

Metropolitan Nashville–Davidson County

**FIVE YEAR  
CONSOLIDATED PLAN**

**&**

**2018 ACTION PLAN**

*For Housing & Community Development*

Prepared by  
Metropolitan Development & Housing Agency

# Agenda

- ▶ Welcome/Housekeeping
- ▶ Five Year Plan
  - Overview/Purpose
  - Content/Organization
  - Highlights
  - Priorities
- ▶ 2018 Action Plan
  - Purpose
  - Program Year Allocations
  - Activities & Goals
- ▶ Citizen Participation
- ▶ Questions/Comments



# Overview/Purpose

- ▶ Nashville receives direct allocations from HUD
  - Community Development Block Grant (CDBG)
  - HOME Investment Partnerships Program (HOME)
  - Emergency Solutions Grant (ESG)
  - Housing Opportunities for Persons with HIV/AIDS (HOPWA)
- ▶ And must prepare a Five Year Plan to describe how these funds will be used to address housing & community development needs
- ▶ For the period June 1, 2018 through May 31, 2023.



# Content/Organization

- ▶ Follows HUD template
  
- ▶ Five Year Plan
  - Executive Summary
  - The Process
  - Needs Assessment
  - Market Analysis
  - Strategic Plan
  
- ▶ 2018 Action Plan
  
- ▶ Appendices & Exhibits



# Highlights - The Process



# Highlights – Needs Assessment

- ▶ HUD default data
  - 2009-2013 ACS 5 Year Estimates
  - 2009-2013 CHAS
  - Updated when other data available
- ▶ Median income from 2000-2016 grew from \$39,797 to \$50,484
  - Percent of individuals living in poverty increased from 13% to 17.7%
- ▶ Most common housing problem is cost burden for all income ranges
  - Severe cost burden was most common housing problem for renter and owner households with incomes 0-30% AMI



# Highlights – Market Analysis

Activity	Public Resources/Target Incomes*		
	*Resources are listed in highest income category that can be served and can address lower income ranges.		
	0-60% AMI	61-80% AMI	81-120% AMI
<b>New Construction (Rental)</b>	<ul style="list-style-type: none"> <li>Federal – HOME</li> <li>Local - Barnes Fund</li> <li>Local - PILOT</li> <li>Local - TOD TIF (Donelson Only)</li> <li>Federal - MDHA Faircloth allocation</li> <li>Local - G.O. Bonds</li> <li>State – Tennessee Housing Trust Fund</li> <li>Federal – National Housing Trust Fund</li> </ul>		<ul style="list-style-type: none"> <li>Federal - NSP</li> <li>Local - HIPP</li> <li>Federal - CDBG-DR (MDHA Bordeaux project only)</li> <li>Local - New MDHA development</li> </ul>
<b>New Construction (Homeownership)</b>	<ul style="list-style-type: none"> <li>Local - TOD TIF (Donelson Only)</li> </ul>	<ul style="list-style-type: none"> <li>Federal - HOME</li> <li>Local - Barnes Fund</li> </ul>	<ul style="list-style-type: none"> <li>Federal - NSP</li> <li>Local - HIPP</li> </ul>
<b>Rental Assistance</b>	<ul style="list-style-type: none"> <li>Federal - ESG</li> <li>Federal - CoC</li> <li>Federal - Vouchers</li> </ul>	<ul style="list-style-type: none"> <li>Federal - CDBG</li> <li>Federal - HOPWA</li> </ul>	
<b>Downpayment Assistance</b>	<ul style="list-style-type: none"> <li>Federal - MDHA FSS Programs</li> </ul>	<ul style="list-style-type: none"> <li>Federal - HOME (as part of homeownership project)</li> </ul>	<ul style="list-style-type: none"> <li>State – THDA</li> </ul>
<b>Housing Navigation</b>	<ul style="list-style-type: none"> <li>Local - MHC</li> <li>Federal - CoC</li> </ul>		
<b>Affirmatively further fair housing.</b>		<ul style="list-style-type: none"> <li>Federal - CDBG</li> </ul>	
<b>Rental Housing (Rehab/Reconstruction)</b>	<ul style="list-style-type: none"> <li>Local - Barnes</li> <li>Federal - WAP</li> <li>Local - PILOT</li> </ul>	<ul style="list-style-type: none"> <li>Federal - CDBG</li> <li>Local - MDHA recapitalization of distressed public housing</li> </ul>	
<b>Homeowner Housing (Rehab)</b>	<ul style="list-style-type: none"> <li>Federal - WAP</li> </ul>	<ul style="list-style-type: none"> <li>Federal - CDBG</li> <li>Federal - Barnes</li> <li>Federal - CDBG-DR (THF program only)</li> </ul>	
<b>Anti-Displacement Programs</b>	<ul style="list-style-type: none"> <li>Federal - ESG &amp; CoC</li> <li>Local - Tax Freeze/Relief Assistance; Metro CFP Projects</li> </ul>	<ul style="list-style-type: none"> <li>Federal - CDBG</li> <li>Federal - HOPWA</li> <li>Local - (Community Land Trust)</li> </ul>	



