

METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE

**2020-2021 CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT
(CAPER)
FOR
PROGRAM YEAR THREE OF
THE
2018-2023 CONSOLIDATED PLAN
AND
2020 ANNUAL ACTION PLAN**

For the period June 1, 2020 – May 31, 2021

Prepared by:

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On behalf of:

The Metropolitan Government of Nashville-Davidson County

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a) this could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During the 2020 Program Year (PY) (Year 3 of the 2018-2023 Consolidated Plan), MDHA made progress in executing the initiatives and programs identified in the Five Year Plan. The primary focus was to provide housing opportunities to Nashville's most vulnerable populations and underserved areas and to preserve housing. Highlights include the preservation of 149 units of existing affordable housing through several home rehabilitation activities and the creation of 21 new rental units for households with incomes $\leq 60\%$ of the area median income (AMI). The COVID-19 pandemic and its devastating impact throughout the country created many obstacles for our homeowner rehab programs. Due to the pandemic our programs were temporarily halted. This was done in an effort to protect the health of our homeowners, contractors, and staff. The result of temporarily suspending our programs caused a delay in assisting homeowners with home repair, which is still a factor several months later, and it has created a backlog of home repair requests. It also prevented staff from conducting and providing in-person assistance.

Homeless assistance programs were aimed at providing permanent housing through rapid re-housing (297 people assisted) and prevention (52 people assisted) activities as well as supporting emergency shelters (1,680 people assisted) and street outreach (228 people assisted) efforts. A new economic development microenterprise assistance program began in early Spring 2021. Construction was completed on phase I of the Kossie Gardner Sr. Park, in the historic Jefferson Street neighborhood. Details of accomplishments during the 2020 PY are provided throughout the Report and are summarized in Appendix D.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration and Planning	Affordable Housing Homeless Non-Homeless Special Needs Non-housing Community Development	CDBG: \$1,148,216 HOPWA: \$46,421 HOME: \$290,848 ESG: \$33,692	Other	Other	4	4	100.00%	4	4	100.00%
Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$2,466,198	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	625	214	34.24%	125	64	51.20%
Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$2,466,198	Rental Units Rehabilitated	Household Housing Unit - 2	65	9	13.84%	6	4	66.67%
Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$2,466,198	Homeowner Housing Rehabilitated	Household Housing Unit	785	445	56.69%	170	145	85.29%

Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$2,466,198	Other	Other	3	3	100.00%	3	1	33.33%
Neighborhood Revitalization	Non-housing community development	CDBG: \$1,185,549	Other	Other	5	4	80.00%	4	1	25.00%
New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	CDBG: \$28,705/HOME: \$2,617,631	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	184	24.50%	150	34	22.67%
New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	CDBG: \$28,705/HOME: \$2,617,631	Rental units constructed	Household Housing Unit	250	105	42.0%	53	21	40%
New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	CDBG: \$28,705/HOME: \$2,617,631	Homeowner Housing Added	Household Housing Unit	40	27	67.5%	6	0	0%
Self-Sufficiency Opportunities	Public Housing Non-housing Community Development	CDBG: \$740,181	Public Service activities other than Low/Moderate Income Housing Benefit	Persons assisted	6785	4039	59.53%	1320	1052	69.62%
Self-Sufficiency Opportunities	Public Housing Non-housing Community Development	CDBG: \$740,181	Businesses Assisted	Businesses Assisted - 4	70	85	121.43%	14	28	200.00%

Self-Sufficiency Opportunities	Public Housing Non-housing Community	CDBG: \$740,181	Other	Other	1	1	100%	1	1	100%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$172,232 HOPWA: \$1,500,945 ESG: \$415,537	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	625	481	122.56%	125	285	228.00%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$172,232 HOPWA: \$1,500,945 ESG: \$415,537	Tenant-based Rental Assistance/Rapid Rehousing	Households Assisted	1625	1169	71.94%	325	297	91.38%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$172,232 HOPWA: \$1,500,945 ESG: \$415,537	Homeless Person Overnight Shelter	Persons Assisted	10000	5,106	51.06%	2000	1,680	84%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$172,232 HOPWA: \$1,500,945 ESG: \$415,537	Homelessness Prevention	Persons Assisted	375	196	52.27%	75	52	69.33%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$172,232 HOPWA: \$1,500,945 ESG: \$415,537	HIV/AIDS Housing Operations	Household Housing Unit	265	167	63.02%	68	53	77.94%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$172,232 HOPWA: \$1,500,945 ESG: \$415,537	Other - 6	Other	13477	8629	64.03%	2845	2,840	99.82%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

1. *Affordable Housing Preservation - Public service activities other than LMI housing: 64 persons assisted – this is for the Rental Housing Counseling activity that got delayed during PY 2020 due to COVID.*
2. *Affordable Housing Preservation - Rental Units Rehabilitated: Under target due tight rental housing market in Nashville, landlords can obtain rents that substantially exceed the Fair Market Rents for Section 8 Housing Choice Vouchers without making any substantial repairs/improvements to units and can cherry pick tenants: thus they are not interested in making a long term commitment to rent to Section 8 tenants.*
4. *Self-Sufficiency Opportunities: the #s of Businesses assisted was taken from PR03 for 2019 & 2020 as there was overlap.*
5. *Support for Homeless and Persons with HIV/AIDS – Homeless Persons Overnight Shelter: Includes numbers for shelter and essential services.*
6. *Support for Homeless & Persons with HIV/AIDS – Other: The breakdown for “Other” accomplishments is as follows: HOPWA STRMU-289 Permanent Housing Placement - 123, Supportive Services – 2,170, Emergency ST/Transitional Housing – 25, TBRA – 5, ESG Outreach – 228.*

****MDHA also administers the Weatherization Assistance Program (WAP) and the Low Income Energy Assistance Program (LIHEAP) in Davidson County. These programs operate in tandem. Funding passes from the Departments of Energy (DOE) and Health and Human Services (HHS), respectively, through the Tennessee Housing Development Agency (THDA), to local agencies, such as MDHA. MDHA received a total WAP award of \$1,425,804.00 to serve 142 households from July 1, 2019 thru June 30, 2021. MDHA also received a total LIHEAP award of \$967,592.00 during the period of September 30, 2018 thru June 30, 2021. For eligible residents, CDBG funds were used to accompany Weatherization measures. \$159,411.00 was allocated for the 2020 PY. \$145,970.00 funds have been used to assist 18 out of 66 homes served thus far.*

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The 2018-2023 Plan identified the following six (6) priorities:

1. Increase the number of decent, safe affordable units and help low and moderate income households access affordable housing.
2. Preserve existing affordable housing units and help low and moderate income households retain housing.
3. Support facilities and services for the homeless and persons with HIV/AIDS.
4. Create pathways to self-sufficiency for low and moderate income persons and families.
5. Revitalize distressed neighborhoods and underserved areas.
6. Undertake grant management, planning, and other eligible administrative tasks under CDBG, HOME, ESG, and HOPWA.
 - CDBG Funds – addressed all of the priorities identified in the 2018-2023 Consolidated Plan, with the majority of CDBG funding addressing priority number 2.
 - HOME Funds – addressed priority numbers 1.
 - ESG Funds – addressed priority 3.
 - HOPWA Funds – addressed priority 3.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	HOPWA	ESG
White	529	8	174	830
Black or African American	1,342	13	404	1,230
Asian	71	0	4	15
American Indian or American Native	4	0	1	28
Native Hawaiian or Other Pacific Islander	4	0	2	6
*Other (see Narrative below)	130	0	5	148
Total	2,080	21	590	2,257

**Hispanic	76	0	39	132
Not Hispanic	2,004	21	551	2,125

Table 2 – Table of assistance to racial and ethnic populations by source of funds

***Narrative**

Racial and ethnic data for CDBG beneficiaries was taken from the CDBG PR-23 report because the numbers populated by the system did not appear accurate. Per the CAPER instructions, in the Consolidated Plan Desk Guide, May, 2018, the data reported is for persons and families even though the table states “families assisted”. The # of persons represent 169 total households with the following make-up: 27 White; 136, Black/African American; 2 Asian; 1 American Indian/Alaskan Native; and 3 other multi-racial. Based on the PR-23, “Other” listed in the table above reflects additional persons/families that benefited from CDBG activities in the following racial and ethnic categories that are not otherwise provided in the table: 18 - American Indian/Alaskan Native & White; 4 – Asian and White; 43 – Black/African American & White; 4 – American Indian/Alaskan Native & Black/African American; and 61 – other multi-racial.

Racial and ethnic data for HOME beneficiaries was taken from the HOME PR-23 report and reflect the beneficiary data of occupied units.

Racial and ethnic data for beneficiaries assisted with HOPWA funds come from the HOPWA CAPER that will be submitted in August 2021. HOPWA “Other” represents Other Multi-racial.

Racial and ethnic data for beneficiaries assisted with ESG funds come from the CAPER SAGE data. The table above does not include the following racial categories: Total multiple races –99, total don’t know/refused to provide race – 49. This makes a grand total of 2,257 **ESG beneficiaries. For the ethnic categories, the following were missing: total non-Hispanic – 2,100; total don’t know/refused to provide – 22; total information missing – 3. This makes a grand total of 2,257.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Expected Amount Available	Actual Amount Expended Program Year 2020
CDBG	public– federal	5,740,273	3,568,484.32
HOME	public- federal	2,907,894	1,259,524.60
HOPWA	public- federal	1,547,366	1,281,320.99
ESG	public- federal	449,229	393,630.07

Table 3 – Resources Made Available

Narrative

ESG, and HOPWA – no data was populated in IDIS so expenditure amount was taken from the PR-05. HOME total data taken from PR-23. CDBG total data taken from PR-26.

Additionally, \$553,190.23 was expending from CDBG-CV funds, \$997,514.07 from ESG-CV funds, and \$40,432.27 from HOPWA-CV funds during PY 2020. CDBG-CV totals taken from CDBG-CV PR-26, ESG-CV and HOPWA-CV totals taken from PR-05 reports for CARES funds only.

MDHA also administers the Weatherization Assistance Program (WAP) and the Low Income Energy Assistance Program (LIHEAP) in Davidson County. These programs operate in tandem. Funding passes from the Department of Energy (DOE), through the Tennessee Housing Development Agency (THDA), to local agencies, such as MDHA. MDHA received a total WAP award of \$1,425,804.00 to serve 142 households during the period of July 1, 2019 thru June 30, 2021. MDHA also received a total LIHEAP award of \$967,592.00 during the period of September 30, 2018, thru July 30, 2021 for eligible residents CDBG funds were used to accompany Weatherization measures. \$159,411.00 was allocated for 2020 program year. \$145,970.00 funds have been used to assist 18 of the 66 homes served thus far.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Areas	13%	13%	Microenterprise Assistance, Public Facilities and Improvements
Napier-Sudekum CNI Planning Area	12%	12%	Targeted Homeowner Rehab

Housing Target Areas – preference will be given to projects located in Housing Target Areas but may be provided Countywide if there is not sufficient interest in Housing Target Areas	32%	32%	Homeowner Rehab, Rental Rehab, Renter Counseling Services, Fair Housing Counseling Services; Employment Services,
Countywide	43%	43%	Weatherization, HVAC Replacement, Housing Services Delivery, Summer Youth, Youth Employment Programs, Housing Assistance for Homeless, Fair Housing Counseling Services
Nashville-Davidson– Murfreesboro-Franklin Metropolitan Statistical Area (MSA), comprised of Cannon, Cheatham, Davidson, Dickson, Hickman, Macon, Robertson, Rutherford, Smith, Sumner, Trousdale, Williamson, and Wilson Counties.	100%	100%	HOPWA funds are targeted for use by people living with AIDS/HIV and their families and can be expended

Table 4 – Identify the geographic distribution and location of investments

Narrative

For the 2020 PY, the CDBG Employment Services activity was underway and connected MDHA residents with employment opportunities associated with housing construction and redevelopment activities in MDHA communities and served 133 individuals.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

MDHA attempts to use federal funds to leverage additional resources in several ways. Except for homeowner rehab assistance, applications for funding should demonstrate the ability to leverage funds. This is part of the Financial Capacity evaluation criteria used in requests for applications/proposals. MDHA’s grant writer researches Federal, state, local, and private funding opportunities to apply for funds that further

MDHA's mission based on the priorities established in the Consolidated Plan and Public Housing Plan. To leverage HOME dollars, MDHA continues efforts to fund projects that leverage other resources for affordable housing development. For example, recently funded projects leveraged funds from U.S. HUD/SHOP Grant. Additionally, the Barnes Fund, Metro's local Housing Trust Fund, makes funds available that are used to leverage HOME dollars. Another opportunity to leverage HOME funds is with Low Income Housing Tax Credits (LIHTC). MDHA actively pursues other funding opportunities to leverage HOME and CDBG funds to create affordable housing through the Community Reinvestment Act (CRA), HUD-insured loans, the Rental Assistance Demonstration (RAD) program, and the State Housing Trust Fund (HFT). Where appropriate, leverage may be achieved through supportive services provided by partners. As a result of these efforts, CPD funds leveraged the following additional resources during the 2020 Program Year:

- HOME funds in the amount of \$3,332,776 are pending MDHA Board approval in August 2021 to five projects to construct affordable housing. These HOME funds will leverage \$108,685,224 in other funds, representing a 32.61% return on every HOME dollar invested. This is in addition to the 25% match requirement. Source of the leveraged funds include low income housing tax credits, private lender financing and owner equity. The funds leveraged and sources of leverage are exclusive of the HOME match, which is discussed below.
- Nonprofit and public agencies receiving CDBG funds for the 2020 Summer Youth Program leveraged an additional \$529,397.06 from other sources. Additionally, the CDBG initiative for Services for Homeless persons leveraged approximately \$3,805.12 from other resources in 2020.

HOME, ESG, the Homeless Management Information System (HMIS), and the Continuum of Care (CoC) programs have match requirements. Match resources for the ESG program are provided in section CR-75 ESG expenditures and exceed HUD's requirements.

In order to receive CoC homeless program funding during the program year, applicants supplied a 25% match for all costs except leasing. To receive Permanent Supportive Housing funding, Nashville-Davidson County had to provide a value of supportive services that equals or exceeds 25% of the amount of rental assistance requested. In addition to these requirements, local agencies rely on funding from foundations, other federal government grants and private donations to leverage resources.

Nashville's HOME match liability for 2020 based on HUD PR33 is \$391,475.49. Match contributions to HOME projects during 2020 was \$2,875,753.56. This results in an excess match credit for 2020 in the amount of \$11,419,531.80.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$8,935,253.73
2. Match contributed during current Federal fiscal year	\$2,875,753.56
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$11,811,007.29
4. Match liability for current Federal fiscal year	\$391,475.49
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$11,419,531.80

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
6887	1/6/2021	\$2,775,642.56				\$100,129		\$2,875,753.56

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBR A	Balance on hand at end of reporting period
\$267,997.59	\$264,211.78	\$367,851.16	0	\$164,358.21

Table 7 – Program Income

HUD changed the HOME Investment Program commitment requirement via an Interim Final Rule published in Federal Register Vol. 81, No. 232, December 2, 2016 to allow grantees to accumulate program income, repayments, and recaptured funds during the current PY to be budgeted/allocated to projects via the following year’s action plan. The balance of \$164,358.21 listed above includes repayments or recaptured funds.

HOME MBE/WBE report						
Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	3			2	1	
Dollar Amount	\$645,062			\$592,550	\$52,512	
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number		1				
Dollar Amount		\$43,700				
Sub-Contracts						
Number		1				
Dollar Amount		\$43,700				

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted.

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	*4			3 - Male		1-Female
Dollar Amount	*\$201,038			\$150,038		\$51,000

Table 9 – Minority Owners of Rental Property

**MDHA utilized CDBG instead of HOME funds to provide assistance for the rehabilitation of rental properties. 3 of the awards for Rental Property went to a non-profit with a Black, Non-Hispanic Executive Director and an all-black Board of Directors. The numbers in table 9 are for CDBG awarded contracts.*

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

	Number	Cost				
Parcels Acquired	0	0				
Businesses Displaced	0	0				
Nonprofit Organizations Displaced	0	0				
Households Temporarily Relocated, not Displaced	0	0				

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	550	582
Number of Non-Homeless households to be provided affordable housing units	230	170
Number of Special-Needs households to be provided affordable housing units	343	347
Total	1,123	1,099

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	893	929
Number of households supported through The Production of New Units	59	21
Number of households supported through Rehab of Existing Units	171	149
Number of households supported through Acquisition of Existing Units	0	0
Total	1,123	1,099

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Outcomes represent achievement of 97.86% of MDHA one-year goals. Homeowner rehab units were affected by COVID-19 shutdowns.

Discuss how these outcomes will impact future annual action plans.

Staff will review outcomes annually and attempt to align goals in future action plans with anticipated, realistic outcomes based on staff and partner capacity.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	256	16
Low-income	130	5
Moderate-income	47	0
Total	433	21

Table 13 – Number of Persons Served

Narrative

The income levels of the households listed in the above table for the CDBG program pertain to affordable housing activities related to Homeowner Rehabilitation, Rental Rehabilitation, replacement of HVAC units, Weatherization Assistance and Services for the Homeless. The income information for the Homeowner Rehabilitation, Rental Rehabilitation and CDBG Weatherization Assistance, Roof Replacement, Accessibility Rehabilitation and HVAC replacement programs come from the BOSMAC PR-03 Report; while the numbers for Services for the Homeless come from in-house beneficiary data and information reported in IDIS activity #s 6775 and 6739. The income data for the HOME beneficiaries was taken from the HOME PR-23.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

It is important to note that since March 2020, service and housing providers in Nashville have been adjusting in the time of COVID-19, and we cannot assume that any will return to business as usual. In preparing and responding to the COVID-19 pandemic, agencies adapted programs and services, in order to comply with the safer-at-home orders issued by city leaders. To decongest the number of people sleeping in the Nashville Rescue Mission, a social distancing shelter was set up at the Nashville Fairgrounds. Washing and hygiene stations were erected at area encampments. Although the final impact of this disaster has yet to be seen, agencies are reporting more domestic violence as parents in families lose jobs or are cut back, and with schools closing and young children having to be cared for and taught at home. Mental health issues and addictions rose in outdoor encampments, and food scarcity - rarely a spectacle in this generous city - raised its head.

At its March 17, 2021 meeting, the CoC Performance Evaluation Committee – responsible for rating and ranking local project applications – invited all local Grantees to report on the impact of COVID effects on CoC projects. Agencies reported a variety of effects, including:

- increased lethality risks for domestic violence program participants;
- longer stays in programs due to difficulty getting jobs and job instability, schools and daycares being closed;
- mental health and substance abuse challenges;
- evictions due to loss of income and substance abuse relapses;
- difficulty accessing required documents; and
- lower staff morale.

Agencies also found some positives resulting from the crisis - new ways of serving participants and agencies, such as creating an in-house pantry of scarce, high-need food and supplies, providing food boxes in the place of serving meals, using hotels instead of traditional housing, and offering virtual trainings. One Grantee spoke of the “gift of the pivot” – remote navigation was enhanced, especially tele-health, which should be continued to be an option to address health issues arising.

