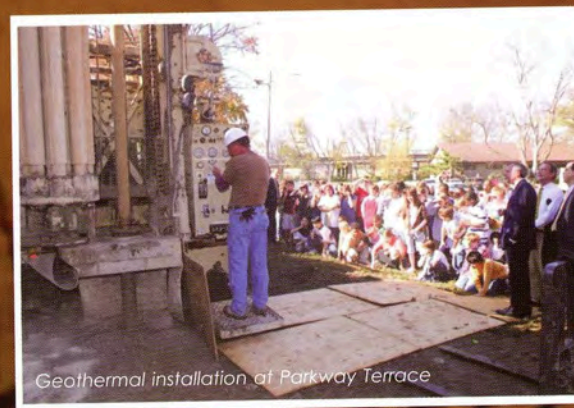


BUILD

on success,
change for

TOMORROW



Geothermal installation at Parkway Terrace



Levy re-opening



ICON in the Gulch



Clinic groundbreaking near Napier and Sudekum communities



Ribbon-cutting ceremony for first-time homeowner



John Henry Hale Homes nearing completion

2006 Annual Report

MDHA
since 1938

Metropolitan Development and Housing Agency

2006 AT A GLANCE

2006 Subsidized Housing

28,000	Approximate number of Davidson County residents served through public housing and direct rental assistance
5,422	Total number of public housing units
5,987	Total number of rental assistance (Section 8) vouchers

2006 Neighborhoods

13	Number of active neighborhood strategy areas
1,009	Number of new or renovated affordable housing units assisted by MDHA
1,600	Number of youth served through summer programs funded by MDHA

2006 Urban Development

2,700+	Number of new residential units created or planned in MDHA redevelopment districts
165,000+	Square feet of retail space opened or under construction in MDHA redevelopment districts
100+	Number of projects considered by MDHA design review committees

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MDHA "Music City Memory"	Inside back cover

Contributors: MDHA staff. "Music City Memory" information courtesy of David Morton.

Editor: Terri Woodmore

Photographs: Brian Christens, Phil Cicero, Kevin Johnson, Gary Layda, Olivia McNair, Terri Woodmore, Habitat for Humanity, United Neighborhood Health Service, Urban Housing Solutions

The Metropolitan Development and Housing Agency is the municipal entity charged with the implementation and oversight of a variety of federal, state and local housing and community development programs in Nashville. Its primary missions are serving the needs of the city's low- and moderate-income citizens and the elimination and prevention of blight. The Agency was established in 1938.

MDHA is an equal opportunity housing provider and does not discriminate in programs or services based upon race, color, age, national origin, sex, marital status, handicap, disability or any other legally protected status.

MESSAGE FROM MAYOR BILL PURCELL



Affordable housing has been a critical goal for me since my election in 1999. I think it is one of the foundations of a great city. The Metropolitan Development and Housing Agency, over the last eight years, has helped lead our efforts to maintain and create new affordable housing for all of Nashville's citizens, and I am proud of the accomplishments.

We set a goal in 1999 to create 35,000 new affordable housing opportunities in Metropolitan Nashville-Davidson County by 2010. I am happy to report that we are steadily progressing toward that goal, with some 26,500 affordable housing opportunities created to date. We have seen especially promising results in the area of homeownership, already exceeding our 2010 goal of 10,000 new opportunities by more than 2,000. In addition, we have rehabilitated and preserved more than 5,000 units of affordable housing through a number of innovative programs and partnerships. And while more than 9,000 new affordable rental opportunities have been developed since 1999, there is still work to be done toward meeting our 2010 goal of 25,000 rental units. With the team and foundation we have in place, I am confident that this goal can be realized.

I am pleased to receive the 2006 Annual Report. It represents a year of significant accomplishment and determined pursuit of our shared goals.

MESSAGE FROM THE BOARD CHAIR AND EXECUTIVE DIRECTOR

Next year, MDHA will celebrate 70 years of service to Nashville. With public and private partners, we have helped Nashville's core go from blight to wonderful places for us to reside, work, and experience Tennessee culture. From a New Deal landlord with a few hundred housing units, MDHA has grown to become one of the largest housing providers, particularly of affordable housing and public housing, in Nashville-Davidson County.