# Highlights – Market Analysis

4,462 of existing LIHTC and PBRA units are “at-risk” during the Five Year Con Plan period

Cost of Housing

	Base Year: 2000	2013	Most Recent Year 2016	% Change (2000- 2016)
Median Home Value	114,200	167,500	177,700	56%
Median Contract Rent	530	691	756	43%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year); 2009-2013 ACS (provided by HUD); 2012-2016 5 ACS Year Estimates



Rent Paid	Number	%
Less than \$500	18,006	15%
\$500-999	74,150	60%
\$1,000-1,499	20,665	17%
\$1,500-1,999	5,113	4%
\$2,000 or more	2,246	2%
No Cash Rent	3,692	3%
<b>Total</b>	<b>123,872</b>	<b>100%</b>

Table 31 - Rent Paid

Data Source: 2012-2016 ACS

Housing Affordability

% Units affordable to Households earning	Renter	% Renter	Owner	% Owner
30% HAMFI	8,690	7%	No Data	
50% HAMFI	29,565	25%	8,931	10%
80% HAMFI	78,776	67%	33,663	36%
100% HAMFI	No Data		50,884	54%
<b>Total</b>	<b>117,031</b>		<b>93,478</b>	

Table 32 – Housing Affordability

Data Source: 2009-2013 CHAS



# Highlights – Strategic Plan

- ▶ **Priorities** of the Consolidated Plan are to:
  1. Increase the number of decent, safe affordable units and help low and moderate income households access affordable housing.
  2. Preserve existing affordable housing units and help low and moderate income households retain housing.
  3. Support facilities and services for the homeless and persons with HIV/AIDS.
  4. Create pathways to self-sufficiency for low and moderate income persons and families.
  5. Revitalize distressed neighborhoods and underserved areas.
  6. Undertake grant management, planning, and other eligible administrative tasks under CDBG, HOME, ESG, and HOPWA.