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

- *Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs*

The Metropolitan Homelessness Impact Division (MHID) is in the process of increasing their homeless outreach specialists from two to four. Their role is to coordinate within and outside the Metro government on serving people who live outdoors. This approach has moved Metro government from an enforcement-only approach to an engagement-also focus. Government agencies reach out to MHID and report concerns or complaints from the public in regard to homeless encampments and other activities. MHID coordinates

with outreach teams from other service providers to focus on linking people with needed services to address and de-escalate potential situations and avoid arrests. Metro Government works with private partners to increase collaboration/coordination and leverage resources around homelessness in the downtown area that integrates a social services model that moves away from an enforcement-only approach to a partnership approach focused on linking people to services and housing.

ESG funds continue to support street outreach programs. Park Center, Nashville Downtown Partnership and the Salvation Army used the funding for outreach targeting of homeless people living on the streets. They focused on outreach to 228 individuals.

Access to services is often hindered by a lack of transportation. A partnership between Nashville's WeGo Public Transit and MHID provided up to 500 annual bus passes this year at no cost to people who are at risk of, or experiencing, chronic homelessness. To be eligible, bus pass recipients have to actively work with a community housing navigator at nonprofit partner organizations to locate appropriate permanent housing options.

The Coordinated Entry process became operational in January 2018. The summer of 2020, staff at MHID worked with community partners to design and refine Coordinated Entry (CE) that standardizes the way individuals and families at risk of homelessness or experiencing homelessness are assessed for and referred to the housing and services that they need for housing stability. Currently, MHID is contracting with an outside evaluator to engage stakeholders in reviewing the assessment and prioritization process for CE to ensure that it is equitable and we are housing the most vulnerable.

The Metro Nashville Public Health Department (MNPHD) and MHID championed a coalition of 19 organizations across Nashville to ensure 100% of persons experiencing homelessness had the chance to get a COVID-19 vaccination by Memorial Day 2021. Because of everyone's hard work and commitment, Nashville accomplished this goal ahead of time. Most importantly, it achieved a vaccination rate among persons experiencing homelessness that appears to be higher than the general adult population in Music City. In late June, Neighborhood Health, playing a lead role in this vaccination effort, reported that Nashville was the first city in the nation to ensure that 100% of people experiencing homelessness got real access to the COVID-19 vaccine.

Staff at the MNPHD worked to vaccinate guests of the Nashville Rescue Mission, Room in the Inn, and the emergency shelters at the Fairgrounds and Municipal Auditorium during the February ice storms.

Via an approach that embraced bringing the vaccines to (socially-distanced) outdoor crowds, MNPHD, Saint Thomas Health, and Neighborhood Health provided onsite vaccinations at:

a) War Memorial Plaza on at least one Monday between 6pm-8pm (at event hosted by People Loving

Nashville)

- b) Jefferson Street Bridge on a Tuesday evening (at event hosted by The Bridge Ministry)
- c) Old Tent City on a weekday (with Nashville Food Project and Park Center)
- d) Ken & Carols at lunchtime on a Tuesday or Thursday
- e) Loaves & Fishes at lunchtime on a Monday or Wednesday
- f) Charlotte Pike Walmart/Bojangles on a Tuesday morning (with Colby's Army)

Neighborhood Health provided onsite vaccinations at larger encampments, including but not limited to Centennial Park, Green Street Church, Fort Negley, Gerst House, and other locations, primarily during weekday Street Medicine visits to these locations. They also provided Friday morning walk-up COVID-19 vaccination to persons experiencing homelessness at the Downtown Clinic, adjacent to Room in the Inn.

To better assess the individual needs of unsheltered persons, it is imperative to have ongoing reliable data, which will portray evolving patterns and help citizens advocate for necessary resources. Data is the tool that brings the entire CoC's efforts together and allows cities to evaluate their system, strategically plan, and ultimately prevent and end homelessness. Throughout early 2021, staff at the MHID approached the CoC's PIT Count Committee, Data Committee, and HMIS Oversight Committee to seek their input in approaching the Homelessness Planning Council (HPC) to issue a community call to action for improved data collection of people living outdoors. On March 10, the HPC adopted recommendations from these three committees and issued a request to all community providers working with people living outdoors to enter data into HMIS/CE and work with MHID to do so, with the goal to be able to pull the first monthly street outreach report through HMIS by the end of April, highlighting an aggregate, unduplicated number of people living outdoors, gender, race, age, length of homelessness, Veteran status, income/benefits, disability, etc.

- *Addressing the emergency shelter and transitional housing needs of homeless persons*

When the Overflow Shelter at the State Fairgrounds in Nashville first opened, it was to accomplish multiple objectives, including providing a place for people experiencing homelessness to have shelter while awaiting COVID-19 test results or to recover following a COVID-19 diagnosis. The fairgrounds also acted as a place to allow people who were well to have a place to stay where they could be socially distanced from each other. This was done to help reduce the population in the city's primary homeless shelters, where social distancing and isolating COVID-19 positive clients was increasingly difficult. In addition to the Fairgrounds shelter, metro opened a second shelter at Municipal Auditorium. This shelter allowed the Fairgrounds shelter to be dedicated to men and the Municipal Auditorium to be dedicated to serving women and created greater capacity.

This shelter effort began a phased closing towards the end of this program year. A huge undertaking for over a year, it was led by Metro Social Services, whose staff did an outstanding job to run four shelters (at times five) while still keeping their main operations going. Other key stakeholders included Office of Emergency

Management (OEO), MNPHD, Fairgrounds, and other Metro partners as well as nonprofit providers Room in The Inn, Nashville Rescue Mission, Neighborhood Health, Mental Health Cooperative and many more.

ESG supplements state, local and private efforts to improve the quality and number of emergency homeless shelters by funding emergency shelters with necessary operating costs and related social services.

ESG projects are well-established shelter facilities (emergency and transitional) in the city that serve veterans, victims of domestic violence, families, people with mental illness, and people attempting to recover from addictions. Via ESG funding, 297 were assisted with deposits and short-term rental assistance via rapid re-housing funds to assist with entry into permanent housing. The cumulative number of people sheltered for the year was 1,680.

In addition to sustaining shelter operations, ESG funds have been used to expand street outreach. Essential services funds were allocated to Park Center, Nashville Downtown Partnership, and the Salvation Army for street outreach, and 228 people were served with these outreach efforts. A portion of the ESG funds was devoted to essential services such as birth certificates and other identification needed by homeless people in order to access services and housing. ESG assisted 757 individuals in acquiring State identification, birth certificates and bus passes. All of these - shelter, essential services, and street outreach – are critical components in the CoC in Nashville.

Various agencies in the community work with Metro's OEM, the Mayor's Office and Metro Social Services to implement the Cold Weather Community Response Plan, which has been updated annually since 2014.

MHID continually works to improve Coordinated Entry (CE) to ensure people experiencing literal homelessness have immediate access to emergency shelter and, when appropriate, to transitional housing programs.

- *Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again*

With the shortage of affordable rental units in the local housing market, agencies using funds for rapid rehousing activities continue to face challenges in locating suitable housing; MDHA encourages the use of ESG funds for prevention.

Several local agencies provide funds to pay arrearages on rent or utilities, helping people avoid eviction and/or utilities being disconnected.

ESG funds assist shelters with operating expenses, related essential services, and homeless re-housing

activities. Fifty-three percent (53%) of the 2020 allocation was dedicated to rehousing and prevention efforts, the remainder was used to assist 10 nonprofit agencies with operating costs, such as utilities, routine maintenance and minor repairs, as well as to enhance street outreach and to further data collection efforts in HMIS. Data for these activities is included in the tables in the ESG CR-65 section of the CAPER.

An unprecedented amount of ESG-CV funding was awarded to Nashville in 2020. To optimize the funding and best position providers in the city to effectively use the funds to shorten homeless stays and move into housing quickly, HUD deployed the services of a technical assistance provider to Nashville. This led to the development of a plan involving cooperation from an extraordinary array of agencies, including the faith community, nonprofits, and government. They created a goal of housing more than 400 individuals and families experiencing homelessness. Nashville made huge strides. As of May 24, 2021, 355 individuals had obtained housing.

Nashville will receive an additional \$2.4 million in ESG funding from THDA via the CARES Act. MDHA will work with local stakeholders to identify eligible activities for this new funding, and assure that funds begin reducing homelessness as soon as possible.

HUD strongly encourages utilizing Mainstream Vouchers to house homeless households, including a homeless preference. In September 2020, HUD's technical assistance provider urged MDHA to apply for these vouchers. In early March, MDHA received word that it would be awarded \$762,108 for the first year of assistance to support 100 mainstream vouchers for persons experiencing homelessness - the longer-term subsidy needed for many homeless households to be successful in long-term stability.

In early May 2021, HUD announced its allocation of 70,000 Emergency Housing Vouchers to Public Housing Agencies across the country, available through the American Rescue Plan Act (ARPA). MDHA was allocated 198 vouchers, specifically for people experiencing homelessness or at-risk. With the vouchers came additional funding to assist with housing search and placement, intended to get people off the streets and out of shelters into permanent affordable housing as fast as possible. Funding will also assist with one-time application fees, security deposits, and utility deposits, as needed - all easing the way into critical housing opportunities.

In 2006, Park Center started doing SOAR in Nashville, however over the last 5 years, other agencies have implemented SOAR in their organizations. Since that time, Nashville programs have assisted 1,554 people with obtaining an approval for disability benefits through the Social Security Administration with an average of 70 days, from time of application to time of decision. In PY 2021, the county-wide programs assisted 94 people with an average time of 80 days.

In November 2018, the Substance Abuse and Mental Health Services Administration (SAMHSA) awarded Park Center a \$2.5 million "Treatment for Individuals Experiencing Homelessness grant." This grant will allow Park Center to serve 500 individuals over a 5-year period by providing outreach services; housing navigation and

retention; disability assistance using the SSI/SSDI SOAR model; and referrals to psychiatric treatment, substance abuse treatment and employment assistance. This program is on year 3 and continues to support people with getting into permanent housing, substance use and mental health treatment and connected to mainstream resources.

For much of 2019, MDHA dedicated 18 Section 8 vouchers each month to house homeless individuals. Due to Housing Assistance Payments (HAP) rising substantially during the COVID-19 Pandemic as families lost jobs, this resource was halted, but resumed in December 2020. To further assist homeless persons with housing entry, \$125,511 in CDBG funds in the 2019 PY was allocated to provide one-time assistance, of up to \$1,000, for rent and utility deposits and first month's rent for persons housed.

On May 13, 2021, Nashville Mayor John Cooper announced the creation of the Landlord Risk Mitigation Fund. This program will be used for the Emergency Solutions Grant Coronavirus (ESG-CV) rapid re-housing program as well as other voucher programs with a focus on increasing landlord participation in permanent housing for individuals and families experiencing homelessness. The tools available for landlords include mitigation of up to \$1,000 in damages above the security deposit, and a risk guarantee of up to two months' rent if the tenant leaves before the lease ends. Additionally, a Landlord Mediation Hotline has been created for landlords who accept housing subsidies for tenants who transition out of homelessness. The hotline helps with housing related mediations between landlords, tenants and community support providers unexpected unit vacancies, landlord mitigation fund claims, and questions regarding various rental subsidy programs.

Due to the pandemic, HUD's CoC competition process was dramatically streamlined because communities had been and continue to be consumed with COVID-19 response and had limited capacity to participate in the traditional CoC competition. Through a basic automatic renewal process for existing programs, HUD announced in late January 2020 its awards of FY2020 CoC homeless funding. Nashville received \$6,115,465. The funding is slated to sustain a substantial inventory built over the past decade, support HMIS, renew enhanced housing and services families and individuals affected by domestic violence, and renew two Youth Homeless Demonstration Program (YHDP) projects offering critical Rapid Rehousing and homeless diversion to youth and young adults. This last program represents a substantial infusion of HUD CoC support for homeless youth in Nashville. In July 2018, Nashville was awarded a two-year, \$3.5 million grant from HUD's Youth Homelessness Demonstration Program (YHDP) to help end youth homelessness. This grant supports efforts to develop innovative interventions to assist unaccompanied youth and young adults (YYA) and will expand available supports and housing interventions such as access to affordable housing via RRH and interim housing such as bridge housing/host homes. Funds were renewed in FY2020, for two projects – offering Rapid Rehousing, as well as diversion services to youth and young adults. For the year ending September 30, 2020, 355 households were offered homeless diversion services, and 65 households accessed housing and services via Rapid Rehousing.

The MHID has developed Coordinated Entry (CE) for families and has more funding than ever to address the

needs of families and build data that can be used to start understanding how the city is moving the needle on family homelessness. Discussions involving key agencies in the CoC and the Tennessee Department of Human Services resulted in substantial infusions of TANF funding to Nashville. Further support has been leveraged by foundations and HUD ESG and CoC funds.

The United Way of Greater Nashville (UWGN) launched The Family Collective (formerly The Family Empowerment Program) in July 2014 to address service gaps for over 3,000 students experiencing homelessness enrolled in Metropolitan Nashville Public Schools. With seed funding from the Siemer Institute, a nationally recognized organization for two-generational success, focused on reducing mobility rates for children to reach their education potential, UWGN funded Catholic Charities of Tennessee and Safe Haven Family Shelter to provide services for families experiencing homelessness or who were at-risk. By 2019 the program grew significantly to include 11 partner organizations who work together on a weekly basis to support TANF's purpose of providing assistance to needy families so that children can be cared for in their own homes.

The Family Collective utilizes coaches at over 20 partner agencies across five counties to assess client needs and stabilize families as they are enrolled. Staff are trained in evidence-informed approaches to ensure all families are engaged in an appropriate relationship drawing on the strengths of the family and identifies either the appropriate housing intervention (Rapid Re-housing and Prevention), or wrap around services (Employment Navigation, Financial Counseling, or Mental Health). Coaches work with families to develop individualized care and action plans, set goals, connect to resources, and family engagement events to build their social networks. Families are engaged through various entry points including early learning centers, family resource centers, coordinated entry, schools, and other community centers across Middle Tennessee. Families have access to a team of professionals and can receive financial assistance to remove any barrier standing in the way of their progress. UWGN established a shared data system that partners use to streamline communication and help families connect to services, while serving as the backbone to maximize resources and coordination across the ecosystem.

The Family Collective seeks to give power back to families by providing space for families to inform service implementation while providers work alongside of each other to build trust, infrastructure (ex. coordinated entry systems, landlord networks, etc.) and have courageous conversations with all stakeholders in each community. The Family Collective strives to live into the 2Gen model by focusing on collaborations that increase stability in adults and children through education, economic mobility, housing stability, health and well-being, and social capital. UWGN has partnered with the Burnett Group to assess our current model and integrate an intentional racial equity framework centering cultural competency, diversity, and inclusive practices.

Highlights through March 2020 include 1,172 families served, 744 families housed or homelessness prevented, 305 families increasing their income, \$237,000 debt reduced, with \$2.8 million in direct assistance to families.

Construction continued on the Village at Glenclyff, a development due to open in summer of 2021 that will consist of 22 micro-homes at build-out, being developed by Open Table Nashville to provide bridge housing for the most vulnerable homeless persons on the streets of Nashville.

Plans are being finalized for the construction of 82 new units of permanent supportive housing for the homeless and an attached homeless services center using \$25,000,000 in local General Obligation Bonds.

- *Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs*

The CoC coordinates with systems that have discharge procedures in place to prevent homelessness upon discharge: Foster Care, Mental Health Care, and Correctional Facilities.

Foster Youth:

Discharge protocols are formalized and implemented through the Tennessee Department of Children's Services (TN DCS). Foster youth are referred to the Independent Living Program (ILP) at age 14. DCS ILP specialists work directly and collaboratively with Family Service Workers, foster parents, contracted providers and youth to prepare for the transition out of care. ILP specialists ensure all youth in DCS custody, regardless of permanency goals, placement or adjudication, have an Independent Living Plan from ages 14-16 and/or a Transition Plan at age 17 and older. DCS manages the Extension of Foster Care Program for youth transitioning directly out of foster care into adulthood. When needed, DCS partners with the Metropolitan Development and Housing Agency to refer youth transitioning out of care for a Family Unification Program "FUP" housing voucher. DCS also partners with the Oasis Center to refer youth transitioning out of care for the Youth Homeless Demonstration Program "YHDP".

Correctional Facilities:

Re-Entry

The Davidson County Sheriff's Office operates the Transition from Jail to Community (TJC) Reentry Program in tandem with nearly 40 nonprofits. Reentry programming, offered to individuals regardless of length of stay or legal status, focuses on life skills, earning employment credentials, anger management/self-regulation, and other individual needs and is offered within 150 days of release. Re-entry Specialist work with incarcerated individuals to create a post-custody transition plan, including helping build connections to community supports. A variety of community-based organizations work in the jails to begin establishing relationships with incarcerated individuals as part of the transition process to help ensure they are connected with a support system and needed services for completing a successful transition.

Juvenile Justice

Juvenile Court is in the process of hiring a specialist position to provide services to youth who are identified as “runaway” and at risk of becoming homeless. The Court works collaborative with Empowerment through education; power through purpose, individual identity discovery, connection through community (EPIC) Girl to identify youth who are at risk of trafficking and homelessness. The Court currently uses the Child and Adolescent Needs and Strengths (CANS) tool to assess a child’s welfare and mental health needs; the Juvenile Detention Risk Assessment (JDRA) to assess whether or not to release or detain a youth based on level of risk; and, the Static Risk Pre-screener to measure a youth’s level of risk as low, medium, or high to determine if the case qualifies for community diversion services or Court supervision services. The new master building plan for Juvenile Court includes a youth Respite Center.

Mental and Physical Health Institutions:

Within 48 hours of admission to Middle Tennessee Mental Health Institute (MTMHI), social workers formulate discharge plans with the patient and/or legal guardian. Formal protocols are implemented through the TN Department of Mental Health and Substance Abuse Services which focus on discharge planning for the individual’s needs in cooperation with existing family support, personal resources, diagnoses, medications and follow-up. Partnering with Centerstone, a member of the CoC, the discharge planning promotes moving into community settings when patients are clinically ready. Centerstone also has a hospital liaison at MTMHI to help ensure that the individual has a follow up therapy/psychiatric appointment scheduled, knows when the appointment is, keeps the appointment, and is linked to the appropriate resources.

Indigent/targeted funds provide temporary help with rent/utility deposits, transportation, and medication copays until income and benefits can be restored. A SOAR (Supplemental Security Insurance/Social Security Disability Insurance (SSI/SSDI) Outreach, Access, and Recovery) liaison to MTMHI enhances the connection to SSI/SSDI and TennCare benefits. Upon discharge, persons return to the home of family members, an apartment, recovery houses, or an appropriate group home setting. Supplemented by the state, Projects for Assistance in Transition from Homelessness (PATH) assistance the Mental Health Cooperative provides outreach, referral, and linkage to housing and mainstream mental health/substance abuse services. Post-Discharge Follow-up Reports to MTMHI staff increase the likelihood that community housing options succeed.

Centerstone is administering a five-year, \$2 million grant from the “Substance Abuse and Mental Health Services Administration/Grants for the Benefit of Homeless Individuals” for their “*Keys to Recovery*” program which integrates behavioral health treatment and supportive services for Davidson County residents who experience homelessness and have a substance use or co-occurring disorder. These individuals experience high rates of addiction, severe mental illness, domestic violence and HIV/AIDS, making it difficult for them to find and sustain safe housing. The grant ensures Centerstone staff to work closely with individuals and their families to ensure they have the resources needed for permanent housing that supports recovery.

