

2005 Annual Report



*Metropolitan Development and Housing Agency
Nashville, Tennessee*

A TRIBUTE TO DEFORD BAILEY

DeFord Bailey, recognized as the first African-American star of the "Grand Ole Opry" and a former resident of MDHA's I.W. Gernert Homes, was officially inducted into the Country Music Hall of Fame on November 15, 2005, at Madison Square Garden in New York City.



Mr. Bailey was born in 1899 in rural Smith County, Tennessee, and he was just a toddler when his mother died. At age three, he contracted infantile paralysis, became bedridden and was given a harmonica to entertain himself. He overcame polio but grew to only four feet, ten inches. Nevertheless, his musical talent and his skill with the harmonica gained him renown in the field of country music.

In his "Fox Chase" and "Old Hen Cackle" tunes, Mr. Bailey used his harmonica to duplicate sounds he had heard as a child growing up on farms in middle Tennessee. His musical rendition of a powerful locomotive in "Pan American Blues" was to be the inspiration for the naming of the Opry by Judge George Hay.

In December 1925, he made his first radio appearance on pioneering Nashville radio station WDAD. Soon afterward, he appeared on WSM Radio, and he was a star from the very beginning. He performed every Saturday night for the next fifteen years – a record no other performer could claim during that time. In addition, in 1928, he recorded in the very first recording session ever held in Music City, USA!

In the heyday of Jim Crow, he toured all over the south and midwest with Roy Acuff, Bill Monroe and Uncle Dave Macon, as well as most of the other Opry stars.

In 1941, Mr. Bailey was caught up in the ASCAP/BMI licensing rivalry and was dropped from the Opry. He spent the rest of his life living and working in the Edgehill neighborhood of Nashville and seldom performed publicly afterward. He moved into I.W. Gernert Homes in 1971.

On December 14, 1974, his 75th birthday, he performed at the new Grand Ole Opry House. He also played for the homecoming show on April 3, 1982. Then on July 2, 1982, DeFord Bailey died at the age of 82.

In 1991, David C. Morton, a former MDHA employee, along with Charles K. Wolfe, published a book entitled *DeFord Bailey: A Black Star in Early Country Music*. Mr. Bailey's contributions to country music have also been remembered in a video production entitled *DeFord Bailey: A Legend Lost*, developed by Nashville Public Television, Inc. A Tennessee historical marker now stands on the grounds of I.W. Gernert Homes honoring DeFord Bailey. The "Harmonica Wizard" – and now a new Country Music Hall of Fame inductee – has at last received well-deserved acclaim for his unique contribution to country music.



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*This report was prepared by Randall Dunn and Olivia McNair,
with contributions from other MDHA staff.*

Photographs by Gary Layda, Olivia McNair and other MDHA staff.



MESSAGE FROM THE MAYOR



I want to congratulate the men and women of MDHA for a productive and successful 2005.

Nashville's Downtown neighborhood continues to rejuvenate. From Rolling Mill Hill, an underutilized tract in the Rutledge Hill neighborhood, to Hope Gardens on the north side, new housing for a variety of incomes is being developed. And from the Gulch in western Downtown to our Riverfront, residential and commercial development of all sorts is now underway. This includes the first new office tower in our Downtown in over a decade at Fourth and Commerce - the SunTrust Plaza.

MDHA is working in other neighborhoods, such as Edgehill, where we opened Polar Bear Plaza and Murrell School Recreation

Area in 2005. From Bordeaux Hills to Inglewood and from Cass Street at Clarksville Highway to Murfreesboro Road at Thompson Lane, the MDHA staff is working with neighbors to improve their communities and celebrate the many special places of Nashville.

Through public housing and rental assistance, MDHA continues to provide a refuge for the disabled, elderly and working poor of our community. I am pleased that the Agency is partnering with the Homeless Commission and a number of organizations to provide Shelter Plus Care for homeless persons with disabilities. In addition, MDHA led the housing task force of public, private and non-profit organizations responding to the long-term housing needs of hurricane victims.

I look forward to continuing our efforts to provide affordable housing, to revitalizing our neighborhoods and Downtown core with our many partners from non-profits and faith-based to business and government.

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MESSAGE FROM THE EXECUTIVE DIRECTOR AND BOARD CHAIR



Chase Cole (left), Board Chair, and Phil Ryan (right), Executive Director, as they visit the beautiful new HOPE VI Sam Levy Homes

The cover of this report is graced with pictures of a few of the many thousands of children MDHA touches each year. From summer academics and sports programs to housing children and their families, from health clinics to a new ball field, or simply repairing grandmother's leaking roof, we work for the families, individuals and children of Nashville.

Our focus is the mission: providing affordable housing in a safe environment – revitalizing and maintaining the neighborhoods and central city of Nashville and Davidson County – partnering to maximize opportunity. We strive to accomplish the mission with a fiscally responsible and creative organization committed to excellence.

The staff, residents, non-profits, business and neighborhood partners of MDHA have much to be proud of. During 2005, we completed relocation at John

Henry Hale Homes and began demolition of the outdated public housing units. We completed rebuilding Preston Taylor Homes and began reconstruction of Levy Homes. Public housing renovation continues at J.C. Napier Homes and elsewhere.

