

2010
Report
to the
Community



BUILDING EXTRAORDINARY LIVES.

MDHA

BUILDING EXTRAORDINARY LIVES.

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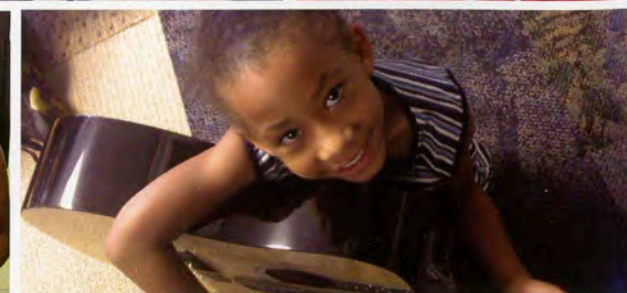
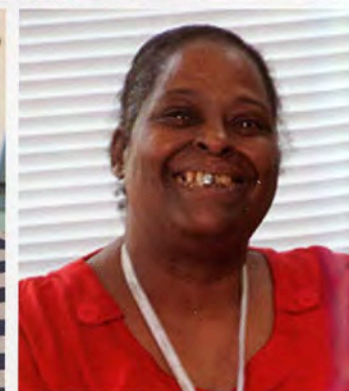
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Metropolitan Development and Housing Agency

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www.Nashville-MDHA.org • www.twitter.com/NashMDHA



Message from the BOARD CHAIR AND EXECUTIVE DIRECTOR



Board Chair Chase Cole and Executive Director Phil Ryan

It is our privilege to present the Metropolitan Development and Housing Agency's 2010 Annual Report to the citizens of Nashville. This year, we reaffirmed our commitment to creating affordable housing opportunities, nurturing our neighborhoods and building a greater downtown with projects and programs across the city.

MDHA is leading the way in sustainable housing opportunities and was recognized as one of the 50 Most Eco-Friendly Companies in Middle Tennessee by the *Nashville Post Magazine* in 2010. This year, we became the largest producer of solar power in Davidson County with the installation of solar arrays atop three of our high-rise residential buildings and launched renovation projects to transform those buildings into more functional loft-style units featuring

high-efficiency energy and water systems. We're also nearing completion of Nance Place, a workforce housing development on Rolling Mill Hill that is registered in the LEED for Homes—Midrise Pilot program and is tracking for Gold certification.

We worked throughout 2010 to assist in acquiring property for the new Music City Center site and we're partnering with the city to help finance the new convention center headquarters hotel and the expansion of the Country Music Hall of Fame, one of Nashville's largest tourist attractions.

Across the river on the Cumberland's east bank, we are overseeing the first two riverfront redevelopment projects that will transform Nashville's downtown riverfront into a recreational attraction for families and visitors.

MDHA is building great urban spaces, building housing for all and, most importantly, building extraordinary lives.

We thank you for the opportunity.

Chase Cole, Board Chair

Phil Ryan, Executive Director



Board of Commissioners pictured are: L-R Front Row: Mary J. Southhall, Gayle Fleming, Board Chair Chase Cole; Back Row: Vice Chair for Housing Melvin Black, Vice Chair for Development Ralph Mosely, Arnett Bodenhamer, Gary Brown, Executive Director Phil Ryan.

Board of COMMISSIONERS

The Metropolitan Development and Housing Agency is governed by a seven-member Board of Commissioners whose members are appointed by the Mayor and confirmed by the Metropolitan Council of Nashville-Davidson County. 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.

Since 1939, several dedicated men and women have served on the MDHA Board of Commissioners. The current Commissioners have served for a combined total of nearly 40 years, bringing a unique level of knowledge and dedication to the Agency.

CHASE COLE, CHAIR, is a partner with the law firm of Waller Landsden Dortch & Davis and was appointed to the Board of Commissioners in 1996. He was elected vice chair in 1997 and elected chair in 1999.

MELVIN BLACK, VICE CHAIR FOR HOUSING, served as a teacher and coach in the Metro Nashville Public School System for more than 30 years. Following his retirement, he served two terms on the Metro Council, from 1996–2003. He was appointed to the Board of Commissioners in January 2004.

