

Streamlined Annual PHA Plan (High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Draft of May 9, 2017

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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.					
A.1	PHA Name: <u>Metropolitan Development and Housing Agency</u> PHA Code: <u>TN 005</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2017</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>4,804*</u> Number of Housing Choice Vouchers (HCVs) <u>7,209</u> Total Combined <u>12,013</u> * Number of PH units as of February 2016; number will vary as RAD conversions occur PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
<p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
Participating PHAs		PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead PHA:					

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review. Provided as Attachment A</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>On Safety and Crime Prevention, MDHA is proposing entering into an MOU with Metro Nashville Police Department with regards to an opportunity for voluntary Community Policing at MDHA housing properties.</p> <p>(Continued on separate page)</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>MDHA in collaboration with the Martha O'Bryan Center (MOBC) was awarded a \$500,000 Choice Neighborhoods Planning grant for the Napier/Sudekum properties and surrounding neighborhood. Through the grant, MDHA will work with MOBC and other stakeholders and residents to create a plan for revitalizing area.</p> <p>MDHA will be completing construction and leasing up 70 new apartments at Cayce Place in the late spring/early summer of 2017. In the fall, it expects to break ground on 94 new mixed-income apartments at Kirkpatrick Park (both elements of the Envision Cayce master plan). There are also preliminary plans to build up to 300 new apartments (with a large number being new public housing units developed under the authorization of the Faircloth Amendment) along South Sixth Street in Cayce Place, design for which should be underway as the new fiscal year begins.</p> <p>As new units are completed at Cayce, we expect to move residents out of existing units, allowing for buildings to be demolished making way for further new construction. We also expect to have begun the demolition of the Randee Rogers Training Center adjacent to Cheatham Place in anticipation of building a 100-unit mixed-income apartment building. Such demolition plans will not be submitted for HUD approval under Section 18.</p> <p>(Continued on a separate page)</p>

B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>The current Goals and Objectives from the 2014 Five-Year Plan are shown below in regular type. Progress against those Goals and Objectives are shown <i>in italics</i></p> <p>Goal #1: Secure Financial Stability for Agency Programs</p> <ul style="list-style-type: none"> Objective 1a: Build up and maintain an operating reserve for each property equal to at least 90 days of operating expenses. <i>We are still working toward this objective.</i> Objective 1b: Audit 20% of all public housing resident files annually to identify, correct and if possible reduce instances of income discrepancies, inaccurate rent calculations, etc. <i>This objective was met during 2014, 2015 and 2016</i> <p>(Continued on a separate page)</p>
B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>

D.1

Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.

For information about MDHA's current Five-Year Action Plan, see HUD Form 50075.2 approved by HUD on April 13, 2015.

Continuation of Section B.1

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

For Public Housing:

1. Connect Home is a HUD initiative to increase the number of low income households with access to broadband internet service. MDHA has partnered with other agencies, including, Google, Metro Nashville Public Schools, Metro Nashville Public Libraries, and the Martha O'Bryan Center. Year one results and year two goals include:

New Internet Connections	Year 1 Actual (Oct. '15 – Sept. '16)	Year 2 Goals (Oct. '16 – Sept. '17)
# of newly connected public housing households <i>w/ kids (ages 4-19)</i>	Cayce Place 72 Edgehill 97 Total: 169	211
# of newly connected kids (ages 4-19) in public housing households (if known)	169	211
# of newly connected public housing households <i>of all kinds</i> (households w/ kids, senior housing, etc.)	Cayce Place 72 Edgehill: data unavailable	
Devices & Digital Literacy Trainings	Year 1 Actual (Oct. '15 – Sept. '16)	Year 2 Goals (Oct. '16 – Sept. '17)
# of free or low-cost <i>computers & laptops</i> distributed to public housing households	Cayce Place 72 Edgehill 97 Total 169	211
# of free or low-cost <i>tablets</i> distributed to public housing households	0	
# of residents who completed digital literacy trainings	Cayce Place 72 Edgehill 97	211

2. *Low Income Housing Tax Credits were awarded for Cheatham Place in 2016. The application for Parkway Terrace was withdrawn.*
3. *The Sanderling Dialysis Clinic at Preston Taylor held its Resident Open House on January 11, 2017*

For Housing Choice Vouchers:

1. May 2016 - Amended HVC Administrative Plan to incorporate Streamlining Provisions regarding
Verification Social Security Numbers
Definition of Extremely Low Income Families
Exclusion of Mandatory Education Fees from Income
Streamlined Annual Reexamination for Fixed Income Families
Earned Income Disregard
Family Declaration of Assets under \$5000
Exception Payment Standard for Providing a Reasonable Accommodation
Family Income and Composition

2. November 2016 - Amended Project-Based Voucher section of Administrative Plan to allow for other exceptions for units in a census tract with a poverty concentration of greater than 20% if the PBV assistance compliments other local redevelopment activities designed to deconcentrate poverty and expand housing and economic opportunities.
3. Will be amending Administrative Plan to incorporate provisions that allow families residing in a project-based voucher unit or a unit converted under RAD to request a tenant-based voucher after their first year of participation in the PBV or RAD programs.
4. In anticipation of purging the 2015 HVC waiting list in August 2017 and opening the application period in September 2017, we are proposing to add a preference for any family whose 2015 application is purged due to MDHA not reaching their name. This will give those families an extra preference point and move them closer to the top of the new waiting list.

Violence Against Women Act (VAWA)

As a result of HUD's Final Rule, the Notice of Occupancy Rights will be implemented by all Asset Management properties to notify applicants and tenants of the protections provided under VAWA. With regards to RAD, the appropriate HUD Multifamily forms are being provided to properties, as applicable. The implementation time for all public housing properties was in April 2017, for applicants and new move ins, and at annual recertification or termination, for existing tenants. For RAD properties, the VAWA provisions are being placed in the tenant selection plans. These plans were completed in March 2017

Housing Opportunity Through Modernization Act (HOTMA)

As a result of the Housing Opportunity Through Modernization Act (HOTMA) signed into law by President Obama in July 2016, the following changes to the HCV program and PBV program may be incorporated in 2017. HUD issued notice on January 18, 2017 implementing the following to be effective April 18, 2017. Because some changes are optional, MDHA may or may not implement all changes under the HUD notice.

1. A PHA may choose to approve an assisted lease, execute the HAP Contract, and begin making housing assistance payments on a unit that fails the initial HQS inspection, provided the unit's failure to meet HQS is the result of only non-life-threatening conditions, as such conditions are defined by HUD. All non-life-threatening conditions must be corrected within 30 days in order for the assisted lease to continue. If the conditions are not corrected, the PHA must define how long they will allow before abating the assistance payments and terminating the HAP Contract. A PHA that chooses this option must update their Administrative Plan to address specific provisions and requirements. In addition, the PHA must notify HUD at least 30 days in advance of the policy being implemented, as well as notify owners and participants of the new procedures.