The Metro Public Health Department (MPHD) has implemented a Community Mental Health Systems Improvement (CMHSI) Plan through public and private partnerships that focuses on addressing the complex needs of chronic consumers of the health/mental health and criminal justice systems, many of which are experiencing a housing crisis. The effort is to focus on the most vulnerable populations with a mental health diagnosis and ensure they receive the services they need to be stably housed. MHID, as a member of the CoC, has taken an active role of participation to ensure the connection between the CMHSI committee and the CoC. Due to overlap of partners and work, the CMHSI committee is incorporating the work of Nashville's Hospital to Home (H2H) initiative previously started to provide coordinated pathways to permanent housing for Nashville's most medically vulnerable, homeless residents. MHID serves as part of the CMHSI Phase II effort that has adopted a collective impact model with a clear governance and workgroups structure. Workgroups are based on priority areas to continue the work. Specifically these workgroups are Early Intervention, Discharge Planning, Supportive Housing, and Diversion.

Mental Health Crisis Services

Mental Health Cooperative continues to provide various levels of case management mental health services to children and youth in Davidson County and across the mid-State. MHC is part of the Tennessee Health Link (THL) and care coordinators collaborate with inpatient social workers to formulate discharge plans with the patient and/or legal guardian. Formal protocols are implemented through TN Department of Mental Health and Substance Abuse Services to plan for individual needs at time of discharge. MHC collaborates with family and community supports to ensure prompt return from hospital care (within 7 days of discharge) and coordination with outpatient mental health services. Indigent/targeted funds provide temporary help with rent/utility deposits and supplements, transportation and medication copayments while income and benefits are re-instated. Mental Health Cooperative partners with Park Center SOAR program for linkage and referral for social security benefits. MHC operates the Metro-Davidson County PATH Program providing both outreach and case management services to those experiencing homelessness or at risk. The team also is comprised of a Peer Support Specialist and Primary Health Care Specialist, as well as a mental health specialist funded through Ryan White Part A Funding. MHC PATH participates in a variety of community efforts to prevent homelessness, including participation in the HMIS and Coordinated Entry Systems. Just recently, Mental Health Cooperative has made the decision to be part of the community-wide "open system" to further collaborate and coordinate for housing options.

In addition to these programs, MHC providers are now offering Medically Assisted Treatment (MAT) through a new division, Cooperative Recover. This division specializes in treating those who are struggling with substance abuse and addiction. Treatment includes assessment, psychotherapy and behavioral counseling, community-based care management and psychiatric medication evaluation and management. These services are currently offered in Davidson and Rutherford Counties.

Mental Health Cooperative Criminal Justice (CJ)/ Behavioral Health Liaisons

The CJ Liaison works directly with individuals who have Severe and Persistent Mental

Illness (SPMI) and co-occurring disorders and are involved in the Criminal Justice system and are at high risk of continuing to reoffend if appropriate community resources are not established. The CJ Liaison collaborates with involved parties such as jail medical/mental health staff, court personnel and family members to ensure that needs are identified and a discharge plan is developed that is suitable and acceptable by all parties involved. In some cases, the CJ Liaison will continue to provide support to the individual following release in order to ensure that identified services/resources are established and any additional needs can be addressed until the person has connected with community supports.

In addition to the services provided through the CJ Liaison program, other resources for discharge planning are available to individuals who are incarcerated in Davidson County or otherwise involved in the Criminal Justice system. Davidson County Sheriff's Office (DCSO) jail facilities have a Medical Discharge Planner, employed by Wellpath Solutions, and DCSO Case Managers. DCSO also has a Re-Entry service available to individuals incarcerated in DCSO who are eligible. CoreCivic also has a Re-Entry program, and an onsite Discharge Planner available to assist any individual incarcerated in a CoreCivic Metro Detention Facility. Beyond the correctional facilities, individuals represented by the Nashville Public Defender's Office may be referred to the Client Advocate program, and assigned a Client Advocate who assists with linking the client with community resources and developing a discharge plan if the client is incarcerated. Mental Health Court, Veteran's Court and Drug Court address discharge planning needs of the individuals who have been accepted into these programs. Lastly, Community Corrections Dual Diagnosis Services develop discharge plans for their clients. All of these programs will also reach out to the CJ Liaison for assistance with discharge planning if needed.

Room in the Inn (RITI), a CoC-funded agency, has a formal relationship with local hospitals and MTMHI. Through their referral process, individuals are accepted from hospitals to RITI's recuperative care program last year. Outside of Recuperative Care, RITI also coordinates a Winter Shelter program that is a city-wide partnership with area congregations from November 1 to March 31. The agency also runs a year-round Day Center that allows for other connections to appropriate resources including mail services, prescription fulfillment through the Dispensary of Hope, education, laundry, showers and many more.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

MDHA is the Public Housing Authority (PHA) for Nashville. MDHA sought and received HUD approval to convert Metro Nashville's entire portfolio of public housing properties to Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) and has completed the conversion.

MDHA's Affordable Housing Department oversees Metro Nashville's subsidized housing stock, including the administration and maintenance of 5,399 assisted/subsidized units which provide housing for more than 14,000 customers. MDHA utilizes an online application process for its Housing Programs. Under this

system, applicants can select any property where they would want to reside. The online system provides advantages to applicants because they can apply from the comfort of their own home, and it also allows them to be assisted by friends and family when necessary. The online process also saves them both time and travel expense, and eliminates the frustration associated with standing in long lines to apply in person. Further, if they are working with service providers, the provider can assist them with the application process from their office. MDHA expanded the online service during 2018/2019 to allow affordable housing residents the option to also make online payments. Residents of MDHA properties can now pay their rent in person, online with a credit card, or via one of the many retail outlets that accept walk in payments (WIPS). This allows residents the option to make in person payments outside of the ordinary MDHA office business hours.

Master planning for four MDHA sites is complete (Cayce and Napier & Sudekum) or nearly complete (Edgehill). As part of Envision Cayce, Red Oak Flats completed construction in March 2021 and Red Oak Townhomes and Boscobel 4 are under construction with anticipated completion dates of November 2021 and December 2022 respectively. The Cayce Utility Phase 1A project is under construction to support redevelopment in the Cayce neighborhood. The next project is 5th & Summer and is in design. All contribute mixed-income housing to the Cayce neighborhood. Curb Victory Hall was completed in March to support homeless veterans. Rande Rogers Apartments is a mixed-income project under construction in the Cheatham Place neighborhood with a completion scheduled for November 2021. Site and security improvement are being installed at Cumberland View. MDHA's goal is to replace all subsidized housing one-for-one while adding workforce (80-120% AMI) and market rate units at our six largest neighborhoods: James Cayce Homes, Napier and Sudekum Apartment, Edgehill Apartment, Cheatham Place Apartments, Andrew Jackson Courts, and Cumberland View.

The ConnectHome Initiative, administered by MDHA's Recapitalization Department, narrows the digital divide by bringing digital literacy training, high-speed broadband access, and ongoing support to low-income families living in MDHA communities. ConnectHome represents a national collaboration between businesses, nonprofits and governmental organizations with generous in-kind services. MDHA's Community Engagement Partnership Manager oversees this program with a focus of providing devices, training, and connectivity for 1,000 youth in a targeted community. Additionally, MDHA has partnered with the Nashville Public Library to implement a Senior Tech Academy that provides digital literacy training and devices to seniors, with a particular focus on accessing telehealth and virtual socialization opportunities in light of COVID restrictions.

In July 2016, Nashville was awarded a \$500,000, Choice Neighborhoods Planning Grant from HUD to fund a comprehensive neighborhood revitalization plan for Napier Place and Sudekum Apartments and the surrounding area. After an intensive community-led planning process the plan was accepted by HUD on August 13, 2018. Highlights of the plan include: Mixed-use, mixed-income community of up to 2100 apartments, including a one-for-one replacement of all 821 subsidized units, new 4 acre park in the center of the community, proposed new Regional Community Center (lining up with Metro Parks strategic plan),

expanded early learning, after-school and summer programming, comprehensive community safety plan with neighborhood watch and merchants association, expansion of health care services through Neighborhood Health Clinic, pediatric care, inoculation services, female reproductive services and wellness education. Implementation of the Plan is underway, and various funding sources are being explored to fully execute on the community vision. To date that has include the expansion of MDHA's ConnectHome program to target school-aged children in this community, the opening of a neighborhood pharmacy at Neighborhood Health, the receipt of a DOJ community safety program grant, and the launch of the Envision Center. The Envision Center is a one-stop-shop staffed by Navigators that assist clients in the creation and pursuit of goals in areas of education, economic advancement, health and wellness, and personal development. It houses a variety of partners including an America Job Center satellite office, Vocational Rehabilitation counselors, and hosts a variety of programming such as HiSET, financial literacy, and work readiness programs.

November 3, 2020, the U.S. Department of Justice awarded MDHA an Innovations in Community-Based Crime Reduction grant for \$1,000,000 to support its Community Safety Program, a place-based, data-driven, community-oriented strategy to improve community safety at its adjacent Napier Place and Sudekum Apartments developments. The Community Safety team includes a core group of actively engaged cross-sector partners including: residents, the Metropolitan Nashville Police Department; the District U.S. Attorney's Office; Juvenile Court; local government; researchers from Vanderbilt and Tennessee State Universities; as well as local nonprofits, churches, schools, and Resident Associations. Together these cross-sector partners will use research and local data to drive a community-oriented crime strategy to increase mutual trust and improve community safety as part of a comprehensive strategy to redevelop this neighborhood and spur economic revitalization. These partners will also assess and make recommendations for implementation of evidence-based programs that focus on disengaged youth, criminal hot spots, and Crime Prevention Through the Environmental Design strategies which have been proven effective at improving community safety.

April 30, 2021, the U.S. Department of Housing and Urban Development awarded MDHA Housing Choice Voucher Mobility Demonstration Program grant. The goal of the program is to support 1,950 families with at least one child aged 13 and under with the option to move from low-opportunity to high-opportunity areas over the next six years. MDHA was awarded 74 new Mobility Demonstration Vouchers and \$4,013,100 for mobility-related services (e.g., pre- and post-move supports, family financial assistance, landlord outreach, and housing search assistance). The first of six years will be a dedicated planning year led by HUD technical assistance. As a demonstration program, families that agree to participate will be randomly assigned to a treatment group that receives mobility-related services or a control group that receives HCV program business-as-usual services already offered by MDHA to all HCV applicants and participants.

July 17, 2020, West End Home Foundation awarded a grant to MDHA to support a new fulltime *COVID-19 Resource Navigator* staff position to focus exclusively on mobilizing resources and facilitating logistics of delivery to its 1,900 low-income seniors in Davidson County. In 2021, the priority focus was to increase

resident access to COVID-19 vaccinations. To date, 905 residents have received first shot (or single-dose vaccine) through various mobile clinics at MDHA properties.

May 25, 2021, Regions Bank awarded a grant to MDHA to support a Work Readiness Revolving Loan Fund, a no-interest loan to increase economic prosperity and social justice by removing fees and legal barriers for 100 low-income individuals. This program advances Regions Bank's strategic priorities of work readiness and financial wellness by improving the systems that have created and entrenched racial and social legal inequities across our community. Work Readiness Program's Revolving Loan Fund is a self-replenishing pool of money, utilizing payments on old loans to issue new ones. The average loan is \$1,000 and supports payment of tickets, fines, court costs, expunction fees, eyeglasses (for the driver license vision test), birth certificates, and driver education costs that were cost prohibitive in obtaining a valid driver license, and/or removing criminal record barriers.

MDHA is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement.

MDHA's Rental Assistance Department administers the Section 8 Housing Choice Voucher and Moderate Rehabilitation Programs. In 2020, MDHA provided rental assistance through the voucher program to over 7,000 households. The Rental Assistance Department strives to reach an annual utilization rate of at least 99% of all issued vouchers. There are 699 landlords participating in the voucher program, with 74 added in the calendar year 2020. The department continues to conduct landlord outreach in an effort to increase the supply of available units for program participants. In September 2020, MDHA accepted applications for Section 8 HCV assistance. During the one-week open enrollment period, 10,426 applications were accepted. There are approximately 9708 households currently on the waiting list. 1,760 Section 8 Vouchers were issued from June 1, 2020 to May 31, 2021. To date, 899 project based vouchers have been awarded or are in the process of being awarded, with 692 of those awarded being for new construction of units.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

MDHA provides multiple outlets for public housing residents to be involved. Two (2) of seven (7) membership positions on the MDHA Board of Commissioners are filled by public housing residents. Residents may also serve on the Resident Advisory Board and are encouraged to participate in their respective resident associations.

The Social Services Division of MDHA's Affordable Housing Department provides a wide variety of direct services for residents and also coordinates numerous services and initiatives offered by other organizations and non-profit service providers. Many of these initiatives are designed to encourage and assist with growth toward financial independence or homeownership.

The Family Self-Sufficiency (FSS) Grant Program as well as the ROSS Service Coordinators Grant Program

are long-term initiatives that encourage and assist residents with transitioning off of public assistance to attain financial independence as well as home ownership. Intensive goal-driven case management and making linkages for wrap-around services are fundamental components of these initiatives. The types of services received through the grant programming are much like those offered by the other MDHA Social Services Coordinators. The greatest benefits of the above grant funding are having dollars designated to assist residents with initial expenses associated with securing employment and enrolling in training or college. These expenses residents are assisted with, include but are not limited to: transportation costs, uniforms for new employment, initial childcare fees, costs for entrance tests and exams, fees associated with job training programs or enrollment in school, fees to secure documents for employment or enrollment in college or training, etc.

Some of the hallmarks of all of MDHA's self-sufficiency programming include: helping families increase household income; techniques for reducing and/or eliminating the need for government assistance; improving credit scores; expunging charges; achieving higher levels of education; enhancing job training and employability skills; improving overall health/wellbeing; improving money management/financial literacy; homeownership classes; increasing savings and reducing/eliminating debt etc. Countless additional families received case management that included the same services listed above, all designed to assist them toward personal growth and self-sufficiency.

Another hallmark of the Social Services Team's self-sufficiency programming includes assisting residents become first-time homeowners. First, a long-term plan is developed for each participant with the goal of homeownership. The assistance of valuable partnerships formed specifically to assist residents become homeowners is an essential component to this programming. The services associated with our homeownership programming include but are not limited to: enrolling participants in homeownership classes, linking participants to organizations that match the dollars participants save for homeownership, assisting with credit repair and reducing debt, fostering relationships with sound lenders, helping participants determine the best home for their family's needs and financial resources, assisting with the gathering of documents for the mortgage process, providing "sweat equity" on behalf of residents approved for homeownership by Habitat for Humanity and helping residents establish a post-purchase budget that's instrumental in managing the new responsibilities of homeownership etc.

MDHA's 2.7 million dollar Jobs Plus Grant is managed by the Social Services Division. JPN (Jobs Plus Nashville) as the grant is known by in the community continued providing valuable services with the goal of increasing employment and overall self-sufficiency in the Napier and Sudekum communities. This grant is projected to closeout on December 31, 2021.

As of May 31, 2021, 497 residents were enrolled in the various training initiatives (representing 103.5% of the Year 4 aggregated goal of 480) and 357 residents completed the employment readiness training (72% of those enrolled).

During the reporting period June 1, 2020 through May 31, 2021, 25 residents started new employment.

These figures represent a combined decrease in new employment likely attributable in part to the COVID-19 pandemic.

JPN continued focusing on promoting short-term career tracking training leading to higher earnings. By June, 2020, three months into the COVID-19 pandemic, JPN was successfully maintaining ongoing communications with residents through the publication and mailing of its Newsletter as well as telephone and email contact. In each edition of the newsletter, JPN promoted short-term career tracking training; community resources and support services; food distribution schedules; training opportunities; employment opportunities and inspirational self-care articles to support residents in navigating the pandemic and consequent mental health challenges. During the period June 2020 through May 31 2021, 13 issues of the JPN newsletter were mailed to residents. By December, 2020, five (5) residents became licensed Hair Braiders by the State Board of Cosmetology and Barber Examiners, one (1) completed training for certification as an EKG Technician and another received Phlebotomy certification.

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and case management services i.e., securing food boxes; providing COVID-19 support; applying for State unemployment benefits; maintaining collateral contact with mental health services providers to ensure telehealth appointments were kept; submitting SNAP benefit recertification paperwork; submitting participant 2019 tax returns using the United Way VITA tax prep website; applying for Vocational Rehabilitation services; and participating on the Metro Public Health Department's Nashville Strong virtual baby shower. All services requiring participants to submit paperwork were conducted using safe social distancing measures. To address residents' sense of social isolation and need for up-to-date current employment opportunities and community resources after the COVID-19 closures, JPN launched its "Aspire Higher" twice-monthly newsletter in March, 2020. Aspire Higher lists not only current employment openings but also self-care, career training opportunities, motivational and inspirational articles as well as program information.

MDHA hosts an annual summer youth internship program which employs up to 20 federally subsidized housing residents ages 14 – 16. Participants are paid \$8.00 per hour (\$960 total for the summer) for 20 hours of work per week for six (6) weeks. MDHA excludes earnings from this program from total household income so the rent basis is not increased. MDHA's summer youth internship program collaborates with "Opportunity NOW," an initiative coordinated by the Mayor's Office to provide youth ages 14 – 24 in Davidson County access to employment. The 2020 and 2021 summer internship program was postponed due to precautions against the spread of COVID-19; however, MDHA intends to reinstate the program as soon as it is safe to do so. In 2018, the Corporation for National and Community Service (CNCS) approved MDHA's Summer Youth Worker program as "national service." As such, each summer youth worker who completed 100 hours of national service work was eligible for a \$333 end-of-service education award, which is available for up to seven years to be used for post-secondary education. While the CNCS program has concluded, MDHA's grant writer continues to seek opportunities to support youth employment.

Notices of public hearings for annual plans and reports are posted at properties, and residents are encouraged to attend. Public hearings on the Annual Updates to the Consolidated Plan provide residents the opportunity to learn about affordable housing programs. During the development of the Agency's annual PHA plan, representatives from each MDHA department meet with Resident Association presidents to present a summary of each's department's core mission; again, this is an opportunity for residents to learn about affordable housing programs.

Actions taken to provide assistance to troubled PHAs

As of the latest assessment, MDHA is considered a high performer.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

91.220 (j); 91.320 (i)

\$2M was allocated in the Capital Spending Plan to invest in infrastructure for affordable housing developments to offset some of the rising costs of development. Additionally, LEGACY court was initiated this year that is a partnership between the Courts and the Nashville Crisis Resolution Center. The purpose of the court is to prevent evictions from occurring, when funds are available to pay rent, or to mediate the terms between landlord and renter to prevent the eviction status from being placed on a renter's record.

In 2015, MDHA was granted authority to negotiate and accept Payments in Lieu of Taxes (PILOTS) from qualified lessees of low-income housing tax credit (LIHTC) properties. During PY 2020, Metro Council approved eight PILOTS for rental housing developments which will provide an estimated tax abatement of \$31,879,449 over a ten year period to enable the creation or preservation of 1548 units of affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Affordable Housing

In January 2021, Mayor John Cooper announced that he would engage 21 housing experts to serve on an Affordable Housing Task Force (AHTF) in his mission to create better and more affordable housing for Nashville. The Task Force focused on the following: Policy, Access, Financing, and Land Use. The Task Force report issued on June 8, 2021. The Metro Fiscal 22 budget included a \$12.5 million investment in the Barnes fund and monies to hire two additional Planning Department staff, including an experienced leader to develop an affordable housing strategy that will include action plans and measurable results. These funded priorities aligned with recommendations made by the AHTF. Additional task force recommendations being considered or finalized include an expanded MDHA, new, non-tax credit, pilot program; and additional \$10 million slated for approval to the Barnes Funds from the American Rescue Plan (ARP) and \$10 million "catalyst fund" to preserve existing affordable housing also slated for approval from ARP funds.