Downtown revitalization, especially residential development, remained very strong

during 2005. Examples include: new construction, such as the Viridian Tower; historic renovations, such as the Exchange Building Lofts on Church Street, and the Lofts at 160 Second Avenue; and the restoration of the historic Stahlman Building for apartments. MDHA was involved in Rolling Mill Hill redevelopment, Church Street, the Gulch and several other projects.

Equally important is our work in the neighborhoods – from rehab of single family homes for low- or moderate-income persons to assisting the renovation of apartments, neighborhood commercial redevelopment, recreation and much more.

We have a great mission, which we pursue with all of our strength and creativity and with the assistance of many good partners. Thanks to the Metropolitan Council, Mayor Purcell, and the people of Nashville for your support.

THE 2005 MDHA BOARD OF COMMISSIONERS



(seated, left to right) Phil Ryan, Executive Director; Chase Cole, Board Chair; (standing, left to right) Melvin Black; Leslie Watkins; Leigh Walton, Vice Chair for Housing; Ben Rechter; Mary L. Southall; Roland Jones, Vice Chair for Development

The Metropolitan Development and Housing Agency is governed by a seven-member Board of Commissioners, two of whom are residents of public housing. The Board meets regularly to establish policy, approve budgets and expenditures, and to give guidance to the staff in carrying out the Agency's programs within the framework of local, state and federal law.

A number of Board Committees exist for the purpose of giving special attention and guidance to MDHA's broad array of program activities and interests.

The mission of the Metropolitan Development and Housing Agency is to serve the citizens of Metropolitan Nashville by:

- ◆ Providing affordable housing opportunities in a safe environment;
- ◆ Revitalizing and maintaining neighborhoods and a strong urban core;
- ◆ Forming effective partnerships to maximize social and economic opportunities.

The mission shall be accomplished by a fiscally responsible, creative organization committed to excellence in public service.

NASHVILLE/DAVIDSON COUNTY CONTINUUM OF CARE



(photo above) During an MDHA Board meeting, news of the "Continuum of Care" award was officially presented to the Board. Shown are (left to right): Chase Cole, Board Chair; Paul Johnson, Assistant Director for Community Development; Mary Gormley, Homeless Program Manager; Hank Helton, Director of Development; Susan Tolmie, Homeless Coordinator; and Phil Ryan, Executive Director.

In December 2005, the U.S. Department of Housing and Urban Development announced funding for Nashville in the amount of \$3,148,546, through its "Continuum of Care" Homeless Assistance program. The award included renewal funding to several local homeless service providers; funding to MDHA's Shelter Plus Care housing program; and funding to develop new supportive housing.

Upon receiving the award, Mayor Bill Purcell said, "This award is one of the largest amounts the city has ever received to combat homelessness, and is evidence of our very effective partnership with the non-profit service providers."

The providers receiving renewal funding in Nashville include the Campus for Human Development, Renewal House, Operation Stand Down, Nashville CARES, Urban Housing Solutions, Park Center, YWCA and MDHA. This funding will support ongoing efforts of agencies to provide necessary services to the homeless.

The funding award for MDHA's Shelter Plus Care Program – a rental assistance program for homeless persons – equaled \$1,273,860 and will provide continued support to the 221 individuals currently enrolled in the program.

New funding will support the addition of 46 permanent supportive housing units, providing housing for 56 homeless persons and new options for the homeless who are affected by illness, substance abuse or domestic violence. Agencies receiving grants include Urban Housing Solutions, Streetworks, Welcome Home Ministries, S.A.V.E., and MDHA.

"The city's success in receiving this award is based on the community working together to develop effective solutions that address the problems of our homeless population," said Phil Ryan, Executive Director of MDHA. "At the same time, we are developing strategies that will help prevent future episodes of homelessness. This funding will enhance the efforts of the Homeless Commission established by Mayor Purcell as part of the Ten-Year Strategic Plan to End Chronic Homelessness."

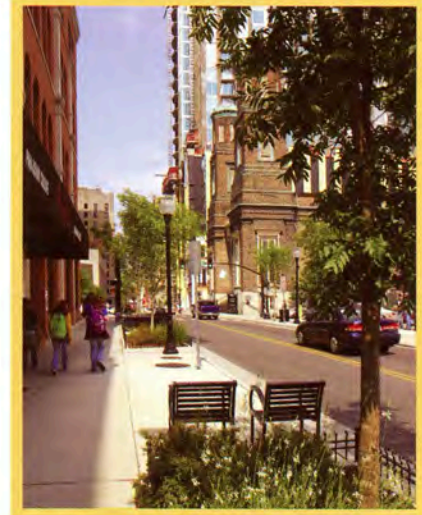
CHURCH STREET

Historic Church Street in downtown Nashville began a new chapter on December 1, 2005, when it opened to two-way traffic. With newly completed infrastructural improvements, Church Street is now more user-friendly for pedestrians and motorists.