2. HOTMA further allows a PHA to approved an assisted lease and execute the HAP Contract prior to the PHA's inspection being completed if the property has, in the previous 24 months, passed an alternative inspection method that qualifies as an alternative inspection method under the new law.

3. HOTMA amends section 8(o) of the 1937 Act to provide a statutory definition of units owned by a PHA. A unit is now "owned by a PHA" only if the unit is in a project that is one of the following categories:

- a) Owned by a PHA
- b) Owned by an entity wholly controlled by the PHA

c) Owned by a LLC or limited partnership in which the PHA holds a controlling interest (50% or more) in the managing member or general partner.

4. HOTMA makes several statutory changes to the Project-Based Voucher Program. The changes include:

- a) Changing the terminology in the statute from “structure” to “project”;
- b) Changing the PHA HVC program limitation on PBV vouchers from a 20% funding limitation to a 20% unit limitation calculation and allowing for additional project-basing of vouchers by raising the limit an additional 10% for homeless families, families with Veterans, supportive housing for persons with disabilities or elderly persons, or in areas where vouchers are difficult to use;
- c) Changing the income-mixing cap on the number of PBV units in a project to be the greater of 25 units in a project or 25% of the units in a project, and making changes to the categories of PBV units that are excepted from the project unit cap;
- d) Allowing a PHA to enter into an initial PBV Contract of up to 20 years (from 15) and to further extend that term for an additional 20 years;
- e) Allowing a PHA to establish a selection preference for families who qualify for voluntary services, including disability services, offered in conjunction with assisted units, provided that the preference is consistent with the PHA plan;
- f) Allowing a PHA to attach assistance to structures in which the PHA has an ownership interest or control without following a competitive process;
- g) Allowing a PHA to project-base HUD VASH or Family Unification Program (FUP) vouchers in accordance with statutory and regulatory requirements of the PBV program without additional requirements for approval by HUD.

5. HOTMA amends section 8(o) (12) of the 1937 Act with respect to the use of voucher assistance provided to families that are owners of manufactured housing. Prior to HOTMA, assistance payments to owners of manufactured housing could only be made to assist the manufactured home owner with the rent for the space on which the manufactured home is located. The definition of “rent” for manufactured home owners receiving assistance has been expanded to also include other housing expenses, specifically the monthly payments made by the family to amortize the cost of purchasing the manufactured home (including any required insurance and property taxes) and tenant-paid-utilities.

Assessment of Fair Housing

In 2017, the Metropolitan Government and MDHA will participate in a joint local government/PHA Assessment of Fair Housing (AFH). The effort will be led by the local government (Metro) but undertaken by MDHA’s Community Development Department, which administers the Consolidated Plan on behalf of the Metropolitan Government. The AFH will include an analysis of publicly supported housing, such as the location and occupancy of such housing and disparities in access to opportunity for residents of publicly supported housing. Community engagement will include meeting with the Resident Advisory Board and resident associations. The purpose of the AFH is to use HUD-provided data, local data, and local knowledge to determine (1) whether individuals & families have the information, opportunity, & options to live where they choose without unlawful discrimination related to race, color, religion, sex, familial status, national origin, or disability and (2) whether housing options are realistically available in integrated areas and areas with access to opportunity. The AFH will help guide MDHA on future planning and development efforts that affirmatively further fair housing.

Financial Resources

Financial Resources are expected to be limited once again as Congressional appropriations are less than what is required for 100% funding. This is particularly anticipated for the Public Housing Operating Fund and for the Housing Voucher Administrative Funds (anticipated at 77% of what HUD considers needed).

The Agency had provided \$100,000 in CDBG funds in 2015 to assist clients in the VASH and Shelter Plus Care programs with move-in expenses, such as security and utility deposits and first-month's rent to expedite their ability to lease units. Another \$100,000 in CDBG funds was made available in October 2016, and is now focused on the VASH program since Shelter Plus Care funds are now being used for the same purpose for its clients. We anticipate another \$100,000 in CDBG funds to be made available in October 2017 to further this effort.

Effective February 1, 2017 Rental Assistance implemented a Landlord Incentive Program funded by the Metropolitan Government of the City of Nashville for a leasing bonus of \$1000.00 and eligibility for reimbursement of damages or unpaid rent up to two month's rent less security deposit for landlords who rent to homeless Veterans under the Veterans Affairs Supportive Housing (VASH) program.

In the Summer of 2017, it is anticipated that \$20,000 in CDBG funds will be available to MDHA for participation the Mayor's Opportunity NOW program, which will provide internship opportunities for youth residing in public housing.

Through MDHA in collaboration with the Mayor's Office and six Implementation Partners, Nashville received Promise Zone designation. The Nashville Promise Zone encompasses 46 square miles; 121,470 people; and many of MDHA's public housing sites. MDHA, the lead agency, will work with its local and Federal partners to address the goals of creating jobs, increasing economic activity, improving education outcomes, reducing violent crime, increasing access to affordable housing, and improving community infrastructure.

In 2016, \$500,000 in HOME funds had been allocated to construct new (non-public housing) affordable housing to support the recapitalization of MDHA properties. We anticipate another \$500,000 to be available in 2017. Further, approximately \$230,000 in 2016 CDBG funds is available to acquire property for recapitalization efforts.

Continuation of Section B.2

Conversion of Public Housing to Project-Based Assistance under RAD

MDHA expects to have converted all of its Phase I RAD units to Project-Based Rental Assistance prior to the start of the new fiscal year and to have converted the Phase II RAD units by the end of calendar year 2017. The new public housing units being built at Cayce will remain public housing until such time as Congress increases the limit for RAD conversions and MDHA is able to obtain HUD approval for such conversion for those units.

Project Based Vouchers.

The MDHA Board in April of 2016 authorized the conversion of 200 Housing Choice Vouchers to Project-Based. The decision to project-base was in response to the declining lease-up rate of Voucher holders and was a strategy to more fully utilize the budget authority available to us. A Request for Proposals was issued in August 2016. To date we have received 12 proposals and have awarded or are in the process of awarding 148 of the 200 project-based vouchers. Due to the level of response, including proposals recently received in which the number of proposed units will exceed the initial 200, and recognizing a greater need to increase the number of affordable units in Nashville, Davidson County, Rental Assistance has proposed to project base up to an additional 700 tenant based vouchers, which was approved by the MDHA Board at their February 14, 2017 meeting.

In an effort to assist with the utilization of PBVs (and other voucher), landlords can apply for funds through the CDBG Rental Rehab program to bring units up to Section 8 standards. If the landlord participates in the voucher program, the funds will be treated as a grant rather than a loan.