\$7M was awarded through the Barnes Housing Trust Fund for the creation and preservation of over 350 units through grants to 7 nonprofit organizations.

Plans are being finalized for the construction of 82 new units of permanent supportive housing for the homeless and an attached homeless services center using \$25,000,000 in local General Obligation Bonds.

Target Areas

The 2018-2023 Consolidated Plan identified three areas to target CPD resources to spur investment, improve the quality of life and create opportunities. The areas targeted for improvements and activities to be accomplished with CPD funds are described below.

- CDBG Target Areas

CDBG target areas are comprised of 26 Census tracts containing 33,380 households in Davidson County in which at least 70% of households in the Census tract have incomes \leq 80% AMI. In addition, there are 13 MDHA-owned subsidized affordable housing properties in these areas. 19 of the 26 Census tracts are in the Nashville Promise Zone (NPZ). Needs identified in these areas include sidewalks and parks; programs for youth; anti-poverty programs (such as financial literacy programs; workforce development/job training); and more retail/commercial options. The 2019 Action Plan included CDBG funds for public facilities and improvements that were used to provide infrastructure (water, sewer and sidewalks) for 101 new units of mixed-income housing being constructed to replace units being demolished as part of the Envision Cayce project. During PY 2020 Construction was completed on The Kossie Gardner Sr. Park, in the historic Jefferson Street neighborhood. A microenterprise assistance program continued using 2020 funds. Some of the CDBG target areas overlap with Housing Target Areas as well, where funds are targeted for homeowner and rental rehab of existing affordable housing, which add tools for revitalization.

- Napier-Sudekum Choice Neighborhoods Initiative (CNI) Planning Area

This area was selected as a target area and Neighborhood Revitalization Strategy Area (NRSA) because it received a \$500,000 Choice Neighborhoods Planning Grant in 2016 and its inclusion in the Nashville Promise Zone. This area's low to mod-income population includes over 70% of residents with income less than 80% AMI (72.24%). The boundaries are defined by Interstate 40 to the north and east, the railroad to the south, and 4th Avenue to the west. Needs identified in this area include retaining the affordable housing stock, community centers, parks, a grocery store, sidewalks, stormwater improvements, new street grid implementation to meet safety standards, public services (e.g., healthy food initiatives, summer youth programs, youth employment opportunities and services such as Section 3 job training and career navigation assistance). Unfortunately, MDHA had to cease the majority of interior Homeowner Rehab activity in March 2020 due to concerns pertaining to COVID-19. The CDBG Employment Services activity continues to connect MDHA residents with employment opportunities associated with housing construction and redevelopment activities in MDHA communities and served 133 individuals during PY 2020.

- Housing Target Areas

The Housing Target Areas are comprised of 14 Council Districts that experienced at least a 40% increase in property values during the 2017 reappraisal. According to Metro's Open Data Portal, seven of the Districts are in the top 14 for Property Standards Violations (since 5/1/2015); 10 are in the top 14 for percentage of Building Permits Issued (since 5/1/2013); and seven are in the top 14 for Total Value of Permits. 22 MDHA-owned properties house over 5,000 units occupied by low-income households; seven of these are older, distressed properties which MDHA plans to redevelop into mixed-income, mixed-use communities. Input received during the 2017 fair housing analysis, the 2018-2023 Consolidated Plan and the Housing Nashville Report expressed strong concern about the loss of affordable housing due to Nashville's growth, which is

displacing residents from their homes. Analyses and input also revealed the need for reducing concentrations of poverty as MDHA proposes for its sites.

Needs identified included the preservation of existing affordable housing in gentrifying areas and creation of new affordable units. The 2020 Action Plan allocated the majority of CDBG funds after allocations for Administration and Public Services to programs designed to preserve the existing affordable housing stock (with a stated preference in some programs for projects located in Housing Target Areas). Funded programs include Homeowner Rehab, Weatherization, HVAC replacement, Rental Rehab, Renter Counseling Services, Fair Housing Counseling, and Employment Counseling Services. Home funds allocated for rental and homeownership new construction projects also provided preference points for projects proposed to be located in Housing Target Areas. These programs are underway.

Master planning for four MDHA sites is complete (Cayce and Napier & Sudekum) or nearly complete (Edgehill). As part of Envision Cayce, Red Oak Flats completed construction in March 2021 and Red Oak Townhomes and Boscobel 4 are under construction with anticipated completion dates of November 2021 and December 2022 respectively. The Cayce Utility Phase 1A project is under construction to support redevelopment in the Cayce neighborhood. The next project is 5th & Summer and is in design. All contribute mixed-income housing to the Cayce neighborhood. Curb Victory Hall was completed in March to support homeless veterans. Rande Rogers Apartments is a mixed-income project under construction in the Cheatham Place neighborhood with a completion scheduled for November 2021. Site and security improvement are being installed at Cumberland View. MDHA's goal is to replace all subsidized housing one-for-one while adding workforce (80-120% AMI) and market rate units at our six largest neighborhoods: James Cayce Homes, Napier and Sudekum Apartment, Edgehill Apartment, Cheatham Place Apartments, Andrew Jackson Courts, and Cumberland View.

Promise Zone

Nashville was selected as one of 22 Promise Zones (PZ) around the country in June 2016. The Nashville Promise Zone (NPZ) encompasses 46-square miles and is divided into 6 subzones; the boundaries of the PZ closely align with most of MDHA's CDBG target area. MDHA is the lead organization for the NPZ and has a close partnership with six nonprofits (a/k/a Subzone Captains) on its implementation.

Since receiving PZ designation, Nashville has received \$11,963,100 in federal investments to support workforce development, neighborhood revitalization, and re-entry support.

To date, 22 organizations within the NPZ have taken advantage of the opportunity to seek PZ preference points and submitted grant applications to five (5) different federal departments for a total of \$88,912,708 in requests.

In addition, the NPZ has seven (7) AmeriCorps VISTA members who are working with strong nonprofit organizations that are focused on increasing capacity within the Nashville Promise Zone's six core goal areas: 1) increase access to quality affordable housing; 2) create jobs; 3) increase economic activity; 4)

improve educational opportunities; 5) improve community infrastructure; and 6) reduce violent crime."

Community Need and Impact Evaluation Criteria

To help ensure projects meet underserved needs, MDHA includes Community Need and Impact as an evaluation factor in requests for applications (RFAs) for CDBG and HOME competitive awards. Applicants are required to demonstrate the need for the program or project in the particular area and how their application will meet that need. To utilize CPD funds to the greatest extent possible and reach the greatest needs, MDHA seeks to partner with organizations that can demonstrate leveraged resources.

Homelessness

Plans are being finalized for the construction of 82 new units of permanent supportive housing for the homeless and an attached homeless services center using \$25,000,000 in local General Obligation Bonds.

Located in the Edgehill neighborhood next to Operation Stand Down Tennessee, Curb Victory Hall, a 39-unit apartment complex for Veterans experiencing homelessness was completed in March 2021.

In February 2021, MDHA issued a Request for Applications (RFA) from developers making a minimum of \$4,646,875 of CDBG-CV funding available to acquire and/or rehabilitate existing properties to provide long-term, new, permanent supportive, rental housing for the homeless population to prevent the spread of COVID-19. One proposal was received which will result in ten (10) additional units to the supportive housing inventory.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

MDHA implements its housing related activities in accordance with all applicable HUD, EPA, and State of Tennessee regulations. When providing assistance under its housing programs, MDHA provides all clients and potential clients with the "Lead-Based Paint" pamphlet that describes hazards of lead-based paint. Pursuant to 24 CFR Part 35, all rental and homeowner dwelling units that wish to receive federal assistance and were built prior to 1978 are tested for lead-based paint. These tests consist of visual inspections, lead screens, and full assessments. In addition, addressing lead-based paint hazards is an eligible activity in the home rehab programs and rehab of shelters and community centers.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Part of MDHA's ongoing anti-poverty effort is to provide job training, employment, and contract opportunities for federally subsidized housing residents and low- or very-low income residents in compliance with the regulatory requirements of HUD's Section 3 program. Section 3 aims to help residents obtain the skills and employment needed to become self-sufficient and to provide opportunities for qualified, low-income business owners to receive preference in bidding on HUD-funded contracts in their

neighborhoods. MDHA employs a Section 3 Work Readiness Coordinator to facilitate activities linking residents to employment and training opportunities, as well as providing barrier removal services such as expungement and driver license reinstatement assistance, among others. For most of the 2020 PY, the Covid-19 pandemic prohibited in person meetings, as MDHA as previously held about 6 events at our properties inviting people to come and attend job training sessions and job fairs. However, the Section 3 Work Readiness Coordinator continued to work closely with the Resident Association Coordinator, Cayce Place R.A. president and vice-president in an effort to reach residents and make them aware of Section 3 opportunities, especially during this difficult time, during which residents were disproportionately affected. Fliers were distributed; Section 3 information continued to be included in the quarterly newsletter; and Envision Cayce quarterly Community Advisory Group, Resident Only, and Town Halls continued to be held virtually. These meetings give MDHA the opportunity to showcase Section 3 activities and to make partners and residents aware of ongoing efforts. At the onset of the pandemic, the Section 3 Work Readiness Coordinator provided virtual assistance to residents in filing online for unemployment benefits and with weekly unemployment recertification. This was a valuable service, and residents were most appreciative, as many do not have computer access, are not computer literate, or do not have smart phones. More within the guidelines of the Section 3 Work Readiness Program, online job application assistance, resume building, and barrier removal actually increased due to the pandemic as competition for jobs exponentially increased. MDHA also utilized partner relationships and participated in eight virtual job fairs, both as an employer and as a barrier removal resource. As pandemic restrictions have eased, the Section 3 Work Readiness Coordinator has partnered with the Resident Association Coordinator at annual events, such as Strong Family Day, across our properties and promoted Section 3 opportunities. Lastly, the Section 3 Work Readiness Coordinator partnered with MDHA Covid-19 Resource Navigator to provide information on the Covid-19 vaccine, hosting vaccination events, online registration/sign-up for the vaccine, and with coordinating transportation for residents to vaccine sites.

The 2020 Action Plan allocated CDBG funds to pay for staff to provide employment services to connect LMI persons to employment opportunities associated with housing construction and redevelopment projects undertaken by MDHA in Housing Target Areas, with the goal to provide Section 3 opportunities.

The program served over 400 clients in the 2020 PY. It does the following four things to prepare and connect residents to employment opportunities:

1. Work with residents to address barriers that have historically limited employment opportunities such as assisting with driver license reinstatement, expungement, resume creation, interviewing skills, bank accounts, birth certificates, state identification, etc.
2. Connect residents to job training programs that align with forecasted job opportunities.
3. Connect residents to job opportunities through direct outreach, job fairs, and communications with contractors and sub-contractors on MDHA properties.
4. Identify resident-owned businesses that qualify as Section 3 businesses, as well as businesses that

employ the requisite percentage of Section 3 employees so that they are eligible for contracts through the agency, which increases employment options on two fronts.

April 30, 2021, the U.S. Department of Housing and Urban Development awarded MDHA Housing Choice Voucher Mobility Demonstration Program grant. The goal of the program is to support 1,950 families with at least one child aged 13 and under with the option to move from low-opportunity to high-opportunity areas over the next six years. MDHA was awarded 74 new Mobility Demonstration Vouchers and \$4,013,100 for mobility-related services (e.g., pre- and post-move supports, family financial assistance, landlord outreach, and housing search assistance). The first of six years will be a dedicated planning year led by HUD technical assistance. As a demonstration program, families that agree to participate will be randomly assigned to a treatment group that receives mobility-related services or a control group that receives HCV program business-as-usual services already offered by MDHA to all HCV applicants and participants.

July 17, 2020, West End Home Foundation awarded a grant to MDHA to support a new fulltime *COVID-19 Resource Navigator* staff position to focus exclusively on mobilizing resources and facilitating logistics of delivery to its 1,900 low-income seniors in Davidson County. In 2021, the priority focus was to increase resident access to COVID-19 vaccinations. To date, 905 residents have received first shot (or single-dose vaccine) through various mobile clinics at MDHA properties.

May 25, 2021, Regions Bank awarded a grant to MDHA to support a Work Readiness Revolving Loan Fund, a no-interest loan to increase economic prosperity and social justice by removing fees and legal barriers for 100 low-income individuals. This program advances Regions Bank's strategic priorities of work readiness and financial wellness by improving the systems that have created and entrenched racial and social legal inequities across our community. Work Readiness Program's Revolving Loan Fund is a self-replenishing pool of money, utilizing payments on old loans to issue new ones. The average loan is \$1,000 and supports payment of tickets, fines, court costs, expunction fees, eyeglasses (for the driver license vision test), birth certificates, and driver education costs that were cost prohibitive in obtaining a valid driver license, and/or removing criminal record barriers.

MDHA's partnership with Pathway Lending, which provides business technical assistance to small businesses and was expanded in PY 2019 to include a micro enterprise component and increase the number of Section 3 opportunities. This program served 28 potential businesses during PY 2020.

Several CDBG-funded programs place an emphasis on providing opportunities to federally subsidized housing residents.

To help expose children to job skills and a healthy lifestyle at an early age, the Summer Youth Program requires agencies to include a job training or healthy lifestyle component in their curricula. During the 2020 PY, the MDHA partnered with the Mayor's Opportunity NOW initiative to provide summer work opportunities for youth ages 14-15. 103 youth participated in the MDHA sponsored program.

In addition, MDHA's Affordable Housing, Social Services team continues to offer a family self-sufficiency program. Some of the hallmarks of the program include: helping families increase household income; techniques for reducing and/or eliminating the need for government assistance; improving credit scores; expunging charges; achieving higher levels of education; enhancing job training and employability skills; improving overall health/wellbeing; improving money management/financial literacy; homeownership classes; increasing savings and reducing/eliminating debt etc. These services enable participants to achieve economic independence and personal goals.

MDHA did not host a summer youth program in 2020 or 2021 as a result of COVID-19; however it intends to relaunch a summer youth program when the threat of COVID-19 is gone. In April, 2018 the Corporation for National and Community Service formally approved MDHA's Summer Youth Worker program as "national service." As such, each summer youth worker who completes 100 hours of national service work is eligible for a \$333 end-of service education award, which is available for up to seven years to be used for post-secondary education. MDHA's summer youth internship program employs up to 20 of our federally subsidized housing residents ages 14 – 16 allowing them to give back to their communities by providing services to their neighbors. Participants are paid \$8.00 per hour (\$960 total for the summer) and are expected to work 20 hours a week for six (6) weeks. MDHA excluded any earnings from this program from total household income so the rent basis would not be increased. This program also collaborates with "Opportunity NOW," a coordinated by the Mayor's Office to provide youth ages 14 – 24 in Davidson County access to employment.

MDHA's federally subsidized housing developments are located throughout the Nashville Promise Zone (NPZ). Three (3) of the goals of the NPZ relate to initiatives to reduce poverty levels by job creation, spurring economic activity, and expanding educational opportunities.

The Social Services Division of MDHA's Affordable Housing Department provides a wide variety of direct services for residents and also coordinates numerous services and initiatives offered by other organizations and non-profit service providers. Many of these initiatives are designed to encourage and assist with growth toward financial independence or homeownership.

The Family Self-Sufficiency (FSS) Grant Program as well as the ROSS Service Coordinators Grant Program are long-term initiatives that encourage and assist residents with transitioning off of public assistance to attain financial independence as well as home ownership. Intensive goal-driven case management and making linkages for wrap-around services are fundamental components of these initiatives. The types of services received through the grant programming are much like those offered by the other MDHA Social Services Coordinators. The greatest benefits of the above grant funding are having dollars designated to assist residents with initial expenses associated with securing employment and enrolling in training or college. These expenses residents are assisted with, include but are not limited to: transportation costs, uniforms for new employment, initial childcare fees, costs for entrance tests and exams, fees associated with job training programs or enrollment in school, fees to secure documents for employment or

enrollment in college or training, etc.

Some of the hallmarks of all of MDHA's self-sufficiency programming include: helping families increase household income; techniques for reducing and/or eliminating the need for government assistance; improving credit scores; expunging charges; achieving higher levels of education; enhancing job training and employability skills; improving overall health/wellbeing; improving money management/financial literacy; homeownership classes; increasing savings and reducing/eliminating debt etc. Countless additional families received case management that included the same services listed above, all designed to assist them toward personal growth and self-sufficiency.

Another hallmark of the Social Services Team's self-sufficiency programming includes assisting residents become first-time homeowners. First, a long-term plan is developed for each participant with the goal of homeownership. The assistance of valuable partnerships formed specifically to assist residents become homeowners is an essential component to this programming. The services associated with our homeownership programming include but are not limited to: enrolling participants in homeownership classes, linking participants to organizations that match the dollars participants save for homeownership, assisting with credit repair and reducing debt, fostering relationships with sound lenders, helping participants determine the best home for their family's needs and financial resources, assisting with the gathering of documents for the mortgage process, providing "sweat equity" on behalf of residents approved for homeownership by Habitat for Humanity and helping residents establish a post-purchase budget that's instrumental in managing the new responsibilities of homeownership etc.

MDHA's 2.7 million dollar Jobs Plus Grant is managed by the Social Services Division. JPN (Jobs Plus Nashville) as the grant is known by in the community continued providing valuable services with the goal of increasing employment and overall self-sufficiency in the Napier and Sudekum communities. This grant is projected to closeout on December 31, 2021.

As of May 31, 2021, 497 residents were enrolled in the various training initiatives (representing 103.5% of the Year 4 aggregated goal of 480) and 357 residents completed the employment readiness training (72% of those enrolled).

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JPN continued focusing on promoting short-term career tracking training leading to higher earnings. By June, 2020, three months into the COVID-19 pandemic, JPN was successfully maintaining ongoing communications with residents through the publication and mailing of its Newsletter as well as telephone and email contact. In each edition of the newsletter, JPN promoted short-term career tracking training; community resources and support services; food distribution schedules; training opportunities; employment opportunities and inspirational self-care articles to support residents in navigating the pandemic and consequent mental health challenges. During the period June 2020 through May 31 2021,

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openings but also self-care, career training opportunities, motivational and inspirational articles as well as program information.

The Mayor has Offices of Affordable Housing; Economic Development; New Americans; and Neighborhoods that focus on ensuring that Nashville's growth results in an increased quality of life for all Nashvillians through innovation and collaboration across Nashville's economic opportunity efforts. Additionally, the Mayor named a Deputy Mayor to handle community engagement. These offices routinely engage community partners, efficiently leverage resources, and facilitate long-term planning and coordination to reduce poverty in Nashville by focusing on the following areas that relate to economic opportunity and quality of life issues. MDHA staff work closely with these teams.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

MDHA works closely with Metro agencies, nonprofits, and stakeholders to overcome gaps in institutional structure and enhance coordination. MDHA staffs actively participate in community forums on affordable housing, homelessness, and community/neighborhood development. From this active participation, comes dialogue on needs and strategies to address those needs.