RALPH MOSLEY, VICE CHAIR FOR DEVELOPMENT, is the retired chairman and chief executive officer of Southwestern/Great American. He was appointed to the Board in 2007.

MARY J. SOUTHALL is retired and serves as one of two housing residents on the Board. She was appointed to the Board in 2000.

GAYLE FLEMING serves as one of two housing residents on the Board and is employed by Greyhound. She was appointed to the Board in 2008.

ARNETT BODENHAMER is a retired U.S. Army officer and president and chief executive officer of Arnett & Associates. He was appointed to the Board in February 2010.

GARY M. BROWN is a shareholder with the law firm of Baker, Donelson, Bearman, Caldwell & Berkowitz, PC. He also currently serves as the general counsel to the Ethics and Compliance Officer Association, the world's largest organization of ethics and compliance professionals. He was appointed to the Board in December 2010.



MDHA is among the first in the south, and the first in Tennessee, to use solar technology in community housing developments. In 2010, MDHA installed solar panels atop Parthenon Towers, Madison Towers and Edgefield Manor high-rise buildings. We are the largest generator of solar power in Davidson County and one of the largest generators of solar power in the state.

- VRV (Variable Refrigerant Volume) Systems are expected to lower heating costs by up to 60% and cooling costs by 30% and will reduce carbon emissions by more than 603,000 pounds per year.
- Photo-voltaic (solar) arrays at Parthenon Towers, Edgefield Manor and Madison Towers will generate more than 206,000 kWh of energy each year, enough to power a small town.
- Geothermal heating and cooling is expected to save 30-70% in heating costs and 20-50% in cooling costs.
- MDHA expects to reduce water use by 50% through a number of extensive water conservation measures.

Housing RENOVATIONS

From improving energy efficiency to renovating high-rise properties, we continued our decades-long commitment to reinventing community-owned housing in 2010. In addition to installing solar arrays at three high-rise properties, we are using high-efficiency variable refrigerant volume (VRV) heat pumps, geothermal energy systems, tankless water heaters, lower energy lighting, energy efficient appliances and plumbing designed to conserve water at many properties, which provides greater comfort for residents and lower energy costs for MDHA. In recognition of these efforts, MDHA was named one of the "50 Most Eco-Friendly Companies in Middle Tennessee" in 2010 by the *Nashville Post Magazine*.

Major renovations are complete at Gernert Studio and Parkway Terrace Apartments and are under way at Parthenon Towers, Edgefield Manor, Hadley Park and Vine Hill community housing properties. Using ideas learned from downtown high-rise condos, the renovations will help increase the livable space inside each unit by converting them to more modern, loft-style apartments. In addition, our four contemporary family properties—Vine Hill, Preston Taylor, Levy Place and J. Henry Hale Apartments—provide great in-town housing for a variety of incomes.

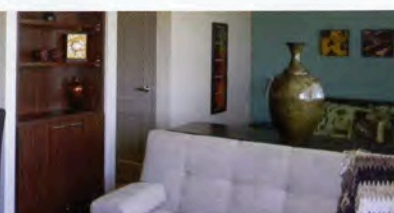


FARM in the City

Near Nashville's downtown business district, within view of Interstate 40 and the State Capitol, MDHA's first community garden, Farm in the City, is offering residents of J. Henry Hale Apartments and downtown neighbors the opportunity to plant and grow their own food at little cost. During the Farm's inaugural season, gardeners grew several hundred pounds of produce that were shared with others in the community. Farm in the City is part of MDHA's effort to bring fresh, healthy foods to community housing areas.



REAC Luncheon: To celebrate the agency's outstanding REAC physical inspection scores, maintenance and office staffs from all properties were treated to lunch of their choice of either deli sandwiches or pizza. Pictured above, Executive Director Phil Ryan with maintenance personnel from various locations as they arrive to pick up their pizzas.



LYDIA Society 2010

Fourteen young ladies were introduced as charter members of the LYDIA Society on Sunday, May 23, 2010, at the inaugural Trumpet Ball Cotillion. LYDIA is an acronym for "Leading Youth in their Dreams, Inspirations and Ambitions."

