

2009 REPORT TO THE COMMUNITY



BY THE NUMBERS

Affordable Housing • Great Neighborhoods • 24/7 Downtown

The mission of the Metropolitan Development and Housing Agency is to create affordable housing opportunities for Nashvillians, nurture our neighborhoods, and build a greater downtown. Year in and year out, the men and women of MDHA proudly serve this community in a myriad of ways, as demonstrated here in our 2009 Report to the Community, "By the Numbers."



Melissa Meriweather, a graduate of MDHA's Family Self-Sufficiency Program and a mother of five, was raised in the Preston Taylor community. By the age of 21, she was receiving rental assistance through the Section 8 program. She worked odd jobs to support her family, but found it hard to advance.

One step on her journey to self-sufficiency was to earn her GED. She then applied for a management position that she was already performing, but was turned down because of her limited education. She returned to school to earn an associate's degree, and then secured a management position within state government. In 2009, she became a homeowner.

Melissa did not participate in the Family Self-Sufficiency Program alone. As she progressed toward her goal of homeownership, her oldest son earned a bachelor's degree in music and a daughter is on track to graduate from college with honors in 2010.

Melissa Meriweather

AFFORDABLE HOUSING

MDHA directly houses more than **28,000** low- to moderate-income Nashvillians:

- **16,000**-plus people are housed utilizing Rental Assistance (Section 8) vouchers. (Average household income is **\$10,217** annually.)
- **12,000**-plus people live in MDHA's community-owned housing. (Average household income is **\$10,162** annually.)
- **1,310** property owners are landlords in the Rental Assistance program.
- **44 percent** of those housed are children.
- **14 percent** are elderly or disabled.
- Since 2000, **158** participants in the Section 8 to Homeownership program have purchased homes.
- **29** residents became homeowners in 2009 with the support of MDHA's self-sufficiency program.
- MDHA was one of **18** agencies across the nation that HUD honored in 2009 for service to families impacted by Hurricanes Katrina and Rita.

Gernert Studio Apartments is one of MDHA's seven high-rise properties for the elderly and disabled. All high-rises are undergoing renovations that will improve their livability and energy-efficiency.





The Nashville skyline rises beyond J. Henry Hale Apartments, one of MDHA's contemporary housing communities.



HUD Secretary Shaun Donovan (left) presents an award to Executive Director Phil Ryan in recognition of MDHA's work following Hurricanes Katrina and Rita.

MDHA maintains 20 communities, comprised of nearly **5,500** apartment homes, throughout the city. Of those, 13 have been completely renovated in recent years or are currently undergoing renovations.

- With the opening of MDHA's fourth Hope VI community, J. Henry Hale Apartments, in 2009, nearly **2,000** new rental units, rental assistance vouchers and homeownership opportunities have been created throughout Nashville.
- **125** apartments at Parkway Terrace have been converted to geothermal heating and cooling, which will reduce heating and water heating costs by 70 percent, and cooling costs by 30 percent. Plans are under way to convert 76 cottage-style units at Gernert Studio Apartments and 107 cottage-style units at Edgefield Manor to geothermal energy.
- Students and adults have access to, and training at, **four** fully equipped computer labs at Vine Hill Apartments, Historic Preston Taylor, Levy Place and J. Henry Hale Apartments in partnership with Metropolitan Nashville Public Schools.
- The agency ended 2009 with a **99.5 percent** occupancy rate.

All seven of MDHA's high-rise properties for the elderly and disabled are receiving upgrades that will increase both their livability and energy-efficiency. These include:

- A "loft" product that incorporates elements that appeal to today's seniors and baby boomers, such as open floor plans, sliding interior doors for better floor space utilization, and new kitchen appliances.
- European-style variable refrigerant volume (VRV) heat pump systems, which are replacing existing technology dating to the 1960s. They will lower heating costs by **60 percent** and cooling costs by **30 percent**.
- High-efficiency packaged terminal air conditioner and heat pump units. The systems include digital programmable controls to increase energy savings.
- Photo-voltaic solar panels at Madison Towers and Parthenon Towers. While these properties will continue to utilize electrical power, MDHA will generate between **160,000-200,000** kilowatt hours of energy annually.
- Water conservation measures, including new fixtures, commodes, shower heads, faucets and aerators, which will result in **50 percent** less consumption.