Within MDHA, CPD programs are managed by the Community Development Department with teams that focus on housing programs, homeless assistance, and non-housing community development. Each of these teams is led a by a staff person with knowledge and experience in administering such programs. A compliance specialist, who is independent from the grant administration teams, monitors these programs.

The Metro Nashville community has a number of qualified and experienced nonprofits that assist MDHA in the implementation of the Consolidated Plan programs. Many of the existing programs that are administered by MDHA have been redesigned for efficiency in the last several years as funding priorities have shifted. During this time, MDHA has continued to expand efforts to increase the number of opportunities for participation from outside organizations.

MDHA continues efforts to strengthen the capacity of Community Housing Development Organizations (CHDOs) to carry out housing development activities funded through MDHA. MDHA partnered with the Mayor's Office of Housing and the Metro Housing Trust Fund Commission to utilize 2016 CDBG funds to provide nonprofit capacity building to provide a training/mentoring program with an emphasis on affordable housing development and preservation. The program consisted of two phases, Seven (7) organizations participated in the first phase of the program that focused on organizational and financial management put on by the Center for Nonprofit Management during the 2017 PY; a second phase of the program provided an in-depth understanding of the analysis, financing and development of affordable rental housing and was conducted by the National Development Council in October of 2018, with 26 organizations participating in the program.

Starting with the 2018 PY, MDHA began making a portion of the HOME allocation available as a set-aside for nonprofit organizations that had not been awarded HOME funds in the previous 5 years that had

completed the aforementioned Capacity Building Program. As a result, the 2019 set-aside was awarded to Crossroad Campus to assist with the creation of 22 units of affordable housing.

On July 3, 2018 Nashville's Metro Council adopted BL2018-1199, which created a new, unified homelessness governance structure for Nashville-Davidson County. As part of that new structure, the former Metropolitan Homelessness Commission and CoC Governance Board ceased to exist. In their place, the Nashville-Davidson County Continuum of Care Homelessness Planning Council was created to serve as the jurisdiction's Continuum of Care governance board. This work is bearing fruit as the new body finalized a 3-year strategic plan during the 2019 PY. This plan is designed to create a system where no person is forced to be homeless for more than an average of 90 days. Rather than serve as a comprehensive wish list that addresses every need of each person, community partner, or entity with interest and/or concerns around homelessness, the strategies outlined within this plan are action-oriented, time-based and outcome-driven. Therefore, this three-year plan focuses on the top priorities for the Homelessness Planning Council to implement and measure on behalf of and with community partners and is aligned with the federal strategic plan, 'Home, Together', that aims to prevent and end homelessness for all people experiencing a housing crisis.

Nashville continued to improve in community-wide data collection and HMIS implementation in the 2019 PY. MHID has been able to continue to increase HMIS support by adding an additional position, bringing dedicated HMIS staff to 4. Not only does this allow for increased support to current HMIS participants, but it also allows MHID to focus on increasing HMIS participation. Between June 1, 2020 to May 31, 2021, participation in HMIS has increased from 27 agencies to 43 agencies.

The HMIS team continues to work closely with the CoC Data Committee, CoC Performance Evaluation Committee, and CoC HMIS Oversight Committee to develop an HMIS Data Quality Plan and Monitoring Plan which focuses on four main areas: Data Timeliness, Data Completeness, Data Accuracy and Consistency, and Data Coverage.

Through the HMIS Capacity Grant, MHID has contracted with a Tableau expert to develop data visualizations that will help Nashville's service providers and city leaders to better understand the scope and needs of individuals experiencing homelessness and how Nashville can better utilize existing resources and target new resources to build an effective housing crisis resolution system. Additionally through this grant, MHID is contracting with a Learning Management System that will help the HMIS team develop a wide range of training opportunities creating more time for individual assistance.

**Actions taken to enhance coordination between public and private housing and social service agencies.
91.220(k); 91.320(j)**

MDHA staff regularly attends meetings of affordable housing providers which are also attended by representatives from social service agencies. These meetings serve as an opportunity for attendees to network and keep abreast of what is happening in the community. MDHA staff also attends meetings of the Metropolitan Trust Fund Commission that is charged with allocating Barnes Funds to affordable

housing projects. The MDHA Board of Commissioners also appoints a representative to serve on the commission. Additionally, MDHA staff work closely with the Mayor's Office of Housing to ensure effective coordination of federal and local housing resources. During the latter part of PY 2019, MDHA staff participated in bi-weekly meetings of the Davidson County Long Term Recovery group that is working to coordinate efforts to assist individuals effected by the March 2020 Tornados.

Metro Homeless Impact Division (MHID) staff brings together service providers, through the implementation of coordinated entry (CE). During the past reporting year MHID moved to a dynamic prioritization process holding three (3) separate weekly care coordination meetings for families with minor children, individuals, and youth and young adults. A fourth care coordination meeting for veterans is conducted bi-weekly. At those meetings, service providers coordinate the assistance to the most vulnerable households experiencing literal homelessness.

Staff at shelters and other frontline staff have been using a common assessment tool called the Vulnerability Index and the Service Prioritization Decision Assistance Tool (VI-SPDAT) since 2014 to identify and prioritize Veterans and non-Veterans for permanent housing. In the wake of Covid-19, the community adjusted the prioritization process to serve as quickly as possible those most at risk for developing extreme health complications due to Covid-19. Additionally, the MHID Coordinated Entry team worked with the community service providers and stakeholders to evaluate the Coordinated Entry process and adjust the policy and procedures in accordance with the identified needs of the community.

With the increased funding through the CARES Act, Nashville-Davidson County's Coordinated Entry process has grown with increased agency participation. MHID staff continue to offer regular Housing Navigation trainings to ensure service providers and frontline staff understand the array of services available to individuals experiencing homelessness and how to serve them most efficiently.

Persons living with HIV/AIDS are provided services through the network of sponsor agencies in the Metropolitan Statistical Area (MSA), which includes Davidson and 14 surrounding counties. These services include short-term rent, mortgage and utility assistance (STRMU); facility based housing and supportive services to include case management, nutritional needs, legal aid, etc. Case managers from sponsor agencies help to guide their clients throughout the network of available assistance programs, such as Ryan White Part B and HOPWA to provide the most comprehensive level of assistance for housing, health and supportive needs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The goals set-forth in the 2018-2023 Consolidated Plan to address impediments identified in the Analysis of Impediments (AI) and to affirmatively further fair housing and strategies/actions taken to address them during the 2020 PY are outlined in the following table.

CP stands for MDHA Consolidated Planning staff and PHA stands for MDHA public housing staff.

Strategy	Contributing Factor	Fair Housing Issues	Metrics, Milestones & Timeframe for Achievement	Responsible Program Participant	Priority Level & Progress June 1, 2019 – May 31, 2020
Goal: Increase the number of affordable housing units accessible to all protected classes.					
Promote property tax exemptions available to nonprofits pursuant to T.C.A. 67-5-207 for properties financed with certain HUD funding for permanent housing for low income persons with disabilities or low income elderly persons.	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs	MDHA to publicize this program when making applicable HUD funding available & work with developers constructing eligible projects on ensuring appropriate documentation for the State <ul style="list-style-type: none"> <1 yr 	MDHA (CP)	High CP staff provided information on the property tax exemption program that is available to nonprofits during the PY 2020 HOME pre-application meetings.
Utilize MDHA & Metro property to create a range of affordable accessible housing options	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs; Disparities in Access to Opportunity; Disproportionate Housing Needs	Develop or partner on creating new units in a range of unit sizes that maximize density <ul style="list-style-type: none"> 2-5 yrs 	MDHA (CP & PHA), City	High Additionally, the 476 units that will be created as a result of the 2020 Round 7+ and 8 Barnes Housing Trust Fund awards will create units in a range of sizes from smaller, one-bedroom, micro homes (detached and condos), townhomes, shared living, single-family homes and apartments for large families. All Barnes projects will be required to meet Universal Design standards.
Provide public incentives to create new housing in areas of opportunity and/or permanent supportive housing	Location and type of affordable housing; Lack of affordable, integrated housing for individuals who need supportive services; Lack of affordable, accessible housing in a range of unit sizes	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Prioritize projects applying for public funds to be in high opportunity areas; set aside a portion of HOME funds for PSH <ul style="list-style-type: none"> 1-5 yrs 	MDHA (CP); City	High The 2020 PY Request for Applications (RFA) for HOME projects funds provided bonus points in the scoring/evaluation criteria for projects to be located outside of R/ECAP areas. 61 out of 63 (97%) units awarded HOME funds thru this RFA were in "Areas of Opportunity." Additionally, it also provided a setaside of \$1,000,000 to be used to develop permanent supportive housing.

					90% of the developments that will be constructed via Barnes fund awards made during PY2020 will be located outside of R/ECAP areas.
Incentivize creation of affordable housing on transit corridors	Location and type of affordable housing; Availability, type, frequency, and reliability of public transportation	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Create funding mechanisms to be available for eligible projects <ul style="list-style-type: none"> • 2-5 yrs 	City, MDHA (CP & PHA)	88% of organizations awarded funding through Barnes included access to transit within 1/2 mile of a transit corridor. Land availability continues to be an issue for this priority as resources become more scarce and land costs rise.
Continue to fund the Barnes Fund	Location and type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Include at least \$10M each year in Metro budget <ul style="list-style-type: none"> • 1-5 yrs 	City	<p>High</p> <p>The Metro Council via the Barnes Housing Trust Fund awarded 11.4 million in grants to 8 nonprofit housing developers to build 476 units of affordable housing for owner housing. Of these 476 units, 114 will serve low-income homebuyers. Options include attached and detached townhomes and 3- and 4-bedroom single-family homes. The total units to be provided will range a wide variety of sizes and serve large families, persons with disabilities, Ex-offenders, the unhoused population, victims of domestic violence, new Americans, seniors, Veterans and youth.</p> <p>Although funding was not awarded to any rehabilitation programs through the Barnes Fund in FY 2020, organizations served high-need populations through tornado recovery programs after the March 2020 tornado. No rehabilitation organizations applied for Barnes funding in order to prioritize available federal and local emergency funding.</p>
Goal: Preserve existing affordable housing units, especially for persons with Limited English Proficiency (LEP) and persons with disabilities (and the elderly).					
Dedicate public and/or other funding to making accessibility improvements for low income persons with disabilities	Loss of affordable housing; lack of assistance for housing accessibility modifications; displacement of residents due to economic pressure	Disproportionate Housing Needs	Allocate funding in the Consolidated Plan <ul style="list-style-type: none"> • 1-5 yrs 	MDHA (CP), City	<p>High</p> <p>The CP 2020 Action Plan (AP) allocated \$1,828,594 for Homeowner Rehabilitation, with accessibility improvements being an eligible activity. Priority for assistance is given to homeowners whose incomes are at or below 50% AMI, persons with disabilities, and elderly (62+). MDHA has a language line to provide assistance to clients with LEP.</p>

Continue to promote tax freeze program	Loss of affordable housing; lack of affordable, accessible housing in a range of unit sizes; displacement of residents due to economic pressure	Disproportionate Housing Needs	Expand outreach efforts <ul style="list-style-type: none"> 1-5 yrs 	City	High The Nashville-Davidson County Trustee's Office mails out the Tax Relief/Freeze Brochure to every taxpayer in October with the property tax statements. Community outreach begins after the Tax notices are sent and efforts include working with Metro Action Commission, Metro Council on Aging to make sure their clients are aware of relief/freeze programs and Metro Council Member who work to inform their constituents about the relief programs. The Trustee's office also coordinates with other community organizations such as FiftyForward and Meals on Wheels that serve the Elderly population to make sure are aware of the programs. They strive to get regular media attention and utilize Social Media. The Trustee's office also works with Pastors and the faith-based community to make them aware of the relief/freeze programs so they can inform their parishioners. In January the Trustee's office offers offsite, sign-up at various community centers and also works with Metro Council members to hold offsite, sign-ups in their council districts.
Coordinate with Metro Codes on providing assistance to homes in need of repair	Loss of affordable housing; displacement of residents due to economic pressure	Disproportionate Housing Needs	Develop protocol with Metro Codes when homes are identified & target CDBG or other funds for repairs <ul style="list-style-type: none"> 1-5 yrs 	City, MDHA (CP)	A Mayor's Office representative participates in the Long Term Recovery Group (LTRG) that formed to coordinate assistance to the March 2020 tornado victims, this representative serves as the LTRG's connection with Metro Codes personnel as needed. Over 1,000 Davidson County owner-occupied homes were damaged in the tornados. The Codes department provided the LTRG with the parcel list that they are using to cross reference damage assessments and locate survivor households. Beyond, the parcel list, if Metro Codes identifies specific tornado homes for specific services, the channel would be to refer the survivor to Tornado Recovery Connection, which is the intake for LTRG resources.
Attempt to intervene when potential loss of affordable housing is identified	Loss of affordable housing; displacement of residents due to economic pressure	Disparities in Access to Opportunity; Disproportionate Housing Needs	Explore legal & financial options <ul style="list-style-type: none"> 1-5 yrs 	City, MDHA (CP & PHA)	Mayor John Cooper committed to a 10-million-dollar catalyst fund to assist in the acquisition of properties to be proposed for approval by Metro Council from ARP Funding released in Fall 2021.
Goal: Increase access to affordable housing opportunities, especially for persons with Limited English Proficiency (LEP) and persons with disabilities.					

<p>Adopt a model to quickly connect persons who are homeless to housing</p>	<p>Disparities in Access to Opportunity; Disproportionate Housing Needs</p>	<p>Disproportionate Housing Needs; Disability & Access</p>	<p>Educate CoC members on Housing First; align programs & resources</p> <ul style="list-style-type: none"> • 1 yr 	<p>Continuum of Care, MDHA (CP & PHA), City</p>	<p>High</p> <p>Last year Nashville's Coordinated Entry lead worked with several service providers and other stakeholders to evaluate Nashville's Coordinated Entry process. This led to an update of Nashville's Coordinated Entry Policy and Procedures. Additionally, with the increased funding through the CARES Act, Nashville moved towards a dynamic prioritization process and increased care coordination meetings from 3 to 4 and from meeting bi-weekly to meeting weekly. Nashville has also implemented regular meetings of Outreach service providers and Housing Navigators to ensure full service coverage through Nashville-Davidson County. This includes creating an interactive map that allows stronger coordination and less duplicative efforts. Nashville continues to allocate CDBG funds to provide one-time emergency payments for rent and utility needs to quickly connect individuals to housing and now has multiple rapid rehousing programs and voucher programs set aside for individuals experiencing homelessness and accessed through Coordinated Entry. Additionally, through the ESG-CV funds the Metro Homeless Impact Division has hired a landlord locator and launched the Low Barrier Housing Collective designed to increase landlord partnership. ESG-CV funds were also used to leverage private foundation funding to create a Landlord Risk Mitigation Fund providing landlords up to an additional \$1,000 above security deposit in case of damages, and up to \$2,000 in rental coverage in case of lease termination.</p> <p>The addition of the following new housing will also ease/speed entry: Curb Victory Hall completed in March 2021 provides 39 units for homeless veterans; Mending Hearts – 8 new beds for women ex-offenders (on hold due to funding shortfall due to cost increases from COVID-19); Crossroad Campus, under construction will provide 22 new units for youth; 82-unit PSH to be constructed downtown; 2 grants to Mary Parrish Center that expanded transitional and rapid rehousing options.</p>
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Engage & incentivize landlords with housing in opportunity areas to accept vouchers	Location & type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes; Community opposition; Impediments to mobility	Segregation; R/ECAP	Decrease HCVs in concentrated areas; Increase HCVs in other areas of the county <ul style="list-style-type: none"> • 1-5 yrs 	MDHA (PHA & CP), City	<p>High</p> <p>Data as of 2-1-2020 showed a total of 6,244 units under lease with HCVs; with 1209 (19%) located in R/ECAP tracts and 5035 (81%) in non-R/ECAP tracts. Using these numbers as a benchmark, staff compiled figures for 2021 which showed a total of 6566 units under lease with HCVs; with 2842 (43%) in R/ECAP tracts and 3742 (57%) in non-R/ECAP tracts. This represents an increase of 24% the # of HCV units under lease in R/ECAP areas.</p>
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Expand language access to leases, loan documents, etc.	Location & type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes; Impediments to mobility; Lack of meaningful access for individuals with LEP	Segregation; R/ECAP	Train & provide resources to landlords; partner with industry associations <ul style="list-style-type: none"> • 1-5 yrs 	City, MDHA (CP & PHA)	<p>High</p> <p>MDHA allows all existing and potential LEP tenants of affordable/subsidized housing to utilize the Language Line, as needed to answer any questions regarding lease requirements or any other program related documents or requirements.</p> <p>MDHA's (PHA) subsidized housing is ready to make leases available in other languages as soon as our tenant population dictates the need. However, MDHA's subsidized housing is in compliance with Title VI LEP and have telephone language interpretation services available to everyone that needs assistance.</p> <p>MDHA will partner with local HUD Approved Housing Counseling Agencies providing Homebuyer Counseling to make sure LEP clients that attend Homebuyer Education classes are informed of their right to seek translation services for home purchase loan documents they don't understand.</p> <p>Regions Bank does not have documents in different languages in the Metro Nashville market, but has flyers and ads in different languages. Most of our larger markets have independent translation services. We also have added more bi-lingual closing agents in some of our markets. Family members also assist with translation.</p>
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					For homeownership, Habitat for Humanity of Greater Nashville provides its informational brochures in multiple languages and arranges for translators as needed to ensure that participants understand homeownership education classes and mortgage documents.
Require that all publicly-funded affordable housing projects meet universal design or visitability standards.	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs	Include requirements in all funding awards to developers & all government constructed housing <ul style="list-style-type: none"> • 1-5 yrs 	City, MDHA (CP & PHA)	Medium All RFAs and contracts for HOME rental projects require all ground-floor units meet visitability standards and projects containing more than 5 units adhere to Section 504 of the Rehabilitation Act of 1973. During the design, contract negotiation stage, developers are required to distribute the accessible, visitable units across the range of unit sizes in the project. All RFAs for HOME Homeownership projects require all single-family dwelling units meet visitability requirements. In designing construction projects some sites tend to have topography, code permitting issues which make it infeasible to make all of the units visitable. CP staff work closely with developers on HOME projects to ensure meeting the visitability requirements will not render the project financially unfeasible and waives them in cases where it determined that it is not financially feasible. All Barnes funded projects meet universal design standards.
Explore creative homeownership options	Location & type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes; Impediments to mobility; Lack of meaningful access for individuals with LEP	Segregation; R/ECAP; Disproportionate Housing Needs	Work with lenders & developers to make home purchase financing available in a means accessible by persons who typically cannot access conventional methods <ul style="list-style-type: none"> • 1-5 years 	City, MDHA (CP)	Medium HOME and Barnes funds were awarded to Habitat for Humanity of Nashville-Davidson County to provide for the construction and sale of Homeownership housing. Habitat acts as the 1 st mortgage lender and finances the homes at 0 percent interest, thus they have the ability to finance homes for persons who typically would not qualify for conventional financing. Additionally, CLT units being developed thru The Housing Fund (THF) with land and money from Barnes Housing Trust will provide more accessible, economical home purchase options due to reduced purchase prices due to shared equity requirements and down payment assistance provided by THF.

