

Metropolitan Development and Housing Agency

March 28, 2015



Mission Statement

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



Urban Development

- Redevelopment Districts
 - Established to ensure the use and long-term viability of the urban areas that they encompass.
 - Land Use Controls
 - Design Review
 - Tax Increment
 - Acquisition and Eminent Domain



Community Development

- Metropolitan Nashville-Davidson County Consolidated Plan (2013 – 2018)
 - Regulated by 24 CFR Part 91
 - Annual Action Plan 2015 – 2016 Public Comment period ends March 30, 2015
- HOME, CDBG, ESG, HOPWA
 - Funding levels vary and are generally decreasing; roughly \$7.3M for 2015 total
 - Various programs, a part of which are for affordable housing.
 - Most programs executed by Non-profits, but funds administered by MDHA



Consolidated Plan Priorities

1. Increase Supply of Affordable Housing
2. Strengthen Collaboration among Service Providers
3. Increase access to Healthy Food Choices
4. Decrease Homelessness
5. Implement Place-Based Strategies for Community Development
6. Provide Summer Youth Programs for low/mod Youth & Children
7. Provide Housing Assistance for Persons with HIV/AIDS
8. Affirmatively Further Fair Housing Choice



Funding History – By Grant (page 34)

	CDBG	HOME	ESG	HOPWA
2005	\$ 5,622,641.00	\$ 3,399,015.00	\$ 217,772.00	\$ 840,000.00
2006	\$ 5,049,225.00	\$ 3,144,909.00	\$ 216,274.00	\$ 737,000.00
2007	\$ 5,104,777.00	\$ 3,113,721.00	\$ 217,772.00	\$ 757,000.00
2008	\$ 4,846,903.00	\$ 2,980,179.00	\$ 219,948.00	\$ 795,000.00
2009	\$ 4,984,105.00	\$ 3,270,421.00	\$ 215,801.00	\$ 829,966.00
2010	\$ 5,393,336.00	\$ 3,263,718.00	\$ 218,915.00	\$ 903,441.00
2011	\$ 4,508,020.00	\$ 2,880,319.00	\$ 341,417.00	\$ 911,759.00
2012	\$ 4,262,373.00	\$ 1,791,694.00	\$ 390,383.00	\$ 900,557.00
2013	\$ 4,694,678.00	\$ 1,855,995.00	\$ 310,953.00	\$ 852,786.00
2014	\$ 4,606,281.00	\$ 1,933,490.00	\$ 381,390.00	\$ 914,427.00
2015	\$ 4,625,859.00	\$ 1,770,963.00	\$ 410,588.00	\$ 923,834.00



CDBG Project Budget (*breakout of page 35*)

Program	2015 Allocation	Estimated Program Income	Carryforward	TOTAL
Acquisition & Related Activities	\$ 115,000.00	\$ 0.00	\$ 0.00	\$ 115,000.00
Administration & Planning	\$ 925,170.00	\$ 40,000.00	\$ 0.00	\$ 965,170.00
Economic Development	\$ 725,299.00	\$ 0.00	\$ 465,000.00	\$ 1,190,299.00
Housing	\$ 2,020,390.00	\$ 210,000.00	\$ 800,000.00	\$ 3,030,390.00
Public Facilities & Infrastructure	\$ 250,000.00	\$ 50,000.00	\$ 400,000.00	\$ 700,000.00
Public Services	\$ 565,000.00	\$ 0.00	\$ 100,000.00	\$ 665,000.00
Other: Nonprofit Capacity Building	\$ 25,000.00	\$ 0.00	\$ 25,000.00	\$ 50,000.00
TOTAL	\$ 4,625,859.00	\$ 300,000.00	\$ 1,790,000.00	\$ 6,715,859.00



Housing Activities *(page 39)*

CDBG	Acquisition	\$ 115,000.00	1	Properties
	H/O Rehab	\$ 1,890,390.00	190	Households
	HVAC Replacement	\$ 300,000.00	60	Households
	Rental	\$ 250,000.00	7	Households
	DPA	\$ 50,000.00	5	Households
	Delivery	\$ 490,000.00	N/A	N/A
	Services	\$ 50,000.00	N/A	N/A
	NP Capacity Building	\$ 50,000.00	10	Entities
Total CDBG		\$ 3,195,390.00		
HOME	Homebuyer (DPA)	\$ 200,000.00	20	Households
	Homebuyer (NC)	\$ 181,200.00	1	Households
	H/O Rehab	\$ 109,067.00	2	Households
	Rental (Rehab)	\$ 160,000.00	3	Households
	Rental (NC)	\$ 1,704,867.00	20	Households
Total HOME		\$ 2,355,134.00		
TOTAL CDBG & HOME		\$ 5,550,524.00		



Affordable Housing

- Affordable housing is housing deemed affordable to those with a modest income, 80% Area Median Income (AMI) or less, where housing costs, including utilities, does not exceed 30% of a family's disposable income.
- Disposable income is a family's total compensation, including salary, overtime, bonuses, commissions and paid leave, less the deduction of health insurance premiums and current personal taxes.
- In Nashville, there are 29,898 units of affordable housing funded by, and under the compliance of, the U.S. Government

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



Income Levels for Affordable Housing

- Moderate income is defined as between 80% and 120% of AMI. For Nashville, AMI is \$64,000 for a family of four (\$51,200 - \$76,800).
- Low income is defined as 50% to 80% AMI. For Nashville, \$32,000 - \$51,199. Affordable housing for moderate income levels are also described as workforce housing.
- Very low income is defined as 30% to 50% AMI; \$19,200 to \$32,000 for Nashville.
- Extremely low income is defined as below 30% AMI; less than \$19,200 in Nashville for a family of four. Very low and extremely low income levels generally qualify for Federally subsidized affordable housing.