Other Capital Grant Programs

Each year, MDHA has been submitting an application for Emergency Safety and Security cameras for one or more public housing properties. The proposed activity has been (and would likely continue to be) for the installation of security cameras on the property.

Continuation of B.3 Progress Report

Goal #1: Secure Financial Stability for Agency Programs (continued)

- Objective 1c: Convert the entire portfolio of public housing properties through the Rental Assistance Demonstration (RAD) to Project-Based Rental Assistance.
A portfolio application was submitted to HUD in December of 2013. Phase I of the RAD project applications were approved by HUD in February of 2015 and work with HUD is progressing to have all of these properties converted to Project Based Rental Assistance prior to the start of the new fiscal year. Project applications for Phase II were submitted to HUD in late March of 2016 and conversion of these is planned by the end of calendar year 2017.

Goal #2: Increase and Improve the Supply of and Access to Affordable Housing

- Objective 2a: Utilize Replacement Housing Factor Capital Funds to purchase and/or build additional public housing units during the next two years.
Design of 70 new units for Cayce Place is underway; completion and occupancy are expected in the Summer of 2017
- Objective 2b: Continue the on-going initiative with Capital Funds to substantially renovate neighborhood housing units constructed in the 1970s and 1980s.
Some Capital Funds are being used for modernization of some Neighborhood Housing units, but substantially all remaining Capital Funds will be used for repairs and/or Repair and Replacement escrow fund deposits for properties converted thru RAD. All available public housing funds: capital funds, operating reserves, replacement housing factor funds, and non-restricted funds may be used for conversion of public housing properties under the RAD.
- Objective 2c: Apply for replacement vouchers that become available as owners opt-out of Section 8 project-based assistance as well as any new HCV funding opportunities.

Applied for and received set-aside funding for Extraordinary Administrative Fees in July 2016 to support activity related to utilization of VASH funding and assisting program participants in locating suitable housing. Primary use of funding is for new VASH Program Outreach Coordinator position.

- Objective 2d: maximize utilization of Housing Choice Vouchers by maintaining a utilization rate of at least 99% annually.
Utilization rate for the year ended 9/30/16 was 100%
- Objective 2e: Increase the number of Housing Choice Voucher landlord meetings to three per year
Meetings were held 4/29/16, 9/30/16
- Objective 2f: Attract at least 25 new property owners to the Housing Choice Voucher program each year.
117 new landlords were added in 2016.
- Objective 2g: Increase the percentage of vouchers leased in non-impacted census tracts from 62% to 70%
For 2016, the percentage rose to 66%
- Objective 2h: Have at least three Housing Choice Voucher clients graduate to homeownership each year.
Six HCV participants purchased homes in 2016.
- Objective 2i: Establish a kiosk in the Rental Assistance waiting room by 2015
We had already removed this objective. The kiosk was considered not necessary since applications are accepted for a very short period every 2 years and computers are made available in libraries and at the MDHA Training Center when applications are being accepted.
- Objective 2j: Establish a kiosk program for public housing management offices by 2015
We had already deleted this objective since we are now taking applications on-line only, and applicants can access our website from a home computer, a library, or by visiting the property for assistance when the waitlist is open.
- Objective 2k: Reduce turnaround time in public housing from 30 days to 15 days
This objective was still not met during 2016
- Objective 2l: Reduce the average response time for resident-generated work orders from six days to three days
The average response time in 2015 was 1.75 days but increased to 2.49 days in 2016, still below our target of three days.
- Objective 2m: Implement online process in public housing for taking rent payments and reporting changes by 2018
Still no results against this goal in 2016.
- Objective 2n: Implement true site based waiting list at least 60 days prior to conversion to RAD
Site-based waiting lists were implemented in accordance with revisions to the ACOP that had been adopted in August of 2016.
- Objective 2o: Maintain an average PHAS or REAC inspection score (or equivalent performance measurement system score) of 95 or higher, with no AMP scoring below 90
Five AMPs were scheduled for REAC inspections in 2016; however, none of the inspections took place due to cancellations. As of 8/22/2016, our PHAS score was 93. The most recent REAC inspection results (from the year 2015) were all above 90 with the exception of Cheatham Place which scored an 89c.

- Objective 2p: Maintain a SEMAP score of 97 or higher
SEMAP score for 2016 was again 100%
- Objective 2q: In Rental Assistance, conduct staff meetings addressing quality control issues at least quarterly
This continues to be done
- Objective 2r: Conduct a Housing Choice Voucher program participant survey annually.
We did not conduct a survey in 2016 but will do so in 2017. Will be recommending to change objective from annually to every two years.

Goal #3: Sustain Viable Communities and the Urban Core

- Objective 3a: Increase the number of Family Self-Sufficiency Voucher households to 150 and Public Housing households to 453.

The number of FSS Voucher holders increased to 141 during 2016. 10 FSS participants completed their Contract of Participation in 2016.

The PHA FSS goal was exceeded. The FSS Program enrolled 145 new households to receive self-sufficiency case management during this 12 month reporting period. The current non-cumulative total on the caseload is 306 as of the end of September 2016. There were 25 successful FSS graduations over this 12 month reporting period. The above graduation total is lower than previous years because last year over 50% of the participants (that comprise the current non-cumulative total caseload) were within the first year of their five-year contract. Graduation from the program isn't typical within the first few years.

- Objective 3b: Establish 3 new partnerships annually with agencies that promote aspects of family self-sufficiency (homeownership, budget management, career development, job training and readiness, etc.)

The goal was exceeded. Several new Social Services partnerships were formed for the purpose of promoting aspects of family self-sufficiency. A few of the most valuable partnerships established were with the following organizations: the License Reinstatement Fund (LRF) - provides assistance with reinstating drivers' licenses, the Black Alliance for Educational Options (BAEO) - promotes education to parents in the school system; and Metro School's Parent University - provides on-site workshops for adult residents in college and vocational schools. Topics include: testing strategies, study skills, "how to" on balancing work, family and school, as well as strategic thinking skills for career success. MDHA also enhanced the relationship with Family and Children's Services to provide a Financial Boot Camp focusing on Homeownership Education for residents.

The Rental Assistance Department established new partnerships with MDHA's LPN Program, SNAP Employment and Training Program, Tennessee College of Applied Technology and Maximus TN Works

- Objective 3c: Working with new and existing partners, provide at least 4 sessions annually that focus on job training, job readiness, and employability.

The above goal was exceeded. Many events and activities designed to increase and enhance employability skills of public housing residents were held over this reporting period. Events and activities included but were not limited to: Job Fairs at MDHA properties, on-site employability training by the mobile Career Coach Bus and workshops designed to increase marketability and as well as job readiness were held on the following dates: October 5, 13, 19, 27, & 30, 2015; February 22, 23, 2016; March 7, 14, 21, & 28, 2016; April 24, 2016; May 2, 9, 16, & 23, 2016; and June 16, 2016;.