Review & make policy for considering criminal history available to public	Impediments to mobility; admissions & occupancy policies & procedures, including preferences in publicly supported housing	Segregation; R/ECAP	Review policy to determine if it meets HUD standards; post on website <ul style="list-style-type: none"> 1-2 yrs 	MDHA (PHA)	Medium MDHA's (PHA) subsidized housing policy for considering applicants with criminal history is available in the Tenant Selection Plan (TSP). MDHA's TSP is HUD Approved and available to all tenants and applicants. The TSP is posted on the board at each office and also made available to tenants during initial applicant interview/certification or recertification. Copies are readily available in the property management offices. MDHA's Public Relation Division determines what to make available on MDHA's website.
Goal: Create/expand programs to help tenants and homeowners retain housing					
Create a countywide housing navigation system	Quality of affordable housing information programs; Impediments to mobility; Lack of meaningful access for individuals with LEP	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Align housing providers & programs to educate residents on housing options	City; MDHA (CP)	Medium Viability being reviewed
Goal: Create/expand programs to help tenants and homeowners retain housing					
Make process for requesting reasonable accommodation in MDHA-owned housing publicly available	Lack of assistance for housing accessibility modifications	Disproportionate Housing Needs	Post on website & make copies readily available in property offices <ul style="list-style-type: none"> <1 yr 	MDHA (PHA)	High This process is available through MDHA's Tenant Selection Plan (TSP). The TSP is HUD approved, and available to all tenants and applicants. It is posted on the information board at each office. During interview/certification/recertification process, it is discussed and shared with tenants. Copies are readily available in the property management offices. MDHA's Public Relation Division determines what to make available on MDHA's website.
Align resources & improve strategies for homeless prevention	Location & type of affordable housing; Lack of affordable, integrated housing for individuals who need supportive services	Disproportionate Housing Needs	Utilize data to prioritize funding decisions <ul style="list-style-type: none"> 1-5 yrs 	MDHA (CP & PHA), City, Continuum of Care	High The CoC Performance Evaluation Committee (PEC) and the ESG Proposal Evaluation Committee review/utilize HMIS data to assist with analyzing performance when evaluating requests for funding. The CoC Planning Council's #2 goal in the 3-year strategic plan is to Improve Data Collection and Use. Different CoC members have expanded their

					prevention/diversion approach, especially for families. In addition, through the Youth Homelessness Demonstration Program grant, the CoC has expanded diversion and RRH for youth and young adults which enable 405 youth (338 households) to be housed during the 2020 PY. Due to the additional ESG-CV allocations as of 8-2-21, the community has housed 451 individuals and families which exceeded the original goal of 400. These individuals and families will receive assistance for up to two years. The CoC adopted updated CoC and ESG Written Standards for Care in July 2021.
Explore interventions to evictions for persons with mental impairments	Lack of affordable in-home or community-based supportive services; lack of affordable, integrated housing for individuals who need supportive services	Segregation; Disproportionate Housing Needs	Work with mental health providers, case managers, and landlords to develop protocol <ul style="list-style-type: none"> • 1-3 yrs 	MDHA (PHA & CP), City, Continuum of Care	<p>Medium</p> <p>The Metro Public Health Department has developed a Community Mental Health Systems Improvement (CMHSI) workgroup, which brings together representatives from behavioral health, criminal justice, and homelessness sectors to coordinate and improve an intervention response that de-criminalizes approaches to assisting people with mental health issues. As a result, the city supported the creation of a psychiatric ER at a local nonprofit organization to divert people in crisis from the criminal justice system. The Health Department has revamped the CMHSI group to identify its next focus area with clear, measurable outcomes for the same population (as described above). The group realized that housing instability is a key factor when looking at the high utilizers of mental health and criminal justice. Thus, current efforts are underway to identify high utilizers of hospitals, jails, and shelters with the goal of developing a targeted approach to divert and prevent homelessness for this high-utilizer population.</p> <p>MDHA's PHA has a protocol in place. Social Services (SS) Coordinators currently have long-term partnerships with mental health providers to assist with the prevention of evictions among those suffering with mental illness. At the Property Manager's discretion, he/she makes the referral to the SS Coordinator to assist (preferably prior to) the issuance of a 15-30 day notice to the tenant for a lease violation when a mental health issue is suspected. The SS Coordinator will attempt to contact the resident's Case</p>

					Worker and family to provide assistance with the suspected mental health concern. The resident will be offered an opportunity to provide supplemental material to support a request for a reasonable accommodation. If the interactive process leads to a reasonable accommodation that includes case management and periodic review, the eviction intervention is appropriate and eviction can be prevented.
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Goal: Create/expand programs to increase self-sufficiency					
Expand financial counseling program(s) into R/ECAPs, to youth, and post-secondary education	Source of income discrimination; lending discrimination; access to financial services	Segregation; R/ECAP; Disparities in Access to Opportunity	Secure funding for expanded FEC or other program & develop outreach plan <ul style="list-style-type: none"> 1-5 yrs 	City	<p>High</p> <p>MDHA awarded \$89,424 in January 2019 in CDBG funds to Woodbine Community Organization a HUD-Approved Housing Counseling Agency to be used to provide counseling service to tenants of MDHA-owned affordable housing (the majority of which are located in R/ECAP areas) on tenant responsibilities to help them retain housing. The program was stalled shortly after initiation due to COVID-19. The program was expanded in PY 2020 to allow the services to be provided to all tenants of Davidson County in a virtual format due to the need resulting from COVID-19. To date, 64 individuals have been served.</p> <p>In September 2019 MDHA began the process to launch a one-stop shop in the Napier and Sudekum community. This center was called for in the Choice Neighborhoods Planning grant funded transformation plan called Envision Napier and Sudekum. In that plan the community conceptualized this center as a "Pathway to Success" where partners could offer programs and services in the community, helping overcome barriers to access such as transportation. In August 2020 the center was certified as a HUD EnVision Center and the site was officially named Envision Center Napier and Sudekum.</p> <p>The Envision Center is staffed with case managers called Navigators, who facilitate an integrated service delivery model, and manage participant access to multiple services. Launch partners for the center include an American Job Center satellite office, adult education programing by</p>

					Workforce Essentials, employment services for individuals with disabilities by TN Department of Human Services, Vocational Rehab, college enrollment and Reconnect services by Nashville State Community College, food access programing by Second Harvest Food Bank, conflict mediation counseling by Nashville Conflict Resolution Center, financial literacy and homebuyer education by Woodbine Community Organization, and healthcare referral services by Neighborhood Health. Services were offered virtually during COVID-19 restrictions, and the Envision Center is now open to clients.
Expand digital inclusion opportunities at MDHA properties	Source of income discrimination	Segregation; R/ECAP; Disparities in Access to Opportunity	Bring technology & training programs to all properties <ul style="list-style-type: none"> • 2-5 yrs 	MDHA (PHA & CP)	<p>Medium</p> <p>The ConnectHome Initiative, administered by MDHA's Recapitalization Department, narrows the digital divide by bringing digital literacy training, high-speed broadband access, and ongoing support to low-income families living in MDHA communities. ConnectHome represents a national collaboration between businesses, nonprofits and governmental organizations with generous in-kind services. MDHA's Community Engagement Partnership Manager oversees this program with a focus of providing devices, training, and connectivity for 1,000 youth in a targeted community. Additionally, MDHA has partnered with the Nashville Public Library to implement a Senior Tech Academy that provides digital literacy training and devices to seniors, with a particular focus on accessing telehealth and virtual socialization opportunities in light of COVID restrictions.</p> <p>All of the newly constructed MDHA affordable housing properties and those currently under construction are/will be wired for broadband/internet access. All LIHTC developments will have computer workstations (1 per 50 LIHTC residents) with internet access in an accessible location during normal working hours for our residents.</p>

Goal: Increase public investment in underserved neighborhoods					
Leverage resources to redevelop public housing properties in R/ECAPs to create mixed-use, mixed-income communities	Lack of community revitalization strategies, lack of public investment in specific neighborhoods, including services or amenities; lack of private investment in specific neighborhoods	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Redevelop traditional public housing sites, keeping commitment to 1-for 1 replacement of public housing <ul style="list-style-type: none"> • 1-5 yrs 	MDHA (PHA & CP), City	High Master planning for four MDHA sites is complete (Cayce and Napier & Sudekum) or nearly complete (Edgehill). Red Oak Flats completed construction in March 2021 and Red Oak Townhomes and Boscobel 4 are under construction with anticipated completion dates of November 2021 and December 2022 respectively. The Cayce Utility Phase 1A project is under construction to support redevelopment in the Cayce neighborhood. The next project is 5 th & Summer and is in design. All contribute mixed-income housing to the Cayce neighborhood. Curb Victory Hall was completed in March to support homeless veterans. Randee Rogers Apartments is a mixed-income project under construction in the Cheatham Place neighborhood with a completion scheduled for November 2021. Site and security improvement are being installed at Cumberland View. MDHA's goal is to replace all subsidized housing one-for-one while adding workforce (80-120% AMI) and market rate units at our six largest neighborhoods: James Cayce Homes, Napier and Sudekum Apartment, Edgehill Apartment, Cheatham Place Apartments, Andrew Jackson Courts, and Cumberland View.
Continue to target public funds for neighborhood programs & infrastructure projects in R/ECAPs	Lack of community revitalization strategies, lack of public investment in specific neighborhoods, including services or amenities; lack of private investment in specific neighborhoods	Segregation; R/ECAP; Disparities in Access to Opportunity	Allocate public funding capital improvements and other projects in R/ECAPs <ul style="list-style-type: none"> • 1-5 yrs 	MDHA (CP); City	Medium The 2020 AP allocated \$80,375 in CDBG funds for targeted Homeowner Rehab in the Napier-Sudekum R/ECAP area; and \$1,148,216 in CDBG funds for public facility and improvements in CDBG Target Areas, 13 of which overlap with R/ECAP areas.
Goal: Incentivize private investment in underserved neighborhoods					
Offer incentives to attract private	Lack of community revitalization	Segregation; R/ECAP; Disparities in Access to	Prioritize planning & development	City, MDHA (PHA & CP)	High

investment in R/ECAPs & areas with concentrations of publicly supported housing	strategies; lack of private investment in specific neighborhoods	Opportunity; Disproportionate Housing Needs	efforts in distressed areas to stimulate investment <ul style="list-style-type: none"> • 2-5 yrs 		MDHA has created a comprehensive community planning model called "Envision", which is based on HUD's Choice Neighborhoods program. Envision plans seek to create holistic revitalization strategies for MDHA's traditional family housing sites that focus on developing mixed-income, mixed-use communities of opportunity that are inclusive of existing residents. These plans are intentionally crafted to leverage private investment through public-private partnerships during implementation. Master planning for four MDHA sites is complete (Cayce and Napier & Sudekum) or nearly complete (Edgehill). Red Oak Flats completed construction in March 2021 and Red Oak Townhomes and Boscobel 4 are under construction with anticipated completion dates of November 2021 and December 2022 respectively. The Cayce Utility Phase 1A project is under construction to support redevelopment in the Cayce neighborhood. The next project is 5 th & Summer and is in design. All contribute mixed-income housing to the Cayce neighborhood. Curb Victory Hall was completed in March to support homeless veterans. Randee Rogers Apartments is a mixed-income project under construction in the Cheatham Place neighborhood with a completion scheduled for November 2021. Site and security improvement are being installed at Cumberland View. MDHA's goal is to replace all subsidized housing one-for-one while adding workforce (80-120% AMI) and market rate units at our six largest neighborhoods: James Cayce Homes, Napier and Sudekum Apartment, Edgehill Apartment, Cheatham Place Apartments, Andrew Jackson Courts, and Cumberland View.
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Goal: Expand fair housing outreach, education, and enforcement activities					
Coordinate with neighborhood groups & community leaders to identify fair housing issues.	Private discrimination; Lending discrimination; Community Opposition	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs; Disability & Access	Launch a public awareness campaign <ul style="list-style-type: none"> < 1 yr 	City, MDHA (CP)	<p>High</p> <p>Working in collaboration with community organizations, advocates, legal aid, and academics, the Metro Human relations Commission (MHRC) has published a three-part series of educational booklets about affordable and fair housing. The final booklet in the series focuses on the history of housing discrimination in Nashville and the current challenges Nashvillians face in ensuring fair access to housing. It became available for download and distribution in August 2019. Since their publication, over 6000 of the booklets have been distributed and the electronic versions have been downloaded hundreds of times. These booklets continue to be used by local universities, colleges, nonprofits, faith communities, advocacy organizations, and legal firms to address fair housing issues. Between June 2020 and May 2021, MHRC sponsored, co-sponsored, or spoke at 10 events that discussed pressing fair housing issues in Nashville. Throughout this period, the Executive Director of the MHRC also served as the Chairperson for the Tennessee Fair Housing Council and has ensured that this nonprofit entity and the local government are working efficiently together to provide community education and compliance mechanisms for residents.</p>
Continue to use CDBG funds to support fair housing outreach, education, and enforcement activities.	Private discrimination; Lending discrimination; Community Opposition	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Annually allocate CDBG public service dollars for fair housing activities <ul style="list-style-type: none"> 1-5 yrs 	MDHA (CP)	<p>Medium</p> <p>The 2020 AP allocated \$28,705 in Public Service Dollars for fair housing activities and entered into an Agreement with the Tennessee Fair Housing Council to provide the services during the 2018 PY and allows it to be renewed for 4 additional years contingent on CDBG funds being available.</p>
Consider creating a local mechanism to enforce Fair Housing complaints.	Private discrimination; Lending discrimination; Community Opposition; Lack of local public fair housing enforcement	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Review authority & available resources <ul style="list-style-type: none"> 1-2 yrs 	City	<p>Medium</p> <p>MHRC recently launched a grant-funded initiative to address the need for a local mechanism to accept and route fair housing complaints, and to provide complainants with an opportunity to mediate complaints. The overall goal for the grant (funded by the Cities for Financial Empowerment</p>

					Fund) is to establish or rededicate an existing office/department focused on consumer financial protection generally. Both the MHRC and the funder agree that fair housing issues should be one of the primary foci for this initiative. A comprehensive fair housing complaint template will be made available through hubNashville (the city's consolidated online portal for resident services) before the end of the calendar year.
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CR-40 - Monitoring 91.220 and 91.230

Description of the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Results of audit/monitoring activities are used as management tools to strengthen MDHA and its funding partners. In Program Year 2020, MDHA's compliance specialist focused on the following community development programs: CDBG, CDBG-CV, HOME, HOPWA, and ESG (as of the date of the CAPER). In addition to monitoring these programs, MDHA's Compliance Specialist also accompanies MDHA's Collaborative Applicant staff when they monitor CoC grant recipients and reports any findings to the CoC Performance Evaluation Committee (PEC). **Note: Due to the COVID-19 pandemic, on-site monitoring was halted during all of the 2020 program year. Desk Reviews and remote monitoring continued on a limited basis when possible. In May of 2021, HUD remotely monitored MDHA's 2010 CDBG-DR grant and MDHA's CDBG-CV grant. The monitoring did not result in any findings or concerns per a letter dated June 25, 2021.**

The Compliance Specialist monitors each program in accordance with HUD rules and regulations, as well as contractual requirements. Generally, all HOPWA subrecipients are monitored on an annual basis via on-site reviews. The ESG subrecipients are monitored on-site following a risk analysis. Risk factors include the type of activity, subrecipient experience, the dollar amount of the grant award, staff turnover, and invoice frequency. All ESG and HOPWA reimbursement requests are subject to desk reviews. Desk reviews allow MDHA to check for cost allowability and ensure sufficient back-up documentation is in place before a reimbursement request is processed and paid.

The HOME program is monitored following a risk analysis. Risk factors include the type of construction, developer experience, the number of HOME units, size of the grant award, property ownership status, last inspection date, and any issues noted in progress reports and/or project files. MDHA uses a variety of methods to monitor, including on-site reviews/physical inspections and desk monitoring. Additionally, MDHA, as the PHA for Nashville-Davidson County, administers the Section 8 Housing Choice Voucher Program. Many HOME properties contain MDHA Section 8 voucher holders. This allows MDHA to pull the annual HQS inspections, lease information and income verifications to supplement and satisfy the compliance requirements for those HOME units.

The CDBG program is monitored during different stages of project completion and throughout the time period established in subrecipient grant agreements. On-site monitoring is typically conducted at agency offices. During the monitoring visit, program files and individual client/property files are reviewed for overall HUD program compliance.

MDHA's Compliance Specialist utilizes the HUD Monitoring Desk Guide to determine compliance. Additionally, subrecipients are required to provide match documentation and regular reports on their achievement of contractual objectives as a requirement for reimbursement. Following the on-site visit, after all information is compiled, the Compliance Specialist provides the agency with a follow up letter

detailing any findings or concerns noted at the time of the visit. Agencies have 30 days to respond to requests for further documentation on findings/concerns. Once the requested documentation is received, the compliance monitor provides a letter of clearance to the agency for the monitoring visit. Agencies that have unresolved monitoring findings will not be considered for funding during the next funding cycle.

Before participating in MDHA's programs, the subrecipient must agree in writing to:

- comply with all federal, state and local laws relating to fair housing and equal opportunity,
- operate their facilities and services and conduct their outreach on a nondiscriminatory basis, and
- adopt policies to ensure effective communication with applicants, beneficiaries, and members of the public who have hearing, vision, or speech impairments regarding the availability of accessible services, activities and facilities.

Minority Business Outreach Policy

It is the policy of the Metropolitan Government of Nashville and Davidson County to promote full and equal business opportunities for all persons doing business with the Metropolitan Government by increasing the purchase of goods and services from minority and women-owned businesses within the area of the Metropolitan Government. It is further the policy of the Metropolitan Government that firms seeking to participate in contracting and procurement activities with the Metropolitan Government are not prevented from doing so on the basis of the race or gender of their owners and that the Metropolitan Government not be a passive participant in any private scheme of discrimination.

MDHA administers the HOME and CDBG programs on behalf of the Metropolitan Government of Nashville and Davidson County, and it is MDHA's policy to provide minorities, women, and small business enterprise equal opportunity to participate in all aspects of contracting and purchasing programs, including but not limited to, participation in procurement contracts for equipment, professional services contracts, and construction contracts. The Diversity Business Policy can be found at <http://www.nashville-mdha.org/diversity-business-enterprise-program/>.

Comprehensive Planning

MDHA is the lead agency for the development and administration of the Consolidated Plan for Nashville-Davidson County. The mission of MDHA is to create affordable housing opportunities for Nashvillians, nurture neighborhoods, and build a greater downtown. Within MDHA, the Community Development Department is responsible for administering the Consolidated Plan and its related programs. The Community Development Department is located at 712 South Sixth Street, Nashville, Tennessee 37206, and can be reached by telephone at (615) 252-8505.

The 3rd Program Year (2020) Action Plan aligned with the strategies outlined in the 2018-2023 Consolidated Plan. The 2020 Action Plan was developed with extensive outreach to and input from citizens and community development partners. Additionally, MDHA looked to make sure any updates aligned with initiatives of

other plans in the City such as NashvilleNext. The planning process and list of participants is described in the 2020 Action Plan.