Nashville and the beautiful surrounding region of Middle Tennessee will continue to be challenged by global and national forces, including increasing energy costs, environmental concerns, business competition and unsustainable growth patterns. Every year, every decade, the men and women of MDHA have responded to the challenges under the leadership of our mayors and other elected officials, and our volunteer Board of Commissioners.

In the photo to the right we stand atop the Viridian with more than 300 condominiums ranging from workforce housing to penthouses. From this vantage point, we see Rolling Mill Hill, the former site of our General Hospital and the old trolley barns. With the help of MDHA, it is on its way to becoming a new in-town neighborhood of more than 1,000 residences.

The stunning Schermerhorn Symphony Hall, Gateway Boulevard, The Encore residential tower and the Campus for Human Development for the homeless are all projects where MDHA has worked with private and non-profit organizations to promote the common good. To the west, the thriving Gulch neighborhood and the Roundabout District are more examples. Our great historic districts are intertwined with contemporary construction, creating a rich tapestry of old and new properties.

To the north, MDHA has assisted the historic Jefferson Street, Hope Gardens, Bicentennial Mall, Buena Vista, Germantown, Salemtown and Buchanan Street neighborhoods. Then there are the vibrant neighborhoods of the east, from Dickerson Pike and McFerrin Park to Main Street, Five Points, Edgefield, Lockeland Springs and East End. There are dozens of other examples.

The classic Frank Capra movie *It's a Wonderful Life* captures some of the emotions we feel about our mission at MDHA. No doubt Nashville would exist without MDHA, as the movie shows the town of Bedford Falls without the Bailey Building and Loan Company, but it would be a different place. We feel we have buoyed hope in difficult times and contributed to the success Metropolitan Nashville and, indeed, the region, enjoys today.

Thank you to our partners, customers and leaders of this community for the opportunity to serve the people of Nashville.



MDHA Board Chairman Chase Cole and Executive Director Phil Ryan

MDHA MISSION AND BOARD OF COMMISSIONERS

The mission of the Metropolitan Development and Housing Agency is to:

- Provide affordable housing opportunities in a safe environment;
- Revitalize and maintain our neighborhoods and the urban core; and
- Form strong partnerships for social and economic opportunities.

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

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.



MDHA Board of Commissioners (left to right): Chairman Chase Cole, Melvin Black, Vice Chair for Housing Leigh Walton, Ben Rechter, Mary Southall, Vice Chair for Development Roland Jones, Leslie Watkins, Executive Director Phil Ryan

PARTNERS SOLID GOLD

We accomplish our mission with the help of hundreds of partners. We feature some of those partners in these pages every year.

A partnership of critical importance to our Asset Management/Public Housing group is with the men and women of the **Metropolitan Police Department**. Our apartment communities are like any other in Nashville – dependent on the Police Department for our first line of security. Thank you for your firm, polite and smart service.

Mental health care has become increasingly important, especially in our high-rises where we house many persons with severe and persistent mental health disorders. Addictions are significant mental health disorders, as well. **Centerstone**, a Tennessee-based not-for-profit motivated by the motto “everyone matters,” has been a steady partner for mental health. **Mental Health Cooperative** also has been there when we and our residents needed them. Thank you!

For primary health care, MDHA rental communities receive excellent services from such partners as **University Community Health Services** (Vanderbilt), which began a significant expansion this year at our Vine Hill facility. 2006 also saw groundbreaking for **United Neighborhood Health Service’s** new clinic on Charles Davis Boulevard. Thank you!

Working with families and youth is **Metro’s Juvenile Court**, reducing truancy and keeping children out of trouble. The **Bethlehem Centers** and **Martha O’Bryan Center** are focused on our families and their physical and spiritual well-being. The **Metropolitan Board of Education** runs neighborhood computer networks at many of our properties, educating and enlightening youth and their parents. To these organizations, as well as **Schrader Lane Child Care** and the **Boys and Girls Clubs**, we say thank you!

Entrepreneurial Guidance and Training has helped more than 200 of our residents become small-business owners since 1997. And the **St. Thomas Health Service** also offers a path to good jobs for MDHA residents. Thank you!

To **The Housing Fund**, **Affordable Housing Resources**, **Urban Housing Solutions**, **ReConstruct**, and the **Woodbine Community Organization**, we say thank you! To **Fisk University**, the **Jefferson Street United Merchants Partnership**, **Street Works**, **Tennessee State University**, the **YWCA** and the city’s **homeless shelters**, we say thank you!