The project, with a cost of approximately \$7 million, was completed on schedule and includes new sidewalks, landscaping, benches, street signs and light and signal poles on both Church Street and Capitol Boulevard, which was redesigned for vehicular traffic and 23 parking spaces.

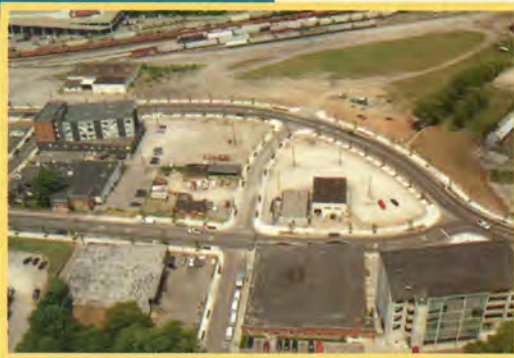
"Today, Church Street is restored to its rightful place at the center of Nashville," said Mayor Bill Purcell. "It will again be an economic, social and spiritual center that all our people can enjoy."

W.L. Hailey was the construction company selected to complete the project. Barge Waggoner Sumner & Cannon, Inc., carried out the reengineering of streets to improve the traffic flow and walking environment in downtown Nashville.



Historic Church Street opened to two-way traffic on December 1, 2005.

THE GULCH



With improvements to infrastructure complete, business development is in full swing.

MDHA's improvements to infrastructure led the development activity in the area. The Gulch is now home to several new restaurants and entertainment facilities, several new retail businesses and a variety of creative business enterprises.

Improvements to the Gulch area include:

- ◆ Separated storm and sanitary sewers and ran new lines under streets that connected existing properties and stubbed-out for future development;
- ◆ Replaced 6" water main with an 8" under 12th Avenue and installed new 6" main under 11th Avenue, with taps and valves to existing properties and future development;
- ◆ Realigned 11th Avenue to allow for more development space between 11th and 12th Avenues; created Pine Street to intersect 11th and 12th Avenues;
- ◆ Collapsed and filled 84" combination line within project limits;
- ◆ Repaired and aligned limestone wall;
- ◆ Installed signalization at four intersections with camera monitors;
- ◆ Installed new street lighting; installed ramps and sidewalks throughout project to ADA standards, with stained borders, irrigated planters, trees and groundcover;
- ◆ Repaved and restriped project.

STAHLMAN BUILDING

The Stahlman Building, one of Nashville's earliest high-rise structures, is undergoing a sensitive renovation and will be open to new residents during the summer of 2006. MDHA selected Stahlman Redevelopment Partners, composed of the M2H Group and the Mathews Company, to breathe new life into the Stahlman, which was built in 1907 as a bank office in the Beaux Arts style and recently used for Metro offices and courts.

Everton Oglesby Architects has designed 142 studios, one- and two-bedroom residences, and live/work units for lease in the building, along with 11,000 square feet of retail space. In accordance with a public/private partnership between MDHA and Stahlman Redevelopment Partners, 20 percent of the apartments will be offered as affordable housing. The developers were able to procure Federal Historic Tax Credits to help offset some of the renovation costs.

The design incorporates historic building details, including mosaic floors, veined marble and original mahogany doors. Dedicated parking for the apartments will be provided immediately across the street in the new underground Metro Courthouse parking garage. Among the Stahlman's amenities will be a fitness facility and remarkable views of the Cumberland River and the new Public Square, an urban green space with fountains, gardens and public art, to be completed in the fall of 2006.

As a for-rent project, the Stahlman will complement the current unprecedented growth in the for-sale condominium development in downtown Nashville. The Mathews Company is also responsible for the Lofts at 160, another rental project recently completed on Second Avenue, above the Spaghetti Factory restaurant. Made possible through a payment-in-lieu-of-taxes agreement procured through MDHA, the Lofts at 160 features 32 apartments, including affordable housing.

The Stahlman Building will feature open and airy units (right), with high ceilings, restored oak flooring and modern cabinets and light fixtures.



MURRELL SCHOOL PLAYFIELDS

The Murrell School Playfields project was a collaboration in the Edgehill Community with residents, the Metropolitan Nashville School Board, and the Nashville Civic Design Center. Located behind the school and the Edgehill Branch Library, almost an entire city block had been vacant, with the recent exception of a community garden on a portion of the site. SSOE Architects and the Civic Design Center worked

together to create an attractive recreational area with a wide range of uses for school children and the neighborhood. The design incorporated both football and softball fields, play equipment for active outside activities, a walking track and several gazebos. The community garden was enhanced and incorporated within the project.



EDGEHILL POLAR BEAR PLAZA

Working with the Edgehill Citizen Advisory Committee and the Organized Neighbors of Edgehill, MDHA completed two signature projects in the South Nashville community. The most visible is the construction of the Polar Bear Plaza, located at the intersection of Edgehill Avenue and Twelfth Avenue South, at I.W. Gernert Homes. The Polar Bears are community icons that grew several blocks east on Edgehill Avenue for many years. The bears were privately owned, and when the homeowner decided to sell the property, MDHA and the Edgehill CAC acquired the statues to ensure they would remain a

visible part of the neighborhood. The Plaza and the Bears were a collaborative project, with an art instructor and class at Tennessee State University repairing damaged portions of the Bears, and the Nashville Civic Design Center hosting a competition for the design of the Plaza. The end result means future generations of Edgehill residents will grow up with the Bears, and the rest of Nashville will continue to enjoy these unique icons.



