

2020

ANNUAL REPORT

PERSEVERING WITH PURPOSE

nashville-mdha.org



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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.


Current MDHA Board of Commissioners:




Bill Purcell
Chair




Emily Thaden
Vice Chair for Housing




Aole Ansari
Vice Chair for Development




Antoinette Batts
Commissioner



Kay Bowers
Commissioner



Marcus Campbell
Commissioner



Paulette Coleman
Commissioner



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



MESSAGE FROM THE

INTERIM EXECUTIVE DIRECTOR



It's hard to believe that a year ago we were hosting in-person meetings, celebrating new affordable housing developments with more than 100 Nashvillians and holding countless events for residents at our properties. Now, in-person meetings have been replaced with virtual meetings, celebrations are scarce with only a handful of people present and resident events have been limited to COVID-19 testing and grab-and-go food giveaways. Even something as seemingly simple as a smile has remained hidden from everyday interactions due to face masks and coverings.

All of these adjustments due to the COVID-19 pandemic were being made while MDHA staff were still caring for residents impacted by the March 3, 2020, tornado.

To say that we were faced with challenges in 2020 would be an understatement, but we persevered. The health and safety of our residents and staff took top priority, and we were able to take prudent measures to help prevent the spread of COVID-19 while continuing all MDHA operations.

The city received millions of dollars in federal funding to assist those impacted by COVID-19. With the help of many partner agencies, we were able to house hundreds of Nashvillians who had been experiencing homelessness due to the pandemic.

We broke ground on a brand new mixed-income development off of Rosa L. Parks Boulevard, celebrated the opening of Curb Victory Hall, a 37-unit development for Veterans experiencing homelessness and continued our work at Envision Cayce with the completion of 197 new mixed-income apartments.

We ended the year with a change in leadership. Jim Harbison resigned in December after serving seven years as the executive director of MDHA. Earlier in the year, Harbison was honored with the Tennessee's Best Director's Award by the Tennessee Housing Development Agency (THDA) for leading the efforts to increase affordable housing in Nashville with the development of Envision Cayce. We are grateful to Harbison's commitment to Envision and the Agency, and we thank him for his service.

We also thank all of our partner agencies that supported us after the tornado and during the COVID-19 pandemic. Persevering alone is one thing, but with your help, alongside the expertise of MDHA staff and resilience of residents, we are persevering with purpose.

Saul Solomon

Saul Solomon
Interim Executive Director

The MDHA Board of Commissioners appointed Solomon as the Agency's interim executive director in December 2020, a temporary role he will serve in until the Board hires a permanent replacement. Solomon previously served as the Board's legal counsel for nearly four years.



PERSEVERING THROUGH THE STORM

2020 was rife with challenges, many from which MDHA communities were not exempt. But, with every obstacle that arose, residents, MDHA staff and members of the community rallied together to overcome and persevere with a purpose together.

The new year had barely begun when severe weather and tornadoes tore through Middle Tennessee in the early morning hours of March 3, 2020. Properties including Andrew Jackson Courts, Cheatham Place, Cumberland View, Levy Place, Neighborhood Housing and Parkway Terrace experienced a loss of power and some damaged buildings. Volunteers in the community donated resources, and MDHA staff made sure the needs of residents were met, including providing hotel rooms to more than 100 residents whose apartments were damaged.

Less than a week later, the first case of COVID-19 was reported in Middle Tennessee. Before the end of the month, MDHA enacted a contingency plan to help protect the health and safety of residents and employees in light of the COVID-19 outbreak with the goal to minimize in-person contact. In an effort to protect its most vulnerable residents, MDHA followed expert recommendations and started the “Help Us Prevent the Spread of COVID-19” campaign at its seven tower properties, which serve persons 62 and older and those who have a disability. Only essential visitors were allowed to visit these properties.

In tandem with the “Help Us Prevent the Spread of COVID-19” campaign, free voluntary COVID-19 testing was offered at MDHA's seven tower properties. MDHA also partnered with the state to offer free voluntary testing to its 14 family properties for residents who wanted to be tested but were unable to get to a testing site due to a lack of transportation. In addition, MDHA began mandatory employee COVID-19 testing in May.

Adjusting to health and safety measures while continuing to meet the needs of residents required flexibility and innovation from other MDHA programs, as well. The ConnectHome program expansion into Napier Place and Sudekum Apartments took on a virtual format. As with the in-person workshop, the students who completed the virtual workshop receive two years of free high-speed home internet and new laptops, which were presented one family at a time.

By continuing to meet the needs of residents through the various literal and figurative storms of 2020, MDHA staff, alongside community members and residents, demonstrated that striving towards a common purpose is most effective when all commit to persevering together.



- ▶ **39 on-site COVID-19 testing opportunities at MDHA properties with 2,665 tests administered**
- ▶ **10,000+ masks distributed to residents during 21 on-site giveaway events**
- ▶ **19,867 food boxes and hot meals provided to residents at MDHA's elderly and disabled properties**
- ▶ **1,275 families served following the 2020 tornado**

MDHA received several grants in 2020 that were directly related to tornado recovery and COVID-19.

Tornado Recovery

- Community Foundation of Middle Tennessee (CFMT) provided temporary hotel stays for 125 MDHA families who were displaced.

