

2015

ANNUAL REPORT

Metropolitan Development
and Housing Agency



www.nashville-mdha.org

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MDHA BOARD OF COMMISSIONERS

The Metropolitan Development and Housing Agency 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



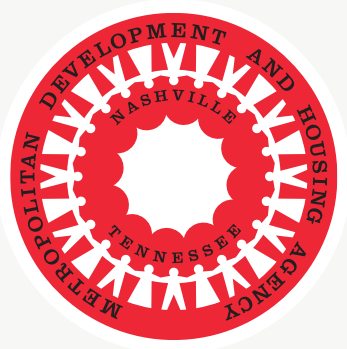
Antoinette Batts
Commissioner



Anna Page
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



In 2015, MDHA began charting a new path for financially stable housing for our residents through the Rental Assistance Demonstration (RAD). This pilot program through U.S. Department of Housing and Urban Development (HUD) allows public housing agencies to convert Section 9 public housing properties to Section 8 project-based rental assistance. In March, HUD approved our RAD applications for 14 of our properties. We will submit a detailed application for the remaining six properties in 2016.

RAD is a central part of MDHA's rental housing preservation strategy. The conversion is important because it allows MDHA to hold the declaration of trust on the property and gives the agency authority to mortgage it to make much-needed capital improvements and rebuild aging structures like Cayce Place.

As we convert to RAD, we also moved forward with plans to create new affordable and workforce units. In October, we broke ground on the first new public housing units in Davidson County in 18 years. The 70 subsidized units are being built on vacant land at Cayce Place and is the first phase of construction for Envision Cayce.

Less than a month later, we broke ground on a 54-unit apartment complex at 941 Jefferson Street. The three story complex will house persons making up to 120 percent of the Area Median Income (AMI).

We continue to invest in the development of our city and assisted with the planning and funding for Ascend Amphitheater and the 11-acre Riverfront Park. We also created new redevelopment districts in Bordeaux and at Cayce Place.

In December, we were awarded \$2.7 million to launch a Jobs Plus program in the Napier Place and Sudekum Apartments community. The grant, awarded by HUD, will assist residents between the ages of 18 and 64 with everything from digital literacy skills to job placement.

These programs and projects would not be possible without the support of our many partners. Thank you for your support, and we look forward to creating even more opportunities for our residents and the city of Nashville in 2016.

James E. Harbison

James E. Harbison
Executive Director

INITIATIVE TO OFFER LOW-COST INTERNET TO SELECT PUBLIC HOUSING PROPERTIES

The Obama Administration and the U.S. Department of Housing and Urban Development (HUD) announced a new initiative on July 15, 2015 that will help close the digital divide in America. The pilot program, known as ConnectHome, will expand high-speed broadband internet to more than 275,000 families living in HUD-assisted housing in 28 communities. Nashville was selected to participate in the initiative, which would bring high speed internet to select MDHA public housing properties.



ConnectHome is a platform for collaboration between local governments, public housing agencies, internet service providers, nonprofit organizations and other stakeholders. Here in Nashville, the Mayor's Office and the Metropolitan Government of Nashville and Davidson County worked closely with MDHA to secure Nashville's involvement in the initiative.

Google Fiber stepped up immediately as a partner and committed to bringing Fiber Internet service to select MDHA public housing properties for \$0/month and no installation fee. Over the next couple of months, other partners emerged including the Nashville Public Library and The Community Foundation of Middle Tennessee.