MDHA established the LYDIA Society program to promote the pursuit of self-sufficiency among families living in community-owned housing. The program works to increase positive ambition in young girls ages 13-16 and encourages them to attain their higher education goals.

Each LYDIA member is paired with a college-educated woman who serves as a mentor. Participants attend workshops twice a month that cover a range of topics from public speaking to financial fitness to goal setting and healthy lifestyle choices.

Members of the LYDIA Society are:

- Brianna Acklin
- Lamontika Burns
- Marquisia Dunn
- Khalaya Ewing
- Angelica Gipson
- Alexis Greer
- Lanieshia Hamilton
- Tyieshia Hamilton
- Kearsten Hatch
- Kristiane Higgs
- Kimara Marshall
- Mekia Morrow
- Teriyana Scales
- Jessica Smith



Miss LYDIA Society 2010, Lamontika Burns, and Miss Tennessee State University, Shawn Montgomery.



Summer YOUTH Program

MDHA's Summer Youth Program served nearly 2,000 youth in Summer 2010. The programs, which were operated through partner agencies, provided a diversity of activities such as academics, sports, arts, cultural enrichment and job training. Some participants, such as the Tennessee Thunder basketball program for youth ages nine to 17, were able to represent

Music City in regional and national competitions.

Two of the Tennessee Thunder's five teams earned national rankings in Amateur Athletic Union (AAU) competition. The 11-and-under team traveled to Cocoa Beach, Fla., to compete, where they finished second in the National Classic division for their age group. The Thunder's 15-and-under team competed in Orlando, Fla., and finished in the Top 20.

In addition to learning and practicing the fundamentals of basketball, Tennessee Thunder participants attended workshops on ACT/SAT preparation, drug abuse prevention, interviewing skills and conflict resolution.



Front row, L-R: Nonnie True; Ardie Freeman; Annette Jackson and Lula Waters. Back row, L-R: Peaches Manning, MDHA Resident Association Coordinator; Phil Ryan, MDHA Executive Director; State Rep. Brenda Gilmore; State Rep. Mary Pruitt; Annie Parham; State Sen. Thelma Harper; Councilmember Erica Gilmore; and Henrietta Holt.

90+ Club

MDHA honored a distinct group of housing residents age 90 and older at the 36th annual 90-Plus Club Celebration on Thursday, Sept. 30. The oldest resident in attendance was 106-year-old Ardie Freeman.





ROLLING MILL HILL *Takes Shape*

The urban neighborhood at Rolling Mill Hill, the former home of Metro General Hospital and Metro Government's vehicle fleet center (the historic trolley barns), continued to take shape through 2010. Nance Place, a 109-unit affordable workforce rental development, neared completion and in December we announced plans for Ryman Lofts, Nashville's first apartment community for artists.

An independent realty company purchased the preserved and renovated Victorian and Art Deco structures, and the newly constructed Metro building, which together consist of 72 rental units.

Site work is underway on the historic Trolley Barns which are set to open in fall of 2011 and will house a number of Nashville's non-profit and for-profit businesses.

Nance Place is the first Gold LEED (Leadership in Energy and Environmental Design) multi-family project registered in Tennessee, and the entire site is being designed as a LEED neighborhood development.

MUSIC CITY CENTER *Construction*



Construction of Nashville's new 1.2 million square foot convention center, the Music City Center, kicked off on March 22 after years of pre-development work by MDHA. The new Music City Center, located in MDHA's Capitol Mall redevelopment district, sits just south of Broadway on a 16-acre site adjacent to



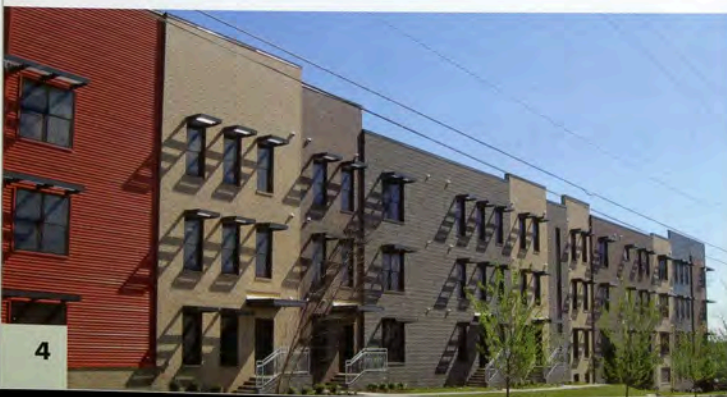
Rendering courtesy of: Convention Center Authority

both the Bridgestone Arena and the Country Music Hall of Fame.

