

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

2016 ANNUAL REPORT



www.nashville-mdha.org

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MDHA BOARD OF COMMISSIONERS

The Metropolitan Development and Housing Agency (MDHA) is governed by a seven-member Board of Commissioners appointed by the Mayor and confirmed by the Metropolitan Council of Nashville-Davidson County. The Board meets monthly to establish policy, approve budgets and give staff guidance in carrying out the Agency's responsibilities within the framework of federal, state and local law.

The staff of MDHA would like to thank the Commissioners for their time, dedication and wisdom. We are grateful for your service and continued support of MDHA and its mission.



Ralph Mosley
Chair



Melvin Black
Vice Chair for Housing



Jimmy Granbery
Vice Chair for Development



Miniimah Basheer
Commissioner



Antoinette Batts
Commissioner



Charles Robert Bone
Commissioner



Gif Thornton
Commissioner



The mission of MDHA is to create quality affordable housing opportunities, support neighborhoods, strengthen communities and help build a greater Nashville.



MESSAGE FROM THE EXECUTIVE DIRECTOR

2016 was a monumental year for MDHA as we began converting our public housing to Project-Based Rental Assistance under Rental Assistance Demonstration (RAD) program. This pilot program, through the U.S. Department of Housing and Urban Development (HUD), is a central part of MDHA's rental housing preservation strategy because it allows MDHA to make much-needed capital improvements and rebuild aging structures, as we are doing at Cayce Homes with Envision Cayce.

We began our second Envisioning process following the award of a Choice Neighborhoods Planning Grant from HUD. The grant will fund a comprehensive neighborhood revitalization plan for our Napier Place and Sudekum Apartments properties and the surrounding area. The planning process for Envision Napier and Sudekum is expected to take up to two years.

In February, we were honored to celebrate with Buffalo Valley as they cut the ribbon on Patriot Place, an affordable housing community for homeless veterans. We provided nearly \$2.3 million in HOME funding and secured 32 HUD Veterans Affairs Supportive Housing (VASH) vouchers for men and women who now call Patriot Place home.

We also celebrated with several of our families who made the move from public housing and Section 8 to home ownership. Many became first-time homeowners with the help of our staff and Habitat for Humanity of Greater Nashville.

We closed out the year by celebrating the opening our Sanderling Dialysis Clinic at our Historic Preston Taylor Apartments property. Our public-private partnership with Sanderling Renal Services will not only improve the quality of life for our residents through health care, but also through career opportunities.

These achievements would not be possible without the support of our many partners. Thank you for your commitment to our families. With your help, we look forward to creating even more opportunities for our residents and the city of Nashville in 2017.

James E. Harbison
Executive Director



ENVISION CAYCE RECEIVES PLANNING AWARD

In September, MDHA was honored at the 2016 Tennessee American Planning Association (TAPA) awards ceremony for its Envision Cayce Master Plan. The Plan was selected as the winner in the Outstanding Plan category for large jurisdictions. MDHA Director of Development Joe Cain accepted the award, along with Hunter Gee of Smith Gee Studios who helped create the Plan.

The Envision Cayce Master Plan is the result of nearly 18 months of planning focused on revitalizing Cayce Place, Nashville's largest public housing community. EJP Consulting Group, MDHA leadership, Cayce Place residents and community members were involved in the process.

A mixed-income, mixed-use community, the Envision Cayce Master Plan calls for 2,390 units and ensures a one-for-one replacement of public housing units, while adding new workforce and market-rate housing.

The first residential construction of Envision Cayce is more than halfway finished. The 70-unit apartment building is being built on Summer Place in the Cayce Place community. Current Cayce Place residents will make the move from their current apartments to the new apartments in summer 2017.

The next phase of construction for Envision Cayce calls for 94 townhome-like apartments at Kirkpatrick Park. These units will be a mix of subsidized, workforce and market rate. MDHA plans to break ground in the fall of 2017.

NASHVILLE AWARDED CHOICE NEIGHBORHOODS PLANNING GRANT FOR NAPIER AND SUDEKUM AND SURROUNDING AREA



In July 2016, Nashville was one of 10 cities awarded a Choice Neighborhoods Planning Grant by the U.S. Department of Housing and Urban Development (HUD). The \$500,000 grant will fund a comprehensive neighborhood revitalization plan for Envision Napier and Sudekum, which includes MDHA's Napier Place and Sudekum Apartments properties and the surrounding area.