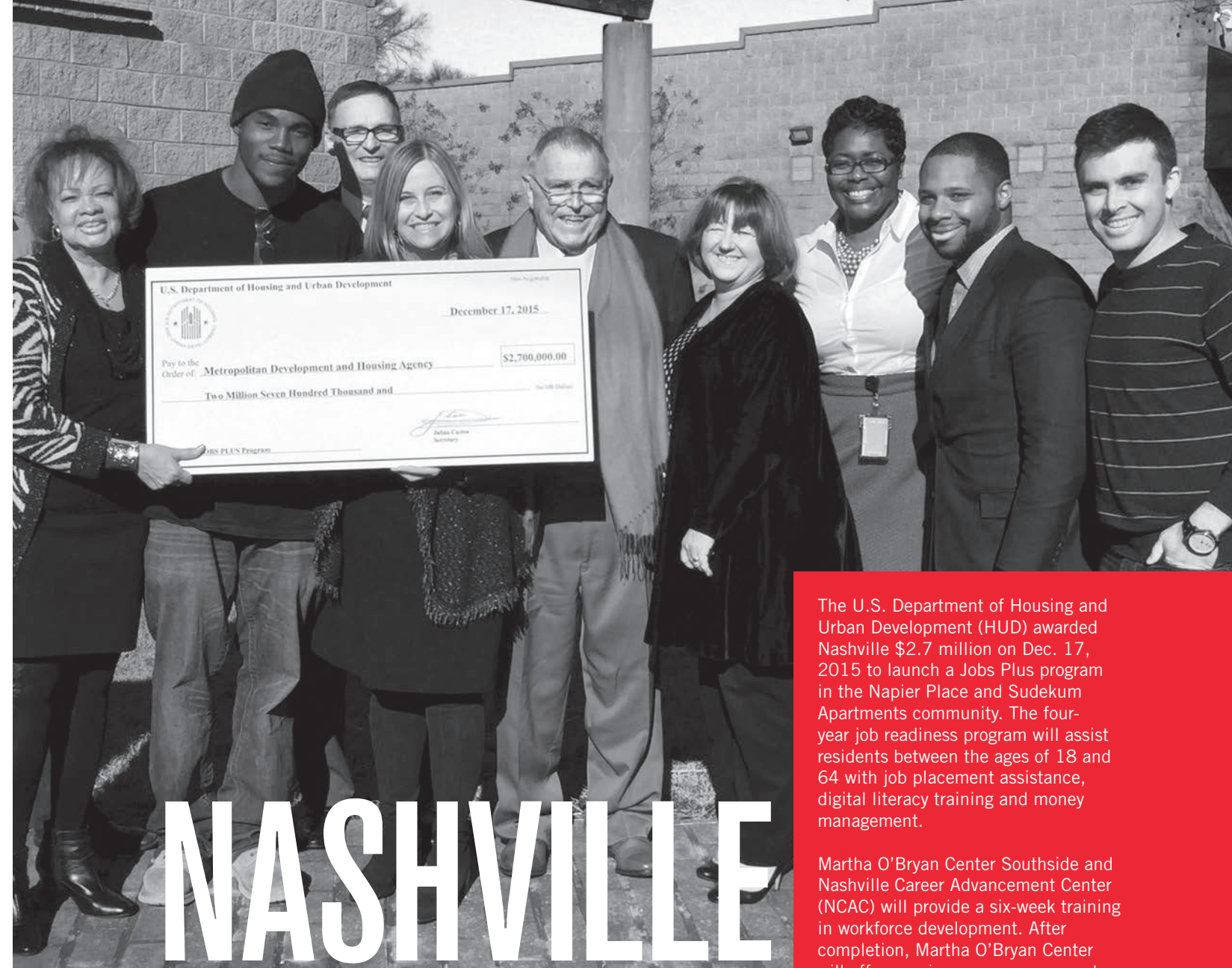


In an effort to identify other stakeholders and partners, HUD joined the local partners for a planning meeting on Nov. 12, 2015. After the meeting, several organizations committed to assist with the ConnectHome initiative including Comcast, Basic Internet and the Nashville Technology Council.

Two months later, HUD Secretary Julián Castro visited Nashville to connect with the community and discuss the initiative. He stopped by

Stratford STEM Magnet High School where he participated in a roundtable discussion with Mayor Megan Barry, the school's principal and more than a dozen students who live in public housing. The students are part of Martha O'Bryan Center's Top Floor program, which offers educational services and provides computer access after school.

Residents will begin receiving service at home in 2016.



NASHVILLE AWARDED JOBS PLUS GRANT

The U.S. Department of Housing and Urban Development (HUD) awarded Nashville \$2.7 million on Dec. 17, 2015 to launch a Jobs Plus program in the Napier Place and Sudekum Apartments community. The four-year job readiness program will assist residents between the ages of 18 and 64 with job placement assistance, digital literacy training and money management.

