





Federal Housing Act of 1937

- Catherine Krause Bauer Wurster (1905 1964)
 - Colleague and friend of Eleanor Roosevelt
 - Creator of "Housers"
 - Information and Operations Director of the U.S. Public Housing Agency 1934 – 1936
 - Director of the Ten Cities Test
 - Author of the Federal Housing Act of 1937
- Federal Housing Act of 1937 (Section 9)
 - No housing agency can be a part of local government
 - No Public Housing land or buildings owned by a local Public Housing Agency (PHA); deed held under a declaration of trust
 - USG committed to provide sufficient funds under operating and capital annual appropriations to maintain "safe and affordable Public and Indian Housing (PIH)
 - Income levels established for PIH

Affordable Housing Defined

Affordable housing is housing deemed affordable to those with a moderate income, 120% Area Medium Income (AMI) or less, where housing, including utilities does not cost more than 30% of a family's disposable income.

Disposable income is a family's compensation, including salary, overtime, bonuses, commissions and paid leave, less the deduction of health insurance premiums and personal current taxes.

Personal current taxes include federal, state, unemployment and disability taxes, social security taxes, and any other amounts mandated to be deducted by law. *

*Source: U.S. Department of Housing and Urban Development; definition is for rental units only; does not address ownership.

114,082 Nashville Renter Families with 25,296 Families in USG subsidized apartments (22%)

70,204 Nashville Citizens

- USG HUD subsidized Public and Indian Housing units provided under Section 9 of the Federal Housing Act: 5399 apartments/families (30% AMI; MDHA)
- USG HUD subsidized Housing Choice Vouchers provided under Section of the Federal Housing Act: 7387 units/families, includes designated vouchers for Homeless, Housing for People with Aids (HOPWA), Veteran Homeless Vouchers; and Project Based Vouchers for Homeless Veterans (30% AMI; MDHA)
- USG HUD subsidized Project Based Rental Assistance (PBRA) provided under Section 8 of the Federal Housing Act: 5244 apartments/families (30% AMI; private owners with 20 year contracts to USG HUD)
- USG IRS subsidized Low Income Housing Tax Credit (LIHTC) provided through Tennessee Housing Development Agency (THDA): 7234 (60% AMI; private owners, non-profits and MDHA)

Source: American Community Census, US Census, HUD, MDHA and THDA;

Does not address affordable rentals built under HOME or CDBG programs (43 apartments in FY 2014); or non-profit or voluntary affordable housing provided by private owners

All Section 8 and 9 programs are legacy programs with no new USG allocations.

USG Housing Programs Supporting Nashville (\$119,300,000 FY 2014 in direct subsidy)

- Section 8 of the Federal Housing Act (HUD)
 - PBRA (private owners; \$45.3M/year estimate)
 - PBV (MDHA \$45,000/year)
 - Housing Choice Vouchers (\$35M/year, MDHA)
- Section 9 of the Federal Housing Act (HUD, \$33M/year and declining, MDHA)
- LIHTC (THDA administered) Private, MDHA and nonprofits
- HOME, CDBG, ESG, HOPWA (\$6M/year, MDHA)
 - Various programs, a part of which are for affordable housing.
 - Most programs executed by Non-profits, but funds administered by MDHA
- HUD Budget and budget apportionment

