.08%	11081
RAD Converted Property													
Levy Place	255	57.56%	126	28.44%	49	11.06%	9	2.03%	1	0.23%	3	0.68%	443
MDHA LIHTC Properties													
Nance Place	14	10.07%	117	84.17%	7	5.04%	1	0.72%	0	0.00%	0	0.00%	139
Ryman Lofts	2	2.70%	56	75.68%	10	13.51%	5	6.76%	1	1.35%	0	0.00%	74
Total LIHTC	16	7.51%	173	81.22%	17	7.98%	6	2.82%	1	0.47%	0	0.00%	213

iv.(B) Provide additional relevant information, if any, about occupancy, by protected class, in other types of publicly supported housing for the jurisdiction and region.

Community Development Block Grant (CDBG) Housing Programs

CDBG housing programs include Homeowner Rehab, Energy Efficiency, and Rental Rehab. Eligible households must have incomes at or below 80% AMI; in recent years, priority is given to elderly, disabled, and very low-income (below 50% AMI). For program years 2013, 2014, and 2015 (2016 Program Year ends May 31, 2017), a total of 867 households have been served. Of that, 77.97% are Black, 20.53% White, 0.12% Asian, and 1.38% Other. (Source: HUD IDIS, PR 23)

HOME Investment Partnerships Program

HOME funding is used to create new affordable rental or homeownership housing. Rental housing is targeted for households with incomes $\leq 60\%$ AMI, and homeownership housing is targeted for households with incomes $\leq 80\%$ AMI. For program years 2013, 2014, and 2015, a total of 269 units have been completed. Of that, 66.54% are Black, 28.62% White, and 4.83% Other. Two (2) households are Hispanic. (Source: HUD IDIS, PR 23)

Housing Opportunities for Persons with AIDS (HOPWA)

Through the HOPWA program, persons with AIDS and their families in the region (Nashville-Davidson MSA) can receive assistance for housing and supportive services. For program years 2013, 2014, and 2015, 1,274 individuals have been served through the HOPWA program; 58.95% are Black, 38.23% White, 2.83% Other. Of the HOPWA individuals served, 4.47% are Hispanic. (Source: HOPWA CAPERs, Program Years 2013, 2014, and 2015)

Neighborhood Stabilization Programs (NSP)

NSP (1 and 2) funding has been used to stabilize communities that have suffered from foreclosures and abandonment through projects undertaken by MDHA or in partnership with nonprofit developers to purchase and redevelop foreclosed and abandoned homes and residential properties.

MDHA Table C.12: NSP Demographic Data

Program	Race/Ethnicity								Disabled	Female Head of Household	TOTAL UNITS
	White		Black		Hispanic		Asian or Pacific Islander				
	#	%	#	%	#	%	#	%			
NSP1	10	14.29%	58	82.86%	0	0.00%	0	0.00%	6	38	70
NSP2	104	23.06%	337	74.72%	2	0.44%	3	0.67%	24	206	451

Other Rental Assistance Programs

In addition to the HCV program, MDHA administers other rental assistance programs. Descriptions of each program and demographic characteristics of household recipients follow.

- *Section 8 Moderate Rehabilitation Single Room Occupancy:* Through this program, MDHA makes rental assistance payments to landlords on behalf of homeless individuals who rent rehabilitated dwellings. Currently, two (2) properties in Nashville receive this assistance.
- *Shelter Plus Care (S+C) Program:* MDHA administers this program in the Nashville-Davidson County Continuum of Care (CoC). Through this program, rental assistance is provided in connection with matching supportive services.
- *Veterans Assistance Supportive Housing (VASH) Program:* VASH combines rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veteran Affairs (VA).

**MDHA Table C.13: Demographic Characteristics of
Other Rental Assistance Programs**

Program	Total HHs Served	Gender				Race/Ethnicity									
		Female		Male		White		Black		Asian		Other		Hispanic	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
SRO	99	31	31.31%	68	68.69%	45	45.45%	51	51.52%	1	1.01%	2	2%	1	1.01%
S+C	259	185	71.43%	74	28.57%	59	22.78%	198	76.45%	0	0.00%	2	1%	4	1.54%
VASH	311	31	9.97%	280	90.03%	111	35.69%	198	63.67%	0	0.00%	2	1%	1	0.32%

Program	Total HHs Served	Age Range									
		Under 21		22-39		40-61		62-79		80+	
		#	%	#	%	#	%	#	%	#	%
SRO	99	0	0.00%	19	19.19%	59	59.60%	21	21.21%	0	0.00%
S+C	259	0	0.00%	80	30.89%	164	63.32%	15	5.79%	0	0.00%
VASH	311	0	0.00%	23	7.40%	178	57.23%	108	34.73%	2	0.64%

- b.v. Compare the demographics of occupants of developments in the jurisdiction, for each category of publicly supported housing (public housing, project-based Section 8, Other Multifamily Assisted developments, properties converted under RAD, and LIHTC) to the demographic composition of the areas in which they are located. For the jurisdiction, describe whether developments that are primarily occupied by one race/ethnicity are located in areas occupied largely by the same race/ethnicity. Describe any differences for housing that primarily serves families with children, elderly persons, or persons with disabilities.**

A query of HUD Map 5 produced data comparing demographics of residents of Public Housing, Project-Based Section 8, and Other Multifamily. Only demographic data for the census tract is available for LIHTC properties, except for Nance Place and Ryman Lofts, as provided by MDHA. Since HUD-provided data for Public Housing is by AMP, MDHA data has been substituted for properties, where available; however, demographic data for Neighborhood Housing is not included below. The following table is sorted by census tract.

NOTE: Census tract data is generated by HUD and may not be consistent among properties within the same tract. Also, note that properties may be listed more than once if they include more than one type of publicly supported housing.

Where data exists, it shows that for the most part, the percentage of black households in publicly supported housing exceeds the percentage of Black households in the census tract. Unfortunately, data does not exist to determine how the percentage of

Hispanics in publicly supported housing compares to the census tract, particularly in census tracts in which the percentage of Hispanics is greater than 10%.