A fire doesn’t blaze with a single stick of wood. It takes more than one and, to all our partners not mentioned, we thank you!



Entrepreneurial Guidance and Training staff members and program participants celebrate a 2006 graduation.

ASSET MANAGEMENT GROUP COMMUNITIES



Several staff members at Andrew Jackson Courts, honored as MDHA's 2006 "Property of the Year," greet residents participating in the inaugural Community Clean-Up Day.

During 2006, MDHA underwent significant change in our public housing operations. We now call this our Asset Management group.

Due to further reductions in federal financial support, we continued our efforts to cut costs. Most painful were cuts to personnel through attrition, early retirement and a reduction in force. Our central office staff was sharply reduced, and on-site staffs were modestly increased. A number of job descriptions were eliminated as we sought a more versatile team, cross-trained with multiple skills. Our sites are now operating with higher expectations for customer service and improved quality of life for our residents.

Also in 2006, Levy Homes in East Nashville reopened following demolition and reconstruction as a mixed-income community. Like Vine Hill and Historic Preston Taylor before it, Levy Homes provides attractive, high-quality, energy-efficient housing with the amenities of market-rate housing.

Mayor Bill Purcell and other officials welcome residents and guests to the Levy Homes dedication.





Residents of the high rises are important members of the public housing family. Pictured at left, Resident Association Coordinator Peaches Manning (standing, center) enjoys an afternoon outing with several members of MDHA's 90+ Club. Seated from left to right are: Nonnie True, Ardie Freeman, Flora Long, Lula Waters, Gertrude McKellery and Emma Bledsoe.

Construction began on a fourth rebuild -- John Henry Hale Homes near Charlotte Avenue. (See images from demolition through new construction on the next two pages.) Like previous efforts, John Henry Hale Homes will offer a quality, mixed-income community that contributes to the character of the surrounding neighborhood. Also in 2006, we began a fifth rebuild project at Parkway Terrace off Main Street in East Nashville that included a switch to geothermal heating and cooling systems.

Other projects launched in 2006 included the refurbishment of public areas in our high rises to improve curb appeal, and testing of a new MDHA loft product to replace efficiency units in our high rises.

2006 saw the most significant change for our public housing/asset management group in 50 years. We are up to the challenge.



(Left) Project Manager Ed Shewmaker shares information on MDHA's Parkway Terrace renovations with students and teachers from neighboring Meigs Middle Magnet School.

(Right) Modern touches, such as the new countertops and cabinets in this kitchen, can be seen throughout MDHA's prototype loft unit at Edgefield Manor.



A look back at the John Henry Hale rebuilding project



... UNDER CONSTRUCTION



MDHA RENTAL ASSISTANCE HOME

The Agency's Rental Assistance group, commonly known as Section 8, helps thousands of individuals and families live in affordable rental housing of their choice. In 2006, nearly 6,000 Davidson County households (more than 15,000 people) received assistance through the program and more than 1,200 property owners worked with the program to provide quality rental housing to low- and moderate-income families, as well as elderly or disabled individuals.

Highlights for the year included:

- **Improved customer service for residents and landlords.**

In 2006, MDHA implemented technological enhancements to keep pace with the growth of the program. Rental assistance forms were made available on-line; a more customer-focused telephone system was installed; landlords were given the option of completing the contract process by mail; and direct deposit of rent and utility payments helped speed the delivery of subsidies while eliminating the problems associated with paper checks.

- **Resident screening and training.** Prior to initial certification, all new participants are screened for criminal history. In addition, all participants are made aware of their obligations upon certification. Each new participant is required to attend a briefing, where they receive an information packet and view a presentation developed by MDHA that explains their obligations in detail. Participants are reminded again of their obligations at each annual re-certification. The Rental Assistance office is in the process of installing video screens in the waiting area that will be used to provide program information to all participants.

Another tool MDHA utilizes is the Enterprise Income Verification System to verify a participant's household income. The EIV:

- o Increases the efficiency and accuracy of income and rent determinations
- o Reduces incidents of under-reported and unreported household income
- o Removes the barriers to verifying tenant-reported income
- o Assures that more eligible families are able to participate in the program



A family participating in a Section 8 homeownership program celebrates their new home.