Martha O'Bryan Center Southside and Nashville Career Advancement Center (NCAC) will provide a six-week training in workforce development. After completion, Martha O'Bryan Center will offer ongoing case management, which includes connecting residents to community services such as transportation assistance, daycare and social services. The Mayor's Financial Empowerment Center will provide workshops and one-on-one financial counseling to participants.

The Jobs Plus program also allows participants to earn a higher wage without having to pay more rent prior to January 2020. The Jobs Plus program is scheduled to begin spring 2016.

BREAKING GROUND ON NEW HOUSING

CAYCE PLACE APARTMENTS

2015 was a busy year for us as we broke ground on two major projects. In October, work officially began at the site of Nashville's first addition of new public housing units in 18 years. The 70-unit apartment building, known as Cayce Place Apartments, is being built on Summer Place. Seventy current Cayce Place residents will make the move from their current apartments to the new apartments in spring 2017.

Cayce Place Apartments is being built with replacement housing capital funds from the U.S. Department of Housing and Urban Development (HUD), infrastructure funds from Metro Government and a grant from the Tennessee Housing Development Agency (THDA).

The project is the first construction of Envision Cayce. A mixed-income, mixed-use community, the Envision Cayce Master Plan calls for 2,390 units and ensures a one-for-one replacement of units at Cayce Place and neighboring CWA Plaza Apartments, while adding both new affordable, workforce and market-rate housing. The next step is master planning for new housing at Kirkpatrick Park.



2 NEW REDEVELOPMENT DISTRICTS

MDHA added two new Redevelopment Districts in 2015. Metro Council unanimously approved the Cayce Place and Bordeaux redevelopment plans on July 21. The new Redevelopment Districts will guide land use and provide financing for the development in North Nashville and the Cayce Place community as well as support the Envision Cayce Master Plan.

Nashville's 12 Redevelopment Districts were established to ensure the long-term viability of the areas that they encompass. Although specific goals differ across districts, all include strategies for achieving vibrant mixes of land use, income levels and modes of transportation.



10TH & JEFFERSON

Less than a month later, we broke ground on a 54-unit apartment complex at 941 Jefferson Street. The three-story apartment complex will offer studio, one, two and three-bedroom units. The project will have outdoor parking spaces for guests and an indoor parking garage for residents, which will be partially below grade level.

Some of the units will be available to individuals and families making up to 80 percent of the Area Median Income (AMI), while other units will house persons making up to 120 percent of the AMI. The project is expected to be complete in spring 2017.



PUBLIC HOUSING YOUTH DESIGN, PAINT MURAL WITH LOCAL ARTIST

Dozens of elementary students have put their creative touches on Cumberland View to make the neighborhood where they live much brighter. Robert Churchwell Museum Magnet Elementary School second, third and fourth-grade students, parents, school staff and MDHA staff joined local artist Andee Rudloff for a community painting day on May 5, 2015. Painters, young and old, worked together to create a giant mural that covered three exterior walls of the property's management office with a giant mural.

Rudloff worked with art teacher Lauren Blake's fourth-grade art class to come up with words and images to reflect on how the public housing community is "a happy, healthy and creative place," Blake said.

"I was really impressed with the insight of the students and their ability to take words and transfer them into an image that was really meaningful," Rudloff said.

Rudloff assembled their drawings into a cohesive mural design, white washed walls, painted bold black outlines, and everyone filled in the space with colors of their choice to create a Keith Haring-style painting.

"This was really a way of bringing people closer together in this community, which I know is what MDHA wants," said Robert Churchwell Jr., the school's community outreach coordinator and the son, of whom the school is named after.



Cumberland View resident Shandrica Jackson's two sons begged her to let them paint, and she decided to paint too.

"They are being part of the community, and that is what I love. All of the children, parents and teachers are coming together, and the artist took her time to help the children and come up with an idea like this, which is great," Jackson said.

Cumberland View Property Manager Michael Evans said he saw the project as a way to improve the property and bring new life to Cumberland View.

"This project provided a positive and creative outlet for our community," said Evans. "You had kids and adults working together to create something that they can enjoy for years to come."

Several other MDHA staff picked up a paintbrush including Cumberland View Leasing Assistant Roslyne Garnett.