MDHA Table C.14: Comparison of Demographics of Census Tracts & Development

Development Name	Program Type	Census Tract Number	Census Tract Poverty Rate	Units in Project	Property White (%)	Tract White (%)	Property Black (%)	Tract Black (%)	Property Hispanic (%)	Tract Hispanic (%)	Property Asian (%)	Tract Asian (%)	HHs with children
Hickory Ridge Apts	LIHTC	47037010201	4%	54		49%		42%		6%		1%	
Meadow Creek, Apts	LIHTC	47037010301	9%	84		69%		23%		5%		1%	
Greens Of Rivergate	LIHTC	47037010302	17%	140		60%		32%		4%		1%	
Spring Branch Apts	LIHTC	47037010401	22%	88		51%		27%		19%		1%	
October Homes	LIHTC	47037010402	33%	104		46%		32%		19%		0%	
Charter Village Apts	LIHTC	47037010402	33%	250		46%		32%		19%		0%	
Nashwood Park Apts	LIHTC	47037010402	33%	100		46%		32%		19%		0%	
Charter Village Apartments	Project-Based Section 8	47037010402	33%	220	28%	46%	67%	32%	5%	19%		0%	67%
Riverwood Tower Apartments	Project-Based Section 8	47037010402	33%	117	77%	46%	20%	32%	2%	19%		0%	
Madison Towers	Public Housing	47037010402	33%	211	28%	46%	71%	32%	0%	19%	0%	0%	
Neighborhood Housing	Public Housing	47037010402	33%	4		46%		32%		19%		0%	
Old Hickory Towers	LIHTC	47037010501	21%	210		86%		7%		4%		0%	
Nashville Voa Living Center	Other Multifamily	47037010501	21%	12		86%		7%		4%		0%	
Old Hickory Towers	Project-Based Section 8	47037010501	21%	210	94%	86%	4%	7%	1%	4%		0%	
Cumberland View Towers	Project-Based Section 8	47037010601	13%	150	83%	50%	15%	30%	3%	17%		1%	
Chippington I & II Apts	LIHTC	47037010702	25%	426		48%		30%		18%		1%	
Chippington Towers	Project-Based Section 8	47037010702	25%	1		48%		30%		18%		1%	
Chippington Towers	Project-Based Section 8	47037010702	25%	417	78%	48%	19%	30%	2%	18%		1%	
Southside Iv	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iv	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iii	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iv	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iv	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iii	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iii	LIHTC	47037010903	25%	2		10%		81%		7%		0%	

Development Name	Program Type	Census Tract Number	Census Tract Poverty Rate	Units in Project	Prope rty White (%)	Tract White (%)	Prope rty Black (%)	Tract Black (%)	Property Hispanic (%)	Tract Hispani c (%)	Proper ty Asian (%)	Tract Asian (%)	HHs with children
Southside I	LIHTC	47037010903	25%	15		10%		81%		7%		0%	
Southside Iv	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iii	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iv	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iv	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iii	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iii	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iv	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iii	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iii	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iv	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iii	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iv	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside I	LIHTC	47037010903	25%	5		10%		81%		7%		0%	
Southside Iv	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iii	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iii	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Southside Iii	LIHTC	47037010903	25%	2		10%		81%		7%		0%	
Skyline Apts (Nashville)	LIHTC	47037010904	33%	24		8%		89%		1%		0%	
Parkwood Villa Apts	LIHTC	47037010904	33%	160		8%		89%		1%		0%	
Skyline Village Apts	LIHTC	47037010904	33%	24		8%		89%		1%		0%	
Knollcrest Apartments	Project-Based Section 8	47037010904	33%	197	4%	8%	96%	89%	1%	1%		0%	55%
Neighborhood Housing	Public Housing	47037010904	33%	1		8%		89%		1%		0%	
117 W Trinity Ln	LIHTC	47037011001	29%	1		29%		56%		10%		2%	
Hillside Duplex	LIHTC	47037011001	29%	2		29%		56%		10%		2%	
Fallbrook Apartments	Project-Based Section 8	47037011001	29%	244	9%	29%	90%	56%	0%	10%	0%	2%	73%
Cobblestone Corners	LIHTC	47037011002	20%	96		46%		46%		5%		2%	
Ellington View Apts	LIHTC	47037011002	20%	32		46%		46%		5%		2%	
Neighborhood Housing	Public Housing	47037011002	20%	2		46%		46%		5%		2%	
Thomas A	LIHTC	47037011200	9%	2		71%		21%		5%		1%	
909 C&D Thomas Ave	LIHTC	47037011200	9%	2		71%		21%		5%		1%	
Tri County Duplex	LIHTC	47037011300	35%	2		34%		43%		19%		1%	
Queen's Avenue Duplex	LIHTC	47037011300	35%	2		34%		43%		19%		1%	
Meridian Apt	LIHTC	47037011300	35%	2		34%		43%		19%		1%	

Development Name	Program Type	Census Tract Number	Census Tract Poverty Rate	Units in Project	Prope rty White (%)	Tract White (%)	Prope rty Black (%)	Tract Black (%)	Property Hispanic (%)	Tract Hispani c (%)	Proper ty Asian (%)	Tract Asian (%)	HHs with children
Southside I	LIHTC	47037011300	35%	2		34%		43%		19%		1%	
209 A&B Prince Ave	LIHTC	47037011300	35%	2		34%		43%		19%		1%	
Tri-County Duplex	LIHTC	47037011300	35%	2		34%		43%		19%		1%	
Neighborhood Housing	Public Housing	47037011300	35%	8		34%		43%		19%		1%	
Cahal Duplex	LIHTC	47037011400	34%	2		35%		57%		5%		0%	
Bellewood Park Apartments	LIHTC	47037011400	34%	100		35%		57%		5%		0%	
Litton Apts	LIHTC	47037011400	34%	162		35%		57%		5%		0%	
Berkshire Place Apartments	Project-Based Section 8	47037011400	34%	195	7%	35%	93%	57%	0%	5%		0%	69%
Neighborhood Housing	Public Housing	47037011400	34%	12		35%		57%		5%		0%	
Strouse Duplex	LIHTC	47037011700	27%	2		55%		36%		5%		0%	
Watson/Aponte Sfd	LIHTC	47037011700	27%	1		55%		36%		5%		0%	
Neighborhood Housing	Public Housing	47037011700	27%	34		55%		36%		5%		0%	
Fifth Street Sfd	LIHTC	47037011800	52%	1		14%		82%		2%		1%	
Neighborhood Housing	Public Housing	47037011800	52%	15		14%		82%		2%		1%	
East River Place Apts	LIHTC	47037011900	28%	89		22%		66%		11%		0%	
Parkway Terrace	Public Housing	47037011900	28%	125	8%	22%	91%	66%	2%	11%	0%	0%	
Neighborhood Housing	Public Housing	47037011900	28%	4		22%		66%		11%		0%	
Hooser Properties	LIHTC	47037012100	20%	1		86%		7%		4%		2%	
Neighborhood Housing	Public Housing	47037012200		3									
North 2nd St Apt	LIHTC	47037012600	44%	2		19%		76%		2%		0%	
Southside II - Berry St	LIHTC	47037012600	44%	1		19%		76%		2%		0%	
Berry St Apts (Nashville)	LIHTC	47037012600	44%	2		19%		76%		2%		0%	
North 2nd St Apt	LIHTC	47037012600	44%	2		19%		76%		2%		0%	
Riverchase Apts	LIHTC	47037012600	44%	212		19%		76%		2%		0%	
Neighborhood Housing	Public Housing	47037012600	44%	4		19%		76%		2%		0%	
Southside II - Yokley Dr	LIHTC	47037012701	34%	2		5%		92%		1%		0%	
Avondale Sfd	LIHTC	47037012701	34%	1		5%		92%		1%		0%	
Dennis Apts	LIHTC	47037012701	34%	4		5%		92%		1%		0%	
Charlie Place Duplexes	LIHTC	47037012701	34%	7		5%		92%		1%		0%	
Trinity Hills Apts	LIHTC	47037012701	34%	100		5%		92%		1%		0%	
Southside I	LIHTC	47037012701	34%	2		5%		92%		1%		0%	
Trinity Hills Village Apartments	Project-Based Section 8	47037012701	34%	100	5%	5%	95%	92%	0%	1%		0%	72%