Choice Neighborhoods planning focuses on three core goals: Housing, People and Neighborhoods. To achieve these goals, communities must develop a comprehensive neighborhood revitalization strategy or Transformation

Plan based on HUD's Rental Assistance Demonstration (RAD) program. This plan will become the guiding document for the revitalization of the public and/or assisted housing units, while simultaneously directing the transformation neighborhood and improving opportunities for resident families.

To successfully develop and implement the plan, MDHA will work with Napier Place and Sudekum Apartments residents, public and private agencies, community and philanthropic organizations, community members and residents from the surrounding area and stakeholder groups to gather and leverage

resources needed to support the strategic and financial sustainability of the plan.

MDHA served as the lead grantee, with Martha O'Bryan Center as the co-grantee. Twelve key partners also played a role in the grant process: Family and Children's Service, the Metro Public Health Department, Metropolitan Nashville Public Schools, Abigail Ministries Incorporated, Belmont University, Nashville Area Chamber of Commerce, Harvest Hands, Neighborhood Health, Napier Community Center, Trevecca Nazarene University, Wayne Reed Christian Child Care Center and the Metro Nashville Planning Department.



HUD DESIGNATES NASHVILLE COMMUNITIES AS A PROMISE ZONE

Nashville was awarded a Federal Promise Zone designation by the United States Department of Housing and Urban Development (HUD). This designation allows for technical assistance and propriety access to federal investment.

Representatives from HUD and the U.S Department of Commerce, Economic Development Agency joined MDHA and Mayor Megan Barry on June 6, 2016 to announce Nashville's Promise Zone designation to the public. More than 100 people attended the celebration including elected officials, community members and Promise Zone partners.

The Nashville Promise Zone (NPZ) comprises 46-square miles in six subzones, and includes the most impoverished and underserved communities. The mission of the NPZ is to foster intensive partnerships among Nashville's organizations that serve high-poverty neighborhoods, improve the collective impact of their service and address revitalization in a collaborative way. MDHA is working in partnership with the Mayor's office, six implementation partners and more than 87 supporting partners from government, local institutions, nonprofits and community organizations. With the help of these partners, MDHA will address six primary goals to improve the quality of life and accelerate revitalization: increase access to quality affordable housing; create jobs; increase economic activity; improve educational opportunities; improve community infrastructure and reduce violent crime.

The Promise Zone designation provides ten years of significant federal support including: priority access to federal investments that further communities' strategic plans; a federal liaison to help local leaders navigate federal resources; and five full-time AmeriCorps VISTA members to strengthen the capacity of Promise Zone initiatives.



MDHA RECEIVES NATIONAL AWARD

MDHA has received one of the 2016 Audrey Nelson Community Development Awards by the National Community Development Association (NCDA). The awards were presented Friday, Jan. 22 at the NCDA Winter Conference in Washington D.C.

The award honors communities which exemplify outstanding achievement in service to neighborhoods and low-income residents through their innovative and exemplary use of Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program funds. MDHA administers these funds awarded by the U.S. Department of Housing and Urban Development (HUD) on behalf of the Metropolitan Government of Nashville and Davidson County.

MDHA nominated a HOME-funded project on Second Avenue South developed by New Level Community Development Corporation (CDC). The project consists of eight one-bedroom units and provides permanent supportive housing for chronically homeless individuals receiving services through various partner agencies.

MDHA Director of Community Development Angela Hubbard and New Level Community Development Corporation (CDC) Executive Director Kay Bowers were on hand to accept the award.



MDHA AND SANDERLING RENAL SERVICES OPEN DIALYSIS CLINIC FOR RESIDENTS

Emilio Hughes sits in his very own dialysis chair at the new Sanderling Dialysis Clinic. The J. Henry Hale Apartments resident became the first patient at the new clinic.

"I am so very grateful for my new dialysis home," said Hughes, who was diagnosed with end-stage renal disease in 2010. "Since my diagnosis, I've gone to several different clinics because it was often difficult to find an open chair. I don't have to worry about that anymore."

On Dec. 15, Hughes joined Mayor Megan Barry and representatives from MDHA, Sanderling Renal Services and the U.S. Department of Housing and Urban Development (HUD) for a ribbon cutting ceremony at the Sanderling Dialysis Clinic. A public-private partnership between MDHA and Sanderling Renal Services, the clinic will improve the quality of life for MDHA residents through health care and career opportunities.