# Highlights – Strategic Plan

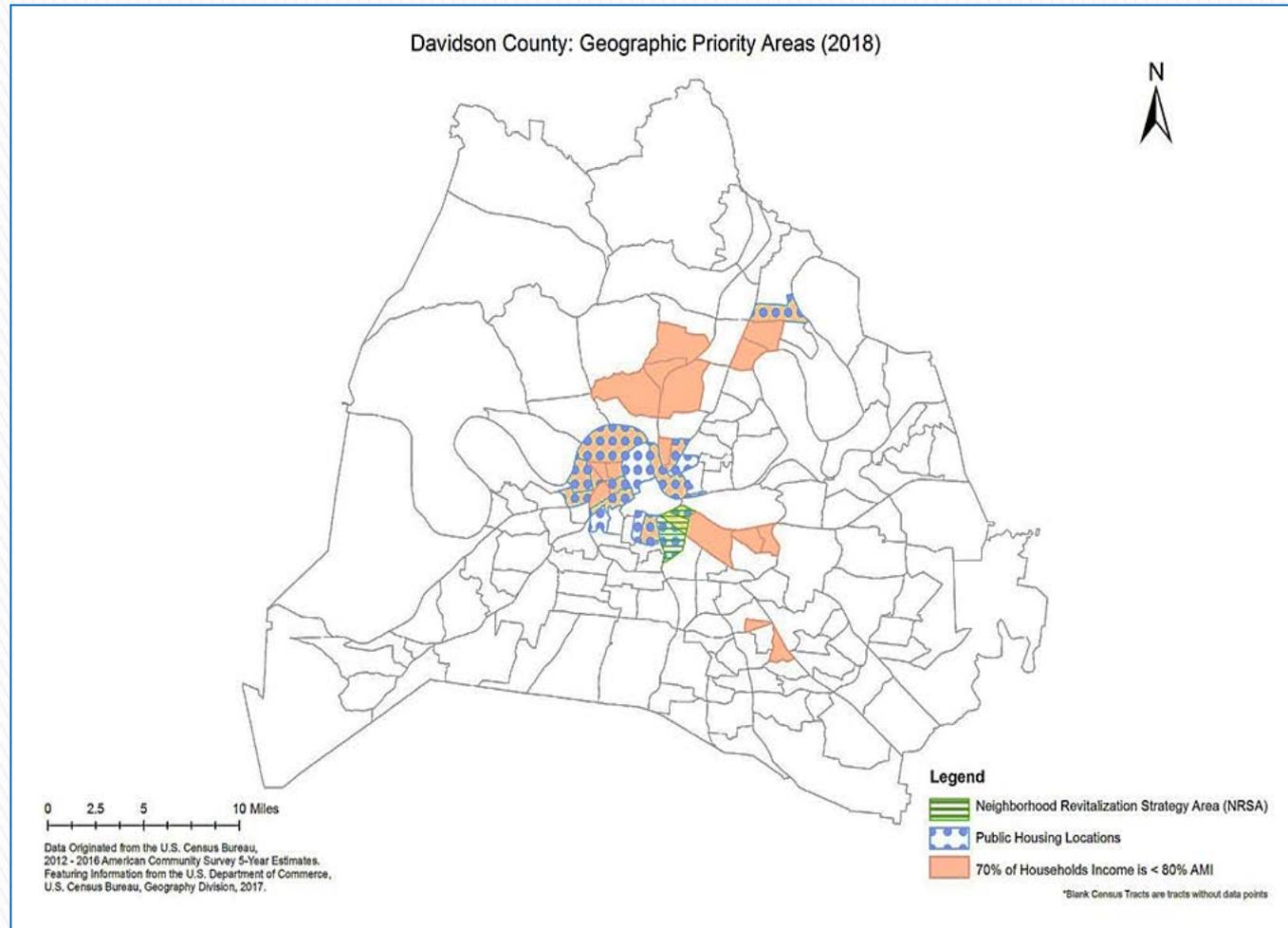
## ▶ *Geographic priorities*

1. CDBG Target Areas (CDBG-T): 26 Census tracts in Davidson County in which at least 70% of households in the Census tract have incomes  $\leq 80\%$  AMI.
2. Napier–Sudekum Choice Neighborhoods Planning Area (NS CNI): boundary of the NS CNI Planning Area.
3. Housing Target Areas (HTA): The 14 Council Districts in the Housing Target Area experienced at least a 40% increase in property values during the 2017 reappraisal, as well as areas in which MDHA–owned public/affordable housing is located.



# CDBG Target Areas

104.02	139
107.01	142
107.02	143
109.03	144
109.04	148
110.01	158.03
118	158.04
126	159
127.01	160
136.01	162
136.02	190.05
137	91.08
138	193

