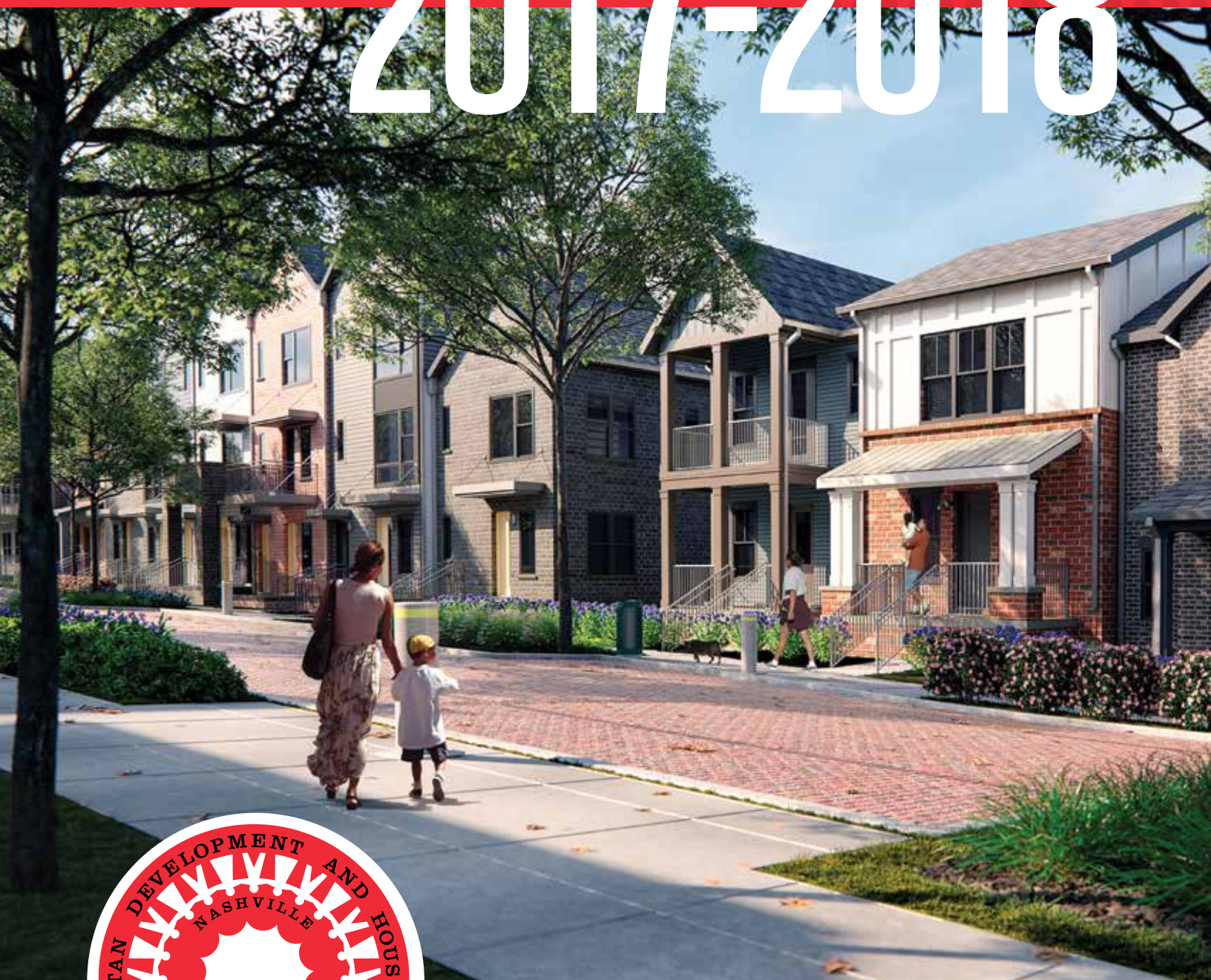


METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

SPECIAL TWO-YEAR
ANNUAL REPORT

2017-2018



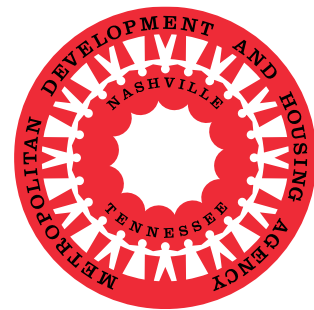
ENVISIONING **THE FUTURE**

www.nashville-mdha.org

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



MDHA Board of Commissioners

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

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



Charles Robert Bone
Chair - Sept. 2018 to present
Commissioner - Feb. 2016 to Aug. 2018