(above, l to r) Phil Ryan, Executive Director; Councilman Ronnie Greer; Board member Mary Southall; and Mayor Bill Purcell; (right) Jane-Allen McKinney, artist; Gregory Williams, architect



WOODBINE/NOLENSVILLE ROAD STREETScape



This tree-lined corridor is now a welcome destination for travelers.

Phase II of the Nolensville Road Streetscape has been completed. The project began with the designation of the old downtown Woodbine/Flat Rock areas as a Commercial District Strategy Area. Community Development Block Grant funds allocated for the area were complemented with Radnor Neighborhood funds and a grant from the Tennessee Department of Transportation, via the Federal Highway Administration, for approximately \$900,000. Everton Oglesby Architects delivered the Master Plan and the final construction documents for the corridor. Along the entire Nolensville Road passageway – Interstate 440 to Thompson Lane – landscaped planters and medians, new sidewalks, and a colonnade of street trees have transformed a once stark urban landscape into a welcoming destination for pedestrians and automobiles. New business development and privately financed improvements are following suit, reestablishing this as one of Nashville's more eclectic neighborhoods.

REGISTRATION OF HURRICANE EVACUEES



When Hurricanes Katrina and Rita battered widespread areas along the Gulf Coast in August and September 2005, MDHA led the city's efforts to provide housing to evacuees arriving in Nashville.

"We were able to move a few families into public housing, and more than 20 displaced families were able to transfer their Section 8 vouchers and find

rental units in Davidson County," said Executive Director Phil Ryan. "In addition, we formed a task force with a number of federal, state and local agencies, as well as non-profit and private entities, to coordinate what programs and resources were available and the best ways to deliver them to those in need."

For four weeks in October, a housing assistance center was established at MDHA's Randee Rogers Training Center (photo, left), with various agencies on hand to serve evacuees. Housing assistance funding for evacuees in Davidson and thirteen other Middle Tennessee counties was provided through the Mid-Cumberland Community Service Agency, which received Federal Emergency Management Agency (FEMA) funds through the State of Tennessee.

HUD's Nashville field office estimated that the task force arranged temporary housing for about 17,000 individuals. Organizations providing assistance included: Urban Housing Solutions, Nashville Rescue Mission, Nashville Area Chamber of Commerce, Second Harvest Food Bank and The Housing Fund, among others.

MDHA HIGH RISES OFFER SERVICES

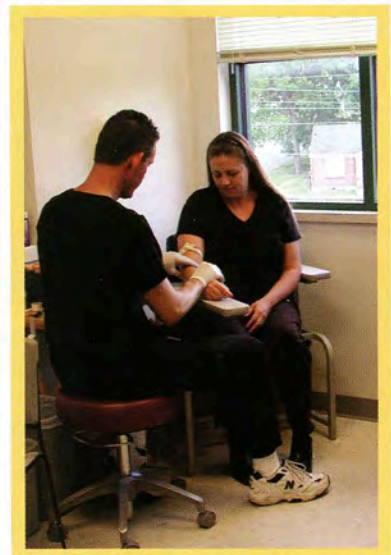


Vanderbilt Health Clinic, located in the Vine Hill Community Center near Vine Hill Towers, includes a well-staffed lab.

MDHA's high rises fill a valuable need for many of Davidson County's elderly and disabled. In addition to offering safe and affordable housing to those with low to moderate incomes, the high rises also provide an array of social services in partnership with agencies from throughout the community.

Each of MDHA's seven high rises have social service coordinators who assist residents with obtaining various benefits, case management, advocacy, and referrals for other supportive services, which allow residents to continue living independently. The Agency also provides space within a number of high rises to organizations that address residents' needs, as well as those of others in the surrounding community. The following organizations have facilities located at MDHA high-rise developments:

–**Mental Health Cooperative**, with offices at Edgefield Manor, Hadley Park Towers, Madison



Vanderbilt Health Clinic staff persons meet the health needs of the Vine Hill community residents.

TO RESIDENTS AND THE COMMUNITY



The Operation Stand Down office is housed on the grounds of the I.W. Gernert high-rise development.

Towers, Parthenon Towers and Vine Hill Towers, is a mental health agency that incorporates intensive case management, psychiatric/clinic services and 24-hour emergency psychiatric services into an integrated system of care. Their services help individuals to live successful and satisfying lives in the community and to recover from the devastating effects of the illness.

-United Neighborhood Health Services, with an office located at Vine Hill Towers, provides high quality, affordable health care to underserved communities of people of all ages.

-Vanderbilt Health Clinic, with offices at Parthenon Towers and the Vine Hill Community Center, offers a full range of diagnostic and treatment services.