MDHA hired a Project Coordinator in March of 2016 and shortly thereafter launched Jobs Plus Nashville (JPN) during the summer of 2016. JPN provides the following ongoing job readiness training for residents:

- A monthly 4-day long job readiness training series for new program enrollees. Training provides the following: resume and cover letter development; interviewing skills building including mock interviews; conflict resolution; effective communication; and workplace professionalism;*
- Monthly employer panels comprised of local businesses seeking to fill job openings;*
- Ongoing employment retention coaching/case management provided by 3 full-time JPN Career Coaches.*

JPN hosted an on-site Job Fair in August of 2016. Twenty-five residents participated.

Within the first quarter of the JPN Program, fifty residents received job readiness training. In addition, participants receive extensive digital literacy training.

In 2016, MDHA was awarded a one year Nursing Workforce Diversity Grant of \$350,000 from HRSA that enabled it to hire a Project Coordinator in July of 2016 and launched a Nursing Initiative designed to provide case management and intensive training for public housing and Section 8 residents to become licensed practical nurses within one year.

- Objective 3d: Work with Resident Associations to get them to sponsor at least one meaningful ongoing activity that promotes education, youth involvement or self-sufficiency at each family property.**

MDHA's Resident Association Coordinator continued to focus on intensive leadership training for all RA officers. Another prime directive over this period involved planning and preparations for agency-wide elections of new Resident Association officers. Special attention was given to insuring each office for each property was filled to remain in compliance with HUD's guidelines. MDHA's Resident Association continued to experience significant growth over the last 12 month period. In addition, there have been many valuable on-site training opportunities, events and activities sponsored by the Resident Associations. Several noteworthy events include: CPR Training for officers, HUD's Father's Day activities to engage and involve (on-site and off-site) fathers of PHA children, health fairs, workshops, nutrition education, "Night Out Against Crime" Marches and Rallies, breast cancer awareness training and financial stability workshops. Several properties hosted Back to School events designed to motivate public housing students to do their very best during the approaching school year. In addition, and to further promote education, the MDHA Resident Association awarded scholarships to four well-deserving high school seniors residing in public housing. Each of the four student was awarded \$1,000 to assist with expenses as they begin their journey through post-secondary education.

- Objective 3e: In conjunction with the Metropolitan Health Department, start smoking cessation campaign in family properties and to do a pilot smoking cessation at one property by the end of 2015. Smoking cessation will be established for all public housing by 2017.

Because smoking cessation classes require considerable man-power and because efforts shifted (during this reporting period) to successful RAD implementation, MDHA decided last year to delay the launch of a smoking cessation campaign at the family properties. Going forward and in light of HUD's new Non-Smoking Rule for public housing communities, discussions with Resident Association leadership are scheduled to begin at the Council of Presidents meeting in March of 2017. All RA Presidents received a copy of HUD new Non-Smoking Rule immediately following receipt of HUD's official notification.

- Objective 3f: Facilitate community gardens at public housing sites in order to provide residents inexpensive healthy food options.

There are community gardens at the following properties: Cheatham Place, Edgefield Manor, and J. Henry Hale. Andrew Jackson residents have access to the community gardens at JHH and Edgehill; and Gernert residents have shared gardens adjacent to the properties.

Goal #4: Pursue the Best Housing and Business Practices

- Objective 4a: Improve the quality and capability of Agency staff in all areas. In the first year, concentrate on property maintenance staff for enhanced training, testing, and placement. *Have all Section 8 Specialists complete Nelrod HCV Income and Rent Calculation training and pass certification exam by 2017.*

Affordable Housing began a leasing assistants' training program for new leasing assistants in 2017. Certified Financial Management training will be added for 2017.

The following trainings will continue to occur as new employees are added:

- Drug-Free Workplace Training
- Supervisory Maintenance Training-Maintenance Supervisors & Sr. Tech
- New Supervisor Training – Maintenance Supervisor
- Maintenance Safety Training – Maintenance Supervisors & all Techs
- Public Housing Income and Rent - Leasing
- Natural Gas Safety Training (2 X yearly)
- Tax Credit Training – Leasing
- Pesticide Training – (3-4 X yearly)
- Anti-Harassment Training
- Plumbing Training
- Defensive Driving
- Yardi Affordable Module
- Certified Occupancy Specialist Training
- Rent Computation
- TAHRA Conference
- SAHMA Conference
- Active Shooter Training
- Fair Housing Training

Several Rental Assistance staff attended training throughout 2016:

- 1 HCV Specialist completed the Nelrod HCVP Income & Rent Calculations – Oct 2016
- 2 Inspections completed HQS certification – Oct 2016
- 5 staff attended Fair Housing – April 2016
- 6 staff attended TAHRA Conference in April 2016
- All staff attended Drug-Free Workplace training in April 2016
- 8 staff attended the GNAA Education Conference in August 2016
- All staff attended Active Shooter training in August 2016
- 3 staff attended Defensive Driving training in November 2016
- Our Program Integrity Specialist is serving on the Social Media Committee of the Middle TN Chapter Association of Certified Fraud Examiners. She completed the following training in 2016:
 - Middle TN Chapter Association of Certified Fraud Examiners (all are 1.0 CPE's unless noted otherwise)
 - 11/17/16 – “Hidden in Plain Sight” – Accounting and Auditing for Financial or Fraud Field of Study
 - 0/20/16 – “The Veterans Affairs Office of Inspector General Presenting Overview of Cases Involving Fraud: Procurement, Benefits, Internal Crimes and Health Care Prosecuted at both the Federal and State Level”
 - 9/19/16 – Member Benefit Day (8 CPE's)
 - Forensic Examination and Detection of Fraudulently Altered Documents
 - White Collar Federal Crimes: Theft, Fraud & Laundering – Following the Money - Other federal fraud statutes including prosecutions for theft of government funds
 - HUD OIG's mission, HUD OIG's Investigations and Case Studies
 - Ethics: Keeping the Good from Breaking Bad
 - 8/18/16 – “Can You Hear Me Now? Active Listening for Successful Interviewing”
 - 5/19/16 – “OIG Investigations”
 - 3/7 – 3/8/16 – 20th Annual Fraud Conference (16 CPE's)
 - Fraud Awareness, Reporting and Investigation in Higher Education
 - This is a Robbery? Give Me All Your Ones and Zeros! Show you how it's done, but tips to investigate and to prevent compromise
 - It's More Than Just Numbers: Effectively Investigating and Prosecuting White Collar and Public Integrity Crimes
 - Current Trends in Health Care Fraud - how it was detected, demonstrated through case examples
 - Investigating Fraud in Capital Projects and Securing your Capital Investment – red flags in capital projects, what happened, and how it was detected
 - Keynote: Changing Face of Fraud
 - Ethics: “Doing the Right Thing”
 - Bringing Cases to the DA
 - 1/20/16 – Member Benefit Day (4.5 CPE's)
 - How to Assess Witness Credibility
 - Fraud Investigations Using Data Analytics – A Case Study
 - The Frauds – A Historical Perspective
 - NAHRO
 - 6/29/16 “E-Learning for HAP Termination” (.25 CEU's)
- Objective 4b: Integrate programs and staff from other Agency departments in housing initiatives, including RAD and Envision Cayce
by holding Envision planning meetings involving Urban Development, Construction, Community Development and Finance