Emily Thaden
Vice Chair for Housing - Dec. 2018 to present
Commissioner - Jan. 2017 to Nov. 2018



Miniimah Basheer
Commissioner - Mar. 2012 to present



Ralph Mosley
Commissioner - Sept. 2018 to present
Chair - Jan. 2012 to Aug. 2018
Commissioner - Nov. 2007 to Dec. 2011



Melvin Black
Vice Chair for Housing - Dec. 2011 to Dec. 2018
Commissioner - Jan. 2004 to Nov. 2011



Antoinette Batts
Commissioner - July 2013 to present



Jimmy Granbery
Vice Chair for Development - Jan. 2012 to Nov. 2018
Commissioner - July 2011 to Dec. 2011

ENVISIONING LEADERSHIP

Message from the Executive Director



"Envisioning the Future" is a fitting theme for our biennial report. In 2017 and 2018, MDHA refined the Envision process of community-based planning to grow the inventory of affordable housing while simultaneously remediating concentrated poverty through mixed-income, mixed-use redevelopment. Admittedly ambitious, our goals for the future include the Envision transformation of six aging MDHA properties to improve opportunities for our residents and their families.

Envisioning is the centerpiece of MDHA's housing preservation and growth strategy, and Envision Cayce is our first Envision master plan for a mixed-income transformative development. In 2017, Envision Cayce's first residential development, Barrett Manor, opened its doors as the first new, fully attainable and affordable housing in Nashville in more than 20 years. This achievement was not just a win for low-income residents, but also a win for Nashville as a whole.

Audrey Bone, one of the first Cayce Place residents to move into Barrett Manor, told me she had never lived in a brand new apartment. Her new, affordable apartment was a dream come true. Three more mixed-income, residential developments at Envision Cayce also broke ground and took major steps forward in 2017 and 2018.

MDHA also began the Envision process at other sites in 2017 and 2018. With involvement from the community, residents and other stakeholders, we started Envision planning at Napier Place and Sudekum Apartments, and Edgehill Apartments. Thanks to a U. S. Department of Housing and Urban Development (HUD) funded planning grant, we completed the Envision Napier and Sudekum Master Plan. With the help of our partners, Envision Edgehill Apartments is progressing well with a projected master plan completion for 2019.

MDHA also developed and opened another mixed-income multifamily apartment building, 10th & Jefferson, where 54 families of mixed-income now have new, high quality rental homes. In Bordeaux, we broke ground on 40 new apartments of workforce housing and anticipate completing these in late 2019.

MDHA's partners in our Envision efforts are vital. Collaboration with HUD, the Tennessee Housing and Development Agency (THDA), the Federal Home Loan Bank of Cincinnati and Metropolitan Government of Nashville and Davidson County provide resources vital to preserving and increasing housing affordable to all income levels and to improving the lives of our residents. Together with our partners, we garnered state and national recognition, allowing us to compete for, and be awarded, multiple grants needed to keep Nashvillians in their homes and neighborhoods.

The most important accolades, however, go to our residents. Several of our families made the life- changing move to home ownership, and we celebrated right by their side. Many became first-time homeowners through the collaborative efforts of MDHA with THDA and Habitat for Humanity of Greater Nashville. Several of our resident high school graduates were awarded college scholarships including DeReginald Braxton, who is one of only three high school seniors in the nation to receive a college scholarship from the Public Housing Authorities Director's Association (PHADA) in 2018.

Over the past two years, the employees and residents of MDHA have shown how to envision a future – one of hope, community and excellence – and work wholeheartedly to produce practical results to meet that goal. Our envisioning path is not an easy one, or a short one. It is the right one.

The accomplishments of the last two years, and our future goals, are not possible without the support of our many partners and colleagues. Thank you for your commitment to our families, to MDHA and to our shared vision for the future. With your help, we look forward to creating even more opportunities for our residents and the city of Nashville in 2019.