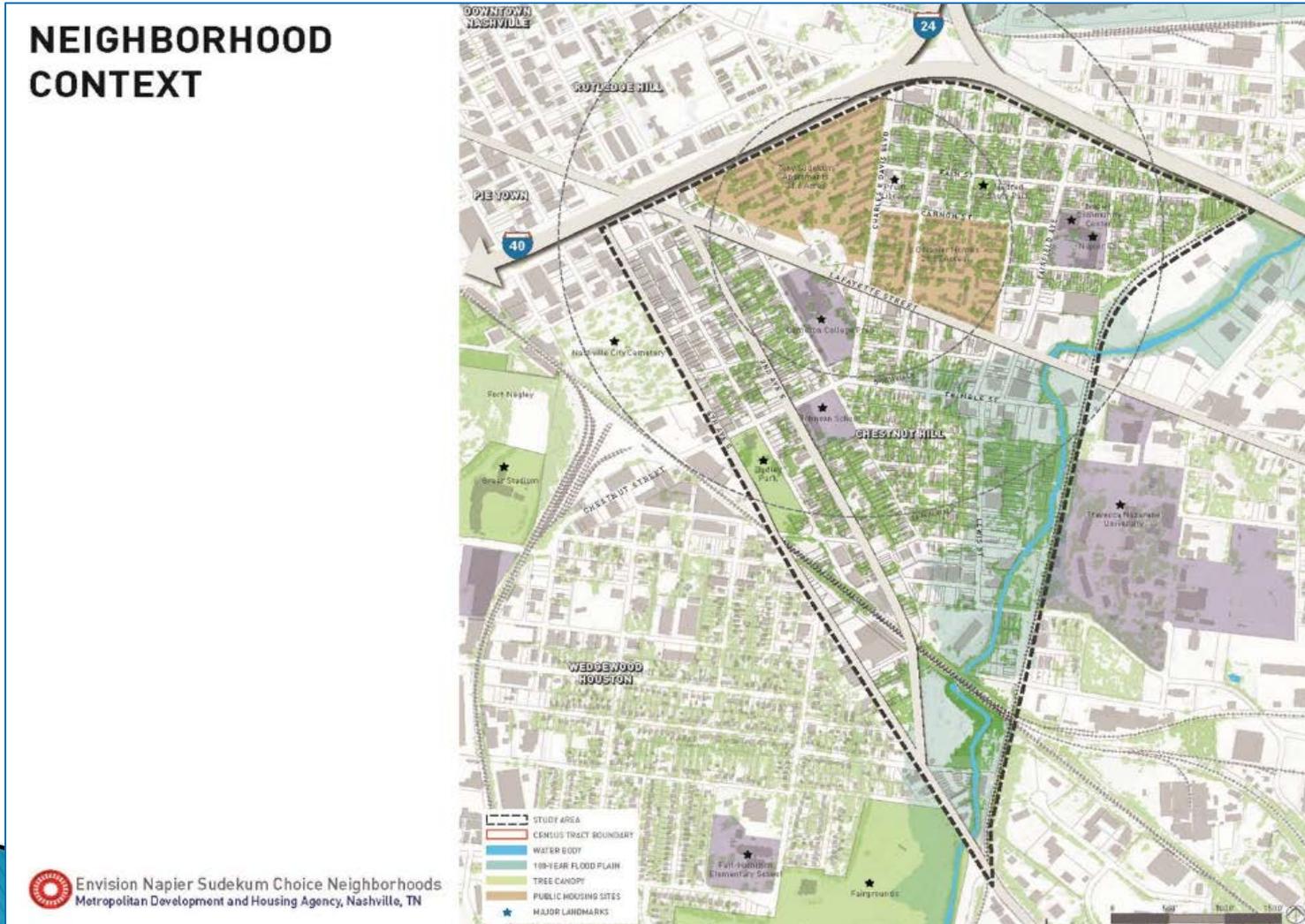


Census Tracts

Target Areas  
(Orange Shaded Areas)