Across from the Music City Center will be a new 800 room headquarters hotel operated by Omni Hotels and Resorts. MDHA is utilizing tax increment financing to assist with development of the hotel and a major expansion of the Country Music Hall of Fame.



Rendering ©Omni Hotels & Resorts





NASHVILLE RIVERFRONT

CUMBERLAND PARK AND THE BRIDGE BUILDING

The first phase of Nashville's riverfront redevelopment kicked off October 5, 2010 with a groundbreaking on the east bank for the new Cumberland Park. Cumberland Park and the renovation of The Bridge Building mark the first steps in what will be a major transformation of the east bank along the Cumberland River near downtown.

Cumberland Park will be a family-oriented multi-use play park easily accessible across the river from downtown featuring spray-grounds and water jets, wading pools, swinging bridges, a canopy stage with a lawn amphitheater, a river walk and landscaped trails. The Bridge Building is being restored to initially host park-related offices, public restrooms and concessions.

Both projects are scheduled for completion in late 2011.



Riverfront Groundbreaking: Mayor Karl Dean; Sports Authority Chair J.D. Elliott; Vice Mayor Diane Neighbors; Metro Parks Interim Director Tommy Lynch; MDHA Executive Director Phil Ryan; MDHA Board Chair Chase Cole.



HOMELESS *Outreach*

MDHA continues working closely with a number of non-profit agencies to provide services for homeless individuals in Nashville. In 2010, we administered more than \$3 million in competitive federal grant funds to support activities at more than a dozen homeless service providers. MDHA's Housing Choice Voucher Program helped nearly 40 homeless people find housing after the May floods and assisted 290 homeless individuals with disabilities and substance abuse issues in 2010. MDHA also served more than 2,000 individuals and approximately 1,000 families through the Homeless Prevention and Rapid Re-housing Program.



MDHA Executive Director Phil Ryan helps celebrate the opening of Room in the Inn's new downtown facility. The project, which includes 38 apartments for the chronically homeless, received \$1.5 million in funding from MDHA.

Pictured L-R: Ted Fellman (Tennessee Housing Development Agency); Dan Heim (Department of Veterans Affairs); John "Cowboy" Brazelton; Phil Ryan; Theresa Nacarato; Cal Turner Jr.

VETERANS AFFAIRS SUPPORTIVE HOUSING

Our Housing Choice Voucher Program works with the Veterans Affairs Administration to provide housing assistance to 180 veterans in Nashville. The Veterans Affairs Supportive Housing, or VASH, does more than just provide rental assistance for homeless veterans. Through a partnership with the V.A., this program also provides veterans with case management and clinical services. MDHA is one of only three agencies to offer the program in Tennessee.

Marcus Douglas:

From the front yard of his gated apartment community, Marcus Douglas waves hello to neighbors as he quietly reflects on his time with the Army. Marcus was just 18 when he volunteered for service and requested to be sent to Vietnam. He smiles and quips, "instead they sent me to Alaska." After service, Marcus spent years traveling the U.S. before he married and settled in New Orleans. In 2005, Hurricane Katrina hit and Marcus lost both his wife and child. Years later, he found himself in Nashville and in serious need of recovery and a new start. Through homeless outreach centers like Operation Stand Down, Marcus was able to find assistance and was one of the first VASH recipients to begin a new life in his quiet community.