James E. Harbison

James E. Harbison
Executive Director



HUD Secretary BEN CARSON Visits Nashville

During a visit to Nashville, U.S. Department of Housing and Urban Development (HUD) Secretary Ben Carson stopped by the Sanderling Dialysis Clinic at MDHA's Historic Preston Taylor Apartments. A public-private partnership between MDHA and Sanderling Renal Services, the clinic provides health care and career opportunities to MDHA residents. Secretary Carson talked with MDHA resident and patient Emilio Hughes, who was the very first patient at the clinic when it opened in 2016. He also met with dialysis clinic staff, including MDHA resident Yasmeen Williams. Following a tour of the clinic, Secretary Carson participated in a discussion with MDHA staff, Board Members and residents, as well as several city leaders.

Nashville Awarded \$3.5 Million to Help End Youth Homelessness

On July 13, 2018, the U.S. Department of Housing and Urban Development (HUD) awarded Nashville a \$3.5 million grant to help end youth homelessness. The funding came from HUD's Youth Homelessness Demonstration Program (YHDP), which supports a wide range of housing interventions including rapid rehousing, permanent supportive housing, transitional housing and host homes.

MDHA applied for the grant in April 2018 in collaboration with the Metro Homeless Impact Division and 22 other partners including the Oasis Center, Metro Nashville Public Schools, Tennessee Department of Children Services, the Youth Action Board and the Metro Juvenile Justice Center.

Nashville was one of only 11 communities awarded funding on July 13. HUD Assistant Secretary for the Office of Community Planning and Development Neal Rackleff made the surprise announcement at Nashville's Oasis Center.

"The problem of youth homelessness is one that we are committed to addressing," said Rackleff. "Among all the people who experience homelessness in this country, young people are the most difficult to find, the most difficult to collect data on and, by extension, the most difficult to serve. That's why this program relies on creativity and innovation at the local level. We know that MDHA and its partners are up for the challenge."



Nashville native Ashley Oswald supports these efforts. Four years ago, her mother became ill, and they lost their apartment during her hospital stay.

"I was homeless for 573 days. During that time, I had to drop out of college, a decision that broke my heart," said Oswald. "Now that my housing is stable and my education needs are met, I've turned my focus to helping the community and other youth and young adults facing homelessness."



MDHA Resident Awarded National Scholarship

MDHA's plans and projects are not the only initiatives in Nashville's subsidized housing communities that are garnering national attention – the residents are, too. Since 1985, the Public Housing Authorities Director's Association (PHADA) has awarded college scholarships to outstanding students who live in subsidized housing.

At the June 2018 Board Meeting, MDHA staff and Board of Commissioners recognized MDHA resident DeReginald Braxton who received one of the three PHADA scholarships awarded nationally. Braxton was salutatorian of the 2018 graduating class of Stratford STEM Magnet School. He attends the University of Tennessee in Knoxville.



Section 8 Resident Awarded State Scholarship

The academic accolades extend further than MDHA's properties. In 2017, Section 8 resident Mohamed Muday was awarded a scholarship from the Tennessee Association of Housing and Redevelopment Authorities (TAHRA). MDHA staff and the Board of Commissioners honored him at the July 2017 Board Meeting.

Muday is a 2017 graduate of Stratford High School where he made the A-B honor roll and served as the student body vice president. Muday was also a member of the football, soccer and wrestling teams. He is attending Middle Tennessee State University (MTSU).



New Partnership Creates New Opportunities for MDHA High School Graduates

When it comes to education and opportunities for students, everyone is on the same team. In 2017, MDHA formed a partnership with the NFL Players Association's (NFLPA) Nashville Chapter to provide scholarships to recent MDHA high school graduates. Four MDHA residents were recipients of the NFLPA's Nashville's Professional Athletes Fund (PAF) Scholarship Program in its inaugural year. At a reception hosted by MDHA, NFLPA Nashville President Ross Browner and Vice President John Pointer recognized student athletes and scholarship recipients Lamontazia Blair, Jeremiah Hall, Abdullah Mohamed and Terrian Waters.

During the celebration, MDHA presented the scholarship recipients with a care package and a brand new laptop through the ConnectHome program, reinforcing that when young people are given the tools and support needed for success, the community wins.