- **Geographic dispersion.** MDHA encourages participants to rent units outside of the central city, and we now have customers in all areas of Davidson County. Nearly one-third of the units currently being assisted are in suburban areas. The Rental Assistance office maintains a list of landlords who want to make units available to families through the Section 8 program and, in the last year, more than 300 new landlords from all parts of Davidson County have been added.
- **Continuum of Care.** Under these programs, assistance is provided to participants with special needs – those suffering from mental illness, HIV, physical disabilities and homelessness. In an effort to best utilize the funding, MDHA has partnered with other agencies, including **Nashville Cares, Mental Health Co-op, Park Center, Inc., Urban Housing Solutions** and other non-profit agencies to provide services that meet the needs of the participants and to help them maintain their housing assistance provided by MDHA.
- **Homeownership.** MDHA's Family Self-Sufficiency (FSS) and Section 8-to-Homeownership programs jointly address the Agency's strategic goal of moving residents toward independence and out of assisted housing. Working with such partners as **Habitat for Humanity** and **Affordable Housing Resources**, more than 100 former residents have moved on to homeownership.

Programs are in place through MDHA's Rental Assistance department to help individuals with special needs, including those who have been homeless, find and maintain safe and affordable housing.



URBAN DEVELOPMENT REJUVENATE

Fifth & Main was one of the development projects MDHA assisted with tax-increment financing in 2006. The first phase, featuring 129 residential units, 30,000-plus square feet of retail and commercial space, and a parking structure located under a green courtyard, will stimulate a mixture of retail, housing and office development in the **East Bank Redevelopment District**. Together with prior infrastructure improvements, Fifth & Main will help revitalize the major artery serving East Nashville.

Another major development initiated in 2006 was **Encore**, a 20-story, 333-unit condominium tower with ground-floor retail located across the street from the new Schermerhorn Symphony Center in the South of Broadway (SoBro) neighborhood. Gateway Boulevard (now Korean Veterans Boulevard) opened in early 2006 and brought increased prominence to the area, which is adjacent to **Rolling Mill Hill**. MDHA continued with major infrastructure improvements to Rolling Mill Hill in 2006, including new streets, underground electric service and utility work, greenway construction, and site preparation for development of a new mixed-use neighborhood.

The largest development for 2006 was **Icon**, a 22-story, 424-unit condominium tower with ground-floor retail located in **the Gulch**. The Gulch is now attracting multiple new developments, and is poised to live up to its vision of becoming one of Nashville's most interesting and exciting urban neighborhoods.

MDHA also partnered in the fourth phase of the redevelopment and conversion of the **Werthan Factory** in Germantown to a residential building, continuing the revitalization of the **Phillips Jackson Redevelopment District**.



Martin Corner



Developer Mark Deutschmann at the Lofts at Werthan Mills and Station Lofts groundbreaking ceremony.

Major projects from previous years were completed and occupied in 2006. **Viridian**, a 31-story, 305-unit condominium tower with a grocery store on the ground floor, was completed on **Church Street**, and marks the first large-scale residential ownership development in the heart of downtown. In the **Five Points Redevelopment District**, the **37206 Building** was completed as part of the **Martin Corner** development. Other notable new development in downtown includes the **SunTrust Plaza**, the first new Class A office building to be constructed in more than 10 years. MDHA worked with the Metro Historical Commission and the developer in creating new office, retail and parking opportunities adjacent to the Ryman Auditorium.

All of the urban developments in which MDHA is involved require that 20 percent of residential units be provided to buyers or renters whose income is at or below 80 percent of area median income.

Preservation of Nashville's historic buildings

Adaptive reuse of Nashville's buildings is one goal of the MDHA Urban Development group. By renovating and reusing our structures, we conserve energy and materials, and we preserve our history. The projects all include residential development as part of the re-use of the historic structures.

In 2006, the following projects were completed or under way with the participation of MDHA:

320 Broadway
Ambrose Lofts
Art Avenue Lofts
Church Street Lofts
Kress Lofts
Lofts at 160
Lofts at the Exchange
Phoenix Lofts
Rolling Mill Hill (Phase 1)
The Stahlman Building



Lofts at the Exchange



Rolling Mill Hill



Lofts at 160

COMMUNITY DEVELOPMENT NEIGHBORHOODS

The Community Development group is focused on affordable housing and quality of life improvements for our neighborhoods. Highlights from 2006 include:



With MDHA's home improvement assistance, this homeowner had repairs to her front porch, kitchen and bathroom that enabled her to remain in her home.