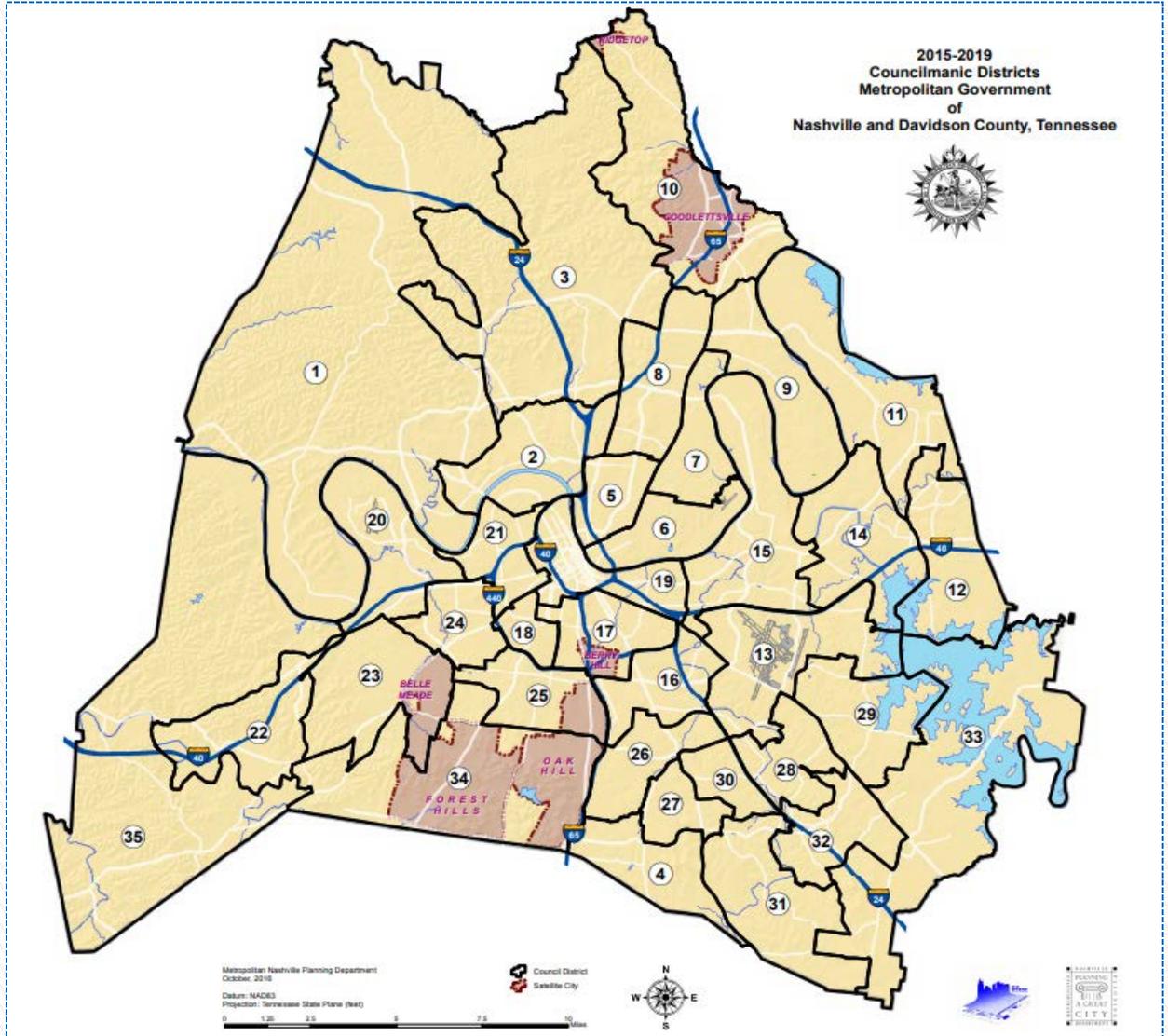
# Napier-Sudekum CNI Planning Area



# Housing Target Areas

5
21
7
19
20
17
6
16
2
30
15
27
8
14

Council Districts



# 2018 Action Plan – Purpose

- ▶ Is the annual update to the Consolidated Plan
  - 2018 = Program Year 1
- ▶ Serves as Nashville's annual application for CDBG, HOME, ESG, and HOPWA
- ▶ Provides allocations and project budgets
- ▶ Covers the period June 1, 2018 – May 31, 2019



# 2018 Resources

Grant	2018 Annual Allocation	Estimated Program Income	Total
CDBG	\$ 5,095,429.00	\$230,000.00	\$ 5,325,429.00
ESG	\$ 417,516.00	\$ 0.00	\$ 417,516.00
HOME	\$ 2,581,408.00	\$305,000.00	\$ 2,886,408.00
HOPWA	\$ 1,216,011.00	\$ 0.00	\$ 1,216,011.00
<b>TOTAL</b>	<b>\$ 9,310,364.00</b>	<b>\$535,000.00</b>	<b>\$ 9,845,364.00</b>



# 2018 CDBG Budget

CDBG YEAR 1 Budgets				
	Total	% of Grant	Grant	PI
Administration & Planning	\$ 1,065,085.00	20.0%	\$ 1,019,085.00	\$ 46,000.00
Housing	\$ 2,662,724.00	50.0%	\$ 2,547,724.00	\$ 115,000.00
Public Services	\$ 692,300.00	13.0%	\$ 662,400.00	\$ 29,900.00
Public Facilities & Improvements	\$ 213,015.00	4.0%	\$ 203,815.00	\$ 9,200.00
Economic Development	\$ 692,305.00	13.0%	\$ 662,405.00	\$ 29,900.00
<b>TOTAL</b>	<b>\$ 5,325,429.00</b>	<b>100.0%</b>	<b>\$ 5,095,429.00</b>	<b>\$ 230,000.00</b>
<b>CDBG Admin &amp; Planning</b>	<b>\$ 1,065,085.00</b>	<b>20.0%</b>	<b>\$ 1,019,085.00</b>	<b>\$ 46,000.00</b>
<b>CDBG Housing</b>		<b>% of Housing</b>	<b>Grant</b>	<b>PI</b>
Targeted H/O Rehab (NRSA)	\$ 213,017.92	8.0%	\$ 203,817.92	\$ 9,200.00
Homeowner Rehab (HTA)	\$ 1,065,089.60	40.0%	\$ 1,019,089.60	\$ 46,000.00
Weatherization Assistance	\$ 79,881.72	3.0%	\$ 76,431.72	\$ 3,450.00
Rental Rehab (Countywide)	\$ 639,053.76	24.0%	\$ 611,453.76	\$ 27,600.00
Housing Services/Delivery	\$ 532,544.80	20.0%	\$ 509,544.80	\$ 23,000.00
HVAC Replacement	\$ 133,136.20	5.0%	\$ 127,386.20	\$ 5,750.00
<b>TOTAL</b>	<b>\$ 2,662,724.00</b>	<b>100.0%</b>	<b>\$ 2,547,724.00</b>	<b>\$ 115,000.00</b>
<b>CDBG Public Services</b>		<b>% of Public Service</b>		
Summer Youth	\$ 297,689.00	43.0%	\$ 284,832.00	\$ 12,857.00
Opportunity NOW	\$ 89,999.00	13.0%	\$ 86,112.00	\$ 3,887.00
Services for the Homeless	\$ 124,614.00	18.0%	\$ 119,232.00	\$ 5,382.00
Renter Counseling (MDHA Affordable Housing Residents)	\$ 103,845.00	15.0%	\$ 99,360.00	\$ 4,485.00
Fair Housing Activities	\$ 27,692.00	4.0%	\$ 26,496.00	\$ 1,196.00
Employment Services (Section 3 Opportunities)	\$ 48,461.00	7.0%	\$ 46,368.00	\$ 2,093.00
<b>TOTAL</b>	<b>\$ 692,300.00</b>	<b>100%</b>	<b>\$ 662,400.00</b>	<b>\$ 29,900.00</b>
<b>CDBG Economic Development</b>		<b>% of ED</b>		
Section 108 Loan Repayment	\$ 567,690.10	82.0%	\$ 543,172.10	\$ 24,518.00
Microenterprise Assistance	\$ 124,614.90	18.0%	\$ 119,232.90	\$ 5,382.00
<b>TOTAL</b>	<b>\$ 692,305.00</b>	<b>100.0%</b>	<b>\$662,405.00</b>	<b>\$29,900.00</b>
<b>CDBG Public Facilities</b>				
TBD	\$ 213,015.00		\$ 203,815.00	\$ 9,200.00