MDHA ANNUAL AGENCY PLAN MEETING
March 2017

SUMMARY OF QUESTIONS

Length of Recording: 1:27:00

The Directors will give a brief update on the program changes we anticipate for 2017.

Norman Deep, Director of Rental Assistance

Goals: Increasing supply of affordable housing and quality of affordable housing.

Last year we received set-aside funding to hire a BASH outreach coordinator for homeless veterans program. Planning to convert up to 900 of our tenant-based vouchers to project-based vouchers. To date we have awarded 150 project-based vouchers. Program expanded from initial 200 last year to up to 900 this year. We continue to recruit landlords to make units available to participants. The Community Development Office has made \$100,000 available on CDBG funds to assist our homeless programs with deposit assistance. To improve the quality of assisted housings, we continue to encourage landlords to make units available in non-poverty areas. Currently 66% of our units are in non-impacted areas. We scored 100% in making our program one of the high performer PHA's in the country. The family self-sufficiency program continues to be promoted. In 2016, six of the participants graduated the program and purchased a home.

In 2017, some changes are being made to the plan. One is to allow a family who is participating in the RAD program or the project-based voucher program to request a regular housing choice voucher after they have been in that program for one year. At the end of that year, they can ask for a regular voucher and move to another place. Waiting list will be opened around September 2017. The last time applications were taken was in 2015, and we received over 15,000 applications. Every two years we purge that waiting list and open it up again. A change will be to offer a preference to any family whose name is not selected from the 2015 waiting list that we didn't reach. This will give them a greater opportunity over the next 2-year period to be selected. A new law, the Housing Opportunities Through Modernization Act, incorporates some new changes into the voucher program as well. We will be making changes to our administrative plan to incorporate those provisions. Some items we will continue in 2017 are to open up a Section 8 waiting list in September, conduct a participant survey, work toward utilizing all of our voucher funding, and expand the project-based voucher program. We will continue to promote our FSS program. Our admin fees are being cut again, so we will have to work harder and do more with less.

Executive Director Jim Harbison

We are going to be out of public housing within a year, and we will be under this private ownership with a 20-year contract, RAD. We have been talking about it for three years. It is not perfect. We are counting on you to talk to us about it. It is a 20-year contract with an automatic 20-year renewal, so it is a 40-year contract. We will be able to predict our revenues. Over the next 2 to 3 years, for our oldest properties, we have a plan for Cayce. Next stage is Kirkpatrick. Sudekum/Napier, we have a plan to work with the community to come up with what is going to happen next. Edgehill, we intend to start in June. Cumberland is after that. We will roll out the first of Andrew Jackson within the next couple of weeks and have our first public meeting to start that planning process. Cheatham will probably be the last one. Within a year we will have all those working for the master planning for those old sites. We think the rest of the properties

are in pretty good shape. We need the cooperation and support of the resident associations to tell us what is working and what isn't.

Brenda Marlow – Edgehill Apartments

I want us to be aware that we need to lean heavily on resident involvement and resident ideas. You have people all around the development who are saying what we want. All right, let's take into consideration what you want, but most importantly is what the residents want.

Mr. Harbison: We got a critique from John for the exact same thing. Your point is well taken. The whole reason we are doing all of this is for the residents. We could leave it the same, but we don't think that is the thing to do. Right now, the ownership of Cheatham Place is MDHA and the Federal government. It will soon only be MDHA. Still the same people.

(In answer to an inaudible question), we have that option, and that is something we will talk to you about and for some places that will be capitalized, yes. You will see the utility allowance with a check to pay your electric bill. You get a stipend from us to pay your electric bill. In my sense, this is for the residents. Part of it is trying to get people accustomed to – you make more money and move on. That's why we do jobs training and these other things to give that opportunity. We are not going to be able to achieve them right away. We are over time we will convert to residents paying their own utilities.

Lorean Pointer, Madison Towers:

You said the Madison Towers aren't going to have any renovations. Our elevators and doors break down, and people in wheelchairs have got to go all the way around the back. Is there any plan for that? Do you know about this thing?

Answer:

Mr. Harbison stated I think I said recapitalization, not renovation. We are going to maintain all those properties. We are not going to tear the tower down and start over. I assume the property manager knows about the elevator. He should be fixing that.

Question:

I understand they are doing the best they can, but they are just breaking down so often.

Answer:

We have a contract to repair them. There are not many people in town that fix elevators now. I met with the maintenance supervisors about a month ago on do we want to invest in new elevators.

John Zirker James Cayce Homes

As I listen to you saying that the housing authority being the property of HUD, this is happening all over the country, what do we have as residents as protection as far as RAD and like all the different resident associations to stand on?

Answer:

The Federal law that passed RAD grants protections to residents and resident associations. The resident associations are still funded by HUD, and we have to replace units on a one to one basis. Resident RAD protections are strong.

Question:

That is what I needed to know because I was curious about that because when HUD gave that property away it was very scary around the country.

Answer:

Mr. Harbison: You mean at James Robertson? What property did HUD give away?

Answer:

I don't recall the name, but it was all over the country.

Mr. Harbison: The RAD program is only about 10% of the apartments.

Question:

So RAD is basically, James Cayce is not going to be all...

Mr. Harbison: We are one of the few in the country converting everything. They will have tenant protections in that law. There are several parts of it. One is pay for a voucher. So if you don't like what we do in the conversion, you have a right to come in and get a voucher.

Question:

So is HUD involved, and will it still treat residents the same?

Mr. Harbison: So it is just under a different a different program. In fact it even has a page in the multifamily guidance that describes the tenant protections, basically a bill of rights. RAD is not perfect, but it is better. Not perfect.

Pat Smith, Vinehill

Will residents have to move during the renovations? Under RAD will we get electric meters?

Mr. Harbison: We are done with renovations at the Tower. Everything gets converted by the end of this year. Where Vinehill is in that, I don't know. We are already converted. Closing could be September or October. No plans right now to put individual meters in place.