Family Self-Sufficiency Program Leads to Home Ownership



MDHA Employee Tina Meador (left), Habitat Participant Amanda Osborne (right)

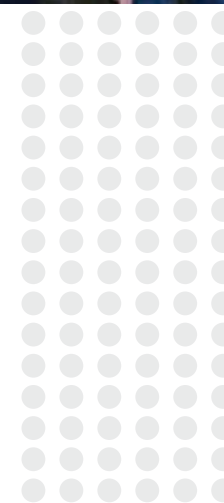
Amanda Osborne was not the first resident to come to Tina Meador, MDHA Leasing Assistant, seeking guidance for taking the next step. Nor would she be the last.

"Amanda was a hard worker just trying to get ahead and build a better life for her and her children," Meador said. "I told her what I told all of the residents when they have goals they want to achieve: 'Talk to our social services staff, and enroll in a program.'"

The program Meador referred residents to is MDHA's Family Self-Sufficiency (FSS) program, which initiates a goal oriented-plan, as well as an interest-bearing escrow account, in the name of each participant. The funding can be used to assist families in becoming more self-sufficient. In addition, MDHA social services staff facilitate classes on MDHA property, covering topics ranging from credit scores to homeownership. Guest speakers from local organizations are invited onsite to help advise program participants. Deborah Prowell is the social services coordinator at Levy Place, and in 2017, Ashlee Walker Pride was one of the residents on her FSS caseload.

"Ashlee was goal-oriented with a good work ethic," said Prowell. "She was driven and focused to achieve her dream of homeownership."

"My biggest motivation is really my kids," Pride said. "I want them to have a sense of security, to own something, to say, 'I worked hard for this.' And, I think that'll be great for their future."*



"A safe and affordable place to live is the key to building a strong family foundation. The families we're working alongside in Nashville are just two examples of the thousands of people that Habitat serves across the country every year,"

- Jonathan Scott.*



"I'll be able to be there from ground up and help," Osborne said of her build experience in 2018. "And then the volunteers coming out and giving back, and the Scott brothers being there; it's just going to be awesome having them out there, participating and giving back, and just knowing again that somebody believes in my dream and are willing to help me succeed and make that dream come true for me and my children."*

Pride and Osborne worked alongside the Scott brothers, volunteers and each other (the two mom's houses are on neighboring lots) throughout the month of April 2018 to build their homes. On April 26, Habitat hosted a key



MDHA Employee Deborah Prowell (left), Habitat Participant Ashlee Pride (right)

Due to Pride's motivation and desire to own a home, Prowell referred her to Habitat for Humanity of Greater Nashville through the FSS program. Osborne, who lived at MDHA's J. Henry Hale Apartments, was also referred to Habitat, and both were accepted into the non-profit organization's "Home is the Key" campaign, which brings Habitat Humanitarians and construction experts Drew and Jonathan Scott of HGTV's "Property Brothers" together with sponsors, community leaders and local and out-of-state volunteers to build homes for selected applicants and help address the affordable housing crisis.

dedication and ribbon cutting event to honor the two new homeowners. The Scott brothers were in attendance, and recording artists Raelynn and Eric Paslay gave musical performances. Among the crowd were both Meador and Prowell who came to show their support for the former MDHA residents in their new chapter in life.

"Amanda had the willpower to get to where she wanted to be," Meador said. "I could tell she felt so liberated to stand before all of us with her children at her new home and celebrate how far she has come. It was an awesome feeling."

Prowell shared similar sentiments in regards to Pride. "It was such a milestone she had reached, for herself and her children. Sometimes, fear of the unknown can hold residents back, but if they'll just take that first step and identify their goals as Ashlee and Amanda did, social services can help bring light to the process and help them move forward."

It didn't take long after moving in for the families to make their new houses feel like home. Osborne's children enjoy afternoons with friends outside after school and evenings with family in the living room playing board games. Pride told Habitat that her two children were allowed to decorate their rooms however they pleased without any restrictions. As for her favorite part of her new home? "The kitchen!" she said with a laugh.

Meador added that Osborne and Pride accomplished something any resident can with motivation, persistence and a willingness to ask for help. "You're only stuck if you stop," she said. "Set goals and stick with your dreams. You might encounter some challenges, but reaching your goals makes it all worth it."

*Quotes from Habitat for Humanity



Cayce Resident Association President John Zirker (left), MDHA Executive Director Jim Harbison (middle), Cayce Resident Association Vice President Marilyn Greer (right)

Envision Cayce

Envision Cayce is MDHA's plan to revitalize Cayce Place, Nashville's largest subsidized housing property. The planning process began in 2013 with Cayce Place residents, neighbors, community organizations and nonprofits. Master planning concluded in July 2014.