# 2018 HOME Budget

Activity	Grant	% Grant	PI	% PI	Total
Administration	\$ 258,140.80	10%	\$ 30,500.00	10%	\$ 288,640.80
Rental – New Construction	\$ 1,806,985.60	70%	\$ 213,500.00	70%	\$ 2,020,485.60
Homeownership – New Construction	\$ 258,140.80	10%	\$ 30,500.00	10%	\$ 288,640.80
New Nonprofit Partner Set-aside	\$ 258,140.80	10%	\$ 30,500.00	10%	\$ 288,640.80
<b>Total</b>	<b>\$ 2,581,408.00</b>	<b>100%</b>	<b>\$ 305,000.00</b>	<b>100%</b>	<b>\$ 2,886,408.00</b>



# 2018 ESG & HOPWA Budgets

<b>ESG</b>	
MDHA Admin	\$31,313.70
HMIS	\$20,875.80
Rapid Re-Housing	
Prevention	\$365,326.50
Shelter Operations/Essential Services	
Outreach	
<b>TOTAL</b>	<b>\$417,516.00</b>
<b>HOPWA</b>	
MDHA Admin	\$36,480.33
Sponsor Admin	\$85,120.77
Short-Term Rent, Mortgage, Utilities	
Operations	\$1,094,409.90
Supportive Services	
<b>TOTAL</b>	<b>\$1,216,011.00</b>



# 2018 Activities & Goals

Priority 1 Increase the number of decent, safe affordable units and help LMI households access affordable housing.							
Activity	New Construction	2018 Budget	5 Year Budget	Year 1 Goals	5 Year Goals	Target Area	Income Target
HOME	Rental	\$2,020,485.60	\$10,102,428.00	50	250	HTA	60%
HOME	Homeownership	\$288,640.80	\$1,443,204.00	5	25	HTA	80%
HOME	New Nonprofit Partner Set-aside	\$288,640.80	\$1,443,204.00	3	15	HTA	80%
Activity	Address Housing Barriers						
CDBG	Fair Housing Activities	\$27,692.00	\$138,460.00	150	750	HTA	80%
<b>Total All Activities</b>		<b>\$2,625,459.20</b>	<b>\$13,127,296.00</b>				



# 2018 Activities & Goals

Priority	Preserve existing affordable housing units and help LMI tenants and homeowners retain housing.						
2							
Activity	Retain Affordable Housing Stock	2018 Budget	5 Year Budget	Year 1 Goals	5 Year Goals	Target Area	Income Target
CDBG	Targeted Homeowner Rehab (NS CNI)	\$213,017.92	\$1,065,089.60	11	55	NS CNI	80%
CDBG	Homeowner Rehab (HTA)	\$1,065,089.60	\$5,325,448.00	53	265	HTA	80%
CDBG	Weatherization Assistance	\$79,881.72	\$399,408.60	53	265	CW	60%
CDBG	Rental Rehab	\$639,053.76	\$3,195,268.80	13	65	HTA	80%
CDBG	HVAC Replacement	\$133,136.20	\$665,681.00	40	200	CW	80%
CDBG	Housing Services/Delivery	\$532,544.80	\$2,662,724.00	N/A	N/A	CW	N/A
Activity	Maintain Housing Stability						
CDBG	Renter Counseling (MDHA Affordable Housing Residents)	\$103,845.00	\$519,225.00	125	625	HTA	60%
<b>Total All Activities</b>		<b>\$2,766,569.00</b>	<b>\$13,832,845.00</b>				