In addition to the agencies that primarily serve high-rise residents, MDHA leases space in its high-rise developments to other organizations, which offer services to the greater community. These include:

-Operation Stand Down, housed at I.W. Gernert Homes, is an agency that provides social services to honorably discharged veterans of the United States Armed Forces, including employment services, transitional housing or referrals and coordination of the activities of other agencies in the delivery of such services.

-Campus for Human Development, located at Vine Hill Towers, works with many providers to aid Nashville's homeless and also strives to improve the "system" by which these services are delivered.

-Matthew 25, located at Vine Hill Towers, provides transitional housing and supportive services to homeless men in Nashville and Davidson County. To address clients' addiction issues, Matthew 25 offers counseling and conducts various life skills classes - all designed to help each person to reach a level of self-sufficiency.

HOPE VI - SAM LEVY HOMES & JOHN HENRY HALE HOMES

With the awarding of HUD HOPE VI grant funds and the enthusiastic support of Mayor Bill Purcell, Metro Government, public and private entities, public housing residents and the Nashville community, MDHA is now in a position to facilitate the construction of its third and fourth HOPE VI housing communities. This transformation in public housing would not have been possible without the support, encouragement and financial contributions of these partners.

SAM LEVY HOMES

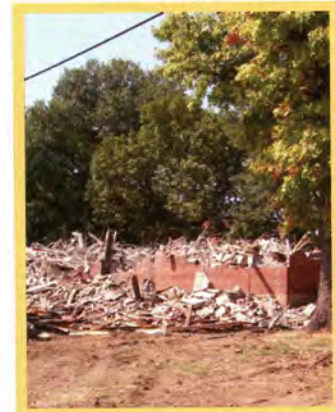
- Barrack-style housing, constructed in 1953, demolished in recent months to make way for new HOPE VI construction;
- Sam Levy HOPE VI construction budget: \$20 million HUD grant and \$10,586,810 from other sources, for a total budget of \$30,586,810;
- New construction consists of beautiful, multi-hued duplexes, with one to four bedrooms and equipped with modern amenities, including dishwashers and washer and dryer connections;
- First 24 units completed and ready for move-ins in August 2005;
- New neighborhood will include a total of 226 rental units – a mix of market-rate duplexes and subsidized rental units (*rents based on percentage of household income*); and affordable single-family homes;
- The surrounding community is undergoing a remarkable transformation, as well, with neighboring McFerrin Park experiencing renovation and new construction – the addition of a new community center;
- Nearby Caldwell School is now completely remodeled and expanded.



Sam Levy Homes

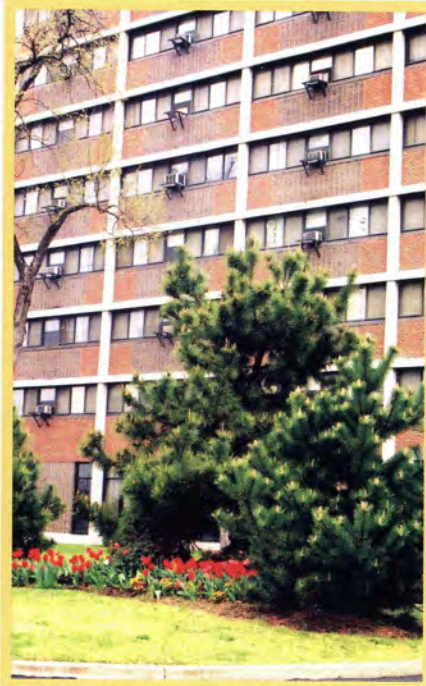
JOHN HENRY HALE HOMES

- Originally completed in August 1953, with a total of 498 units in 51 buildings, covering 32 acres;
- John Henry Hale Homes HOPE VI construction budget: \$20 million HUD grant and \$17,092,614 from other sources, for a total budget of \$37,092,614;
- Demolition of this obsolete barrack-style public housing development was completed in November 2005;
- With the relocation of residents and the demolition of the outdated units now complete, plans are on track for 228 townhomes and duplexes, with construction slated to begin in the fall of 2006.



Demolition of John Henry Hale Homes is underway.

PUBLIC HOUSING DEVELOPMENTS – GROUNDS



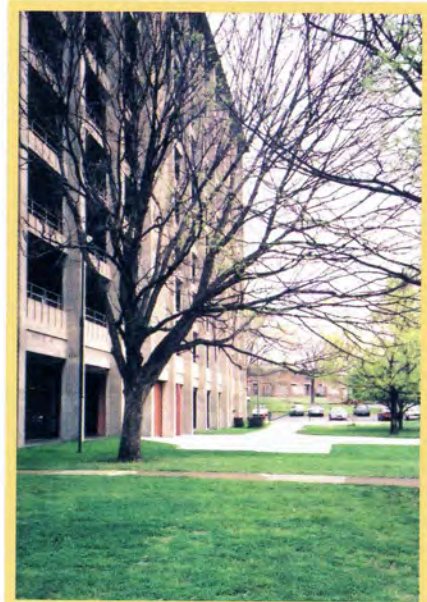
Edgefield Manor, adorned with tulips in full bloom against a backdrop of green

One of the strategic goals of the Metropolitan Development and Housing Agency is to improve “curb appeal” and livability of public housing. With more than 400 acres of public land under their care, the MDHA grounds crew is charged with the responsibility of fulfilling this mission.