Development Name	Program Type	Census Tract Number	Census Tract Poverty Rate	Units in Project	Prope rty White (%)	Tract White (%)	Prope rty Black (%)	Tract Black (%)	Property Hispanic (%)	Tract Hispani c (%)	Proper ty Asian (%)	Tract Asian (%)	HHs with children
Phyllis Wheatley Apartments	Project-Based Section 8	47037012701	34%	81	0%	5%	100%	92%	0%	1%		0%	1%
Haynes Garden Apartments	Project-Based Section 8	47037012701	34%	208	3%	5%	97%	92%	0%	1%		0%	64%
Neighborhood Housing	Public Housing	47037012701	34%	4		5%		92%		1%		0%	
Southside li	LIHTC	47037012702	26%	10		12%		84%		1%		1%	
Southside I	LIHTC	47037012702	26%	2		12%		84%		1%		1%	
Neighborhood Housing	Public Housing	47037012702	26%	20		12%		84%		1%		1%	
Cumberland Pointe Apts	LIHTC	47037012801	16%	200		11%		84%		3%		0%	
Resha Apt	LIHTC	47037012801	16%	2		11%		84%		3%		0%	
Hallmark Station	LIHTC	47037012801	16%	66		11%		84%		3%		0%	
Disciples Village - Nashville	Other Multifamily	47037012801	36%	51	0%	11%	100%	84%	0%	3%		0%	
Kelly Miller Smith Towers	Project-Based Section 8	47037012801	36%	107	10%	11%	89%	84%	1%	3%		0%	1%
Overlook Ridge	Project-Based Section 8	47037012801	36%	199	2%	11%	97%	84%	1%	3%		0%	76%
Neighborhood Housing	Public Housing	47037012801	36%	7		11%		84%		3%		0%	
Neighborhood Housing	Public Housing	47037013202		4									
Village West	LIHTC	47037013300	26%	288		64%		15%		17%		1%	
Neighborhood Housing	Public Housing	47037013300	26%	4		64%		15%		17%		1%	
Bell Duplex	LIHTC	47037013500	35%	2		56%		37%		4%		1%	
3323 Park Ave Duplex	LIHTC	47037013500	35%	2		56%		37%		4%		1%	
Brantley Duplex	LIHTC	47037013500	35%	2		56%		37%		4%		1%	
37th Ave N Duplex	LIHTC	47037013500	35%	2		56%		37%		4%		1%	
Park Ave Duplex	LIHTC	47037013500	35%	2		56%		37%		4%		1%	
Westfall Duplex	LIHTC	47037013500	35%	2		56%		37%		4%		1%	
Southside	LIHTC	47037013500	35%	6		56%		37%		4%		1%	
35th Ave Apt	LIHTC	47037013500	35%	4		56%		37%		4%		1%	
Dakota Duplex	LIHTC	47037013500	35%	2		56%		37%		4%		1%	
Park Ave Duplex	LIHTC	47037013500	35%	2		56%		37%		4%		1%	
Durbin Duplex	LIHTC	47037013500	35%	2		56%		37%		4%		1%	
3708 Park Ave Duplex	LIHTC	47037013500	35%	2		56%		37%		4%		1%	
Park Avenue House	LIHTC	47037013500	35%	2		56%		37%		4%		1%	
Skyview Apts	LIHTC	47037013500	35%	89		56%		37%		4%		1%	
Skyview Apartments	Project-Based Section 8	47037013500	31%	88	19%	56%	81%	37%	0%	4%		1%	68%
Neighborhood	Public	47037013500	31%	8		56%		37%		4%		1%	

Development Name	Program Type	Census Tract Number	Census Tract Poverty Rate	Units in Project	Prope rty White (%)	Tract White (%)	Prope rty Black (%)	Tract Black (%)	Property Hispanic (%)	Tract Hispani c (%)	Proper ty Asian (%)	Tract Asian (%)	HHs with children
Housing	Housing												
Preston Taylor Homes I	LIHTC	47037013601	49%	137		5%		91%		1%		0%	
Historic Preston Taylor Apartments	Public Housing	47037013601	49%	274	1%	5%	99%	91%	0%	1%	0%	0%	
Preston Taylor Neighborhood Housing	Public Housing	47037013601	49%	40	1%	5%	99%	91%	0%	1%	0%	0%	
Neighborhood Housing	Public Housing	47037013601	49%	15		5%		91%		1%		0%	
Hadley Park Towers	Public Housing	47037013602		154	10%		89%		3%		0%		
Southside Ii - Nubell St	LIHTC	47037013700	49%	2		8%		86%		1%		1%	
Preserve At Metro Center	LIHTC	47037013700	49%	81		8%		86%		1%		1%	
Southside Ii	LIHTC	47037013700	49%	2		8%		86%		1%		1%	
Southside I	LIHTC	47037013700	49%	2		8%		86%		1%		1%	
Villas At Metro Center	LIHTC	47037013700	49%	91		8%		86%		1%		1%	
14th Ave N Duplex	LIHTC	47037013700	49%	2		8%		86%		1%		1%	
Thomas Four-Plex	LIHTC	47037013700	49%	4		8%		86%		1%		1%	
14th Ave N Duplex	LIHTC	47037013700	49%	2		8%		86%		1%		1%	
Southside I	LIHTC	47037013700	49%	2		8%		86%		1%		1%	
Cephas Sfd	LIHTC	47037013700	49%	1		8%		86%		1%		1%	
Southside I	LIHTC	47037013700	49%	2		8%		86%		1%		1%	
Millennium Apts	LIHTC	47037013700	49%	25		8%		86%		1%		1%	
Granstaff Apts	LIHTC	47037013700	49%	90		8%		86%		1%		1%	
Peggy Ann Alsop Arbors	Other Multifamily	47037013700	49%	30	7%	8%	90%	86%	3%	1%		1%	
Home Mission Haven	Other Multifamily	47037013700	49%	29	0%	8%	100%	86%	0%	1%		1%	
Metrocenter Teachers Apartments	Project-Based Section 8	47037013700	49%	174	11%	8%	89%	86%	0%	1%		1%	
John L. Glenn Residential Center	Project-Based Section 8	47037013700	49%	47	9%	8%	91%	86%	0%	1%		1%	2%
Cumberland View	Public Housing	47037013700	49%	226	4%	8%	95%	86%	0%	1%	0%	1%	
Neighborhood Housing	Public Housing	47037013700	49%	29		8%		86%		1%		1%	
23rd Ave N Duplex	LIHTC	47037013800	55%	2		2%		95%		1%		0%	
Buchanan Duplex	LIHTC	47037013800	55%	2		2%		95%		1%		0%	
1410 23rd Ave N	LIHTC	47037013800	55%	2		2%		95%		1%		0%	
22nd Ave N Sfd	LIHTC	47037013800	55%	1		2%		95%		1%		0%	
23rd Ave N Duplex	LIHTC	47037013800	55%	2		2%		95%		1%		0%	
23rd Ave N Duplex	LIHTC	47037013800	55%	2		2%		95%		1%		0%	
22nd Ave N Duplex	LIHTC	47037013800	55%	2		2%		95%		1%		0%	
23rd Ave N Duplex	LIHTC	47037013800	55%	2		2%		95%		1%		0%	