# 2018 Activities & Goals

Priority 3	Support facilities and services for the homeless and persons with HIV/AIDS.						
Activity	Assist Homeless Persons & Persons with HIV/AIDS	2018 Budget	5 Year Budget	Year 1 Goals	5 Year Goals	Target Area	Income Target
CDBG	Services for the Homeless	\$124,614.00	\$623,070.00	125	625	CW	30%
ESG	HMIS	\$20,875.80	\$104,379.00	N/A	N/A	CW	N/A
ESG	Rapid Re-housing			325	1625	CW	30%
ESG	Prevention			75	375	CW	30%
ESG	Shelter Operations/Essential Services	\$365,326.50	\$1,826,632.50	2000	10000	CW	30%
ESG	Outreach			100	500	CW	30%
HOPWA	Sponsor Admin.	\$85,120.77	\$425,603.85	N/A	N/A	MSA	80%
HOPWA	Short Term Rent, Mortgage, and Utilities			275	1375	MSA	80%
HOPWA	Facility Operations/Permanent Housing	\$1,094,409.90	\$5,472,049.50	53	265	MSA	80%
HOPWA	Supportive Services - Permanent Housing Placement			170	850	MSA	80%
HOPWA	Supportive Services - Other			2150	10750	MSA	80%
<b>Total All Activities</b>		<b>\$1,690,346.97</b>	<b>\$8,451,734.85</b>				



# 2018 Activities & Goals

Priority 4	Create pathways to self-sufficiency for LMI persons and families.						
Activity	Create Economic Opportunities for LMI Persons	2018 Budget	5 Year Budget	Year 1 Goals	5 Year Goals	Target Area	Income Target
CDBG	Employment Services (Section 3 Opportunities)	\$48,461.00	\$242,305.00	10	50	HTA	60%
CDBG	Microenterprise Assistance	\$124,614.90	\$623,074.50	14	70	CDBG-T	80%
Activity	Support Youth Programs						
CDBG	Summer Youth	\$297,689.00	\$1,488,445.00	1200	6000	CW	80%
CDBG	Opportunity NOW	\$89,999.00	\$449,995.00	147	735	CW	80%
<b>Total All Activities</b>		<b>\$560,763.90</b>	<b>\$2,803,819.50</b>				



# 2018 Activities & Goals

Priority 5 Revitalize distressed neighborhoods and underserved areas.							
Activity	Invest in Underserved Areas	2018 Budget	5 Year Budget	Year 1 Goals	5 Year Goals	Target Area	Income Target
CDBG	Public Facilities/Improvements	\$213,015.00	\$3,335,835.40	1	5	CDBG-T	LMI-Area