Marc Boyer, Andrew Jackson

Question: A number of residents have come knocking on my door regarding Google fiber issues. They come into our homes, I have a lot of seniors there at Andrew Jackson. They are wondering when the plan is all going to come together. A lot of properties are wondering the same thing. We have seen or heard things about lawsuits back and forth.

Mr. Harbison: There is a lawsuit involving several internet providers and the City, and how long it takes to resolve that lawsuit – it is city wide, I wouldn't try to tell you. We have a contract with Comcast, so you have Comcast access right now, and that is all I can tell you today.

Mary Bradley, Parthenon Towers

Parthenon is a nice building to live in, but according to the people on the first and second floor, there is some flooding and brown foul stuff coming up out of the sinks. Our elevators are like theirs (Madison Towers) – broken. People on the lower levels are able to get heat. Our office is on the first floor. It is burning hot with heat, so I asked them could they turn it off. They said to turn off mine, they would have to turn off all the community and all that for to keep my office hot so that they can could keep other rooms downstairs.

Answer: I am not familiar with those details, I honestly don't know the details, but we do the best to maintain our properties. Those are things that Audrey needs to hear first. She has a great maintenance supervisor. I would like you to make sure she knows about your concerns.

End of Mr. Harbison's comments

Ms. Jamie Berry, our Director of Communications, is next up.

Ms. Jamie Berry, Director of Communications

I want to remind you that when you have events, make sure that you are getting that information to Mr. Green so that I can be there and get it on my calendar. I will come and take photos. Look at me as your external voice to the outside social media world, website, resident connection newsletter. I am here to help serve you and send that positive message out about MDHA.

Brenda Marlow, Edgehill Apartments

When you come to the events, could you please remember to send a few pictures to the Resident Association President.

Ms. Berry: I know that Mike is really good about capturing what I put on social media and sending it out to you guys. I can send it to Mike, and he can forward it on to you, or I'll let you and Mike talk about that, and I will find out what I need to do.

Mr. Joe Cain, Director of Urban Development

What Urban Development does is a bit outside of the norm for the public housing. We are generally working in the core downtown. We are working with the City. We are working to try

and make downtown a better place to be with the public/private partnerships. The biggest project currently being worked on is the Rolling Mill Hill project. We partner with other departments all through Metro as well as. Legislation is pending at the State that will allow us to start focusing on transit oriented development. That would be major corridors that things could take place to enhance – maybe get the bus rapid transit into place or some other type of high speed transit that would help tie everything together. It would also allow some direct construction of some affordable housing in the area. This is collaborative effort and is getting favorable response to the State because it is working with the City's overall plan.

Marc Boyer Andrew Jackson

A number of our properties are in a food desert here in North Nashville. There was a good idea to involve some farmers in the region, try to get a mobile farmer's market. We do have a big food desert.

Answer: We are aware of that. One of the other things I work on is the redevelopment districts, and there are some financial tools to be able to assist developers who want to come in there. Obviously they have to find land up and down and around through Jefferson Street, and there is not a whole lot of vacant land that is immediately available for something the size of a grocery store.

Question: All we have are two full service grocery stores, Kroger right over here and Sav-A-Lot on Clarksville Highway for the entire north area from Tennessee State to Charlotte to Metro Center from the river all the way.

Answer: That is always a concern that always comes up. It is hard to get someone in there, and it is hard to try and get someone to come in essentially with a smaller scale. Kroger is within a distance in there, so are you going to get a Publix to come in somewhere down there – probably not. They like to be on the major thoroughfares instead of back into the neighborhood. The smaller ones are a little bit harder because of the type of management you may or may not get in there. Dollar General has a market that works pretty well. All these come up with also a more urban type of design, so there may be some interest in there and will be happy to have more of that discussion at the meeting on Thursday night. The councilman, Freddie O'Connell, is going to be there. I have also invited Erica Gilmore and council-lady Sharon Hurt to be at this meeting on Thursday night. I would suggest you bring these conversations up at that point.

Angie Hubbard, Director of Community Development

I work in the space between Public Housing and Urban Development in that the programs I'm in are county-wide, but we do target some for public housing. I am in both spaces. I get about \$7.5 million in grants from HUD. The community development block grant is our largest, and it is about \$4.6 million. We do a whole range of different activities. We have a consolidated plan that talks about our priorities with this money.

Ms. Hubbard continued her remarks about her department. Part of their goal is to get youth employed and provide them with lunches, breakfast, and snacks during the day. She discussed the homeless voucher program and the recruitment to get more landlords to accept the vouchers. She also discussed the Home Investment Partnership Program. Other programs include the Emergency Solutions Grant and the Housing Opportunities for Persons with AIDS program. Her department has a designation as a Promise Zone, and that was discussed. They also have a partnership with Second Harvest Food Bank. Another project is Assessment of Fair Housing.

John Zirker, James Cayce

This money, I am concerned with the Mayor's program for some kids, 14 to 16. I am a KIPP grandparent, and we starting working on putting a clinic together so that we can be ready to have our children as the team leaders, but we have been having problems...

Answer: I will connect you with Ellen Z. So the Mayor's office is using the Nashville Career Advancement Center as their implementation agency for Opportunity Now. I will email you her information.

Ellen Zinkiewicz's email is: ellen.zinkiewicz@nashville.gov

Brenda Marrow, Edgehill

You were talking about the summer programs for the different non-profits and your activities. When will notification of the funding opportunity go out to community nonprofits.

Answer: An RFP I believe is on the street now.

Ms. Marrow: I wanted to look at that and see about the feasibility of doing a proposal for the residents at Edgehill.

Answer: The threshold criteria is that you have to be a 501c3. I'll make sure that you get a copy of that RFP announcement.

Scott Ray, Executive Manager for Recapitalization.

New department established this past September. Aaron Darden is my boss. I came on board to oversee the Cayce project from here on. We are short of personnel, so you probably heard Mr. Harbison address me as the Deputy Director of Recapitalization. We are tasked to lead the redevelopment of MDHA's aging properties. It started with Envision Cayce. The construction will start 2017, and it will be finished in 2027. Phase 1 is Cayce Place, and that should be opened in May if everything goes right. Then we have Kirkpatrick Park, which will start in September 2017. We received a grant for Sudekum/Napier. We started the planning for that. After that are Envision Edgehill, then Cumberland View, Andrew Jackson, and then Cheatham Place. We continue with the Envision Cayce resident town hall meetings.

Mr. Ray continued his presentation on the activities of his department. He talked about workgroups, meetings that have been held, and upcoming meetings.

John Zirker, James Cayce Homes

You said something about the grants from HUD.

Answer: That was the Choice Neighborhood Planning grant that Angie said she was going to hold for me. That was \$500,000 that we got to start the master planning for Sudekum Napier.