"To our knowledge, this dialysis clinic is the first of its kind in public housing and is a brilliant example of using public housing as a catalyst to improve the quality of life for the surrounding area," said Sernorma Mitchell, HUD Nashville field office director. "HUD commends MDHA and its stakeholders for finding new and creative ways to leverage their public housing properties to be change agents in the community."



Located in the Atchison Community Center at Historic Preston Taylor Apartments, an MDHA-managed public housing community at 3900 Clifton Road, the Sanderling Dialysis Clinic will offer public housing residents and nearby neighbors on-site health care services, job training and employment. Together, MDHA and Sanderling estimate the clinic will create around 100 new jobs for MDHA residents over the next few years. The first four MDHA residents were hired as dialysis technician trainees in the fall.

"The collaboration and innovation that have gone into this project are going to mean a lot to the residents of Historic Preston Taylor Apartments and other MDHA properties," said Mayor Megan Barry. "This private-public partnership will create easier access to health care, better health and new jobs. Thank you to MDHA and Sanderling Renal Services for coming together to make this happen."

The idea to open a dialysis clinic came in 2014 when MDHA Executive Director Jim Harbison stopped by MDHA's Parthenon Towers property at 5:40 a.m. and witnessed around 10 residents leaving for Murfreesboro for dialysis treatment.

"These residents went to treatment three days a week, and were gone for 14 hours a day," said Harbison. "By opening a



Dialysis Clinic, we can now offer the same service near their home, and we've cut their time away from home in half."

Hughes is grateful to MDHA's commitment to improving the quality of life for its residents. "What's amazing to me is that the agency that provides me secure housing is now providing me with convenient and secure health care," said Hughes.

MDHA and Sanderling Renal Services plan to launch a home dialysis program in 2017.

"One of our main objectives is to provide excellent treatment and remove any barriers for our patients," said Dr. Jerome Tannenbaum. "Instead of making patients come to us, we will go to them."

Hughes is excited for the opportunity to receive treatments from the comfort of his home.

"I cannot wait for the home dialysis program to begin," he said. "That is the type of convenience you just can't beat."

MDHA AWARDED NURSING GRANT FOR RESIDENTS

The Health Resources and Services Administration (HRSA) awarded MDHA a Nursing Workforce Diversity grant for \$350,000 in June. The 2016 Nursing Partnership, also known as Advancing Nashville's Nurse Training (ANNT) program, is available to public housing and Section 8 residents of MDHA. Participants have the opportunity to become a licensed practical nurse (LPN) in one year. In an effort to enroll as many participants as possible, MDHA held two informational sessions in June. More than 80 residents attended those sessions.

ANNT is a collaboration among MDHA, the Tennessee College of Applied Technology-Nashville's (TCATN) Practical Nursing Program (PNP), Martha O'Bryan Center and the Financial Empowerment Center.

FROM SUBSIDIZED HOUSING TO HOME OWNERSHIP

Each year, MDHA has several public housing and Section 8 residents who make the move from subsidized housing to home ownership. 2016 was no different. At least 15 residents, who were enrolled in the Family Self-Sufficiency (FSS) or Taking A Leap Forward (TALF) programs offered by MDHA staff, became homeowners in 2016. A true cause for celebration!

When MDHA Social Services Coordinator Janet King first met Nakeitha Hodge in early 2015, the Sudekum Apartments resident expressed a desire to own a home. King immediately devised a year-long budget and began helping her clean up her credit. With King's help, Hodge got her finances in order and started shopping for homes. On June 10, 2016, Hodge closed on her conventional loan and moved into her home in LaVergne. A week prior to purchasing her home, she received a promotion at work.

In April 2016, Natasha Baker and her two children moved into their Habitat for Humanity home. Prior to that, they were residents of our Parkway Terrace public housing property where she received assistance from Social Services Coordinator Deborah Prowell.

She recommended Baker for a financial literacy program and enrolled her in our Resident Opportunities and Self-Sufficiency (ROSS) and FSS programs. After completing the three programs, and maintaining stable employment as a medical assistant, Prowell encouraged Baker to apply for Habitat for Humanity services.

MDHA staff celebrated with Baker on April 1 when she received the keys to her newly renovated Habitat home. Baker says her driveway is her favorite thing about having her own home.