Fagin Gibbs:

With a wide smile, Fagin Gibbs points out the many photos of his family that adorn his apartment. "This is one of my daughters here at her wedding and that's my grandbaby

and over here is a photo of my mom and dad," Fagin notes. A veteran of the Vietnam War, he notes that he



volunteered to go because he felt it was his duty to serve. Years later, Gibbs' life changed when he suffered a broken back and lost his ability to walk without the aid of a wheelchair or walker. Not wishing to rely on his children or family, Gibbs found himself without work and without a home. Through homeless outreach services,

Fagin learned about the VASH program and sought assistance. "This program gives me dignity. It really does."

Jack "Cowboy" Adkins:

May 2010 changed the lives of many Nashville residents and washed away the home Jack "Cowboy" Adkins and his wife had built in Tent City, a homeless encampment on the banks of the Cumberland. "I couldn't get back in to save anything," Cowboy remembers. Fast forward to 2011 and far from the banks of the Cumberland, Cowboy and his wife, along with several rescued cats and his dog, are enjoying a different home thanks to assistance through the



VASH Program. Cowboy shows off a copy of a Renoir and admits he doesn't want to hang photos or paintings because they put holes in the wall. From the kitchen sink, where she is tidying up after lunch, Cowboy's wife smiles, "Do you like our place? We're so thankful for it."



Mayor Karl Dean (third from right) joins members of the Cass Street Citizens Advisory Committee, Councilman Frank Harrison (back row, left) and MDHA Executive Director Phil Ryan (back row, right) to celebrate the completion of the Cass Street Streetscape Project and unveil a commemorative plaque at the corner of 9th Avenue North and Cass Street (adjacent to John Early Middle School, 1000 Cass St.).

Neighborhood Improvement

Neighborhood improvement projects were completed in the Cass Street and Salemtown areas. Both communities now enjoy enhanced streetscaping and public space. New projects were implemented in the Bordeaux Hills neighborhood, with plans for sidewalks, signage, and park improvements.



HABITAT for Humanity

Nashville Area Habitat for Humanity was able to launch an innovative new concept in 2010 through its partnership with MDHA. The ReConstruct program, which renews neighborhoods by restoring and replacing existing homes, dedicated a previously foreclosed home in East Nashville that had been purchased by MDHA and donated to Habitat. The home is near MDHA's Levy Place Apartments and the Dickerson Road redevelopment district and is another example of MDHA and its partners working together to improve communities.



WEATHERIZATION Works

Our Weatherization Assistance Program helped a record number of low-income Nashville homeowners in 2010. Approximately 1,200 people, particularly the elderly and disabled, received assistance with weatherization needs in their homes. Weatherization projects also helped provide more than 100 direct jobs for contractors and auditors.

I've dreamed of having heat in my home for 16 years... Your work is a blessing to me and so many other Nashville families. – Cassandra F., Nashville

The contractor who was in charge of my project was very conscientious and knowledgeable about the work he was orchestrating... I feel very blessed by this project. – Sylvia C., Madison

On my own, I would not have been able to afford the work performed... I am truly satisfied and most grateful. – Patricia S., Nashville

I'm writing to express my genuine appreciation for the recent weatherization of my home... It is reassuring to face the winter knowing my home will be warm and secure. – Carolyn C., Nashville

**STATEMENT OF REVENUES AND EXPENSES
AND CHANGES IN NET ASSETS**
For the Year Ended September 30, 2010

	Total Entity	Public Housing
OPERATING REVENUES		
Rentals	10,493,079.00	9,701,804.00
Governmental Revenues	91,300,083.00	25,140,213.00
Other	19,009,155.00	1,492,524.00
Total operating revenues	120,802,317.00	36,334,541.00
OPERATING EXPENSES		
Utilities	7,463,249.00	7,378,508.00
Maintenance	15,127,318.00	14,387,558.00
Housing assistance payments	38,602,735.00	—
Administration and other	45,454,260.00	9,454,569.00
Depreciation	9,723,311.00	8,934,547.00
TOTAL OPERATING EXPENSES	116,370,873.00	40,155,182.00
OPERATING GAIN/(LOSS)	4,431,444.00	(3,820,641.00)
NON-OPERATING REVENUES (EXPENSES) AND TRANSFERS	13,467,067.00	7,062,290.00
CHANGE IN NET ASSETS	17,898,511.00	3,241,649.00
NET ASSETS OCTOBER 1, 2009	287,292,614.00	214,155,116.00
NET ASSETS SEPT 30, 2010	305,191,125.00	217,396,765.00