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
 - Author of the Federal Housing Act of 1937
- Federal Housing Act of 1937
 - No housing agency can be a part of local government
 - No Public Housing land or buildings may be owned by a Public Housing Agency (PHA); deed held under a declaration of trust
 - USG committed to provide sufficient funds under operating and capital appropriations to maintain “safe and affordable Public and Indian Housing”



MDHA Section 8 Vouchers

- 7,481 families served through HUD subsidized housing vouchers provided under Section 8 of the Federal Housing Act:
 - 6,591 Housing Choice Vouchers
 - 416 Veteran Homeless Vouchers
 - 348 Shelter Plus Care & Single Room Occupancy Program
 - 94 Housing for People with Aids
 - 32 Project Based Vouchers for Homeless Veterans
- 30% and below Area Median Income (AMI)
- 1,200 landlords currently accepting vouchers, but we need more
 - Call Norman Deep at 615-252-6517



MDHA Section 9 Public Housing

- Through the federal subsidized public housing program, MDHA provides housing to more than 5,399 families.
 - 20 properties
 - Four types of public housing
 - Contemporary
 - Elderly and Disabled
 - Elderly Only
 - Family
- 30% and below Area Median Income (AMI)



Contemporary Properties

- Completely rebuilt since 2000
 - Residents must have at least \$10,400 in annual income and pay their own utilities.
- Historic Preston Taylor
 - J. Henry Hale
 - Levy Place
 - Parkway Terrace
 - Vine Hill Apartments



Levy Place



J. Henry Hale Apartments



Elderly and Disabled Properties

- Residents must be at least 50 years old or disabled.

- Hadley Park Towers
- Madison Towers
- Parthenon Towers
- Vine Hill Towers



Parthenon Towers



Elderly Only Properties

- Residents must be 62 years of age or older.
 - Carleen Batson Waller Manor
 - Edgefield Manor
 - Gernert Studio Apartments



Gernert Studio Apartments



Edgefield Manor



Family Properties

- The following properties are made up of a mix of individuals, families and seniors:

- Andrew Jackson Courts
- Cayce Place
- Cheatham Place
- Cumberland View
- Edgehill Apartments
- Napier Place
- Sudekum Apartments
- Neighborhood Housing (Scattered Sites)



Cheatham Place



Neighborhood Housing



Market Rate Units

- A total of 125 market rate units mixed in among four public housing properties
 - 1 bedroom rates start at \$630
 - 2 bedroom rates start at \$671
 - 3 bedroom rates start at \$767
- Historic Preston Taylor Apartments
- J. Henry Hale
- Levy Place
- Vine Hill



Historic Preston Taylor Apartments



MDHA-Owned Affordable Housing

- MDHA-owned affordable housing or rent restricted properties

- Conviser Drive
- Georgia Court
- Lenore Gardens
- Nance Place
- Ryman Lofts
- Townhomes at Montague
- Uptown Flats



Nance Place



Other Nashville Affordable Housing Not MDHA

- 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; James Robertson)
- IRS subsidized Low Income Housing Tax Credit (LIHTC) provided through Tennessee Housing Development Agency (THDA): **7234 apartments/families** (60% AMI; private owners, non-profits and MDHA)
- Rental and Ownership Homes constructed under HOME grants: **4,415 houses/families** (30% AMI; private owners and non-profits; HOME program run by MDHA; but properties controlled by HOME grant recipients)

Source: HUD and THDA;

Does not address voluntary affordable housing provided by owners who do not receive any subsidy



USG Housing Programs Supporting Nashville

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



HOME Funding

- In conjunction with the Barnes Fund, MDHA awarded \$3.3 million in HOME and UDAG funds to 3 nonprofits in 2014.
 - 43 new affordable housing units to be completed in 2015
- MDHA awarded \$1.7 million to developer for gap financing for a multi-family development with 240 new affordable units. Construction to begin this year.



Envision Cayce: Major Themes

- Preserve public and affordable housing units; minimize disruption to residents
- Retain/improve key community assets
- Retain, but improve park and open space
- Expand retail options
- Maximize neighborhood potential – views and proximity to downtown, highway, gateway to East Nashville



Envision Cayce: Highlights

- Meetings with Cayce Place Residents
- Meeting with Lenore Garden Residents
- Public Meetings + Community Charette
- Community Advisory Group (CAG)
- Interviews with key stakeholders
- Door to Door Resident Survey
- Market Assessment
- Existing Conditions Assessment



Envision Cayce: Master Plan





Questions?