"It was a very happy time with kids in the community coming together and helping one another, and I wanted to be a part of it," said Garnett. "Every time I see the mural, it brings back wonderful memories. It's sentimental to me."



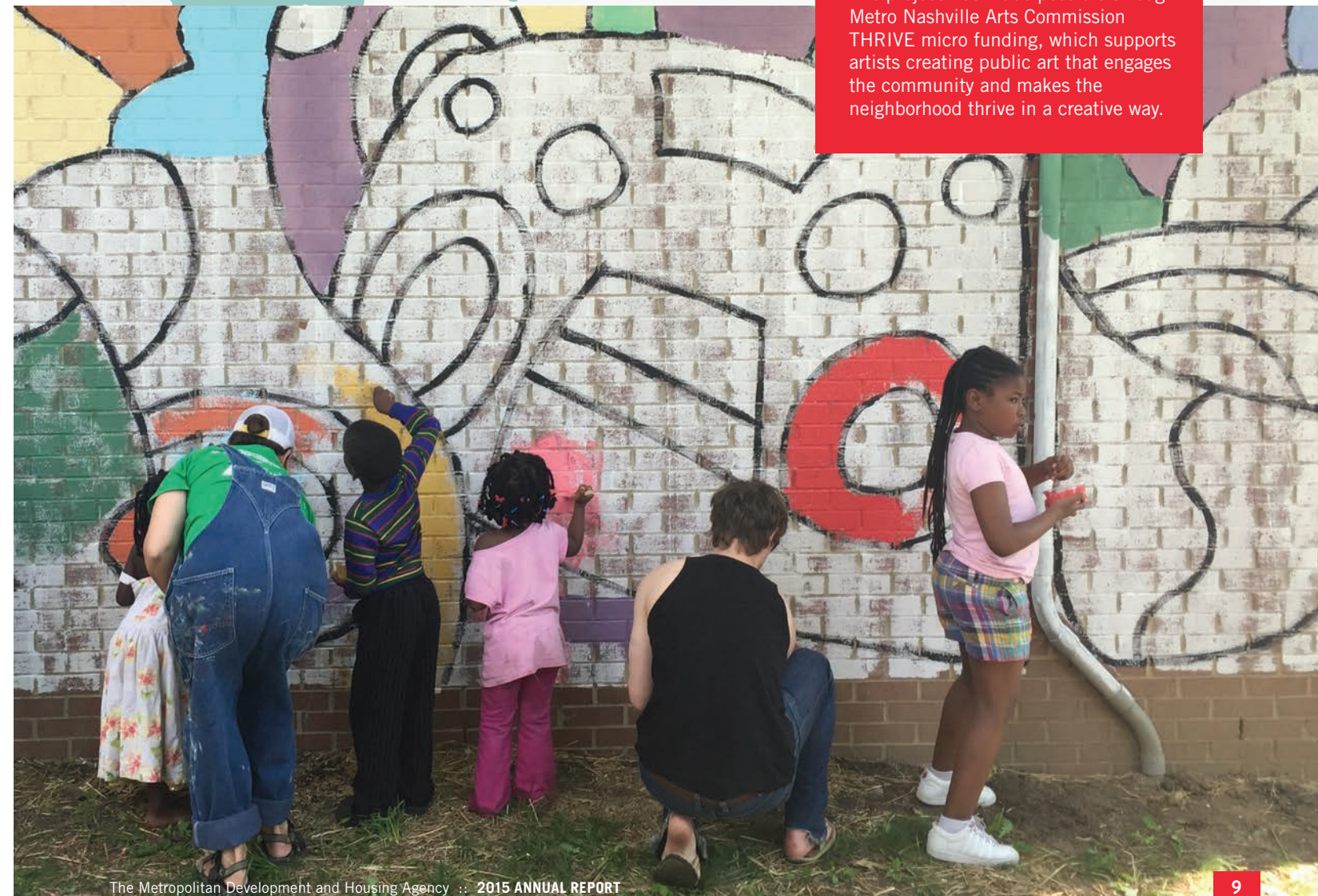
Rudloff later returned to Cumberland View to touch up the mural and add an interactive placard. Visitors can use their smartphones to scan the placard to view a video of the painting of the management office.

School staff said the community painting project had a positive impact on the students involved.