A mixed-income, mixed-use community, the Envision Cayce Master Plan calls for more than 2,000 units and ensures a one-for-one replacement of all subsidized units, while adding both new workforce and market-rate rental housing. The plan also calls for nine acres of active green space and desired amenities such as a new health center, pharmacy, grocery, school, library and retailers.

Envision Cayce is possible due to MDHA's conversion of Section 9 public housing to Section 8 Project-Based Rental Assistance under the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. RAD allows MDHA to hold the declaration of trust on the property and gives the agency authority to mortgage it to make much-needed capital improvements and rebuild aging structures.

In 2017, MDHA started exploring opportunities to help build relationships between MDHA residents and police. By summer, MDHA had entered into a Memorandum of Understanding (MOU) with the Metro Nashville Police Department's (MNP) East Precinct to provide foot and/or bike patrols at Cayce Place. MDHA pays up to \$100,000 a year for these additional services.

First New Residential Development Completed

MDHA celebrated the first new residential construction of Envision Cayce with a ribbon cutting and open house in summer 2017. The development, named Barrett Manor, was built on vacant land at Cayce Place, less than a mile from downtown, and features 70 one-bedroom apartments.

Artt Horne became the first resident to move from current Cayce to new Cayce.

"Moving into Barrett Manor is the next best thing to winning the lottery," said Horne. "I am so grateful to MDHA for providing me this opportunity."

The building is named after the late George Barrett, also known in Nashville as "The Citizen." Barrett lived in public housing as a child, served as the MDHA attorney for 25 years and was a dedicated civil rights activist.



Artt Horne

"I have never had a brand new home before, so this is something special."
— Audrey Bone

"I feel like a princess in my very own castle. It's perfect."
— Pauline Hunter

Funding:
Replacement Capital Funds from HUD, Infrastructure funds from Metro, Grant from Tennessee Housing Development Agency (THDA)

Architect:
Barge Cauthen

Contractor:
R.G. Anderson Company Inc.



MDHA Breaks Ground on Second New Residential Construction and First New Mixed-Income Development

In November 2017, MDHA broke ground on Kirkpatrick Park Apartments, Envision Cayce's second residential construction and first mixed-income development. This new development is being built on land adjacent to Cayce Place.

Kirkpatrick Park Apartments will feature 94 townhome-like apartments and house families of all incomes: subsidized, workforce and market-rate. Thirty-six of the units are designated for current Cayce Place residents, many of whom have been instrumental in the Envision Cayce process.

"Our goal is to create more than housing. It's to create a community, and that starts with our current residents," said MDHA Executive Director Jim Harbison.

All units will have market-rate amenities and enhanced security features including video doorbell, which allows the homeowner to see who is at their door from their cell phone.



A land swap with Metro Parks for nine acres at Kirkpatrick Park allows MDHA to build on vacant land first, which will help minimize the disruption of Cayce Place residents'. Upon completion of Envision Cayce, MDHA will return nine acres of green space to Metro Parks.

Kirkpatrick Park Apartments is expected to be complete in summer 2019.



Funding:
HUD insured loan, HOME funding, funding from Metro Capital Improvements budget

Architect:
Smith Gee Studio

Contractor:
R.G. Anderson Company Inc.

2018 Construction

MDHA broke ground on two additional mixed-income residential developments for Envision Cayce in 2018.



The development under construction along South Sixth St. consists of three four-story buildings with a total of 96 units. Fifty of the apartments are reserved for current Cayce Place residents, and the remaining 46 will be a mix of workforce and market-rate. Amenities include covered parking, computer kiosks, two courtyards and a playground.

Funding:
Low-Income Housing Tax Credit (LIHTC) from THDA, Community Investment Tax Credits (CITC)

Architect:
Kline Swinney Associates

Contractor:
Hardaway Construction Corp.

MDHA also broke ground on 101 mixed-income apartments along South Sixth St. and Lenore St. The development will feature 13 townhomes and two four-story apartment buildings. Forty-five units will house current Cayce Place residents. Amenities include covered parking, computer kiosks, active green space, courtyards and a playground.