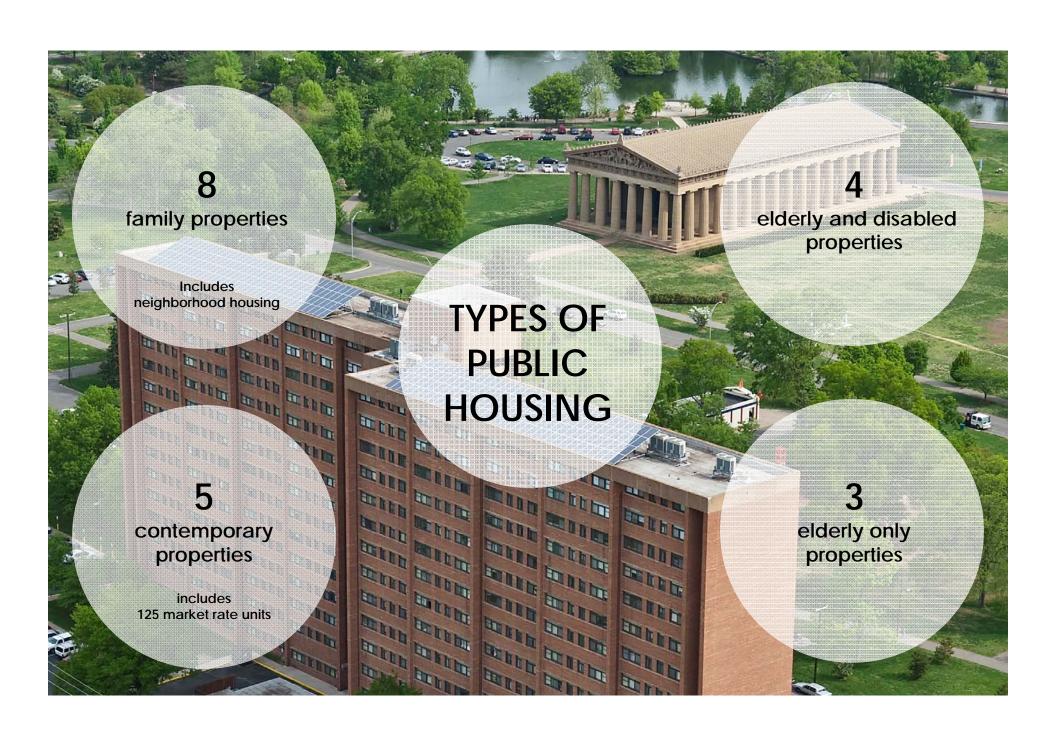






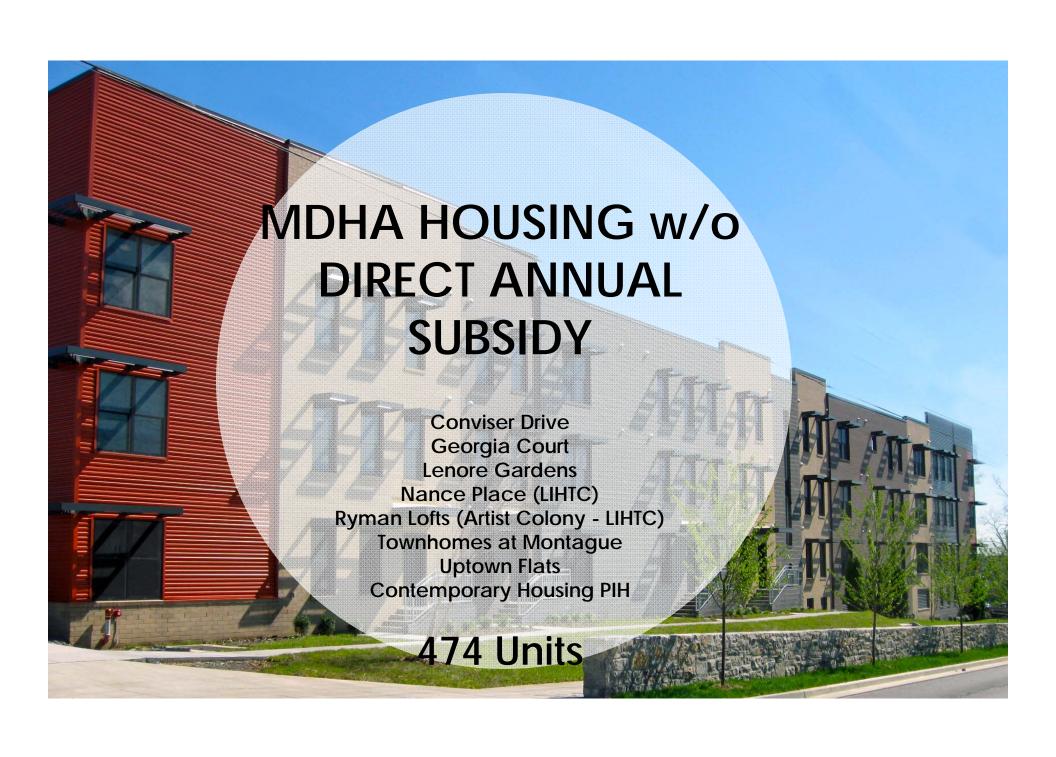














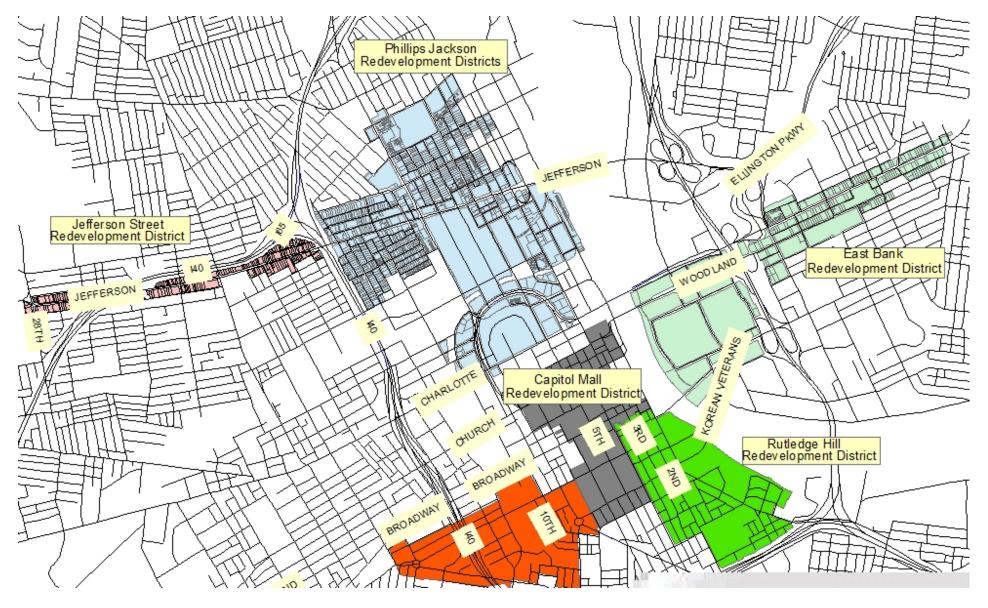




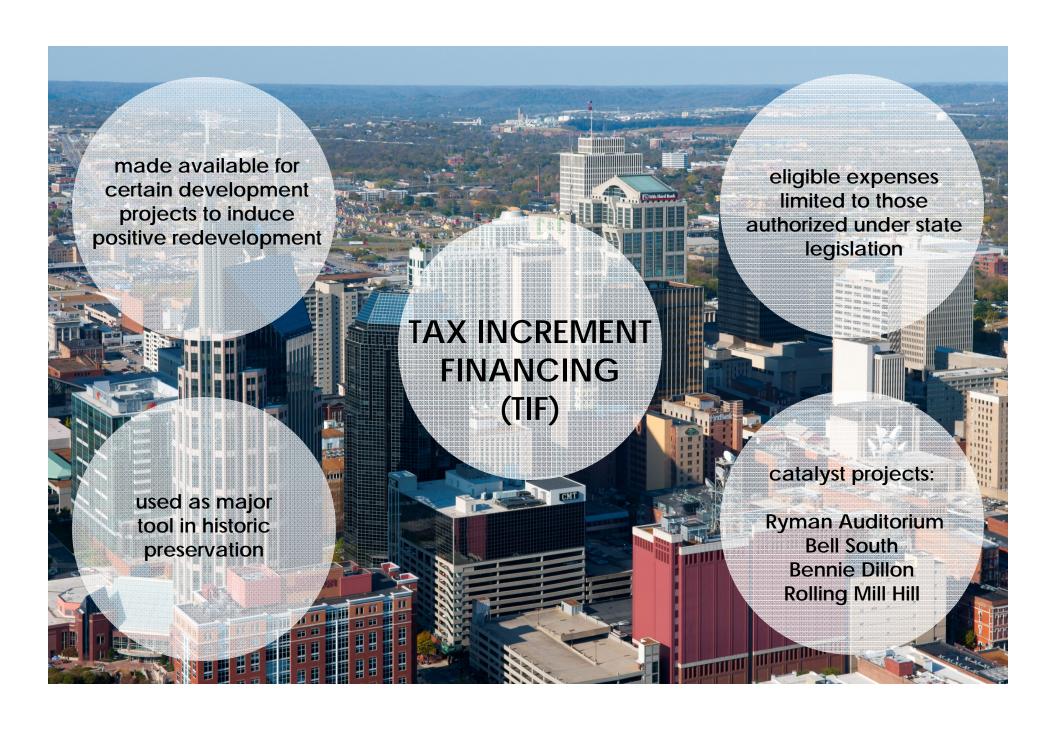




Redevelopment Districts





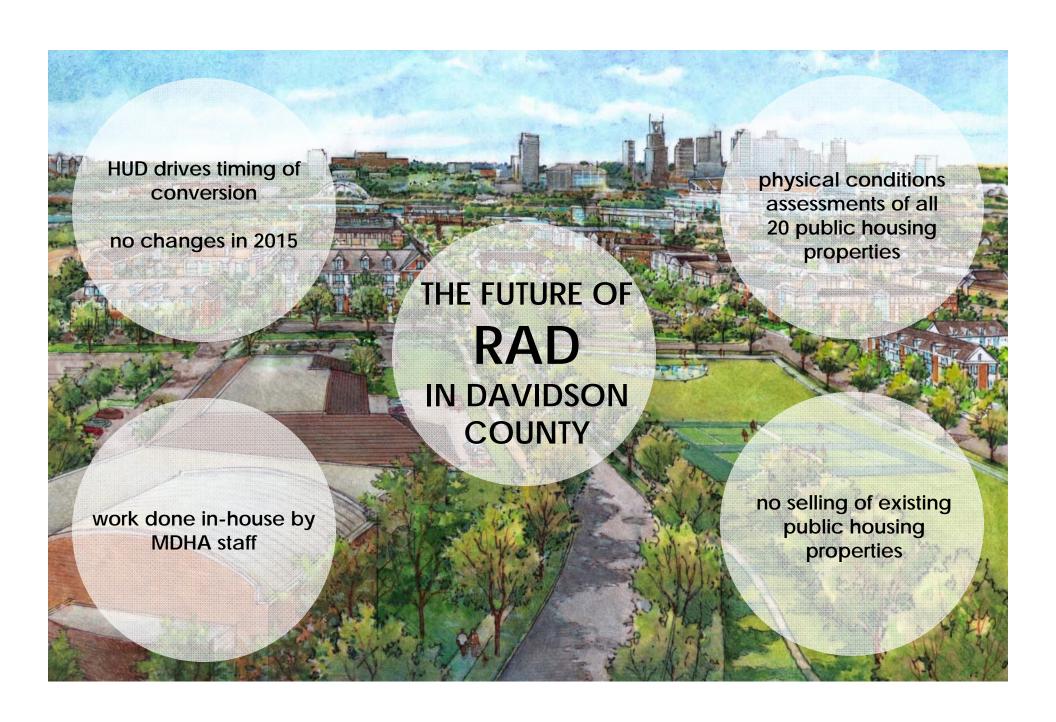














Envision Cayce: *A Community Driven Process*

Highlights of Process so Far

- Meetings with Cayce Place Residents
- 2. Meeting with Lenore Residents
- 3. Public Meetings + Community Charette
 - 4. Community Advisory Group (CAG) Meetings
- 5. Interviews with key stakeholders
 - 6. Door to Door Resident Survey
 - 7. Market Assessment
 - ExistingConditionsAssessment



Envision Cayce Concept Master Plan

Housing Type	Number of Units