After 52 years in public housing, 52-year-old Theresa Fitzgerald of Andrew Jackson Courts moved into her brand new Habitat for Humanity home in May 2016. Her dream of home ownership led her to MDHA Social Services Coordinator Yvette Moore who enrolled her into our Taking A Leap Forward (TALF) and Family Self-Sufficiency (FSS) programs. Moore also reached out to Habitat for Humanity, and they agreed to start weekly informational sessions at the property. Fitzgerald worked two jobs but never missed a session. MDHA staff helped build Fitzgerald's home and attended her dedication ceremony on May 1. Fitzgerald has five adult children and 13 grandchildren. She says she looks forward to celebrating the holidays in her new home.

MDHA's Community Development Department provided funding for the construction and rehabilitation of several Habitat homes this year, including Fitzgerald's and Baker's homes.



MDHA RECEIVES STATE AWARD FROM HABITAT

In July, MDHA was awarded the 2016 Outstanding Funding Partner of the Year at the Habitat for Humanity of Tennessee State Impact Awards. In fiscal year 2016, Habitat for Humanity of Greater Nashville built six homes on lots awarded by MDHA. We also provided funding to support a portion of the costs to build eight homes, and we provided down-payment assistance to all eight new homeowners.

MDHA Director of Community Development Angela Hubbard accepted the award on the Agency's behalf. Special thanks to Habitat for Humanity of Greater Nashville for nominating us and for their long-standing partnership.



AN AFFORDABLE HOUSING COMMUNITY FOR VETERANS OPENS ITS DOORS

Retired Staff Sgt. Conesulo Brown proudly shows off her new, furnished home. "I never thought this day would come," said Brown. "This is above and beyond what I expected."

On Feb. 26, Sgt. Brown and several other veterans joined Mayor Megan Barry, Council Lady Nancy VanReese, state commissioners, representatives from the Tennessee National Guard, and officials from Buffalo Valley Inc., MDHA, the U.S. Department of Housing and Urban Development (HUD) and the Federal Home Loan Bank of Cincinnati for the grand opening celebration of Patriot Place, an affordable housing community for homeless veterans. Located at 314 Williams Avenue in Madison, Patriot Place is made up of 34 one-bedroom apartments.

"This project brings together two issues that are extremely important to me: Taking care of our veterans and offering more housing options throughout Nashville," said Mayor Barry. "It's critical that we look after the men and women who have given and sacrificed so much for our country. Thank you to HUD, MDHA and Buffalo Valley for making our community stronger and making our veterans' lives better with the opportunities provided here."

MDHA provided nearly \$2.3 million in HOME funding for the \$2.8 million

project developed by Buffalo Valley. MDHA administers these funds, awarded by HUD, on behalf of the Metropolitan Government of Nashville and Davidson County. Buffalo Valley also received a \$426,101 grant from Federal Home Loan Bank of Cincinnati and a \$100,000 grant from the Home Depot Foundation.

In addition, MDHA secured 32 Veterans Affairs Supportive Housing (VASH) vouchers for the men and women who now call Patriot Place home.

"Today we are serving the men and women who have served our great country. As a retired Marine, I am honored to be involved in such a noble project," said retired Col. Jim Harbison, MDHA executive director. "To my fellow Veterans who are here today, thank you for your service. You deserve this."

Buffalo Valley will own and operate Patriot Place, which is made up of three apartment buildings and a fourth building, which will serve as the management office and a meeting space for veterans. It is also located along a public transit bus route.

"It's important that we remember the sacrifices veterans have made for our freedom," said retired Capt. Jerry Risner, Buffalo Valley executive director. "This project is personal to me and my staff, and we are excited about those it will benefit."

Brown said she is overwhelmed by the enormous support for her and her fellow Veterans.

"Today, a lot of people talked about saying thank you for your service," said Brown. "Now it's my turn to say thank you for your service to all of the people that helped me get to where I am today."



PADDOCK AT GRANDVIEW RECEIVES FIRST MDHA PILOT

MDHA celebrated with LDG Development on June 14, 2016, as they broke ground on The Paddock at Grandview. The 240-unit affordable housing project is being built on a 14-acre site on West Trinity Lane, and will include 1, 2 and 3-bedroom apartments. Units are reserved for families who earn up to 60 percent of the area median income, and rents will range from \$567-\$835 per month. Funds were made available through the city's PILOT program, or payments in lieu of taxes, which is facilitated and administered by MDHA and approved by Metro Council. The Paddock at Grandview marks the first time PILOT has been used to help fund an affordable housing development.