Funding:
Low-Income Housing Tax Credit (LIHTC) from THDA, Community Investment Tax Credits (CITC), HOME funding

Architect:
Kline Swinney Associates

Contractor:
Hardaway Construction Corp.

Construction on these two developments is expected to be complete in 2020.

MDHA will break ground on the next phase of residential construction for Envision Cayce in summer 2019.



Final Transformation Plan Completed for Envision Napier and Sudekum

After a nearly two-year planning process, the U.S. Department of Housing and Urban Development (HUD) accepted MDHA's Envision Napier and Sudekum Transformation Plan. The Plan, which was completed in the summer 2018, is attributed to deep involvement from residents, community members, non-profit organizations and Metro agencies.

The planning process, which was funded through HUD's Choice Neighborhoods Initiative, included more than 60 meetings, public Town Halls, workshops and community engagement events.

Highlights from The Transformation Plan include:

- Mixed-use, mixed-income community of up to 2,100 apartments, including a one-for-one replacement of all 821 subsidized units at Napier Place and Sudekum Apartments
- A new park in the heart of the community
- Proposed new Regional Community Center
- Expanded early learning, after-school and summer programming
- Comprehensive Community Safety Plan that actively engages residents and business owners
- Expansion of health care services through Neighborhood Health at Napier Place, which includes establishment of full-service pharmacy, pediatric care, inoculation services, female reproductive services and wellness education



Prior to the completion of The Plan, MDHA staff and Envision Napier and Sudekum stakeholders collaborated on opportunities for early action activities.

Residents identified building stronger relationships with police as key to advancing community safety. In October 2017, MDHA entered into a Memorandum of Understanding (MOU) with the Metro Nashville Police Department's (MNP) Hermitage Precinct to pay up to \$100,000 a year for walking and/or bike patrols in the community, with the goal of building better relationships between MDHA residents and the MNP.

Residents also named a pharmacy as a vital service needed in the community. On April 18, 2018, Neighborhood Health hosted a grand opening celebration at its clinic on Charles E. Davis Blvd., which is now home to Pruitt's Discount Pharmacy's newest location. This partnership emerged from the planning process, thanks to Sudekum Apartments resident Karen Penley and stakeholders.

Envision Napier and Sudekum Receives State Award



MDHA's plans to redevelop Napier Place and Sudekum Apartments won the highest award from the Tennessee Chapter of the American Society of Landscape Architects (TNASLA). During TNASLA's annual conference in 2018, Envision Napier and Sudekum received the Excellence Award. Staff from Kimley-Horn and Associates Inc. nominated the plan.

Kimley-Horn and Associates is part of Envision Napier and Sudekum's design team, along with team lead Moody Nolan and Lord Aeck Sargent.



MDHA Launches Envision Edgehill Apartments



MDHA engaged Edgehill Apartments and Gernert Studio Apartments residents and other community stakeholders for the July 2017 launch of Envision Edgehill Apartments. The transformation plan is being developed through a resident-led, community supported process, and will result in a mixed-income, mixed-use community design. The plan will ensure a strict one-for-one replacement of the existing 380 subsidized housing units at Edgehill Apartments and preserve all existing Gernert Studio Apartments structures, while adding both new workforce and market-rate rental apartments.

Shortly after the planning process began, work groups were formed focusing on three core areas: People, Housing and Neighborhood. Members of those work groups collaborated with Vanderbilt University graduate students, under



the leadership of Dr. Kimberly Bess, to design a comprehensive resident needs assessment. It focused on providing key data across several areas including community safety, the social environment and the proposed redevelopment.

Salama Urban Ministries, in its role as nonprofit community partner and facilitator of the People Work Group, managed the hiring and training of eight MDHA residents to serve as survey proctors. They went door-to-door and attended community events from October through December 2017. Ultimately, they collected more than 300 resident responses, and the data is serving as the foundation for the three work groups.

One of the key desires of residents was cultivating strong relationships with police. In an effort to help facilitate that, MDHA entered into a Memorandum of Understanding (MOU) with the Metro Nashville Police Department's (MNP) Midtown Hills Precinct in October 2018. Under the MOU, MDHA pays for up to \$100,000 a year for walking and/or bike patrols in the community.

Throughout 2018, MDHA held nearly 40 meetings, public Town Halls, workshops and community events, allowing residents, neighbors and stakeholders more opportunities to weigh in on the plan.