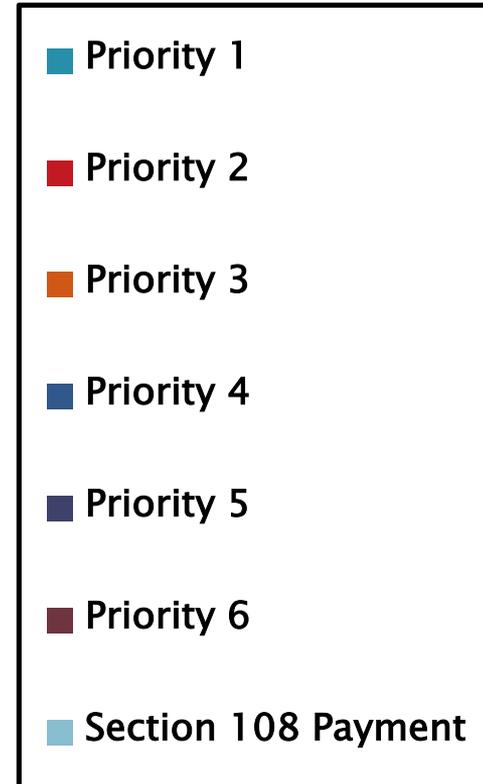
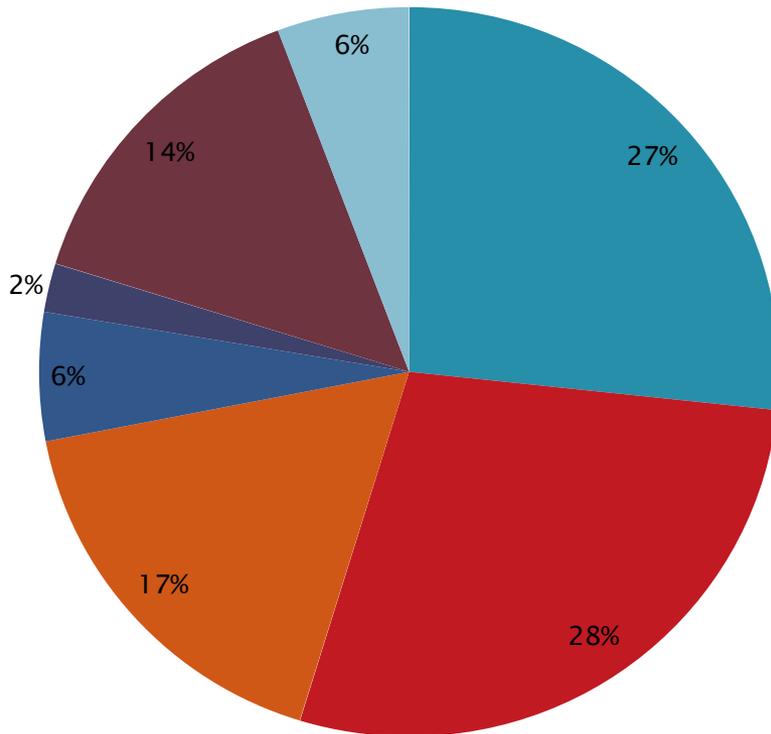
# 2018 Activities & Goals

Priority	Undertake grant management, planning, and other eligible administrative tasks authorized under CDBG, HOME, ESG, and HOPWA.						
6							
Activity	Provide Oversight and Management of Grants	2018 Budget	5 Year Budget	Year 1 Goals	5 Year Goals	Target Area	Income Target
CDBG	CDBG Admin. & Planning	\$1,065,085.00	\$5,325,425.00	N/A	N/A	CW	N/A
HOME	HOME Admin.	\$288,640.80	\$1,443,204.00	N/A	N/A	CW	N/A
ESG	ESG Admin.	\$31,313.70	\$156,568.50	N/A	N/A	CW	N/A
HOPWA	HOPWA Admin.	\$36,480.33	\$182,401.65	N/A	N/A	MSA	N/A
<b>Total All Admin.</b>		<b>\$1,421,519.83</b>	<b>\$7,107,599.15</b>				
Other							
CDBG	Section 108 Loan Repayment	\$567,690.10	\$567,690.10	Last payment August 2019	N/A	N/A	N/A



# 2018 Activities & Goals

## 2018 Funding Priorities



# 2018 Funding by Geographic Priority

Target Area	Percentage of Funds
CDBG Target Areas	3.4%
Napier-Sudekum CNI Planning Area	2.2%
Housing Target Areas	45.5%



# Citizen Participation

- ▶ Public Comment Period: May 8 – June 7, 2018; 4:00 p.m.
- ▶ Four Public Hearings:

**Tuesday, May 15, 2018**

1:00 p.m.

J. Henry Hale Apartments Community Room

1433 Jo Johnston Avenue  
Nashville, TN 37203

**Monday, May 21, 2018**

5:30 p.m.

Levy Place Community Room  
303 Foster Street  
Nashville, TN 37207

**Wednesday, May 23, 2018**

11:30 a.m.

Hispanic Family Foundation\*  
3927 Nolensville Pike  
Nashville, TN 37211

\*Spanish translation services will be available and children are welcome.

**Thursday, May 31, 2018**

5:30 p.m.

Randee Rogers Training\*\*  
Center  
1419 Rosa L. Parks Boulevard  
Nashville, TN 37208

\*\*ASL interpretation will be available.



# Submit Your Comments

- ▶ At a Public Hearing
- ▶ Submitted electronically at: [consolidatedplan@nashville-mdha.org](mailto:consolidatedplan@nashville-mdha.org)
- ▶ Faxed to: 615-252-8533 (Attention: Consolidated Plan)
- ▶ Mailed to: MDHA Community Development Department, Attention: Consolidated Plan, P.O. Box 846, Nashville, TN 37202
- ▶ Hand-delivered to: MDHA Community Development Department, Attention: Consolidated Plan, 712 South Sixth Street, Nashville TN 37206
- ▶ For Updates & Reminders
  - Check our website: <http://www.nashville-mdha.org/consolidated-plan/>
  - Follow us on Facebook or Twitter: @NashvilleMDHA