Cayce Place & CWA Replacement Units	968
Affordable Housing	358
Market-Rate Units	1,064
2,390 Total Units	

Non-Residential Uses	Area
Retail (grocery, pharmacy & more)	127,700 square feet
Institutional & Office (existing partners plus new library & education facility)	161,000 square feet
Mini Parks & Open Space	11 Acres

Envision Cayce Concept Master Plan







2014 - 2017



HUD approval of RAD application

Finalize acquisition of CWA

- Engage experienced mixed-finance counsel and implementation team
- Finalize land swap with Metro Park
- Finalize agreement with Cayce Clinic
- Finalize agreement with Metro Government re-transfer of metro-owned land to MDHA
- Work with the Mayor and Metro Government to secure infrastructure funding
- Submit Demolition/Disposition Proposal to HUD, if needed
- Submit Acquisition Proposal for HUD review
- Prepare Relocation plan
- Complete application for Redevelopment Area
- Initiate TIF process
- Complete site engineering and geotechical studies for initial phase
- Initiate Re-zoning (Specific Plan Process-SP)
- Finalize strategy with Clean Water Nashville for future overflow abatement projects
- Finalize agreement with Metro Water Services regarding capacity fees



Secure LIHTC PILOT Legislation approval

- Refine Phase 1 plan and begin construction
- Develop Education and Supportive Services Plan
- Submit tax credit funding application for Phase 2