Development Name	Program Type	Census Tract Number	Census Tract Poverty Rate	Units in Project	Prope rty White (%)	Tract White (%)	Prope rty Black (%)	Tract Black (%)	Property Hispanic (%)	Tract Hispani c (%)	Proper ty Asian (%)	Tract Asian (%)	HHs with children
Southside I	LIHTC	47037013800	55%	2		2%		95%		1%		0%	
Neighborhood Housing	Public Housing	47037013800	55%	29		2%		95%		1%		0%	
14th Ave N Duplex	LIHTC	47037013900	46%	2		4%		92%		1%		0%	
Southside li	LIHTC	47037013900	46%	2		4%		92%		1%		0%	
Southside I	LIHTC	47037013900	46%	2		4%		92%		1%		0%	
Neighborhood Housing	Public Housing	47037013900	46%	4		4%		92%		1%		0%	
Andrew Jackson Courts	Public Housing	47037014200		374	3%		97%		0%		0%		
Neighborhood Housing	Public Housing	47037014200		15									
Southside li - Georgia Ave	LIHTC	47037014300	31%	2		5%		91%		1%		1%	
Neighborhood Housing	Public Housing	47037014300	31%	11		5%		91%		1%		1%	
Hallmark At Fisk	LIHTC	47037014400	47%	90		10%		83%		4%		1%	
Spruce Street House Of Hope	Other Multifamily	47037014400	45%	15	0%	10%	100%	83%	0%	4%		1%	
Spruce Street Golden Manor	Other Multifamily	47037014400	45%	23	0%	10%	100%	83%	0%	4%		1%	4%
John Henry Hale	Public Housing	47037014400	45%	188	1%	10%	98%	83%	0%	4%	1%	1%	
Neighborhood Housing	Public Housing	47037014400	45%	1		10%		83%		4%		1%	
Napier Place	Public Housing	47037014800		378	6%		93%		3%		0%		
Sudekum Apartments	Public Housing	47037014800		443	7%		92%		3%		0%		
Neighborhood Housing	Public Housing	47037014800		2									
Heartland Christian Tower	Other Multifamily	47037015300	7%	57	82%	81%	16%	10%	2%	5%		2%	
Project Independence	Other Multifamily	47037015501	13%	18		79%		12%		3%		4%	
Hagy Commons	Other Multifamily	47037015501	13%	16	81%	79%	13%	12%	6%	3%		4%	
Haleys Park	Other Multifamily	47037015501	13%	14	50%	79%	50%	12%	0%	3%		4%	
Lakeside Apts	LIHTC	47037015610	4%	156		75%		16%		3%		4%	
Townhomes Of Nashboro Village	LIHTC	47037015612	14%	73		49%		34%		11%		2%	
Park At Richards Road Apts	LIHTC	47037015615	22%	264		32%		26%		35%		4%	
The Park At Richards Road Apartment	Project-Based Section 8	47037015615	25%	147	60%	32%	37%	26%	3%	35%	1%	4%	50%
Summerwind Apts	LIHTC	47037015618	5%	110		46%		37%		12%		2%	
Lauren Court Duplex	LIHTC	47037015618	5%	2		46%		37%		12%		2%	
Weatherly Ridge Apts Phase li	LIHTC	47037015620	13%	48		35%		43%		18%		2%	
Weatherly Ridge Apts Phase I	LIHTC	47037015620	13%	192		35%		43%		18%		2%	
Hamilton Creek Apts	LIHTC	47037015620	13%	116		35%		43%		18%		2%	

Development Name	Program Type	Census Tract Number	Census Tract Poverty Rate	Units in Project	Prope rty White (%)	Tract White (%)	Prope rty Black (%)	Tract Black (%)	Property Hispanic (%)	Tract Hispani c (%)	Proper ty Asian (%)	Tract Asian (%)	HHs with children
Shemin	LIHTC	47037015622	2%	24		68%		18%		9%		2%	
Neighborhood Housing	Public Housing	47037015622	2%	1		68%		18%					
Neighborhood Housing	Public Housing	47037015622	2%	19		68%		18%					
Autumn Wood Terrace Apts	LIHTC	47037015623	28%	84		60%		26%		9%		2%	
Burning Tree Apts	LIHTC	47037015623	28%	277		60%		26%		9%		2%	
Hermitage Manor Apts	LIHTC	47037015623	28%	84		60%		26%		9%		2%	
Margaret Robertson Apts	LIHTC	47037015623	28%	100		60%		26%		9%		2%	
Margaret Robertson Apartments	Project-Based Section 8	47037015623	26%	100	34%	60%	64%	26%	2%	9%		2%	78%
Terrace Park Townhomes Phase li	LIHTC	47037015624	16%	172		62%		27%		6%		2%	
Hickory Hollow Tower	LIHTC	47037015628	27%	154		26%		52%		16%		2%	
Hickory Hollow Towers	Project-Based Section 8	47037015628	31%	154	62%	26%	21%	52%	13%	16%	4%	2%	1%
Hickory Manor Apts	LIHTC	47037015629	14%	152		31%		49%		15%		3%	
Hanover Ridge	LIHTC	47037015629	14%	44		31%		49%		15%		3%	
Nashville Christian Towers	Project-Based Section 8	47037015802	36%	175	67%	42%	29%	21%	1%	32%	2%	2%	
Mercury Court Apt	LIHTC	47037015900	30%	20		70%		17%		9%		1%	
Trevecca Towers East	Project-Based Section 8	47037015900	39%	323	77%	70%	19%	17%	2%	9%	1%	1%	
Trevecca Towers li	Project-Based Section 8	47037015900	39%	162	74%	70%	24%	17%	1%	9%		1%	
Vine Hill Apts	LIHTC	47037016100	43%	136		36%		50%		9%		2%	
Vine Hill Apartments	Public Housing	47037016100		136	7%		93%		1%		0%		
Vine Hill Towers	Public Housing	47037016100		147	35%		64%		3%		0%		
Neighborhood Housing	Public Housing	47037016100		21									
Argyle Avenue Senior	LIHTC	47037016200	43%	80		23%		69%		3%		2%	
Wedgewood Towers	LIHTC	47037016200	43%	120		23%		69%		3%		2%	
Wedgewood Towers Apartments	Project-Based Section 8	47037016200	50%	117	36%	23%	63%	69%	1%	3%		2%	1%
Edgehill Apartments	Public Housing	47037016200		380	7%		91%		3%		0%		
Gernert Studio Apartments	Public Housing	47037016200		176	13%		84%		1%		2%		
Neighborhood Housing	Public Housing	47037016200		4									
Neighborhood Housing	Public Housing	47037016300		4									