- **Affordable housing.** MDHA is one of the chief proponents of affordable housing in Nashville and Davidson County. We do not work alone. It is a partnership that includes private, for-profit companies, non-profit, and governmental entities. During 2006, the partnership produced more than 3,400 units of affordable housing.

- **Home rehabilitation.** In 2006, the Agency provided direct home improvement assistance on more than 90 homes owned by low-income individuals, overseeing emergency repairs and in most cases bringing the homes up to Codes standards and allowing the homeowners to remain in place. Weatherization work was also completed on more than 150 homes, which led to increased energy savings for the low-income occupants.

- **Neighborhood strategy areas.** In communities throughout the city designated as NSAs, neighbors identified desired improvements and worked with the Agency to accomplish their goals and

make their neighborhoods better places to live. Among the projects completed or underway were new walking tracks, custom street signage, street light improvements and general streetscaping leading to more walkable neighborhoods.

- **Summer programs.** MDHA again offered funds to area non-profits for summer enrichment programs serving youths ages six to 18 from low- and moderate-income families in 2006. More than 1,600 young people from all around the county participated in 20 programs.

- **Neighborhood commercial improvement.** Neighborhood work also includes the commercial districts of Buchanan Street and Dickerson Road. MDHA staff has been meeting with merchants and property owners to identify enhancement projects to improve the marketability and viability of these traditional retail centers. These areas are key "sprawl-busters."



Participants in the Andrew Jackson Police Youth Camp, one of the many summer youth programs supported by MDHA

Statements of Net Assets
September 30, 2006

ASSETS	TOTAL ENTITY	PUBLIC HOUSING
CURRENT ASSETS		
Cash and cash equivalents	\$ 7,317,942	\$ 3,374,304
Restricted cash and cash equivalents	1,990,024	1,990,024
Investments, at fair value	36,134,178	20,942,745
Receivables:		
Tenant, net of allowance	14,100	-
Amounts due from other governmental agencies	4,959,690	-
Current portion of notes receivable, net of allowance	41,993	-
Interest	1,853,563	1,568,705
Other	80,218	581,403
Inventory	4,763,332	-
Prepaid expenses	478,817	395,619
TOTAL CURRENT ASSETS	58,433,857	28,852,800
CAPITAL ASSETS, NET	183,462,531	96,335,184
NONCURRENT ASSETS		
Restricted investments, at fair value	1,222,737	-
Investments, equity method	510,665	-
Notes receivable, net of allowances	36,107,889	31,683,808
Other assets	266,688	-
TOTAL NONCURRENT ASSETS	38,107,979	31,683,808
TOTAL ASSETS	\$ 280,004,367	\$ 156,871,792
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Funds held for others	\$ 2,558,831	\$ -
Accounts payable	4,495,094	1,385,667
Contract retention payable	70,650	-
Compensated absences payable	607,182	352,966
Accrued liabilities	980,553	3,094,978
Due to tenants	824,524	817,624
Deferred revenue	118,230	77,316
Due to other governments	4,775,511	1,469,562
Current portion of long-term debt	9,818,827	-
TOTAL CURRENT LIABILITIES	24,249,402	7,198,113
NONCURRENT LIABILITIES		
Deposits	214,062	3,925
Long-term debt, less current maturities	4,875,954	-
Long-term compensated absences payable	1,608,019	954,315
TOTAL NONCURRENT LIABILITIES	6,698,035	958,240
TOTAL LIABILITIES	30,947,437	8,156,353
NET ASSETS		
Invested in capital assets, net of related debt	168,767,750	96,335,184
Restricted for other purposes	1,114,843	-
Unrestricted	79,174,337	52,380,255
TOTAL NET ASSETS	249,056,930	148,715,439
TOTAL LIABILITIES AND NET ASSETS	\$ 280,004,367	\$ 156,871,792