MDHA works with targeted neighborhoods to learn about their challenges and opportunities and collaborate on ways to address them. Neighborhood commercial centers are vital to the health of our city. They provide goods and services to neighbors and can be a source of jobs. A healthy commercial center also supports property values in the surrounding residential area. Over the years, MDHA has been involved with commercial improvements along Jefferson Street, Nolensville Road, 12th Avenue South, and in Sylvan Park, Hillsboro Village and East Nashville's Five Points.

MDHA has enjoyed a long partnership with the Dickerson Road Merchants Association and, in 2009, completed work on the Dickerson Road streetscape project. Among many other improvements, the project includes the landmark installation of eight buffalo sculptures. The sculptures commemorate the ancient buffalo trails to the Cumberland River that preceded Dickerson Road.

Dickerson Road Merchants

GREAT NEIGHBORHOODS

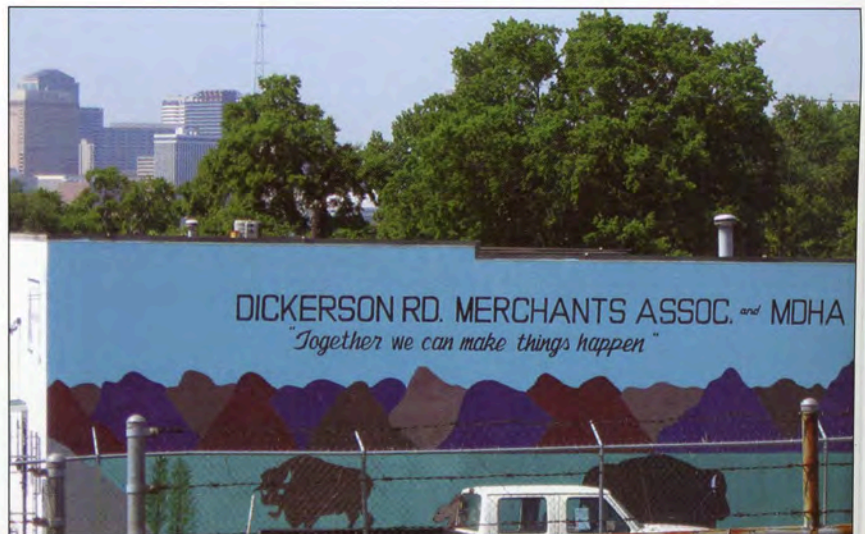
12 neighborhoods saw resident- and business-driven improvement projects in the following Neighborhood Strategy Areas:

- Booker Street
- South Inglewood
- Cass Street
- Eighth & Lafayette
- Salemtown
- Bordeaux Hills
- Buchanan
- Cameron
- Martin Street
- Murfreesboro Road
- Jefferson Street
- Dickerson Road

12



Construction of the new East River Place Apartments, which provide housing to low- to moderate-income Nashvillians, was aided with community development funding.



One business owner took bold steps to show his appreciation for MDHA's partnership with the Dickerson Road Merchants Association.



Participants in the Summer Youth Program gain skills and have fun in a variety of areas. Here, students in the Friends of Metro Dance ballroom program perform.

■ **2,600** youth participated in **29** summer programs supported by MDHA. The programs provided a diversity of activities such as academics, sports, arts, cultural enrichment and job training. Partner agencies were:

- Andrew Jackson Police Youth Camp
- Backfield in Motion
- Bethlehem Centers of Nashville (Slammin' Jammin' City Camp)
- Bethlehem Centers of Nashville (Vocational Success)
- The Charles Davis Foundation (Camp Peace)
- The Charles Davis Foundation (Camp Peace Junior)
- Christ Centered Ministries, Inc.
- Family Affair Ministries, Inc. (Back to Basics)
- Family Affair Ministries, Inc. (Totally Teen)
- Fannie Battle Day Home
- Fisk University
- Friends of Metro Dance
- Girl Scout Council of Cumberland Valley
- Goodwill Industries of Middle Tennessee, Inc. (Job Readiness/Retail Training)
- Goodwill Industries of Middle Tennessee, Inc. (Work Program)
- Lee Chapel Learning Center
- Martha O'Bryan Center