Ed Shoemaker, Director of Construction

I wanted to bring you an update on where the construction going on the properties and an update on where the RAD Phase 1 and Phase 2 property work is going. Levy Place, Cumberland View, Andrew Jackson, and Madison Towers have been converted to RAD. It is under MDHA's umbrella, and we have severed some of our requirements with HUD on those properties. Remaining properties in Phase 1 are Edgehill Manor, Parkway Terrace, Cheatham Place, Sudekum Apartments and JC Napier Apartments. Hope to have all that converted by this summer. That plan could be extended out a few months. The second phase is hoped to be converted by the end of this year. Those properties are Edgehill Apartments, Gernert Studios, Parthenon Towers, CB Waller, Hadley Park, Cayce, Vinehill Towers, Vinehill Apartments, Preston Taylor, and Neighborhood Housing.

Mr. Shoemaker continued his presentation. He gave an update on where we are on construction projects. He also spoke about security cameras and gave an update on all the work that was completed at Sam Levy. He spoke of grant money received by HUD and what the money is being used for.

Mr. Shoemaker stated some of the money that we have gotten from grants under the Public Housing grant program and their supplement, either replacement housing or capital funds, but once we convert, the remaining money, MDHA will have to raise the money or we will either finance the properties. We may end up mortgaging the properties so that we can leverage bonds to allow for renovations and improvements of those properties. That is how we will get those, and if there are grants out there available, we will certainly be utilizing those because we have various grant people who try to be sensitive and open to anything that is available.

Marc Boyer, Andrew Jackson

Are there still funds for the electronic locks for Andrew Jackson?

Answer: I can answer the question generally. I can't answer the question specifically because I don't know the specifics on the planning. Generally the agency is going to replace all of our security system locks to electronic locking system. That is the long-term goal of the agency. Unfortunately, because of the sheer cost and the number of locks out there, you can't do it overnight. I know the long-term plan, and as we do improvements or we do renovations, we are replacing the locks. A good example is at Levy Place we changed those locks out to an

electronic lock system. The advantage is it is easier than the key lock, and if you accidentally lose the key or the key fob, it can easily be programmed out of the system, and you can be given another one easily. The old keys, you basically have to change out all of the cylinders and the locking system. This allows a lot of flexibility. It allows folks to know there is an historical record of who enters the building. That is very advantageous. If there is a theft or if something goes missing, that allows an easier reporting of that item. That's all I have. Thanks you.

Public Housing Update.

Mr. Biggs stated you have heard many people talk about the Rental Assistance Demonstration program or the RAD program, and that is the focus for the public housing affordable housing division this year. So far we have converted five properties. They are Levy Place, John Henry Hale, Madison Towers, Andrew Jackson, and Cumberland View. That is a total of 1,265 units. We have 4,134 public housing units remaining. Our goal is to drive these closings to RAD by the end of this calendar year, and that way we just have to run one program. Right now those five properties are Section 8 project basis contracts, and the rest of the housing portfolio is public housing. I would much prefer if we had just one program to administer, so that is our goal is to get out of public housing this year. My next item is the safety/crime prevention. Mr. Shoemaker mentioned the camera installs that we are implementing. We are heavily investing in cameras so that we will have the ability to go back and look if there is something that occurs. The other thing, I think you have heard before, is Shotspotter, which is an acoustic speaker system that will recognize the signature of gunfire. It will triangulate that gunfire and send a latitude and longitude to the police department's automated computer dispatch system. We are in the process of getting that. Those are things on the horizon we hope to get worked out this year.

Many of you may know that we opened a dialysis clinic in December at Preston Taylor. The hope is we will serve our residents that need dialysis services but also we have four public housing residents that are participants in the job training program there. After they get the hours, they will take the exam to become certified clinical hemodialysis technicians or CCHT. That is a national license they can take anywhere. They will get a competitive rate a pay with full benefits. As we get more clients, we are going to open that job training program up to more public housing residents. We have the Connect Home initiative, which is HUD's initiative to increase the access to high speed Internet for low income families. We have that partnership with Comcast. That will be rolled out more this year. We have goal to sign up 211 families on that program, and we are trying to find sources to pay for a year's worth of Internet service for the families that sign up.

Ms. Hubbard mentioned the Opportunity Now program and the MDHA summer youth. Last year we kicked off our summer youth program, and we had 12 public housing residents ages 14 to 16. We took them off for six weeks, and we tried to give them an opportunity to be exposed to the workforce. Give them exposure to things they don't see every day. We had orientation and talked about how you dress, how you speak at work, arriving on time – all of the soft skills that are important. We tried to expose them to the various positions here at MDHA. We gave them a field trip to Meharry Medical College. We are going to repeat that program. We are

considered a high performer in public housing right now. Our public housing assessment score was 93 for 2016 making us a high performer again. Another grant we received is a \$350,000 nursing workforce diversity grant. We have 15 public housing residents who are in that program, and we will pursue that again next year if it becomes available.

John Zirker, Cayce Place:

Will CWA units be included in the 716 units that are replaced one to one at Cayce?

Answer:

Under RAD, RAD only converts public housing units. CWA is not public housing. So the 716 units of affordable housing at Cayce will have to stay in the current footprint of Cayce.

John Zirker, Cayce Place:

We have this footprint, but we have these surrounding – are they promised to be a part of Cayce?

Answer:

I am not sure I understand your question. I am going to tell you what the plan is for Cayce right now. I shared my plan is to drive us out of public housing before the end of this year. For Cayce, that will mean we are just going to do what we call an operational conversion. We are going to change from public housing rules to Section 8 rules. There is not going to be any redevelopment at this point. August is what the goal is for Cayce. So the 716 units that are there will remain, they will just be converted under RAD as Section 8 project-based contract units. As we develop the plan for whatever we are going to do for Cayce and how we are going to finance it, when we tear those units down, whatever we put back – I think the plan is for a total of 2,400 units, 716 of those units will be the exact same composition as the current Cayce, so if there is, for example, 200 three-bedroom units at Cayce, there will be 200 three-bedroom units that are reserved for the Cayce residents in the new development. We own the CWA property, 254 units. As we plan the redevelopment of Cayce, CWA will be considered when we do the renovations or the recapitalization of the area. That does not count toward the affordable units that will be redeveloped at Cayce.

Question

When you say affordable housing, what are you talking about?

Answer:

Very good question. Affordable housing means different things to different folks. For the public housing and affordable housing we are talking about at MDHA is anybody who makes 80% of the area median income and below. So if you are a current resident of public housing, you would be assured an affordable unit in whatever development that we are going to plan after conversion.