Residents showed their support of the planning process in various ways, including the unveiling of a mural with significant meaning. It celebrates the role residents have and will continue to play in Envision Edgehill Apartments. The mural depicts historic leaders of Edgehill passing their wisdom to the next generation as they cross a bridge to the future of their community. It was commissioned by NeighborH.O.O.D. Inc., a nonprofit founded by Gernert Studio Apartments resident Agnes Scott.

The transformation plan is expected to be completed by summer 2019.





Funding:
Community Development Block Grants Disaster Recovery (CDBG-DR) funds, private loan from First Advantage Bank

Architect:
EOA Architects

Contractor:
R.G. Anderson Company Inc.

MDHA Celebrates the Opening of 10th & Jefferson, a Mixed-Income Development Near Downtown

MDHA strongly believes that easy access to the heart of business and commerce in Nashville should not be limited by one's income. That's one of the many attributes of 10th & Jefferson, a 54-unit affordable and workforce housing development at 941 Jefferson St., just a short walk from downtown Nashville. MDHA celebrated the opening on the property's rooftop terrace on Feb. 14, 2018.

"This development supports our goal to create mixed-income communities in Nashville," said MDHA Executive Director Jim Harbison. "Of the 54 apartments, 15 are set aside for families making less than 50 percent of the Area Median Income."

The three-story development offers studio, one-, two- and three-bedroom units and features a parking garage, a lounge and a rooftop terrace, which has a spectacular view of the downtown skyline.



MDHA Breaks Ground on a Workforce Housing Development in Bordeaux

MDHA broke ground in June 2018 on a 40-unit workforce housing development in Bordeaux. The groundbreaking followed numerous public meetings that garnered feedback from neighbors who responded positively to the final design and the workforce component. The development, which is located on 5.5 acres in the Bordeaux Redevelopment District and surrounded by green space, features two and three-bedroom townhomes with large balconies. It is expected to be complete in fall 2019.



Funding:
HUD insured loan, Community Development Block Grant (CDBG) funds, Neighborhood Stabilization Program (NSP1) funds

Architect:
Kline Swinney Associates

Contractor:
Levine and Poor

LDG Development's New 240-Unit Affordable Housing Development Opens in Nashville



On Nov. 14, 2017, MDHA joined LDG Development for the opening of The Paddock at Grandview, a 240-unit affordable housing development off West Trinity Lane. The 14-acre property features a clubhouse, swimming pool and 10 three-story

energy efficient residential buildings with one-, two- and three-bedroom apartments. Units are reserved for families who earn up to 60 percent of the Area Median Income (AMI).

MDHA supported the LDG Development project by providing tax abatement through the city's Payment in Lieu of Taxes (PILOT) program, which is facilitated and administered by MDHA and approved by Metro Council. MDHA also provided \$1.7 million in HOME Investment Partnership Program funds, which are awarded by the U.S. Housing and Urban Development (HUD) and administered by MDHA on behalf of the city of Nashville.



MDHA Receives Partnership Award

MDHA received the Partnership Award at the Pathway WBC 2017 Toast to Success event. MDHA's Community Development Department's partnership with Pathway WBC has helped small and women-owned businesses.

"As a supporter of the WBC since the doors opened in 2015, MDHA has offered guidance and funding to help Pathway WBC reach both aspiring and established entrepreneurs with technical education to run successful businesses," said Pathway WBC President Amy Bunton. "Without the guidance of MDHA, Pathway WBC would not be where we are today!"

MDHA Awarded Grant to Help Preserve Affordable Housing

It's no secret that Nashville needs more affordable housing. As we build new affordable housing, we must also invest in preserving our current affordable housing stock. On Nov. 15, 2018, preserving affordable housing got a little easier, thanks to a \$500,000 grant awarded to MDHA from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program. In addition, the Tennessee Valley Authority (TVA) will match the grant with \$550,000.

The funding will support the Middle Tennessee (Nashville) Home Uplift Program, a collaborative initiative to make homes more energy efficient, safe and comfortable, and to address health and safety needs of homeowners with a household income at or below 50 percent of the Area Median Income (AMI).

Partners of this initiative include MDHA, TVA, Nashville Electric Service (NES), the Mayor's Office of Housing and other local non-profit housing providers, who will help support the project, identify potential homeowners and provide empowering services to participating households. Pinnacle Financial Partners, the member/sponsor of the grant application, contributed a \$500 donation.