Additional financing for the project was secured using a mix of private funding, tax credits from Tennessee Housing Development Agency (THDA) and \$1.7 million in HOME FUNDS from MDHA. MDHA administers these funds, awarded by the United States Housing and Urban Development (HUD) on behalf of the city of Nashville.

Construction on The Paddock at Grandview is expected to be completed in the fall of 2017.

5TH AVENUE OF THE ARTS GARAGE OPEN FOR BUSINESS

On Dec. 8, 2016, MDHA celebrated the grand opening of its downtown parking garage at 147 5th Ave. North. The 12-story complex, known as the 5th Ave. of the Arts Parking Garage, features 1,010 parking spaces and replaces a surface parking lot. SP+ Parking is managing the garage for MDHA.

The complex also includes 8,000 square feet of retail space. MDHA will lease the space in 2017.

R.C. Mathews Contractor handled the construction of the project with design by EOA Architects.



SCHOOL-AGED CHILDREN AT TWO MDHA PROPERTIES GET LAPTOPS AND INTERNET ACCESS

In July 2015, the U.S. Department of Housing and Urban Development (HUD) announced a new initiative to help close the digital divide in America. The goal of ConnectHome is to expand high-speed broadband Internet to more than 275,000 families living in HUD-assisted housing in 28 communities, including Nashville.

On April 2, 2016, MDHA, Mayor Megan Barry and the local ConnectHome partners kicked off a new pilot program to help bridge the digital divide in Nashville. This pilot program provided 100 families at Cayce Place, who have school-aged children, internet through Comcast's high-speed internet adoption program, Internet Essentials. Dozens of families enrolled in the program at the kickoff celebration at Martha O'Bryan Center, which included food and door prizes. After enrollment, Cayce Place families were required to attend two digital literacy sessions. Upon completion, they received a rebuilt Dell laptop and free internet service for one year.

On April 20, Google Fiber opened its first Access Lounge at Salama Urban Ministries, which is within walking distance of our Edgehill Apartments property. Nearly 100 families received digital literacy training and Internet service.

Four months later, Edgehill Apartments became the first public housing property to receive \$0/month Gigabit Internet through Google Fiber's Gigabit Communities program. Residents who had taken advantage of the Access Lounge were given free laptops.

Special thanks to our ConnectHome partners: The Office of Mayor Megan Barry, Comcast, The Community Foundation of Middle Tennessee, Electronic Responsible Recyclers (ER2), Google Fiber, Martha O'Bryan Center, Metropolitan Government of Nashville and Davidson County, Metropolitan Nashville Public Schools (MNPS), Nashville Public Library, Nashville Public Television (NPT), Nashville Technology Council (NTC) and Salama Urban Ministries.



MDHA CREATES PAID SUMMER TRAINING PROGRAM FOR YOUTH

In 2016, MDHA created a six-week paid summer training program for teens living in public housing. The 11 teens worked 24 hours a week in various departments including Affordable Housing, Human Resources and Section 8. They also went on field trips to Meharry Medical College, US Community Credit Union and the Frist Center for the Visual Arts. Each teen received a backpack, school supplies and a letter of recommendation at a farewell reception on their final day.



CHEATHAM PLACE YOUTH CREATE MURALS FOR MDHA CONSTRUCTION SITE

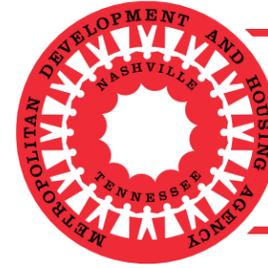
After two years in the MyCanvas Youth Community Arts programs, our Cheatham Place youth were beyond excited to show off their talent to all of Nashville. Over spring break in March, they created eight large murals to be displayed at our residential construction site at 941 Jefferson St. From drawing to painting, they helped do it all with the assistance of staff from Lutheran Services in Tennessee Inc. and Heal with Heart, LLC.

On April 20, we honored our Cheatham Place youth with a special unveiling ceremony on Jefferson Street. The kids were surrounded by supporters including Alandis Brassel from Congressman Jim Cooper's office, Councilman Freddie O'Connell, Council Lady Sharon Hurt, community members, Cheatham Place residents, MyCanvas volunteers and staff, MDHA board members and staff and Levine & Poor, Inc. staff. Their amazing creations now hang on the fence of our Jefferson Street site.