Development Name	Program Type	Census Tract Number	Census Tract Poverty Rate	Units in Project	Prope rty White (%)	Tract White (%)	Prope rty Black (%)	Tract Black (%)	Property Hispanic (%)	Tract Hispani c (%)	Proper ty Asian (%)	Tract Asian (%)	HHs with children
Carleen B. Waller Manor	Public Housing	47037016600		53	27%		73%		2%		0%		
Parthenon Towers	Public Housing	47037016600		295	38%		58%		2%		3%		
Montrose Duplex	LIHTC	47037017000	16%	2		73%		22%		2%		2%	
Neighborhood Housing	Public Housing	47037017000		4									
Village South Apts	LIHTC	47037017100	13%	76		64%		30%		2%		2%	
Neighborhood Housing	Public Housing	47037017200		6									
Neighborhood Housing	Public Housing	47037017300		4									
Regency Apts	LIHTC	47037017401	21%	108		46%		20%		30%		2%	
Radnor Towers	Project-Based Section 8	47037017500	20%	190	77%	63%	19%	9%	2%	24%	1%	2%	1%
Neighborhood Housing	Public Housing	47037017500		1									
Richland Hills Apartments	Project-Based Section 8	47037018101	27%	138	30%	51%	63%	25%	2%	13%	5%	7%	62%
Villa Maria Manor	Project-Based Section 8	47037018102	6%	213	88%	91%	5%	3%	4%	2%	2%	3%	
Forest Park	LIHTC	47037018202	16%	104		74%		16%		3%		4%	
Hallmark At Bellevue	LIHTC	47037018202	16%	90		74%		16%		3%		4%	
Ryman Lofts At Rolling Mill Hill	LIHTC	47037018601	4%	60	92%	96%	5%	0%	1%	1%	1%	1%	2%
Neighborhood Housing	Public Housing	47037018700		1									
Whispering Oaks	LIHTC	47037019005	44%	482		26%		45%		22%		5%	
Dandridge Towers	LIHTC	47037019105	21%	154		50%		12%		16%		19%	
Hickory Forest Apts	LIHTC	47037019105	21%	90		50%		12%		16%		19%	
Dandridge Towers	Project-Based Section 8	47037019105	32%	153	55%	50%	13%	12%	8%	16%	24%	19%	
Hickory Forest	Project-Based Section 8	47037019105	32%	90	60%	50%	40%	12%	0%	16%		19%	47%
Hickory Lake Apts	LIHTC	47037019108	22%	322		26%		24%		47%		1%	
Valley Brook Townhouses Phase II	LIHTC	47037019116	9%	140		67%		21%		4%		5%	
Swiss Ridge Apts	LIHTC	47037019116	9%	84		67%		21%		4%		5%	
Valley Brook Townhomes I	LIHTC	47037019116	9%	108		67%		21%		4%		5%	
Swiss View Apts	LIHTC	47037019116	9%	32		67%		21%		4%		5%	
Seven Hundred Five Woodland	LIHTC	47037019200	29%	60		58%		35%		3%		2%	
Southside II	LIHTC	47037019200	29%	2		58%		35%		3%		2%	
11th S St Duplex	LIHTC	47037019200	29%	2		58%		35%		3%		2%	
Boscobel Duplex	LIHTC	47037019200	29%	2		58%		35%		3%		2%	

Development Name	Program Type	Census Tract Number	Census Tract Poverty Rate	Units in Project	Property White (%)	Tract White (%)	Property Black (%)	Tract Black (%)	Property Hispanic (%)	Tract Hispanic (%)	Property Asian (%)	Tract Asian (%)	HHs with children
Woodland St Sfd	LIHTC	47037019200	29%	1		58%		35%		3%		2%	
Shelby Hills Apartments	Project-Based Section 8	47037019200	29%	56	36%	58%	63%	35%	2%	3%		2%	45%
Neighborhood Housing	Public Housing	47037019200	29%	5		58%		35%		3%		2%	
Shelby Apts	LIHTC	47037019300	80%	4		17%		77%		2%		0%	
CWA Apartments I	Project-Based Section 8	47037019300	80%	176	9%	17%	90%	77%	1%	2%		0%	96%
CWA Apartments li	Project-Based Section 8	47037019300	80%	76	7%	17%	91%	77%	0%	2%	1%	0%	74%
Cayce Place	Public Housing	47037019300	80%	716	8%	17%	91%	77%	1%	2%	0%	0%	
Edgefield Manor	Public Housing	47037019300	80%	220	15%	17%	84%	77%	1%	2%	2%	0%	
Regal Apts	LIHTC	47037019400	41%	14		37%		58%		3%		1%	
5th Ave N Duplex	LIHTC	47037019400	41%	2		37%		58%		3%		1%	
Fifth Ave Sfd	LIHTC	47037019400	41%	2		37%		58%		3%		1%	
926 N 6th St	LIHTC	47037019400	41%	2		37%		58%		3%		1%	
Jefferson Street Lofts	LIHTC	47037019400	41%	71		37%		58%		3%		1%	
Woodard Duplex	LIHTC	47037019400	41%	2		37%		58%		3%		1%	
15th Ave Baptist Village Manor	Other Multifamily	47037019400	41%	25	0%	37%	100%	58%	0%	3%		1%	
Cheatham Place	Public Housing	47037019400	41%	314	5%	37%	94%	58%	2%	3%	1%	1%	
Neighborhood Housing	Public Housing	47037019400	41%	36		37%		58%		3%		1%	
Laurel House Apt	LIHTC	47037019500	28%	48		61%		28%		4%		4%	
Nance Place Apts	LIHTC	47037019500	28%	109	50%	61%	42%	28%	1%	4%	5%	4%	11%

C.1.c. Disparities in Access to Opportunity

- i. Describe any disparities in access to opportunity for residents of publicly supported housing in the jurisdiction and region, including within different program categories (public housing, project-based Section 8, Multifamily Assisted developments, HCV, and LIHTC) and between types (housing primarily serving families with children, elderly persons, and persons with disabilities) of publicly supported housing.**

Section V.B.iii. presents a countywide analysis of disparities in access to opportunity (education, employment, transportation, low poverty, and environmentally healthy neighborhoods) using HUD-provided data and maps as well as local data. For this analysis, information was obtained through meetings with MDHA public housing residents and reveals that disparities in access to opportunity are more acute.

Education

Many residents support community schools for convenience and neighborhood comradery but feel that schools currently serving their areas do not provide the support students need. More tutoring, after-school, and social and emotional learning programs were needs repeated during various meetings with residents. Residents perceive an inequity with the schools their children attend and those in the other areas of the county and region, such as Brentwood, and believe these schools have more resources, stronger curricula, and teachers who care about the students.

For students that attend an out-of-zone or optional school, transportation issues affect the ability of parents to become more involved with the school and the ability of students to participate in after-school or extracurricular activities. Many residents and students rely on public transportation, and residents mentioned that trips to and from school can be very lengthy.