During the 2020 program year, MDHA relied on a strong network of nonprofit partners and other organizations to assist in program delivery and worked with key Metro government agencies in implementing housing and community development strategies. MDHA publicized its plans, reports, and accomplishments through its website, print media, and community meetings. MDHA continues to participate in and collaborate on initiatives that further the objectives of the Consolidated Plan.

Citizen Participation Plan 91.105(d); 91.115(d)

Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The requirements of MDHA's Citizen Participation plan pertaining to performance reports are provided below:

Each year MDHA must submit a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD. This report is due 90 days after the close of the program year. To ensure public participation in the review of the performance report, MDHA will hold a public hearing, accept public comment, and issue public notices.

Public Notice & Publication

MDHA will publish a public notice in *The Tennessean* and at least one weekly minority and Hispanic newspaper to announce the public comment period a minimum of 10 days before a public hearing. MDHA will also maintain a mailing list of interested parties and send information to all members of the mailing list. MDHA will provide a reasonable number of free copies of the performance report to citizens and groups that request it. Copies of each report will be available for review at MDHA and on the MDHA website at: www.nashville-mdha.org/consolidated-plan.

Public Hearings

MDHA will hold at least one public hearing per year during the preparation of the annual report. The purpose of the public hearings is to obtain citizens' views, answer questions, address housing and community development needs, and review program performance.

Upon request, MDHA will provide for translation services to meet the needs of non-English speaking residents. MDHA will also take whatever actions are appropriate to serve the needs of persons with disabilities.

Public Comments

MDHA will provide a period of at least 15 days to receive comments on the annual report before the report is submitted to HUD. MDHA will consider any comments or views of citizens received in writing, or orally at public hearings, if any, when preparing the final report. MDHA will attach a summary of these comments and MDHA's response to the final annual report.

Information

In addition to providing participation in the development of plans and the review of the annual report, MDHA will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the use of federal funds. MDHA will provide access to records for the current program year and previous five program years. This information includes, but is not limited to, the citizen participation plan, the Consolidated Plan as adopted, annual action plans, performance reports, and any substantial amendments. MDHA will make these records available in a form accessible to persons with disabilities, upon request. Most records are maintained at MDHA in the Community Development Department, located at 712 South Sixth Street. Records may be reviewed by appointment during regular business hours. MDHA will also provide citizens with reasonable and timely access to local meetings held in regard to the Consolidated Plan and the activities undertaken as part of the Consolidated Plan.

Citizen Participation Opportunities regarding the 2020 CAPER

Notice of the public hearing and request for public comment were advertised in *The Tennessean*, *The Tennessee Tribune*, and *El Crucero de Tennessee*. In addition, notices were posted on MDHA's website and social media outlets (Facebook, Instagram, Twitter, and Google+) and were emailed to stakeholders, partners, and members of the public on MDHA's email distribution list and who attended prior public meetings. Notices were provided to groups representing minorities and persons who speak languages other than English. A copy of the Public Notice is provided in Appendix A.

The public comment period began on August 9, 2021 and will conclude at 10:00 a.m. on August 25, 2021. Citizens are provided an opportunity to comment on the annual report at a virtual public hearing to be held on Thursday, August 19, 2021, 10:00 a.m. via WebEx. A summary of public comments received during the comment period and at the public hearing and MDHA's responses is included in Appendix B.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

In 2020, MDHA continued to implement activities and strategies outlined in the 2018-2023 Consolidated Plan for CDBG programs.

MDHA staff continues to use a tracking system to attempt to ensure sure all programs and activities remain

on track and goals are met. This tracking system was established specifically to review expenditures on a regular basis, especially those of CDBG projects, to make sure all projects remain on track and to take appropriate measures to reallocate funds for any stalled projects. The goal of this tracking system is for MDHA to meet the required expenditure ratios for any given year at least three months prior to the regulatory deadline. In PY 2020, HUD determined they would not take hard enforcement actions due to communities having difficulty meeting expenditure deadlines due to COVID-19. CD staff is reviewing expenditure rates to attempt to develop a plan to meet the 1.5 times the recent annual grant requirement in PY 2021. However, it may be difficult as rehab expenditures are still not back to normal due to COVID-19. Additionally, \$3,240,899 in CDBG-Declared Disaster Relief Funding (DDRF) was added at the end of the 2020 Calendar year and included in the 1.5 requirement. These funds can only be used for storm recovery and may have been received too late to assist in this effort. Staff is in the process of researching the inventory of storm damaged properties to determine if there is sufficient need to use this funding and if not will work with HUD to close out this grant due to lack of demand.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this Program Year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Due to the outbreak of COVID-19, MDHA requested and was granted a waiver of on-site inspections for the 2020 PY.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

All Subrecipients/CDHOs/owners participating under the HOME Program are required to provide an Affirmative Marketing Plan for all HOME-assisted housing containing more than five (5) units for MDHA's review before entering into the developer agreement. The developer agreement with MDHA requires developers to adhere to the following requirements and practices in order to carry out MDHA's affirmation marketing procedures and requirements:

- Distribute information to potential owners and tenants about Fair Housing Laws and MDHA's Affirmative Marketing Policy.

- Use the Equal Housing Opportunity logo and non-discrimination standard statement on all advertising for properties and on all tenant/owner applications.
- Visibly display a Fair Housing Poster in the office where tenants/owners pick up applications.

MDHA as well as each Subrecipient, CHDO/owner with a developer agreement with MDHA, must maintain the following records in their respective place of businesses to document their efforts to comply with affirmative marketing requirements:

- Maintain copies of all advertisements related to vacancies or sales in the development, showing the method used to advertise and the dates of advertising;
- Keep samples and copies of all information related to the development provided to organizations and groups serving lower income and minority families and individuals;
- Maintain logs related to the development showing names and dates of contacts made to inform the community and potential residents of housing opportunities;
- Maintain information on the racial, ethnic and gender characteristics of potential homeowners and tenants for the retention periods required by 24 CFR Part 92.508(c).
- Maintain information from tenants/owners on how they were informed that units were available.

MDHA evaluates the success of affirmative marketing actions on a continuous basis to see what improvements, if any, are needed and will take corrective actions as needed when affirmative marketing requirements are not met. Compliance with affirmative marketing requirements for Subrecipients/CHDOs/owners is a component of the monitoring process. For projects reviewed during the 2020 Program Year, no deficiencies were found.

An integral part of MDHA's Affirmative Marketing Plan is to inform the public, potential homeowners, tenants, subrecipients, CHDOs and owners about Federal Fair Housing Laws.

MDHA took the following actions during the 2020 Program Year to promote awareness of the need for affirmative marketing and Fair Housing Laws in accordance with the Affirmative Marketing Plan:

- Having a section of the MDHA website devoted to providing information on the Federal Fair Housing Laws. Information is available at <http://www.nashville-mdha.org/fair-housing/>
- Unfortunately, the annual Tennessee Fair Housing Matters Conference that MDHA typically sponsors, was not held during the 2020 Program Year due to concerns about COVID-19. This annual event is typically well attended by housing professionals and advocates and provides information on the latest trends in discrimination and enforcement of fair housing laws.

- Posting Fair Housing informational material, including material in multiple languages, in all MDHA offices and properties. In addition, MDHA distributed fair housing materials at various venues aimed at educating Metro residents of their right to fair housing, how to identify discrimination, and how to report it.
- Having an MDHA Fair Housing dedicated phone number where the public can call to obtain information on Fair Housing. A recorded message provides information on how to file a complaint and referral information to local fair housing agencies. A dedicated MDHA staff person checks messages periodically throughout the day, responds to complaints, and tracks the number of calls received during the program year. During the 2020 Program Year, the Hotline received 21 calls related to fair housing and MDHA referred the callers to the appropriate agencies for assistance.

MDHA allocated \$28,705 of CDBG public service funds in the 2020 AP for fair housing counseling, education outreach, and complaint-based testing. In September 2018, MDHA issued an RFA seeking qualified nonprofit organizations or institutions to provide these services throughout Metro Nashville-Davidson County with an emphasis on assisting LMI residents in the housing target areas identified in the 2018 – 2023 Consolidated Plan. The Tennessee Fair Housing Council (TNFHC) was the sole respondent and deemed qualified to provide the services. MDHA entered into a contract effective January 1, 2019 with the TNFHC to provide the services outlined in the RFA. The term allows renewal of the contract for up to four (4) additional twelve-month terms, contingent upon annual allocations from HUD and satisfactory performance. TNFHA will use the funds to carry out the following programs/activities for residents of Metro Nashville-Davidson County:

- Speaking with aggrieved individuals to inform them of their rights pertaining to Fair Housing.
- Interacting with a potentially aggrieved individual's housing provider to determine the housing provider's version of the facts (i.e., investigation.)
- Interacting with a housing provider to inform the housing provider of his or her obligations under applicable law, in order to bring relief to the aggrieved individual.
- Providing legal representation to an aggrieved individual, either as a defendant or plaintiff in housing-related litigation.
- Providing general education information to individuals to inform them of their rights in conjunction with the Fair Housing Laws to Davidson County residents with an emphasis in the housing target areas identified in the 2018 – 2023 Consolidated Plan. The housing target areas are located in 14 Metro Council Districts that experienced at least a 40% increase in property values during the 2017 reappraisal, seven (7) of the districts are in the top 14 for property standards violations (since 5/1/2015); ten (10) of the districts are in the top 14 for percentage of building permits issued (since 5/1/2013); and seven (7) of the districts are in the top 14 for total value of permits. At least 51% of the beneficiaries of these services must be from low- and moderate-income (LMI) households.

Refer to IDIS reports to describe the amount and use of program income for projects, including the

number of projects and owner and tenant characteristics

Per guidance in Federal Register Vol. 81, No. 232, issued December 2, 2016, During PY 2019, MDHA accumulated PI and Repayment receipts of \$316,877 that was budgeted in the 2020 Action Plan to be used for activities. These funds were used to pay expenses for the following projects during the 2020 PY:

- IDIS# 6770 – 2019 Admin - \$22,921.18
- IDIS# 6687 - \$54,554.49 – 15 single family homeownership units

Describe Actions taken during the last year to foster and maintain affordable housing.

The City engages in multiple programs to preserve and improve existing housing stock and to create additional affordable units. During 2020, MDHA continued efforts to preserve and improve the City's existing housing stock through Homeowner Rehabilitation and Energy Efficiency activities. The demand for these programs continues to be extensive. During the 2020 PY, 145 cases were completed or underway in conjunction with the Homeowner Rehabilitation, Roof Rehab, Accessibility, HVAC Energy Efficiency Program, which provided for replacement of non-functioning or inefficient HVAC units, and CDBG Weatherization Assistance. Additionally 4 rental rehab projects (units) were rehabilitated in conjunction with the Rental Rehab program. MDHA continued outreach efforts to recruit landlords to participate in the Rental Rehab program, which is designed to increase decent, safe, affordable housing rental stock.

MDHA in partnership with developers completed construction of 21 HOME-assisted Rental Units. MDHA also administers the Weatherization Assistance Program (WAP) and the Low Income Energy Assistance Program (LIHEAP) in Davidson County. These programs operate in tandem and served 43 households from funding allocations received from July 1, 2020 thru June 30, 2021.

HOME funds from PYs 2018 – 2019 committed to projects currently in various phases of construction will result in the addition of 674 units (143 Home-assisted) to the affordable inventory within the next three (3) years. All rental projects funded by HOME must benefit households with incomes at or below 60% AMI and all CDBG funded rental projects must benefit households with incomes at or below 80% AMI.

For the 2020 PY, MDHA will award HOME funds in the amount of \$3,332,776 to three (3) nonprofit developers and two (2) for profit developers for use in construction of affordable housing which will result in 49 additional rental units and fourteen (14) homeownership units being added to the affordable housing inventory upon completion.

During FY 2020, Metro Council approved eight PILOTs for rental housing developments which will provide an estimated tax abatement of \$31,879,449 over a ten year period to enable the creation of 1548 units of affordable housing.

Metro via the Barnes Housing Trust awarded 7 million in grants to 7 affordable housing nonprofits to build 350 units this year.

Master planning for four MDHA sites is complete (Cayce and Napier & Sudekum) or nearly complete (Edgehill). Red Oak Flats completed construction in March 2021 and Red Oak Townhomes and Boscobel 4 are under construction with anticipated completion dates of November 2021 and December 2022 respectively. The Cayce Utility Phase 1A project is under construction to support redevelopment in the Cayce neighborhood. The next project is 5th & Summer and is in design. All contribute mixed-income housing to the Cayce neighborhood. Curb Victory Hall was completed in March to support homeless veterans. Randee Rogers Apartments is a mixed-income project under construction in the Cheatham Place neighborhood with a completion scheduled for November 2021. Site and security improvement are being installed at Cumberland View. MDHA’s goal is to replace all subsidized housing one-for-one while adding workforce (80-120% AMI) and market rate units at our six largest neighborhoods: James Cayce Homes, Napier and Sudekum Apartment, Edgehill Apartment, Cheatham Place Apartments, Andrew Jackson Courts, and Cumberland View.

The 2020 Metro budget also included approximately \$623,000 for homeless services programs for assessment and intervention services for homeless individuals and those at risk of becoming homeless so they can obtain or maintain permanent supportive housing. Metro working on finalizing plans for the construction of 82 units of permanent supportive housing for individuals experiencing homelessness funded with \$25,000,000 in General Obligation Bonds.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	290	289
Tenant-based Rental assistance	7	5
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	48	53
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	30	25
Total	375	372

Table 14 – HOPWA Number of Households Served

HOPWA funds also provided assistance for Permanent Housing Placement. However, this is not automatically accounted for in the tables above. The expected program year total was 190 for PY 2020. The actual program year total was 123 for PY 2020.

Narrative

Summary

Housing Opportunities for Persons with AIDS (HOPWA) provides housing assistance and supportive services for low-income people with HIV/AIDS and their families. Nashville-Davidson County first became eligible to receive HOPWA funds as a formula grantee in 1997, and MDHA was designated as the local agency to administer HOPWA funds.

Purpose

People with AIDS (PWAs) and other HIV-related illnesses often face desperate situations as their ability to work (and therefore their income) declines and their health care expenses mount. Homelessness and lack of adequate medical care threaten both family stability and the health of the affected person. HOPWA helps low-income PLWHAs and their families by providing funds for secure housing that can serve as a base for health care and other services. To receive funds, the program requires States and localities to set long-term strategies to meet the housing needs of low-income PLWHAs and their families, which encourages communities to better coordinate local and private efforts to serve PLWHAs.

Distribution of HOPWA Funds among Categories of Housing Needs

HOPWA funds may be used to assist people with AIDS/HIV living in the EMSA- Eligible Metropolitan Statistical Area - which includes the following counties in Middle Tennessee: Davidson, Wilson, Williamson, Rutherford, Cheatham, Dickson, Sumner, Robertson, Cannon, Hickman, Macon, Smith and Trousdale.

HOPWA funding was distributed to three nonprofit agencies as described in the table below.

Overview of HOPWA Activities

Following a request for proposals, a Review Committee recommended the award of 2020 HOPWA funds to four local nonprofit agencies. The majority of funding is contracted to Nashville CARES, the premiere AIDS service organization in Middle Tennessee. Nashville CARES uses the funds to provide housing and other client-related services to persons with AIDS who are both housed and homeless. Three other agencies used smaller allocations to support additional units of affordable housing, assist with operational expenses, case management, housing services, and outreach. These agencies, and a basic description of each, are listed below and in the more comprehensive HOPWA CAPER which will be available on MDHA's website after August 29, 2021. Fifty-six percent (56% excluding funds for administrative expense) of the year's HOPWA allocation was budgeted to assist with short-term rent and utility payments, as well as operating subsidies to assure affordable rental housing to qualifying households; forty-four percent (44% excluding funds for administrative expense) targeted support services such as case management, front-end housing

costs such as rent and utility deposits, food/nutrition and transportation assistance.

During the 2020PY, the amount of \$1,547,366 was granted to the Nashville, TN EMSA.

2020 HOPWA Distribution	
Housing Assistance (Short-term Rent/Mortgage and Utility Assistance, facility-based operating assistance and related administrative share)	\$866,525
Supportive Service (all else, including rent/utility deposits & related administrative share)	\$680,841
TOTAL	\$1,547,366

Table 15 - 2020 HOPWA Distribution

HOPWA Agencies

- Street Works provides services to socio-economically disadvantaged individuals living with HIV/AIDS. They provide case management, rental assistance and supportive services. **\$65,778** of HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), Permanent Housing Placement, Supportive Services and Case Management.
- Nashville CARES is the primary agency providing HIV/AIDS services and education throughout the thirteen counties of northern middle Tennessee. It currently provides a range of non-medical support services to people with HIV/AIDS and their families throughout the region. Services include case management, individual group counseling, food and nutritional support, home-delivered meals, transportation assistance, practical and emotional support by volunteer CARE teams, outpatient alcohol and drug abuse treatment, hospital visitation, treatment education, and social activities. **\$999,999** of HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), TBRA, Emergency short-term/transitional housing, Case Management and Supportive Services, Transportation and Nutrition.
- Urban Housing Solutions is a nonprofit housing development agency that specializes in rental housing for low-income and special needs populations. **\$368,788** of HOPWA funding: Facility-Based Rental Assistance and Supportive Services.

Meharry Community Wellness Center is a publicly-funded Tennessee-designated “AIDS Center of Excellence” in the Heart of Davidson County. The Center provides services to socio-economically disadvantaged individuals living with HIV/AIDS. They provide case management, rental assistance and supportive services. **\$66,380** of HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), Supportive Services and Case Management

Local Jurisdiction Description

The EMSA consists of Nashville/Davidson County and twelve surrounding counties: Cannon, Cheatham, Dickson, Hickman, Macon, Robertson, Rutherford, Smith, Sumner, Trousdale, Williamson, and Wilson.

The Nashville EMSA has a disproportionately high number of Persons Living with HIV and/or AIDS (PLWHA). The majority of the Nashville EMSA's persons living with HIV/AIDS - PLWHA reside in Davidson County. There were 5,378 PLWHA in the Nashville EMSA at the end of the 2017 calendar year per the Ryan White Part A 2019 Needs Assessment. Minorities are disproportionately impacted by HIV disease in the Nashville Transitional Grant Area. According to the Ryan White part A 2019 Needs Assessment; Non-Hispanic Blacks hold about half of the incidence and prevalence each year. And notably, the younger populations are representing more and more of the incidence each year. In the past four years these assessments note that the age group with the largest percentage of new cases is the 25-34 year old group. Monitoring this trend more closely in the coming years is strongly advised, as this could be the beginning of a shift inside of the MSM population.

A top priority of the local Ryan White Planning Council is assuring that individuals be tested and diagnosed early in the course of the disease so that they may enter care as soon as possible. Retention in care is another critical aspect of the HIV Care Continuum that focuses on individuals seeing an HIV medical practitioner on a routine basis.

Tennessee is divided into five (5) geographical regions for HIV planning purposes for utilization of Ryan White Part B funding. The lead agent for the counties covered in Nashville's EMSA is the local United Way. The Director and staff of HIV/AIDS Initiatives at the United Way have served on the HOPWA Review Committee, and provided invaluable resources in identifying ways the HOPWA funding can complement efforts funded by Ryan White while helping avoid duplication of resources. Staff responsibilities for the Ryan White Part A Planning Council fall under the city's Public Health Department. The planning process at the United Way is so comprehensive and developed that MDHA refers to them for guidance, and attempts to use HOPWA funds to address gaps that are not - or perhaps cannot be - addressed by their various funds.