END OF MEETING

DECONCENTRATION POLICY

It is the intent of MDHA to promote adequate and affordable housing, economic opportunity, and a suitable living environment free of discrimination. Tenant selection and assignment for federal public housing shall be made without regard to race, color, religion, ancestry/national origin, sex familial status, physical or mental disability, marital status age, or gender identity. To improve community quality of life and economic vitality, MDHA will implement measures to provide for deconcentration of poverty and income-mixing. MDHA will bring higher income tenants into lower income developments and lower income tenants into higher income developments. Additionally, MDHA will support measures to raise the income of households that currently reside in federal public housing. All measures and incentives that are undertaken to accomplish deconcentration and income-mixing will be uniformly applied.

MDHA's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. Gross annual income is used for income limits at admission and for income-mixing purposes. Skipping a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

MDHA will gather and analyze tenant data once every two years. The tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist MDHA in its deconcentration efforts.

MDHA will use the gathered tenant incomes information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting in its deconcentration goals.

If MDHA's review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular project, MDHA will evaluate the changes to determine whether, based on the methodology of choice, the project may need to be redesignated as a higher or lower income project or whether MDHA has met the deconcentration goals and the project needs no particular designation.

Deconcentration and Income-Mixing Goals

Admission policies related to the deconcentration efforts of MDHA do not impose specific quotas. Therefore, MDHA will not set specific quotas, but will strive to achieve deconcentration and income-mixing in its developments over time.

MDHA's income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. MDHA will use its analysis of its public housing stock and tenant incomes to provide data benchmarks. Additionally, as MDHA recapitalizes and/or adds additional units to its covered developments, mixed income will be a primary tool to meet the objective of deconcentrating poverty. Units designated to attract residents with median income in the 80% - 120% AMI will assist our goals of developing mixed income communities in furtherance of HUD's goals to affirmatively further fair housing and deconcentrate poverty.

Project Designation Methodology

MDHA will determine and compare tenant incomes at the developments listed in this Chapter. Upon analyzing its findings MDHA will apply the policies, measures and incentives listed in this Chapter to bring higher income families into lower income developments and lower income families into higher income developments.

MDHA's goal is to have eligible families having higher incomes occupy dwelling units in covered projects predominantly occupied by eligible families having lower incomes, and eligible families having lower incomes occupy dwelling units in covered projects predominantly occupied by eligible families having higher incomes. Families having lower incomes include very low and extremely low-income families. When selecting applicant families and assigning transfers for a designated covered projects, MDHA will determine whether the selection of the family will contribute to the deconcentration goals.

MDHA may not select a family for a particular project if the selection will have a negative effect on the PHA's deconcentration goals. However, if there are insufficient families on the waiting list, transfer list, the development has multiple vacancies, or efforts to deconcentrate will result in a unit remaining vacant longer than MDHA's goal of 10 days from vacant to being reoccupied by an eligible family, MDHA may not strictly adhere to the deconcentration methodology.

Transfer Policy, Deconcentration

MDHA will consider its deconcentration goals when transfer units are offered. When families are no longer eligible for their current unit because of a change in family composition, MDHA will consider its deconcentration goals when seeking to relocate these families within the portfolio.

Steps for Implementation (24 C.F.R. 903.2)

Step 1:

Every two years, MDHA will determine the average income of all families residing in all covered developments for MDHA. As of June 2016, the average income for all MDHA covered developments as of June 2016 is: \$10,130.85

Step 2:

Every two years, MDHA will determine the average income of all families residing in each covered development.

Development	Average Income (June 2016)
Andrew Jackson	\$ 9,994.20
Cayce Place Apartments	\$ 7,540.05
Cheatham Place Apartments	\$10,562.00
Cumberland View Apartments	\$ 9,519.27
Edgehill Apartments	\$10,721.52
Napier Place Apartments	\$ 8,758.16
Neighborhood Housing	\$16,247.24
Sudekum Apartments	\$ 7,704.32

Step 3:

Every two years, MDHA will determine whether each covered development falls above or below the average income for families residing in all covered developments. The average income of all families residing in all covered developments for MDHA is currently \$10,130.85.

Step 4:

MDHA will determine which families on each covered development's waitlist have incomes higher than the MDHA-wide average and designate these families as "higher income families," and which have incomes lower than the MDHA-wide average and designate these families as "lower income families."

Step 5:

When a unit becomes available in a higher income building, MDHA may skip families on the waiting list if necessary to reach a lower income family to whom it will offer the unit. When a unit becomes available in a lower income building, MDHA may skip families on the waiting list if necessary to reach a higher income family to whom it will offer the unit. Skipping shall be applied to the site-based waiting lists. If a waiting list does not contain a family in the income category to which the unit is to be offered, MDHA shall offer the unit to a family in the other income category.

If there are insufficient families on the waiting list, transfer list, the development

has multiple vacancies, or efforts to deconcentrate will result in a unit remaining vacant longer than MDHA's goal of 10 days from vacant to being reoccupied by an eligible family, MDHA may not strictly adhere to the deconcentration methodology. MDHA's deconcentration of poverty activities must be balanced with MDHA's overall objective to provide decent, safe, and sanitary housing to as many eligible families as possible.

MDHA Incentives for Higher Income Families

MDHA may offer certain incentives to higher income families willing to move into lower income projects. MDHA will not take any adverse action against any higher income family declining an offer by the PHA to move into a lower income project.

In addition to maintaining its public housing stock in a manner that is safe, clean, well landscaped and attractive, the PHA may offer the following incentives for higher income families moving into lower income projects:

(A) Offer rent incentives for up to 90 days;

(B) Establish a preference for admission to Contemporary Properties for lower income families that have a twelve month stable work history;

(C) Skip a family on the waiting list to reach another family in an effort to further the goals of the deconcentration policy;

(D) At Sudekum Apartments and Napier Apartments, we have a Jobs Plus Earned Income Disallowance grant that encourages resident in these covered communities to seek earned income. Residents that increase their earned income will not have a corresponding increase in rent having the effect of deconcentrating poverty.

(E) In an effort to increase opportunities for residents to improve their skills and earning potential, MDHA has partnered with a private firm to develop a dialysis clinic. The dialysis clinic will employ MDHA public housing residents full-time employment with benefits. Residents successful in completing the training and passing the examination will significantly increase their household income and deconcentrate poverty.

(F) Provide such other strategies as permitted by statute and determined by the PHA in consultation with the residents and the community, through the PHA Annual Plan process, to be responsive to the local context and the PHA's strategic objectives.

Attachment D

According to data from the MNPd, the total number of calls {not cases} for domestic disturbances, on MDHA property in 2016, was approximately 1,175 {See Table 1}. Of that number approximately 239 IPV arrest were made. {See Table 2 2}

[illegible]

Table 2
Intimate Partner Domestic Violence Arrest (per MNPD RMS)

[illegible]