It's amazing to be a part of this and for children to have the opportunity to see art outside of school and how art can connect to their personal lives," Blake said.

"A community that works together, lives together and can flourish together will have success," said Churchwell Jr. "The mural is something that will be around for a long time after these children finish high school and go to college."

The project was made possible through Metro Nashville Arts Commission THRIVE micro funding, which supports artists creating public art that engages the community and makes the neighborhood thrive in a creative way.





LIBRARIES CREATED IN THE HOMES OF SUDEKUM APARTMENTS

Dozens of children at Sudekum Apartments now have a library in their home thanks to Elijah's Heart, The Home Depot and the Sudekum Leadership Team. On July 20, 2015, Elijah's Heart handed out more than 2,500 books to residents, while volunteers and staff from The Home Depot built and stained bookcases on-site. Those bookcases were delivered to the homes of several Sudekum families.

Elijah's Heart founders Papa Joe and Denise Bradford are former MDHA residents. They have collected more than 50,000 new and gently used books and will hold similar book drives at other MDHA developments.



MDHA SUPPORTED THE PROJECT THROUGH THE HOME INVESTMENT PARTNERSHIPS PROGRAM.



UNIQUE AFFORDABLE HOUSING DEVELOPMENT OPENS ITS DOORS

We celebrated the opening of Urban Housing Solutions' (UHS) affordable housing project in Chestnut Hill on Feb. 27, 2015. The development is home to former and current divinity students living alongside persons who have intellectual and developmental disabilities and wish to live independently. The project, which is the first of its kind in the south, is the result of a partnership among UHS, Vanderbilt Divinity School, Nashville Intellectual and Developmental Disability (IDD) Housing Group and Castanea.

MDHA supported the project through the HOME Investment Partnerships Program. The primary objective of the HOME Investment Partnerships Program is to expand the supply of decent, safe and affordable housing. Eligible activities include new construction, rental and homeowner rehabilitation and down payment assistance.

The HOME program is administered by the U.S. Department of Housing and Urban Development (HUD) and operated by MDHA on behalf of the city of Nashville.



RYMAN LOFTS

WINS NATIONAL AWARD

Ryman Lofts, an MDHA owned property designed by Smith Gee Studio, was named the Best Affordable Apartment community up to 100 units by the National Association of Home Builders (NAHB). The 2015 Pillars of the Industry Awards by NAHB highlight creative development concepts, great design and marketing in the apartment and condo marketplace.

When Ryman Lofts opened in December 2012, it became Nashville's first affordable apartment building designed specifically for artists. It is comprised of 60 one and three bedroom units that include unconventional floor plans more conducive to artistic endeavors.

Located on Rolling Mill Hill, Ryman Lofts offers large-scale windows to allow the maximum available light and, in some cases, spectacular views of downtown Nashville. The entire building is ENERGY STAR certified, which was a first in Middle Tennessee. It also achieved LEED Silver designation.

Financing for the project was made available through the federal Low-Income Housing Tax Credit (LIHTC) program, which encourages affordable housing. As a result, all apartments are restricted to residents who earn at or below 60 percent of the Area Median Income (AMI).



MUSIC CITY WELCOMES NEW OUTDOOR VENUE

In July 2015, Nashville celebrated the grand opening of 11-acre Riverfront Park and Ascend Amphitheater which MDHA assisted with planning and funding.

Through \$7.4 million in Community Development Block Grant Disaster Recovery (CDBG-DR), MDHA financed the design of green space including a 1.5-acre event lawn, greenway trails, a dog park, gardens and basketball courts. MDHA also provided \$10 million in Tax Increment Financing (TIF) and donated about an acre of land for the park.