MDHA is fortunate to have thousands of urban trees and shrubs and acres of green space. The grounds division has the privilege of being stewards of the landscape, providing full service turf and tree management. Recent REAC inspections are evidence of the importance of good grounds management. By designing, planting and maintaining landscapes that are not only aesthetically pleasing, but also provide summer heat relief, the grounds crews’ daily efforts serve to enhance and improve the quality of life for public housing residents, MDHA employees and the Nashville community at large.



Madison Towers, surrounded by magnificent trees



I.W. Gernert, with its wonderful expanse of green space and beautiful trees

COMMUNITY SERVICES AT A GLANCE



Social Services Coordinators are: (front row, left to right) Regenia Pugh, Linda Dowell, Gwen Langley, Beverly Dixon and Brenda Robertson; (back row, left to right) John Walker, Katie Yancey, Deborah Morgan-Prowell, Delores Hockett and Michael Green.



Jewel McCallister (left), Eligibility Specialist, consults with a client.

The Community Services Program is responsible for accepting and processing applications for public housing and HOPE VI residents and for the provision of Social Services to public housing, HOPE VI residents and Section 8 participants. The department consists of ten Social Service coordinators and four eligibility specialists. The services include:

Elderly/Disabled Services and Homemaker Services – five coordinators assist elderly and disabled residents in maintaining independent living and two homemakers provide services to these residents;

Family Self-Sufficiency Program for public housing and Section 8 residents – two coordinators assist Section 8 participants and one coordinator assists public housing residents to enhance their job skills, knowledge and promote their economic independence and self-sufficiency, ultimately gaining homeownership;

Walgreen's Customer Service/Cashier Training – one coordinator teaches cashier and customer service proficiency skills to public housing and Section 8 residents for potential employment;

Social Services to HOPE VI residents – three coordinators provide services to HOPE VI residents, promoting economic self-sufficiency.

SAINT THOMAS CLINIC AT HISTORIC PRESTON TAYLOR

(right) The well-equipped lab enables the clinic staff to meet patients' needs.

(below) The Saint Thomas Clinic reception room, located inside the Dr. Calvin O. Atchison

Community Center, is very warm and welcoming.



The Saint Thomas Family Health Center, located inside the Dr. Calvin O. Atchison Community Center at Historic Preston Taylor Homes, opened November 22, 2005, after a blessing by the Daughters of Charity and the Saint Thomas Pastoral Care Department.

Staffed by Mary Alice Denning (MSN, APN, FNP), licensed and board certified Family Nurse Practitioner, and Lori Gipson, Medical Assistant, the clinic is currently open on Tuesdays from 8:30 a.m. until 5:00 p.m. Since opening, the clinic has experienced approximately 68 patient encounters. As the patient numbers increase, the clinic will be open on more days.



The clinic welcomes those who are uninsured and those who have TennCare, Medicare or private insurance. For uninsured patients, a sliding scale fee schedule is available based on Federal Poverty Guidelines. The clinic staff emphasizes preventive health care, performs physical exams on adults and children and treats patients with acute and chronic illnesses.

Nancy L. Anness (MSN, APN, FNP), Executive Director of Saint Thomas Health Centers, says she is hopeful that the clinic will be a welcome addition to Historic Preston Taylor Homes and will be utilized by all residents. She believes the clinic can be a place where residents can experience healing, hope and a healthy future.

FOCUS ON SECTION 8



As the average price of housing continues to rise, the MDHA Rental Assistance Department is working to make more opportunities available to renters in Davidson County. The department currently provides Section 8 vouchers to more than 5,000 families, enabling them to find private market rental housing that is decent, safe and sanitary. The Rental Assistance Department is also involved in a number of other activities, ranging from programs for the homeless to homeownership preparation.

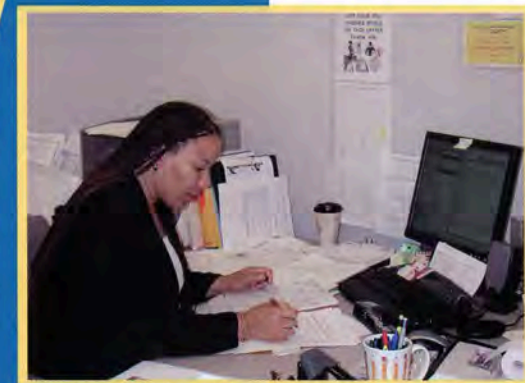
In 2005, as efforts to address chronic homelessness were strengthened throughout Metropolitan Nashville-Davidson County, MDHA's Rental Assistance Department continued to provide Shelter Plus Care vouchers to Nashville's homeless, specifically individuals and families with disabilities. The department also oversaw the implementation of a homeless services fair, which presented to those providing homeless services, the opportunity to find out about other programs and services available in Nashville.

In addition, the staff worked closely in 2005 with more than twenty-five percent of the John Henry Hale Homes families, who were relocated as a part of the HOPE VI redevelopment. The families, who received vouchers, moved from public housing into rental housing of their choice throughout Nashville.