Access to computers, the Internet, and computer-training programs were other common needs articulated by residents.

Employment

According to residents, there are no good-paying jobs in their communities; those that are available are entry level and/or pay below minimum wage. Among ideas residents offered for bringing jobs into communities were beauty/barber shops, a co-op where residents could sell goods in the community, an entrepreneur center, and opportunities to work on MDHA development projects. Programs needed in the community are workforce development training, a computer lab and computer training, and financial literacy classes. Childcare and employment opportunities for youth are needed, too.

Transportation

In addition to the transportation issues related to education, mentioned above, residents said that bus schedules impede their ability to access other services, such as going to the grocery store. Cost is another factor as residents on a fixed income sometimes cannot afford bus fare. A common concern among residents is the location of bus stops, which are not close to some properties, and some residents noted that bus stops were a “hotbed” for crime.

Access to Low Poverty Neighborhoods

As previously discussed, most publicly supported housing, particularly Public Housing, is located in R/ECAPs. Because residents are very low-income and given the lack of affordable housing in the county, it is extremely difficult to access housing in areas outside of R/ECAPs. Living in R/ECAPs, residents do not have access to fresh and healthy foods and neighborhood amenities and are exposed to crime.

With most Public Housing properties being in food deserts, the grocery stores or markets serving the communities do not have fresh and healthy food; and residents reported that food at these establishments is questionable – outdated, spoiled, etc. Further, residents feel as if they are taken advantage of because they are on a fixed income and some mentioned that a market scams people using food stamps. Residents have to travel to grocery stores outside of their communities to get healthy food, but then healthy food is usually expensive. Among potential ideas, residents would like to have community gardens, mobile food markets, or farmer's markets in their neighborhoods that provide affordable fruits and vegetables and programs that help youth identify and prepare healthy food.

When discussing the impacts of living in R/ECAPs, residents commonly relayed the lack of programs and amenities available to youth. They feel that this has a detrimental effect on children. They would like to have community centers and programs that are affordable and have extended hours and have facilities for sports and playgrounds.

Residents feel like they are living in the center of criminal activity and that they are more likely to be a victim of a violent crime than residents in other areas of the region, such as Brentwood. Residents who attended meetings not only supported police presence at the properties, they would like to see increased patrols, faster response times, and better police interaction with neighborhood residents. Residents believe that persons causing trouble do not live in the properties and would like for trespassing policies to be enforced. While residents generally would like to have more security cameras on properties, they are fearful of appearing as “snitches” when asked to identify people on camera. Other safety measures residents would like to have are fences around properties that people cannot climb with access-controlled security gates, security guards 24/7, and increased exterior lighting.

For properties in low poverty areas, such as Parthenon Towers, residents do not feel integrated in the community. They cannot afford to shop in nearby stores or eat in nearby restaurants other than fast food. Some said they have experienced people crossing the street just to avoid them.

Access to Environmentally Healthy Neighborhoods

Regarding environmental issues, residents are concerned about bugs and mice in their units. One resident remarked on having a long-standing mold problem that has not been addressed. Several comments were made about the extent of trash throughout properties, including needles in yards; dead landscaping; and cars speeding through developments.

C.2. Additional Information

- a. **Beyond the HUD-approved data, provide additional relevant information, if any, about publicly supported housing in the jurisdiction and region, particularly information about groups with other protected characteristics and housing not captured in the HUD-provided data.**

In addition to other publicly supported housing discussed in C.1.iv.(B), local and state programs have been created to address affordable housing needs.

Barnes Fund for Affordable Housing

In 2013, the Metropolitan Council established the Barnes Fund for Affordable Housing – the City’s first housing trust fund. Through the Barnes Fund, the City makes competitive grants to nonprofit developers to increase affordable housing option in Nashville. Grants include funding for renovation or construction of affordable homeownership and rental opportunities and other supportive efforts to encourage affordability. Funds can be leveraged by nonprofit developers with other existing tax credit and funding programs.

Since 2013, the Barnes Fund has invested over \$4 million in affordable housing using Barnes Fund investments and leveraging with federal and private funding sources. The Fund has received \$5 million from the sale of the old convention center for redevelopment. Mayor Barry’s 2016 and 2017 operating budgets include \$10 million for the Barnes Fund. As a result, over 500 rental and homeownership units have or will be created or preserved.

For the 2017, the Barnes Fund opened an Innovation Round of funding, which is a pilot initiative for projects to be solicited through a competitive, transparent application process. The goal of this round is to identify ways to creatively prevent displacement, with plans that respect the community’s needs and increase housing options for Nashvillians. Applications can be innovative in three areas:

- **Innovative partnerships** that help lower the cost of development and/or help nonprofit developers undertake projects that will have a maximum impact on our community such as nonprofit and for-profit developer partnerships, program-based partnerships, and public sector partnerships.
- **Innovative tools** to develop affordable housing such as mixed-use housing, mixed-income housing, transit-oriented development, non-traditional land use to develop housing, non-traditional design of the housing units, employer-assisted housing, tiny homes, or Community Development Financial Institutions(CDFI). Organizations interested in developing a Community Land Trust (CLT) are asked to complete the CLT Request for Letters of Intent application.

- **Innovative housing** for target populations which are developments tailored to target populations such as seniors, large families, creatives, 0-30% AMI, ex-offenders, youth transitioning out of foster care, hospitality/tourism employees, teachers, veterans, and persons with disabilities.

Affordable Housing Incentive Program

In July 2016, Mayor Megan Barry introduced a program to incentivize developers to create more affordable and workforce housing within existing and new construction. The incentive pilot program was developed after months of research and conversations with the stakeholders in the community by the Mayor's Office. Under the proposal, developers wishing to take advantage of the incentive program would need to provide affordable or workforce housing at a rate that is equal to or less than 30% of household income. For example, utilizing the 2014 figures, the maximum monthly rental for a family of four making 60% of MHI would be \$901, or \$1,802 at the 120% workforce level. Developers who meet these terms would then be able to seek a grant, subject to staff review by the Mayor's Office of Economic Opportunity and Empowerment (OEOE) and Metro Council approval, capped at 50% of the increase in value of property taxes from the new development.

The grant would cover the difference between the price of market-rate housing and the price of the affordable or workforce housing units. For example, a developer who has market-rate apartments at \$1,500 a month and offers comparable workforce-level affordable units for \$1,200 would get a grant for the difference of \$300 per unit, total not to exceed the cap of 50% of the increase in property tax value.

In addition to incentives for new construction of rental properties, the pilot program also has options for owner-occupied units and existing rental. The incentive grants for owner-occupied units outside of the Urban Zoning Overlay (UZO) will be capped at \$10,000, and they will be capped at \$20,000 for properties within the UZO or along a multimodal corridor. Owners of existing rental properties can also apply for grants in the event that increases in the market will displace current residents, subject to rules and limitations.