Key planning documents used by MDHA when allocating HOPWA resources include the Ryan White Nashville Transitional Grant Area Needs Assessment, conducted by the Metro Public Health Department. This report consists of reviews of the epidemiological data, summaries of data collected via client surveys and focus groups, as well as results of surveys of community service providers, called resource audits. The needs assessments are required for the renewal of federal funding, and guide the Ryan White planning entities in promoting a quality continuum of care for individuals at risk for contracting HIV/AIDS.

Project Accomplishments

Overview

During the program year, our HOPWA program partners provided short-term rent, mortgage and or utility (STRMU) payments to 289 eligible households. An additional 53 households were assisted via affordable rents made possible by operating subsidies funded by HOPWA. Permanent housing placement provided assistance to 123 households. Supportive services, such as bus passes that provided transportation to medical, dental and housing appointments; case management; assistance on deposits for

rent and utility payments; and nutrition services like food bags and home-delivered meals were offered to 2,170 households. Transitional housing and/or emergency hotel/motel stays served 25 households. Tenant Based rental assistance served 5 households.

Grant Management

Oversight of HOPWA project sponsor activities is the responsibility of MDHA's Senior CD Program Manager. In addition to remote monitoring that occurs each time project sponsors submit regular requests for reimbursement for HOPWA activities, sponsors are monitored on-site by MDHA's Compliance Monitor. Project sponsors are selected by a Review Committee, after a Request for Proposals has been issued. Applications are reviewed and scored using a rating tool that employs objective criteria such as applicant capacity and need for the project. Review Committee members include staff of HIV/AIDS Initiatives at the United Way of Metropolitan Nashville, and the staff from Ryan White HIV/AIDS Program at the Metro Public Health Department.

Barriers Encountered and Actions Taken

Several barriers are present for individuals with HIV/AIDS and their families as they confront housing issues:

Lack of stable, affordable housing and/or resources for subsidized housing such as Shelter Plus Care certificates. Many times, subsidized housing developments are not taking applications.

Individuals with no income are extremely difficult to place into permanent housing. In addition, if they move into housing, it is difficult for them to maintain stability. Compounding lack of income in some cases are additional liabilities such as criminal history, poor credit histories, and active substance use. Participants with felony convictions, especially sexual offenders, are disqualified for affordable housing in most cases.

The HOPWA regulations prohibit use of funds to pay the cost of utilities for clients in subsidized housing, even if the actual bills are well above the utility allowances. Extreme temperatures in summer or winter can cause utility bills that eat dramatically into fixed incomes, and place clients at risk of homelessness. Agencies can try to access other local sources for assistance, such as church groups, etc., but this is often difficult.

Several of the individuals served were extremely medically fragile. These individuals are unable to work, have substance abuse issues as well as multiple diagnosed issues around mental health, making it difficult to find stable housing options for them.

Transportation to medical appointments and for housing search is often difficult. Nashville CARES and other sponsors use a portion of their HOPWA grants for bus passes to ease this burden.

The need of African Americans living with HIV/AIDS in urban Nashville for safe and affordable housing

has increased. Nashville CARES notes a greater number of persons served with STRMU who require additional STRMU subsidy to remain in stable, permanent housing, and attributes this to increased economic vulnerability. Specifically, on-going issues of a sluggish economy continue to impact employment as evidenced by un/under employment, stagnant wages and/or minimum wage earning. Changes in the Medicare Part D program require individuals on limited/fixed incomes to pay portions of their medication costs. CARES has designed and implemented strategies in their HOPWA program to meet annually-recurrent economic challenges faced by fixed- and low- income Persons Living with HIV/AIDS that address rent assistance when clients are faced with high prescription costs, and utility assistance during times of seasonally high bills and short-term (1-2 month) un/under employment assistance. Additional information is provided in the HOPWA CAPER, which will be available for review on August 29, 2021.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in e-snaps

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	NASHVILLE-DAVIDSON
Organizational DUNS Number	078217668
EIN/TIN Number	620694743
Identify the Field Office	KNOXVILLE
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Nashville/Davidson County CoC

ESG Contact Name

Prefix	
First Name	Shelley
Middle Name	
Last Name	Fugitt
Suffix	
Title	Senior CD Program Manager

ESG Contact Address

Street Address 1	712 South Sixth Street
Street Address 2	
City	Nashville
State	Tennessee
ZIP Code	37206
Phone Number	615-252-6702
Extension	
Email Address	sfugitt@nashville-mdha.org
Fax Number	615-252-8533

ESG Secondary Contact

Prefix Mr.
First Name Emel
Last Name Alexander
Suffix
Title Director of Community Development
Phone Number 615-252-8507
Extension
Email Address ealexander@nashville-mdha.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 06/01/2018
Program Year End Date 05/31/2019

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: PARK CENTER
City: Nashville
State: TN
Zip Code: 37203, 4703
DUNS Number: 618130660
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 41384

Subrecipient or Contractor Name: OASIS CENTER
City: Nashville
State: TN
Zip Code: 37203, 2972
DUNS Number: 078241080
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 18475

Subrecipient or Contractor Name: OPERATION STAND DOWN
City: Nashville
State: TN
Zip Code: 37203, 4709
DUNS Number: 135712136
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 33255

Subrecipient or Contractor Name: SAFE HAVEN FAMILY SHELTER
City: Nashville
State: TN
Zip Code: 37210, 4104
DUNS Number: 830725032
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 59120

Subrecipient or Contractor Name: YWCA
City: Nashville
State: TN
Zip Code: 37215, 1524
DUNS Number: 101771749
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 36211

Subrecipient or Contractor Name: THE SALVATION ARMY
City: Nashville
State: TN
Zip Code: 37207, 5608
DUNS Number: 101108335
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 62815

Subrecipient or Contractor Name: MARY PARRISH CENTER, THE
City: Nashville
State: TN
Zip Code: 37206, 0009

DUNS Number: 169940587
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 14780

Subrecipient or Contractor Name: CATHOLIC CHARITIES OF TENNESSE
City: Nashville
State: TN
Zip Code: 37205, 1401
DUNS Number: 163395619
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 55425

Subrecipient or Contractor Name: NASHVILLE CARES
City: Nashville
State: TN
Zip Code: 37204, 3616
DUNS Number: 8849074785912
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 18475

Subrecipient or Contractor Name: NASHVILLE DOWNTOWN PARTNERSHIP
City: Nashville
State: TN
Zip Code: 37219
DUNS Number: 144201048
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 30460

Subrecipient or Contractor Name: ROOM IN THE INN CAMPUS FOR
HUMAN DEVELOPMENT
City: Nashville
State: TN
Zip Code: 37203, 4171
DUNS Number: 007535123
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 29560

Subrecipient or Contractor Name: AGAPE/MORNINGSTAR

City: Madison

State: TN

Zip Code: 37116, 0568

DUNS Number: 602794567

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 11085

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	24
Children	28
Don't Know/Refused/Other	0
Missing Information	0
Total	52

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	127
Children	170
Don't Know/Refused/Other	0
Missing Information	0
Total	297

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter*

Number of Persons in Households	Total
Adults	1,257
Children	410
Don't Know/Refused/Other	0
Missing Information	13
Total	1,680

Table 18 – Shelter Information

**Shelter totals include day shelter and essential services totals as well.*

4d. Street Outreach

Number of Persons in Households	Total
Adults	227
Children	1
Don't Know/Refused/Other	0
Missing Information	0
Total	228

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	1,635
Children	609
Don't Know/Refused/Other	0
Missing Information	13
Total	2,257

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	1,294
Female	946
Transgender	14
Don't Know/Refused/Other	2
Missing Information	1
Total	2,257

Table 21 - Gender Information

6. Age—Complete for All Activities

	Total
Under 18	609
18-24	101
25 and over	1,534
Don't Know/Refused/Other	13
Missing Information	0
Total	2,257

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters	Total
Veterans	0	4	224	228
Victims of Domestic Violence	4	55	428	487
Elderly	0	4	111	115
HIV/AIDS	0	9	12	21
Chronically Homeless	1	47	305	353

Persons with Disabilities:				
Severely Mentally Ill	4	43	327	374
Chronic Substance Abuse	0	9	164	173
Other Disability	2	39	509	550
Total (Unduplicated if possible)	6	91	1000	1097

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

8. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	105,120
Total Number of bed-nights provided	74,449
Capacity Utilization	70.82%

Table 24 – Shelter Capacity

9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The CoC membership and the CoC Homeless Planning Council adopted Standards of Care for the CoC and ESG funds in September 2019. This is living document, as the Continuum increases its focus on data collected via HMIS (& comparable databases, in the case of domestic violence shelters), and intends to broaden the reach of the standards to projects that do not receive CoC or ESG funding. The document as written contains the following performance benchmarks for ESG projects:

Emergency Shelter		Target
	Exits to Permanent Housing	85% - Shelters – 90% - Prevention and Rapid Rehousing
	Length of Stay	Average of 90 days - shelters

Agencies using ESG funds will continue to strive to assure that housing stability & incomes are increasing via ESG funds, as well as how stays in shelter are becoming shorter and recidivism is declining.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	FY 2018	FY 2019	FY 2020
Expenditures for Rental Assistance	4303.80	13906.66	1,645.00
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	10,708.69	2,946.00

Expenditures for Housing Relocation & Stabilization Services - Services	0	0	12,178.11
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	4303.80	24,615.35	16,769.84

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	FY 2018	FY 2019	FY 2020
Expenditures for Rental Assistance	0	38,821.27	13,999.48
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	10,828.58	27,997.68	12,291.56
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	16,220.10
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	18,475.00
Subtotal Rapid Re-Housing	10,828.58	66,818.95	60,986.14

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	FY 2018	FY 2019	FY 2020
Essential Services	1,746.00	4,301.00	11,760.00
Operations	0	24,441.27	156,058.05
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	1,746.00	28,742.27	167,818.05

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	FY 2018	FY 2019	FY 2020
HMIS	0	12,448.91	1,575.79
Administration	0	22,981.90	17,579.74
Street Outreach	0	0	87,022.73

Table 28 – Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	FY 2018	FY 2019	FY 2020
524,238.05	16,878.38	155,607.38	351,752.29

Table 29 - Total ESG Funds Expended

11f. Match Source

	FY 2018	FY 2019	FY 2020
Other Non-ESG HUD Funds	5,750.00	52,500.00	972.00
Other Federal Funds	9,450.00	0	23,838.00
State Government	0	0	49,172.73
Local Government	0	0	0
Private Funds	1,746.00	155,834.66	409,209.38
Other	0	75,000.00	66,565.86
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	16,946.00	283,334.66	549,757.97

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	FY 2018	FY 2019	FY 2020
1,374,276.68	33,824.38	438,942.04	901,510.26

Table 31 - Total Amount of Funds Expended on ESG Activities

APPENDIX A
PUBLIC NOTICE
NOTICE OF PUBLIC MEETING & REQUEST FOR
PUBLIC COMMENT

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT
FOR THE 2020-2021 ANNUAL UPDATE TO THE CONSOLIDATED PLAN

Public Hearing: The Metropolitan Development and Housing Agency (MDHA) will host a public hearing on the Consolidated Annual Performance Evaluation Report (CAPER) via WebEx at 10 a.m. Thursday, Aug. 19, 2021. The WebEx hearing may be accessed at the following link:

<https://bit.ly/CAPERAug19>

Public Comment: The CAPER will be available for public examination and comment from Aug. 9, 2021, until 10 a.m. Aug. 25, 2021. Please see below for ways to access copies of the CAPER:

- Download copies here: <http://bit.ly/MDHACAPER>;
- Request copies by contacting the MDHA Community Development Department at 615-252-8505 or TDD at 615-252-8599;
- Copies may also be picked up between 7:30 a.m. and 4 p.m. Monday through Friday from MDHA's Community Development Department at 712 S. Sixth St., Nashville, TN 37206.

MDHA will receive written comments until 10 a.m. CST Wednesday, Aug. 25, 2021. See below for ways to submit comments:

- Hand-delivered to MDHA's Community Development Department at the address listed above;
- Electronically at consolidatedplan@nashville-mdha.org (Subject: CAPER);
- Faxed to 615-252-8533 (Attention: CAPER);
- Mailed to MDHA Community Development Department, Attention: CAPER, P.O. Box 846, Nashville, TN 37202.

Purpose and Summary: The CAPER describes the accomplishments of housing and community development activities funded under the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOWPA) programs during the 2020-2021 program year (June 1, 2020, through May 31, 2021).

Request for Accommodations: MDHA makes every effort to provide reasonable accommodations to assist persons who have disabilities. Any person needing assistance in accessing this information or who has other needs that require special accommodations may contact 615-252-8505 or TDD at 615-252-8599.

Para una traducción español de este aviso, por favor llame: 615-252-8505

如果需要本通知的中文翻译, 请打电话 615-252-8505

Để nhận một bản dịch Tiếng Việt của thông báo này, vui lòng gọi: 615-252-8505

للحصول على ترجمة عربية لهذا البيان، يرجى الإتصال بـ: 615-252-8505

Haddii aad rabto qoraalkan oo af-Soomaali lagu tarjumay haddii aad doonayso fadlan naga soo wac: 615-252-8505

Statement of Non-Discrimination: MDHA does not discriminate on the basis of age, race, sex, sexual orientation, gender identity, genetic information, color, national origin, religion, disability or any other legally protected status in admission to, access to, or operations of its programs, services, or activities.



APPENDIX B

SUMMARY OF PUBLIC COMMENTS AND MDHA’S RESPONSES

Attendance list from the Virtual Public Hearing held on August 19, 2021:

No comments or question during public hearing.

Event Name	Event Start Time	Event End Time	Name	Attendee Email	Join Time	Leave Time	Attendance Duration	Connect
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	LaSheakita Fayne	lfayne@nashville-mdha.org	2021-08-19 09:22:26	2021-08-19 10:16:47	55 mins	Web ap
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	Brian	bsexton@nashville-mdha.org	2021-08-19 09:26:27	2021-08-19 10:16:47	51 mins	Desktop
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	Lynn Lassiter	llassiter@nashville-mdha.org	2021-08-19 09:46:53	2021-08-19 10:15:45	29 mins	Other a
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	Lynn Lassiter	llassiter@nashville-mdha.org	2021-08-19 09:46:53	2021-08-19 10:15:45	29 mins	Desktop
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	jberry	jberr@nashville-mdha.org	2021-08-19 09:54:13	2021-08-19 10:16:47	23 mins	Desktop
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	sfugitt	sfugitt@nashville-mdha.org	2021-08-19 09:55:03	2021-08-19 10:15:40	21 mins	Other a
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	sfugitt	sfugitt@nashville-mdha.org	2021-08-19 09:55:03	2021-08-19 10:15:40	21 mins	Desktop
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	tgilligan	tgilligan@nashville-mdha.org	2021-08-19 09:56:46	2021-08-19 10:15:42	19 mins	Other a
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	tgilligan	tgilligan@nashville-mdha.org	2021-08-19 09:56:46	2021-08-19 10:15:42	19 mins	Desktop

CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	Angela	aharrell@nashville-mdha.org	2021-08-19 09:58:48	2021-08-19 10:15:39	17 mins	Desktop
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	Pam Dotson	pdotson@nashville-mdha.org	2021-08-19 09:59:09	2021-08-19 10:15:43	17 mins	Desktop
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	Emel Alexander	ealexander@nashville-mdha.org	2021-08-19 10:05:20	2021-08-19 10:15:35	11 mins	Desktop
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	Emel Alexander	ealexander@nashville-mdha.org	2021-08-19 10:05:20	2021-08-19 10:15:35	11 mins	Other a
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	Marchelle Perry	mperry@nashville-mdha.org	2021-08-19 10:08:36	2021-08-19 10:15:43	8 mins	Other a
CAPER PH	2021-08-19 10:00:00	2021-08-19 11:30:00	Marchelle Perry	mperry@nashville-mdha.org	2021-08-19 10:08:36	2021-08-19 10:15:43	8 mins	Desktop

Comments or Questions Received during Public Comment Period 8/9/2021 – 8/25/2021:

No public comments or questions received.

APPENDIX C

PR03: CDBG ACTIVITY SUMMARY REPORT

The PR03: CDBG Activity Summary Report showcases all CDBG activity for the PY 2020. This includes older activities that were closed in during the PY as well as those initially funded during the program year. Due to the size of the document (nearly 400 pages), it is available upon request by calling 615-252-8505 or emailing consolidatedplan@nashville-mdha.org.

APPENDIX D

Summary of PY 2020 Accomplishments

Con Plan Priority	Program	Activity Name	Activity Type	Accomplishment	Geographic Priority
Increase the number of decent, safe affordable units and help low and moderate income households access affordable housing	HOME	New Construction (Rental)	Housing	21 households	Countywide, with preference to projects in Housing Target Areas
Preserve existing affordable housing units and help low and moderate income households retain housing	CDBG	Homeowner Rehab, Weatherization, HVAC Replacement, Roof Replacement and Accessibility Rehab	Housing	145 households	Countywide, with preference for projects in Housing Target Areas
	CDBG	Rental Rehab	Housing	4 households	Countywide, with preference for projects in Housing Target Areas

	CDBG	Rental Counseling	Public Service	64 Households	Countywide, with preference for projects residents in Housing Target Areas
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Support facilities and services for the homeless and persons with HIV/AIDS	CDBG	Housing Assistance for Homeless	Public Service	285 households	Countywide
	ESG	Rapid-Rehousing	Homeless Assistance	297 persons	Countywide
	ESG	Prevention	Homeless Assistance	52 persons	Countywide
	ESG	Emergency Shelter Operations	Homeless Assistance	1,680 persons	Countywide
	ESG	Street Outreach	Homeless Assistance	228 persons	Countywide
	HOPWA	Short-Term Rent, Mortgage & Utility Assistance	Housing Assistance	289 persons	MSA
	HOPWA	Sponsor Administration	Administration	N/A	MSA
	HOPWA	Facility-Based Rental Assistance	Housing Assistance	53 households	MSA
	HOPWA	Transitional/Short-Term Housing	Housing Assistance	25 Persons	MSA
	HOPWA	Permanent Housing Placement	Housing Assistance	123 Persons	MSA
HOPWA	Supportive Services	Housing Assistance	2,170 Persons	MSA	

Create pathways to self-sufficiency for low and moderate income persons and families	CDBG	Summer Youth Programs & Youth Employment Programs (Opportunity Now)	Public Service	919 youth participated	Countywide
	CDBG	Employment Services	Public Service	133 persons	Housing Target Areas
	CDBG	Microenterprise Assistance	Economic Development	28 Businesses – 189 potential business or entrepreneurs	CDBG Target Areas
Revitalize distressed neighborhoods and underserved areas	CDBG	Infrastructure Improvements	Public Improvement	LMI Area 91.58%	CDBG Target Areas
Undertake grant management, planning, and other eligible administrative tasks under CDBG, HOME, ESG, and HOPWA	CDBG	Administration and Planning	Administration & Planning	Lead & participate in planning efforts on housing & community development	Countywide
	HOME	Administration	Administration	Administration & project management	Countywide
	ESG	Administration	Administration	Administration & project management	Countywide
	HOPWA	Administration	Administration	Administration & project management	Countywide

PR-26 Financial Summary Report