In the aftermath of hurricanes Katrina and Rita, the Rental Assistance Department reached out to evacuees relocating to Davidson County, by issuing vouchers and extending services that were often above and beyond the call of duty – from meeting families at the airport to connecting them with landlords, who had rental properties available.

For those ready to move away from assistance altogether, the Section 8-to-Homeownership program continues to provide a clear path to that goal. The initiative is a public-private partnership offering counseling and other services, as well as some upfront assistance toward the cost of buying a home. In just over five years, more than ninety families have become homeowners through this program.

With so many programs in place, a professional and dedicated staff is a necessity. The Rental Assistance Department consists of a director; assistant director; two supervisors; three eligibility workers, who screen applicants for all programs; thirteen case managers, who establish and maintain relationships with all participants; a homeownership advisor; three administrative assistants; and a team of eight inspectors (including a supervisor), who make certain all participating properties are safe and HUD compliant.



Carol Ridiner (top photo), Eligibility Specialist, and Melody Flemings (above), Family Self Sufficiency Homeownership Coordinator, are part of the dedicated MDHA Rental Assistance Department staff.

STATISTICS

\$ 8,252,970	●	Rent payments charged public housing residents during 2005.
\$ 1,464,638	●	Rent payments charged HOPE VI residents during 2005.
\$ 6,917	●	Average annual income of residents of public housing.
\$ 16,354	●	Average annual income of residents of HOPE VI housing.
\$ 165	●	Average monthly rent payment in public housing.
9,903	●	Persons residing in public housing in December 2005.
1,086	●	Persons residing in HOPE VI housing in December 2005.
2.2	●	Average household size in public housing.
3,286	●	Children, age 12 and under, residing in public housing in 2005.
19%	●	Heads of households over 62 years of age, from a total of 4,547 households.
2,973	●	Public housing applications received in 2005.
1,678	●	Public housing applicants approved for 2005.
806	●	Households moved into public housing.
1,290	●	Households moved out of public housing.
\$ 6,727,257	●	Cost of utilities for public housing for 2005.
57	●	Monthly average number of elderly and disabled residents receiving homemaker services.
500	●	Monthly average number of public housing residents receiving social services.
487	●	Section 8 certificates and vouchers issued to low-income families in 2005.
5,441	●	Families residing in Section 8 rental-assisted units in December 2005.
\$32,222,095	●	Rent and utilities paid to Section 8 landlords and tenants.
150	●	Houses weatherized as part of the Weatherization Assistance Program.
260	●	Houses repaired or rehabilitated through various home repair assistance programs.
\$ 3,048,583	●	Home improvements made in 2005 with funds from various sources: weatherization - \$523,115; repaired homes - \$2,525,468.
183	●	Public housing residents and Section 8 tenants who participated in MDHA's Family Self-Sufficiency Program during 2005.
286	●	HOPE VI residents who participated in MDHA's Family Self-Sufficiency Program (non-escrow).
134	●	New homes constructed in conjunction with the various MDHA programs.
134	●	Homebuyers provided with downpayment assistance.

Metropolitan Development and Housing Agency
Statement of Net Assets
September 30, 2005

ASSETS	TOTAL ENTITY	LOW-RENT HOUSING
CURRENT ASSETS		
Cash and cash equivalents	\$ 6,812,051	\$ 1,828,470
Restricted cash and cash equivalents	1,827,292	1,827,292
Investments, at fair value	35,633,771	20,971,506
Receivables:		
Tenant, net of allowance	15,500	0
Amounts due from other governmental agencies	5,047,134	2,648
Current portion of notes receivable, net of allowance	1,326,275	415,607
Interest	1,566,283	1,402,367
Other	445,524	11,627
Inventory	4,261,444	0
Interprogram due from	6,797,726	0
Prepaid Expenses	630,955	117,056
TOTAL CURRENT ASSETS	<u>64,363,955</u>	<u>26,576,573</u>
NONCURRENT ASSETS		
Restricted investments, at fair value	1,271,344	0
Investments, at fair value	575,968	0
Notes receivable, net of allowances	36,525,153	31,888,735
Other assets	17,525	0
Capital assets, net of accumulated depreciation	161,671,293	102,675,171
TOTAL NONCURRENT ASSETS	<u>200,061,283</u>	<u>134,563,906</u>
TOTAL ASSETS	<u>\$ 264,425,238</u>	<u>\$ 161,140,479</u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Funds held for others	\$ 2,160,831	\$ 1,711,999
Accounts payable	7,502,207	825,614
Contract retention payable	42,685	0
Compensated absences payable	761,436	485,685
Accrued liabilities	482,774	257,543
Due to tenants	752,421	365,335
Due to other funds of primary government	6,797,726	2,173,016
Due to other governments	3,355,980	0
Current portion of long-term debt	2,357,120	0
TOTAL CURRENT LIABILITIES	<u>24,213,180</u>	<u>5,819,192</u>
NONCURRENT LIABILITIES		
Deposits	247,181	9,607
Deferred revenue	81,600	73,119
Long-term debt	7,611,001	0
Long-term compensated absences payable	1,864,204	1,189,091
TOTAL NONCURRENT LIABILITIES	<u>9,803,986</u>	<u>1,271,817</u>
TOTAL LIABILITIES	<u>34,017,166</u>	<u>7,091,009</u>
NET ASSETS		
Invested in capital assets, net of related debt	151,703,172	102,675,171
Restricted for other purposes	1,166,148	0
Unrestricted	77,538,752	51,374,299
TOTAL NET ASSETS	<u>\$ 230,408,072</u>	<u>\$ 154,049,470</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 264,425,238</u>	<u>\$ 161,140,479</u>