- Metropolitan Board of Parks & Recreation
- New Hope Community Development Corporation
- Oasis Center
- Rocketown
- Salama Urban Ministries
- Samaritan Ministries
- Spruce Street Community Development Corporation
- Tennessee Thunder
- Woodbine Community Organization (Hamilton Creek Program)
- Woodbine Community Organization (WCO Summer Youth Program)
- Boys & Girls Club/YMCA Youth Development Center (Starlings Volleyball)
- Boys & Girls Club/YMCA Youth Development Center (Millennium Leadership)
- Youth Life Learning Center

■ **308** low-income homeowners, most of whom were elderly or disabled, received financial assistance for needed repairs and weatherization for their homes.

■ Nearly **200** first-time homebuyers received downpayment assistance to make their dreams of homeownership reality.



The Gulch

The Gulch, once a largely industrial area distinguished by its connection to the railroad, has evolved in recent years into a true urban neighborhood. The City of Nashville's and MDHA's substantial investment has resulted in infrastructure and streetscape improvements that have spurred private investment and attracted new residents, visitors and businesses.

In 2009, The Gulch became the first neighborhood in the South to earn LEED (Leadership in Energy and Environmental Design) Neighborhood Development certification from the United States Green Building Council. The designation made The Gulch only the 10th project in the U.S. and the 13th worldwide to be recognized with LEED ND certification, which integrates the principles of smart growth, urbanism and green building design.

24/7 DOWNTOWN

- **3,700** residential units are in downtown Nashville, which is approximately twice the number of just four years ago. More than **5,500** residents called downtown home in 2009.
- The vibrant mix of residential, retail and entertainment options now available have created a true **24/7** atmosphere downtown.
- **1,800** pages of architectural drawings and plans have been completed during the pre-development phase for the proposed Music City Convention Center.
- **190** acres of underutilized industrial land on Nashville's waterfront have been identified in the Nashville Riverfront Concept Plan for transformation over the next 20 years. They will be sustainable mixed-use development, complemented by new cultural and entertainment venues that will attract local residents, as well as visitors from around the world.

The Gulch has been transformed into a vibrant residential, retail and entertainment destination.





A nighttime view of Broadway shows a dramatically different image of downtown than what existed just a few years ago.

- **19** riverfront enhancement projects were recommended and are now under design in the Nashville Riverfront Concept Plan, adding new public parks, open space and recreational amenities in and around Riverfront Park.
- **\$5 million** was awarded for infrastructure improvements in and around Rolling Mill Hill, including a new greenway on the bluff, reconstruction of Hermitage Avenue, and the preservation of the landmark trolley barns.
- **109** new workforce apartments are under construction on Rolling Mill Hill. Nance Place

will offer large (629-square-foot one-bedrooms; 860-square-foot two-bedrooms; 1,368-square-foot three-bedrooms), modestly priced apartments for the downtown market. The development is expected to achieve LEED Gold for Homes (Multi-Family) certification and a green building permit, and will be one of only two LEED for Homes (Multi-Family) projects in Tennessee registered with the U.S. Green Building Council.

MDHA continues to partner with homeless service providers:

- **1,558** people received services ranging from hair cuts and health screenings to assistance with obtaining vital records at the second annual Project Homeless Connect event.
- **600** homeless individuals were able, with funding from MDHA's Emergency Shelter Grant program, to obtain birth certificates and other vital forms of identification essential to getting both housing and jobs.
- **192** homeless persons moved directly into housing with rental assistance vouchers.
- **105** new rental assistance vouchers were allocated specifically for homeless veterans.

Transitional housing for Nashville's homeless was added in 2009.



A volunteer assists at the Project Homeless Connect event.





MDHA
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MAKING THE NUMBERS COUNT



Mayor Karl Dean



(left to right) The MDHA Board of Commissioners and Executive Director on the roof of the Pinnacle at Symphony Place: Chase Cole, Board Chair; Mary Southall; Roland Jones; Melvin Black; Phil Ryan; Ralph Mosley; Gayle Fleming; Leigh Walton

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