The program launched in April 2017 and has a 24-month sunset provision and FY17-18 cap of \$2,000,000 in order to collect data and give developers and rental managers time to become acclimated with the new program.

Payment in Lieu of Taxes (PILOT)

Because of how LIHTC developments are taxed in Tennessee, MDHA was granted authority under state law in 2015 to negotiate PILOTs with operators of LIHTC developments. Under Metro Council requirements, MDHA can negotiate up to \$2,500,000 in PILOT abatements per calendar year. The first PILOT was approved in late 2016. To date, 5 LIHTC developments have received PILOTs which have led to the creation or preservation of 987 affordable units in Davidson County.

Tennessee Housing Trust Fund

The Tennessee Housing Development Agency (THDA) operates the Tennessee Housing Trust Fund (HTF), which is capitalized by profits from THDA's mortgage loan program. A variety of programs that target assistance to persons of low and very low income are funded through the HTF. In March 2015, MDHA was awarded its first HTF grant in the amount of \$500,000 to support the cost of building 70 new units of public housing in the Cayce development.

b. Describe other information relevant to the assessment of publicly supported housing, including information about relevant programs, actions, or activities, such as tenant self-sufficiency, place-based investments, or geographic mobility programs.

MDHA strives to bring resources and opportunities to residents and areas of publicly supported housing. In 2015, MDHA made the strategic decision to hire a grant writer to pursue funding opportunities. Since then, the Agency has received a Jobs Plus Grant, a Nursing Diversity Grant, Promise Zone designation, a Choice Neighborhoods Planning Grant, and a Tennessee Housing Trust Fund award (described above). These and other initiatives are outlined below.

CDBG Place-Based Strategy

In developing the 2013-2018 Consolidated Plan, MDHA received significant input regarding the uneven distribution of resources in areas with high concentrations of poverty. As a result, MDHA implemented a place-based strategy for community development to target the use of CDBG funds for certain activities. Census tracts in which MDHA Public Housing is located are within the Tier 2 targeted and funding has been used to assist with planning efforts, business technical assistance, neighborhood facility projects, and infrastructure improvements.

Employment Programs

- Section 3 Program

Part of MDHA's ongoing anti-poverty effort is to provide job training, employment, and contract opportunities for government housing residents and low- or very-low income residents in compliance with the regulatory requirements of HUD's Section 3 program. Section 3 aims to help residents obtain the skills and employment needed to become self-sufficient and to provide opportunities for qualified, low-income business owners to receive preference in bidding on HUD-funded contracts in their neighborhoods. MDHA's partnership with Pathway Lending is designed to increase the number of Section 3 opportunities.

- Resident Employment Opportunities

In furtherance of the commitment to provide employment training and opportunities, MDHA's Affordable Housing division created a Groundskeeper position. This is an entry level position with MDHA that will be targeted towards current residents of MDHA properties. The positions will be full-time and are eligible for all benefits currently offered to current MDHA employees. The first resident Groundskeepers were hired in October 2016. If there is an insufficient resident pool of applicants, the position will be made available to other Section 3 eligible applicants. Employees that start as Groundskeepers will have an opportunity to work with MDHA maintenance staff. After successfully gaining skills necessary for promotion, the plan is to use this position to serve as a source of eligible applicants for MDHA's Maintenance Technician positions.

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

- Youth Employment Opportunities

In support of Mayor Barry's efforts to increase opportunities for Nashville youth, MDHA recreated the Summer Youth Employment Program. For six weeks during the summer of 2016, MDHA hired 12 public housing residents enrolled in Davidson County High Schools for the previous academic year. The students were selected based on their expressed interest, attitude, and recommendation of the staff that work at the sites where the students live. The goal of the summer program was to introduce students to: workplace culture, workplace speech, workplace dress, punctuality requirements, and to expose them to careers they may not ordinarily encounter. In addition to introduction to MDHA careers, students took trips to: Frist Visual Arts Center, Meharry Medical College, established banking relationships with U.S. Community Credit Union, and completed various team building activities. This program will be replicated in 2017 in partnership with the Opportunity NOW program.

- Jobs Plus Nashville (JPN) Program

JPN program represents a community collaboration of job-driven approaches to increase earnings and advance employment outcomes for public housing residents. This collaboration includes the Metropolitan Development and Housing Agency (MDHA), the Martha O'Bryan Center (MOBC), the Nashville Career Advance Center (NCAC), and the Nashville Financial Empowerment Center (NFEC). These agencies address poverty among public housing residents and leverage their collective experience to build a culture of work through the Jobs Plus program model.

JPN will expand locally based, job-driven services such as work readiness training, employer linkages, job placement, educational advancement, technology skills, computer literacy, community leadership, and financial literacy and deliver them to the residents in the J.C. Napier Place (Napier) and adjacent Tony Sudekum Apartments (Sudekum) public housing developments. JPN combines three core components: employment-related services, community supports for work, and financial incentives to remove barriers and advance employment outcomes.

JPN outcomes include: 240 (27% of 892) work-able adults residents will get a job; the Napier/Sudekum community will increase its earnings by 15%; and 640 (72% of the 892) work-able adults residents will achieve measurable outcomes in work readiness, education, computer literacy, and financial literacy.

- Nursing Diversity Workforce Program

MDHA received a \$350,000 grant to address the lack of diversity in the nursing workforce by using evidence-based strategies to improve retention and academic achievement of students from disadvantaged backgrounds. This program represents collaboration between MDHA, the Tennessee College of Applied Technology-Nashville's Practical Nursing Program, the Martha O'Bryan Center, and the Nashville Financial Empowerment Center.

- Dialysis Clinic

In December 2016 Mayor Barry and representatives from HUD joined MDHA and Sanderling Renal Services for a ribbon cutting ceremony and opening of the Sanderling Dialysis Clinic located in the Atchison Community Center at Historic Preston Taylor Apartments, an MDHA public housing community. This dialysis clinic is thought to be the first of its kind on the grounds of a public housing entity. This innovative and collaborative public-private partnership will improve the quality of life for MDHA residents and nearby neighbors by creating easier access to health care, better health and career opportunities. In addition, Sanderling Renal Services has committed to provide public housing residents with the opportunity to serve as paid students in a training program that will lead to certification as a Hemodialysis Patient Technician. During the training program, expected to last 6-8 months, residents will be eligible to receive full benefits including health care, and once they pass the certification examination, residents will receive a pay increase comparable to other certified Hemodialysis Patient Technicians in the area. Four MDHA residents have already been hired as dialysis technician trainees. This partnership benefits all parties, and once proven successful, MDHA hopes to replicate it at another site.

Self Sufficiency Programs

- Social Services

The Social Services Division of the Affordable Housing Department serves a vital role at MDHA properties. The Social Services Team will continue in 2017 to assist Property Managers with home inspections, one-on-one resident conferences and home visits.