STATEMENT OF NET ASSETS

September 30, 2010	Total Entity	Public Housing
ASSETS		
CURRENT ASSETS		
Cash and Equivalents	53,632,820.00	37,017,074.00
Investments	4,231,700.00	1,697,908.00
Receivables	8,587,280.00	98,952.00
Other	3,565,375.00	224,998.00
TOTAL CURRENT ASSETS	70,017,175.00	39,038,932.00
CAPITAL ASSETS	243,000,317.00	164,033,867.00
NON CURRENT ASSETS		
Notes Receivable	34,547,959.00	31,839,008.00
Other	509,806.00	—
TOTAL NON CURRENT ASSETS	35,057,765.00	31,839,008.00
TOTAL ASSETS	348,075,257.00	234,911,807.00
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts Payable	9,334,832.00	3,143,640.00
Due to Other Governments	10,815,859.00	—
Current portion of long-term debt	1,762,673.00	1,572,063.00
Other	2,539,976.00	1,611,120.00
TOTAL CURRENT LIABILITIES	24,453,340.00	6,326,823.00
NON CURRENT LIABILITIES	18,430,792.00	11,188,219.00
TOTAL LIABILITIES	42,884,132.00	17,515,042.00
NET ASSETS		
Invested in capital assets	214,636,180.00	152,219,770.00
Unrestricted and other	90,554,945.00	65,176,995.00
TOTAL NET ASSETS	305,191,125.00	217,396,765.00
TOTAL LIABILITIES AND NET ASSETS	348,075,257.00	234,911,807.00

Music City Moment

Dick Griffey

1938-2010

Nashville native Richard "Dick" Griffey was born in 1938 and grew up in the J.C. Napier community. Following his graduation from Pearl High School, he attended Tennessee State University and served in the U.S. Navy before settling in Los Angeles in the 1960s.

Griffey took on various roles in the entertainment industry and worked with Don Cornelius of the iconic Soul Train television show prior to launching his SOLAR (Sound of Los Angeles Records) label in 1977. As the head of SOLAR, Griffey was a guiding force behind the successful careers of noted artists such as The Whispers, Shalamar, Midnight Star and The Deele (a group which included future hitmakers Kenneth "Babyface" Edmonds and Antonio "L.A." Reid).

When he returned to Nashville and visited Napier in the late 1990s, Griffey gave residents there these words of encouragement: "Everything is possible. Continue to dream, but get up in the morning and go to work."

Sources: Solar Records (www.solarrecords.net), The Tennessean
Photo: LA Times





BUILDING EXTRAORDINARY LIVES.



MDHA
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Nashville, TN 37202

2010 FACTS

MDHA helps provide housing for nearly 29,000 Nashvillians each year through Community Housing and the Rental Assistance Housing Choice Voucher Program.

Approximately 12,000 Nashvillians reside in MDHA's 20 community housing properties, including nearly 1,000 residents over 62 years old. Of those, 26 residents are more than 90 years of age and two are over age 100.

The average size of a household living in MDHA's Community Housing is 2.3.

The Housing Choice Voucher Program served approximately 17,000 individuals representing 6,300 families.

The average size of a household participating in the Housing Choice Voucher Program is 2.7.

245 new landlords were added to the Housing Choice Voucher Program, bringing the total number of landlords participating in the program to 1,283.

122 Households in the Housing Choice Voucher Program participated in the Family Self Sufficiency Program, including 38 people who obtained employment, 36 who increased their earned income, 12 who no longer receive welfare benefits and five who no longer receive rental assistance.

MDHA assisted 290 homeless individuals with disabilities through the Housing Choice Voucher Program.

MDHA helped 16 community housing residents achieve their goal of owning a home through the federal Resident Opportunity and Self Sufficiency (ROSS) grant program.

More than 1,200 households were served through MDHA's Weatherization Assistance Program.

Almost 2,000 young people participated in Summer Youth Program activities.

40 properties were acquired through the Neighborhood Stabilization Program to be made available as affordable rental housing.