BY THE NUMBERS

13,500+ Families served

32 Project-Based VASH Vouchers

254 Project-Based Rental Assistance units at CWA Plaza Apartments

349 Units at 7 MDHA owned income-restricted properties including Nance Place and Ryman Lofts

6,591 Tenant-Based Housing Choice Vouchers (HCV)

5,399 Public housing units at 20 properties

468 Veterans Affairs Supportive Housing (VASH) Vouchers

230 Units through the Shelter Plus Care Program

125 Market rate units at 4 public housing properties

118 Units through the Single Room Occupancy Program (SRO)

1,062 Section 8 landlords

124 New landlords in 2015

295 Employees

43 New hires

8 Residents became first-time homeowners with the help of the MDHA Social Services Team

59 New job placements for residents through the MDHA Social Services Team

Oversee 12 redevelopment districts

Design Review Committee approved 73 projects

15 Residents enrolled in post-secondary education by the MDHA Social Services Team

8,669 Services rendered to our elderly and disabled residents at our tower properties

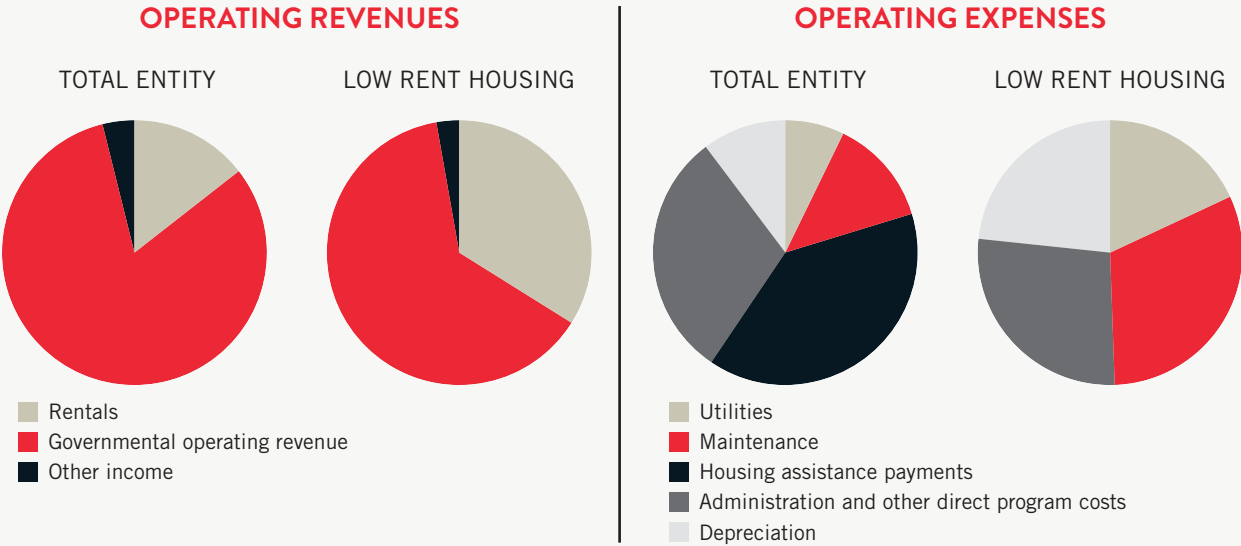
61 Residents graduated from the Family Self-Sufficiency (FSS) and ROSS-Service Coordinators Programs

305 Resident enrollments in Homeownership Counseling/Classes and Financial Literacy/Education

Funded 26 summer programs to benefit 1,937 youth

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
FOR THE YEAR ENDED SEPTEMBER 30, 2015

	TOTAL ENTITY	LOW RENT HOUSING
OPERATING REVENUES		
Rentals	\$16,023,103	\$12,702,922
Governmental operating revenue	88,786,188	23,531,747
Other income	4,048,179	948,124
TOTAL OPERATING REVENUES	108,857,470	37,182,793
OPERATING EXPENSES		
Cost of Services:		
Utilities	8,102,664	7,730,785
Maintenance	14,810,509	13,193,137
Housing assistance payments	43,494,081	-
Administration and other direct program costs	33,691,584	11,510,127
Depreciation	11,462,657	9,749,039
TOTAL OPERATING EXPENSES	111,561,495	42,183,088
OPERATING INCOME	(2,704,025)	(5,000,295)
NON-OPERATING REVENUES (EXPENSES) AND TRANSFERS	4,326,580	5,336,330
INCOME (LOSS)	1,622,555	336,035
CHANGE IN NET ASSETS		
NET ASSETS - BEGINNING OF YEAR	336,162,125	236,964,471
NET ASSETS - END OF YEAR	\$337,784,680	\$237,300,506



Connect with us at @NashvilleMDHA



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