Metropolitan Development and Housing Agency
Statement of Revenues, Expenses and Changes in Net Assets
For the year ended
September 30, 2005

	TOTAL ENTITY	LOW-RENT HOUSING
OPERATING REVENUES		
Rentals	\$ 8,484,380	\$ 8,252,970
Governmental operating revenue	76,056,490	21,608,798
Program income	358,474	0
Local government development activities	6,408,118	0
Other income	4,052,803	1,375,046
Contributions	39,929	0
TOTAL OPERATING REVENUES	95,400,194	31,236,814
OPERATING EXPENSES		
Cost of Services:		
Tenant services	1,392,800	915,096
Utilities	6,774,790	6,727,257
Ordinary maintenance and operations	17,070,832	12,327,547
Protective services	787,039	178,544
General	938,844	768,872
Other direct program costs	15,205,281	938,371
Housing assistance payments	32,222,095	0
Bad debts	471,693	443,605
Administration	16,601,014	7,691,850
Depreciation	8,379,347	7,403,277
TOTAL OPERATING EXPENSES	99,843,735	37,394,419
OPERATING LOSS	\$ (4,443,541)	\$ (6,157,605)
NON-OPERATING REVENUES (EXPENSES)		
Governmental capital revenue	16,164,806	0
Interest income	1,165,638	695,779
Loss on disposition of assets	(3,886,817)	(3,887,699)
Interest expense	(446,838)	0
TOTAL NON-OPERATING REVENUES (EXPENSES) - NET	12,996,789	(3,191,920)
CHANGE IN NET ASSETS	8,553,248	(9,349,525)
NET ASSETS, BEGINNING OF YEAR	221,854,824	139,158,459
Transfer In	40,883,761	31,134,178
Transfer Out	(40,883,761)	(6,893,642)
NET ASSETS, END OF YEAR	\$ 230,408,072	\$ 154,049,470

THE MDHA DIRECTORY

DEPARTMENT	DIRECTOR	TELEPHONE
Executive Director	Phil Ryan	252-8410
Deputy Executive Director	James Thiltgen	252-8414
Administrative Services	Martha Gregory	252-8511
Community Services	Charlene Murphy	252-8520
Development	Hank Helton	252-8505
Finance	Brenda Kennedy	252-8441
General Services/HOPE VI	Randall Dunn	252-8585
Housing Management	Jerry Seay	252-8461
Operations	Jan Platt	780-7058
Rental Assistance	Pat Clark	252-6506

FAMILY DEVELOPMENTS

DEVELOPMENT NAME	UNITS	ADDRESS	TELEPHONE
Andrew Jackson Courts	374	1457 Jackson Street	252-3708
Cheatham Place	314	1564 9th Avenue N.	252-3691
Cumberland View	226	2316 25th Avenue N.	252-3720
Edgehill Homes	380	1277 12th Avenue S.	252-2294
J.C. Napier Homes	480	648 Claiborne Street	252-2288
James A. Cayce Homes	738	701 South 7th Street	252-2280
John Henry Hale Homes	-	499 16th Avenue N.	252-3667
<i>(above: beginning new construction under a HOPE VI grant program)</i>			
Neighborhood Housing	368	1201 Hawkins Street	252-3740
<i>(above: sites scattered throughout Metropolitan Nashville-Davidson County)</i>			
Parkway Terrace	125	196 North 7th Street	252-3737
Historic Preston Taylor (HOPE VI)	338	3900 Clifton Road	252-3680
Sam Levy Homes (HOPE VI)	118	303 Foster Street	252-3674
Tony Sudekum Homes	443	101 University Court	252-3660
Vine Hill (HOPE VI)	152	601 Benton Avenue	383-5205

HIGH-RISE DEVELOPMENTS

Carleen Waller Manor	53	106 31st Avenue S.	252-3734
Edgefield Manor	220	525 Shelby Avenue	252-3713
Hadley Park Towers	154	2901 John Merritt Blvd.	252-3724
I.W. Gernert Homes	176	1101 Edgehill Avenue	252-3717
Madison Towers	211	591 N. Dupont Avenue	252-3728
Parthenon Towers	295	301 28th Avenue N.	252-3732
Vine Hill (high rise)	209	625 Benton Avenue	252-3686

67 YEARS OF SERVICE TO NASHVILLE CITIZENS





*DeFord Bailey's recording of
"Pan American Blues" on the Brunswick label.*