BY THE NUMBERS



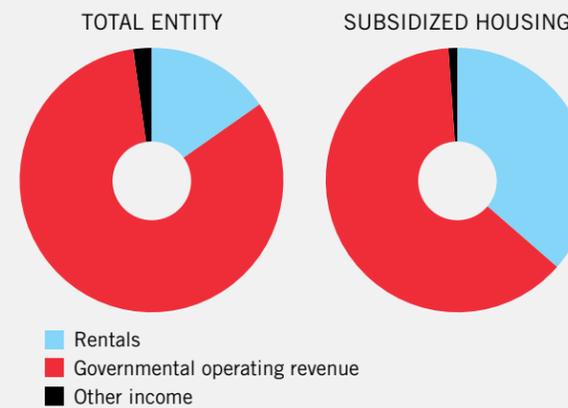
13,500+	Families served
6,591	Tenant-Based Housing Choice Vouchers (HCV)
5,653	Public housing & Project-Based Rental Assistance (PBRA) units
468	Veterans Affairs Supportive Housing (VASH) Vouchers
349 at 7	MDHA owned income-restricted properties
230	Households served through the Shelter Plus Care (S+C) Program
125	Market Rate Units at 4 public housing & PBRA properties
118	Households served through the Single Room Occupancy (SRO) Program
32	Project-Based VASH Vouchers
993	Section 8 landlords
117	New landlords in 2016
12	Redevelopment districts overseen
71	Items reviewed by Design Review Committee
26	Summer programs funded to benefit 1,648 youth
299	Employees
58	New hires
15	Residents enrolled in the Family Self-Sufficiency (FSS) and/or Taking A Leap Forward (TALF) programs, offered by MDHA staff, became first-time homeowners
111	New job placements with the help of the MDHA social services team
42	Residents enrolled in post-secondary education by the MDHA social services team
8,969	Services rendered to our elderly and disabled residents at our tower properties
19	Graduates in the Family Self-Sufficiency (FSS) and Resident Opportunities and Self-Sufficiency (ROSS) programs
222	Enrollments in Homeownership Counseling/Classes and Financial Literacy/Education



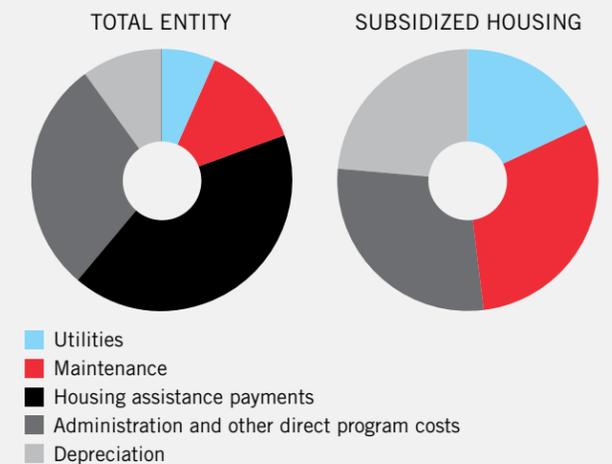
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS FOR THE YEAR ENDED **SEPTEMBER 30, 2016**

	TOTAL ENTITY	SUBSIDIZED HOUSING
OPERATING REVENUES		
Rentals	\$17,406,552	\$13,739,962
Governmental operating revenue	\$92,785,161	\$23,592,706
Other income	\$2,252,617	\$682,504
TOTAL OPERATING REVENUES	\$112,444,330	\$38,015,172
OPERATING EXPENSES		
Cost of Services:		
Utilities	\$7,577,594	\$7,151,894
Maintenance	\$13,915,461	\$11,756,591
Housing assistance payments	\$45,864,273	-
Administration and other direct program costs	\$31,744,972	\$11,213,823
Depreciation	\$10,942,526	\$9,182,325
TOTAL OPERATING EXPENSES	\$110,044,826	\$39,304,633
OPERATING INCOME	\$2,399,504	\$1,289,461
NON-OPERATING REVENUES (EXPENSES) AND TRANSFERS	\$4,358,206	\$10,618,627
INCOME (LOSS)	\$1,958,702	\$11,908,088
CHANGE IN NET ASSETS		
NET ASSETS - BEGINNING OF YEAR	\$337,784,680	\$229,518,552
NET ASSETS - END OF YEAR	\$335,825,978	\$217,610,464

OPERATING REVENUES



OPERATING EXPENSES





METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

701 South Sixth St.
Nashville, TN 37206

Phone **615-252-8400** :: Fax **615-252-3677**
Telephone Device for the Deaf **615-252-8599**



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