Social Services team members also provide on-site budgeting and money management classes, make referrals for community service hours, referrals for supplemental/emergency food and infant products, provide crises intervention, and rental assistance for those at risk of being evicted. The team also host valuable events, activities, workshops and trainings designed to foster growth and self-sufficiency among residents. In addition, MDHA social services professionals form valuable partnerships with service providers to bring beneficial services to MDHA properties. Among these valuable partnerships are those formed specifically to assist residents who aspire to become homeowners. MDHA's team of social services professionals have a crucial role in the homeownership process for our families including but not limited to: enrolling them in homeownership classes, linking them with organizations who match the dollars they save for homeownership, assisting with credit repair and reducing debt, fostering relationships with sound lenders, helping them 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 responsibility of homeownership etc.

- Family Self-Sufficiency Programs

Another effective tool for assisting residents with homeownership and self-sufficiency is MDHA's Family Self-Sufficiency (FSS) Program. Through the FSS, portions of participants' rent received are earmarked for participants and placed in an escrow account to accumulate for later use. Participants sign an agreement to receive intensive goal-driven case management for a period of five years. Both Section 8 and Public Housing residents are eligible for MDHA's Family Self-Sufficiency (FSS) Program which combines MDHA and private resources to support residents in transitioning out of public assistance and attaining homeownership and financial independence. The type of services received enable families to increase their income, reduce or eliminate the need for government assistance, achieve higher education and job training, and progress in achieving economic independence and housing sufficiency. A total of 301 public housing residents are currently participating in the FSS Program. Four public housing participants purchased homes last year as of the last quarter of 2016. Since two thirds of the residents currently participating in the FSS Program were enrolled within the last twenty-four months, public housing FSS staff has set a goal of 2 first-time homebuyers during 2017. MDHA aims to increase the number of Family Self-Sufficiency Section 8 Voucher households to 150. MDHA's Rental Assistance Division has also set a goal to have 3 participants move to homeownership over the next calendar year. As of the third quarter of 2016, 3 participants had purchased homes.

- ConnectHome

MDHA is involved in the national ConnectHome Initiative to bring technology to public housing residents. ConnectHome is a HUD initiative to increase broadband internet access to HUD assisted communities. MDHA has committed to pay internet access

service fees for up to 100 residents of Cayce Place Apartments for one year. In support of ConnectHome, MDHA has been awarded by the Community Foundation of Middle Tennessee 250 laptops to be used by Jobs Plus participants, 300 laptops to be used at Edgehill, 185 tablets available to residents of Gernert, and 1,050 Comcast Opportunity Cards for residents of Edgehill and Gernert.

Promise Zone Designation

On June 6, 2016, Nashville was named a Promise Zone community. The Nashville Promise Zone boundary is 46-square miles and includes areas in which family and contemporary public housing properties are located. MDHA, working in close partnership with the Mayor's Office and with six (6) Implementation Partners, will work to address the goals of creating jobs; increasing economic activity; improving educational opportunities; reducing violent crime; increasing access to affordable housing; and improving community infrastructure.

Redevelopment ("Envision") Plans

In March 2013, MDHA embarked on a planning process dubbed "Envision Cayce" to create a master plan for revitalizing Cayce public housing. The subsequent plan calls for creating a vibrant mixed-use, mixed-income neighborhood in an area that currently has a high concentration of poverty and few amenities and is isolated from the rest of the community. The mixed-income component includes a commitment to 1-for-1 replacement of all 716 units of public housing, as well as workforce and market rate housing, fully integrated. Information about Envision Cayce is available at: <http://www.nashville-mdha.org/?p=1616>.

MDHA hopes to "Envision" similar redevelopment at its other older, family properties. In 2016, MDHA was awarded a \$500,000 Choice Neighborhoods Planning grant to support "Envision Napier and Sudekum". Planning efforts will focus on transforming distressed public housing as well as the surrounding neighborhoods of concentrated poverty into viable mixed-income areas. More information is available at: <http://www.nashville-mdha.org/choice-neighborhoods/>.

C.3. Contributing Factors of Publicly Supported Housing Location and Occupancy

Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing issues related to publicly supported housing, including Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor that is significant, note which fair housing issue(s) the selected contributing factor relates to.

Contributing factors were identified through stakeholder consultations and meetings with public housing residents and the general public. See Appendices B-D for a summaries of comments.

- **Admissions and occupancy policies and procedures, including preferences in publicly supported housing**
 - Criminal history is a common barrier to all types of housing. Residents and providers alike often do not know what criteria is used, and some have indicated that arrest records and criminal affidavits are used instead of conviction information.
 - Occupants are evicted for breaking the terms of a lease due to actions related to mental illness. An eviction affects a person's ability to secure subsequent housing.
- **Community opposition**
 - Communities do not want government-funded developments (including LIHTC) or vouchers in their neighborhoods because "they bring crime". They want higher income earners in their neighborhoods.
- **Displacement of residents due to economic pressure**
 - Public housing residents are concerned they will be displaced when MDHA properties are redeveloped.
 - Homeowners feel pressure to sell their homes from aggressive developers, yet cannot find affordable housing in the same neighborhood.
 - There are concerns how homeowners, particularly the elderly, will be able to pay property taxes after the reappraisal.
- **Impediments to mobility**
 - The number of landlords participating in the HCV program has gone from 1,182 in 2013 to 993 in 2016. As a result, the percentage of vouchers expiring has gone from 23% in 2013 to 45% in 2016.
 - Residents on fixed income, such as SSI, will likely never qualify to purchase a house.
- **Lack of access to opportunity due to high housing costs**
 - High housing costs are forcing people out of their homes and into areas farther away from services and opportunities. In addition, high land costs in opportunity areas make the construction of affordable housing cost-prohibitive without incentives.

- **Lack of meaningful language access**
 - Some residents cannot read and/or have language barriers and do not understand leases and notices.
- **Lack of private investment in neighborhoods**
 - Areas with high concentrations of subsidized housing, such as Bordeaux, have difficulty attracting private investment. Community members want a range of quality retail and commercial offerings rather than more liquor stores, payday and title loan businesses, and chain restaurants.
- **Lack of public investment in specific neighborhoods, including services and amenities**
 - Public investment in schools, infrastructure (sidewalks), and amenities (community centers, sports facilities, playgrounds), as well as better transportation options, was a common request from residents throughout all R/ECAPs.
- **Loss of affordable housing**
 - Nashville is rapidly losing affordable housing especially as owners of Project-Based Section 8 properties elect to sell at contract expiration, as in the case with James Robertson Apartments (loss of 110 units) and Premier West (no longer accepting 13 HCVs) and Prestige Pointe (no longer accepting 29 HCVs).
- **Occupancy codes and restrictions**
 - There are not enough units for large families. Because of the number of people per bedroom requirements, large families have difficulty finding housing.
- **Quality of affordable housing information programs**
 - There is no coordinated, central repository about affordable housing programs in the city. People do not know about housing opportunities and how to access them.
- **Siting selection policies, practices and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs**
 - Public housing residents still do not understand RAD, the timing of redevelopment, and how it will affect them.

- **Source of income discrimination**

- Participants in the HCV program have reported that some landlords question how they will pay for utilities, will not let them bring used furniture into the units, and charge unnecessary or exorbitant fees and deposits.

DRAFT