MDHA's Programs Assist Families in Need

MDHA's Community Development Department administers four HUD-funded Community Planning and Development programs on behalf of Metro Nashville: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

These programs are intended to benefit low-income and moderate-income persons and areas. Efforts include homeless assistance, rehabilitation of owner/occupied and rental units, affordable housing construction, infrastructure improvements, summer youth programs, fair housing outreach, microenterprise assistance and healthy food initiatives.

CDBG Programs

- Housing Rehab – 155 served
- Weatherization Assistance Program (WAP) – 115 served

HOME

New Affordable Units - 119

HOPWA

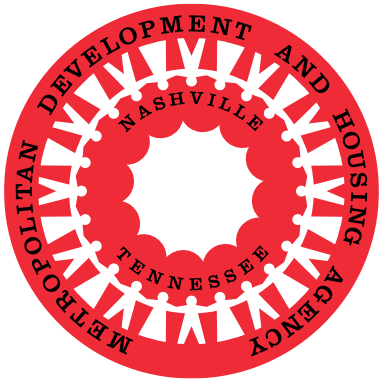
Supportive Services – 4,388 served

ESG

All Programs – 5,579 served

**Numbers reflect assistance from April 2016 to May 2018*

13,500+ FAMILIES SERVED	13,500+	Families served through housing (as of Dec. 31 2018)	40	Summer enrichment programs funded to benefit 2,431 youth in 2017 and 2018
	6,646	Tenant-Based Housing Choice Vouchers and Project-Based Vouchers (PBV)	6	Programs funded to benefit 123 youth for the Opportunity NOW Summer Work Program in 2018
	5,650	Public housing & Project-Based Rental Assistance (PBRA) units	303	Employees (Dec. 31, 2018)
	485	Veterans Affairs Supportive Housing (VASH) Vouchers	58	New hires in 2017
	403	Apartments at 8 MDHA owned income-restricted properties	76	New hires in 2018
	212	Households served through the Shelter Plus Care Program	20	Residents or Section 8 participants became homeowners in 2017 and 2018
	125	Market-rate units at 4 public housing & PBRA properties	346	New job placements in 2017 and 2018 with the help of the MDHA Social Services Team
	118	Households served through the Single Room Occupancy Program (SRO)	202	New job placements in 2017 and 2018 through the Jobs Plus Nashville program, offered at Napier Place and Sudekum Apartments
	32	Project-Based VASH Vouchers	68	Residents enrolled in post-secondary education by the MDHA Social Services Team in 2017 and 2018
	841	Section 8 landlords (Dec. 31, 2018)	47	Graduates in the Family Self-Sufficiency (FSS) and ROSS-Service Coordinators Programs in 2017 and 2018
	218	New landlords in 2017 and 2018	501	Enrollments in Homeownership Counseling/Classes and Financial Literacy/Education in 2017 and 2018
	12	Redevelopment districts overseen	457	Residents received digital literacy training and a laptop or tablet through the ConnectHome program in 2017 and 2018
	140	Items reviewed by the Design Review Committee in 2017 and 2018	13,525	Services rendered to our elderly and disabled residents at our tower properties in 2017 and 2018



Statements of Revenues, Expenses and Changes in Net Assets for 2017 and 2018

	Year Ended	
	Sept. 30, 2017	Sept. 30, 2018
REVENUES		
Tenant Income	\$20,124,022	\$20,707,771
Governmental Revenues	\$111,608,591	\$104,349,124
Other Income	\$11,978,411	\$26,013,750
TOTAL REVENUES	\$143,711,024	\$151,070,645
EXPENSES		
Utilities	\$8,036,101	\$8,795,336
Maintenance	\$16,299,512	\$18,297,584
Housing Assistance Payments	\$46,941,100	\$48,066,696
Adminstration and Other Direct Costs	\$40,469,706	\$33,078,890
Depreciation	\$12,293,014	\$14,049,334
TOTAL EXPENSES	\$124,039,433	\$122,287,840
CHANGE IN NET POSITION	\$19,671,591	\$28,782,805
NET POSITION - Beginning of Year	\$330,408,306	\$350,079,897
NET POSITION - End of Year	\$350,079,897	\$378,862,702



METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

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