Statements of Revenues, Expenses and Changes in Net Assets
September 30, 2006

OPERATING REVENUES	TOTAL ENTITY	PUBLIC HOUSING
Rentals	\$ 8,549,137	\$ 8,123,072
Governmental operating revenue	0,188,180	18,701,866
Program income	181,503	-
Local government development activities	7,373,869	-
Other income	4,211,308	1,526,152
Contributions	107,801	-
TOTAL OPERATING REVENUES	90,611,798	28,351,090
OPERATING EXPENSES		
Cost of Services:		
Tenant services	1,070,252	718,702
Utilities	7,278,946	7,238,405
Ordinary maintenance and operations	13,092,936	10,422,133
Protective services	925,587	323,027
General	726,060	441,820
Other direct program costs	14,834,421	681,110
Housing assistance payments	29,015,707	-
Administration	15,813,702	7,360,154
Depreciation	8,210,130	7,190,703
TOTAL OPERATING EXPENSES	90,967,741	34,376,054
OPERATING LOSS	(355,943)	(6,024,964)
NON-OPERATING REVENUES (EXPENSES)		
Governmental capital revenue	17,389,854	-
Interest income	2,027,647	1,084,473
Gain (loss) on disposition of assets	36,840	36,840
Interest expense	(449,540)	-
TOTAL NONOPERATING REVENUES - NET	19,004,801	1,121,313
TRANSFERS IN (OUT) NET	-	(430,380)
CHANGE IN NET ASSETS	18,648,858	(5,334,031)
NET ASSETS - OCTOBER 1, 2005	230,408,072	154,049,470
NET ASSETS - SEPTEMBER 30, 2006	\$ 249,056,930	\$ 148,715,439



An MDHA
Music City Memory
Fiddlin' Sid Harkreader

Nashville is known throughout the world as Music City USA for its rich musical tradition that crosses all genres. Many of the artists who have made a mark over the years have lived at least some of their lives in MDHA properties. Last year's Annual Report spotlighted Country Music Hall of Fame member DeFord Bailey. This year, we're pleased to feature another country music legend, Sidney J. Harkreader (1898-1988).

Known as "Fiddlin' Sid," he is mostly remembered as a sidekick to old-time music legend Uncle Dave Macon, who chose Harkreader for his first road tour in the early 1920s. Both performers became associated with the beginning days of the Grand Ole Opry, and Harkreader was on stage regularly at the Opry from the 1930s onward, both with Macon and in other combinations. Harkreader was one of the first historic country players to broadcast live over Nashville radio stations WDAD and WSM. Harkreader made appearances on the Opry stage through the late 1960s, and lived for many of his later years at Edgefield Manor in East Nashville.

(Source: All Music Guide)

*First Featured
Artist WSM Radio
1925*

*Sidney
Fiddlin' Sid
Harkreader*



**Fiddlin' Sid
Harkreader**

GRAND OLE
OPRY STAR

Metropolitan Development and Housing Agency

Central Office

701 S. 6th St.
Nashville, TN 37206

Executive Offices

Administrative Services
Asset Management
Development
Finance
Rental Assistance

Phil Ryan, Executive Director
Jim Thiltgen, Deputy Director
Martha Gregory, Director
Jerry Seay, Director
Joe Cain, Director
Brenda Kennedy, Director
Pat Clark, Director

252-8410

252-8511

252-8460

252-8503

252-8440

252-6500

FAMILY PROPERTIES

Name	Units	Address	Telephone
Andrew Jackson Courts	374	1457 Jackson St.	252-3708
Cheatham Place	314	1564 9th Ave. N.	252-3691
Cumberland View	226	2316 25th Ave. N.	252-3720
Edgehill Homes	380	1277 12th Ave. S.	252-2294
Historic Preston Taylor Hope VI	338	3900 Clifton Road	252-3680
J.C. Napier Homes	480	648 Claiborne St.	252-2288
James A. Cayce Homes	738	701 S. 7th St.	252-2280
John Henry Hale Hope VI	228	499 16th Ave. N.	252-8460
Neighborhood Housing	368	1201 Hawkins St.	252-3740
Parkway Terrace	125	196 N. 7th St.	252-8460
Sam Levy Hope VI	226	303 Foster St.	252-3674
Tony Sudekum Homes	443	101 University Court	252-3660
Vine Hill Hope VI	152	601 Benton Ave.	383-5205

PROPERTIES FOR THE ELDERLY AND DISABLED

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