COVID-19

- West End Home Foundation funded a COVID-19 resource navigator position to assist with mobilizing resources to MDHA's 1,900 seniors.
- World Central Kitchen and Second Harvest Food Bank of Middle Tennessee provided thousands of hot meals and food boxes to residents at MDHA's seven tower properties, which house individuals 62 and older and those who have a disability.
- CFMT supported MDHA residents who lost employment during the pandemic.
- Google Fiber sponsored MDHA's ConnectHome program for high school seniors to ensure virtual learning.
- The United Way of Greater Nashville COVID-19 Response Fund purchased commercial refrigerators and freezers to store perishable donations at the tower properties.
- The Frist Foundation funded the Community Resource Center to produce and distribute 1,500 COVID-19 Kits to MDHA residents at the tower properties.
- THDA's COVID-19 Supplemental Funding supported MDHA/Continuum of Care (CoC) member agencies with medical care for Nashville's unsheltered individuals.

THERE'S NO PLACE LIKE HOME

There's no place like home – and for Deborah, that made it all the more worth persevering for. She and her son, Jonathan, fell upon hard times soon after the passing of her husband. After losing their home, they spent several years living in her truck, which broke down in 2020, leaving the pair stranded during the sweltering summer months amidst the COVID-19 pandemic.

Deborah and her son sought what refuge they could in a Nashville park off of Charlotte Avenue, often sleeping on a park bench.

"I'd never been homeless like that in my life," Deborah said. "You never know what you're going to come across or experience." All of that changed when Deborah learned of a local push to house those experiencing homelessness. In fall 2020, MDHA, in partnership with the Mayor's Office, awarded \$7.8 million in Emergency Solutions Grant Coronavirus (ESG-CV) funding to 13 local nonprofits for rapid re-housing.

Through connections made with local nonprofits that delivered donations to individuals experiencing homelessness at the park, Deborah learned of the rapid re-housing opportunity. She applied as the cold winter months were beginning, and before Christmas, they were placed in a duplex in East Nashville.

"I like it all. I didn't know it would be nice like this, but we are really blessed," Deborah said. "We followed through, and we're safe now. We have a roof over our heads. I'm thankful every day for what we have."

Deborah and Jonathan were two of more than 120 people who obtained housing in 2020, thanks to ESG-CV funding. The goal is to provide rapid re-housing to more than 400 individuals and families experiencing homelessness.

The ESG-CV funding was provided by the U.S. Department of Housing and Urban Development (HUD), as authorized by the Coronavirus Aid, Relief and Economic Security Act (CARES Act).



"I'd never been homeless like that in my life."

A PARK FOR ALL

In November 2020, MDHA joined Metro Parks to celebrate the grand opening of a new pocket park on Jefferson Street. MDHA provided \$850,000 in CDBG Program funding for the Kossie Gardner Sr. Park, which is located in MDHA's Jefferson Street Redevelopment District.

"Parks bring all people together," MDHA Director of Communications Jamie Berry said. "Our hope is that this new park will be a place where new residents and existing residents will enjoy."

Kossie Gardner Sr. Park is named after a man who operated his funeral home business for more than 70 years in the heart of the community on Jefferson Street.



KOSSIE GARDNER SR. PARK

MDHA received additional CARES Act funding to support Nashvillians impacted by the COVID-19 pandemic. The funding was awarded to local agencies following a competitive request for application process.

- Additional \$1.4 million in ESG-CV awarded to 14 homeless service providers for shelter operations, essential services and street outreach.
- \$2.8 million in Community Development Block Grant Coronavirus (CDBG-CV) grants were awarded to six agencies to provide emergency housing assistance to households in danger of eviction or foreclosure due to a loss of income related to COVID-19.
- \$225,000 in Housing Opportunities for Persons With AIDS Coronavirus (HOPWA-CV) to nonprofit organizations to assist people living with HIV/AIDS with rental assistance and social services.



Heroes deserve a homecoming, and even COVID-19 could not stand in the way of (safely!) celebrating Curb Victory Hall, a 38-unit affordable housing development for Veterans experiencing homelessness. So, on Nov. 4, 2020, MDHA hosted a ribbon cutting and grand opening celebration for the development. Curb Victory Hall is located on 12th Avenue South next to Operation Stand Down Tennessee (OSDTN), which is offering wraparound services such as benefits and employment assistance to the Veterans who call Curb Victory Hall home, like Private Rico Thompson.

“It’s just amazing to have my home here and services here at my fingertips,” said Private Thompson.

Curb Victory Hall also offers an on-site service provider who occupies one of the 38 apartments. The remaining 37 units house the men and women who dedicated their lives to serving our

country. The grand opening celebration took place just one week before Veterans Day, and Private Thompson shared his story of survival and struggle. He said he joined the U.S. Army after 9/11 and served a combined five years – both active and in reserve, but he fell on hard times after a health issue and ended up homeless.

“For the last several months, I was so focused on where I was going to stay and how I was going to maintain it,” said Private Thompson. “Now that I have permanent affordable housing, I can focus on other things like my health and finding a part-time job. That’s why Curb Victory Hall is such a blessing.”

Curb Victory Hall is the result of a unique public/private partnership involving MDHA, Giarratana LLC, OSDTN, THDA, music industry executive and philanthropist Mike Curb, the Tennessee Valley Healthcare System (TVHS) – Veterans Affairs (VA) and the Mayor’s Office.

Financing was largely made possible thanks to a \$500,000 grant from Curb and a 9% Low Income Housing Tax Credit (LIHTC) awarded by THDA earlier this year. In addition, the development received a \$500,000 Tennessee Housing Trust Fund Grant from THDA.

Veterans Affairs Supportive Housing (VASH) vouchers are being utilized here. These vouchers, provided by HUD, are administered by MDHA in partnership with the TVHS – VA, which assisted MDHA with identifying Veterans who qualify.

MDHA is also managing the development, which features covered parking, stainless steel appliances, granite countertops and custom closets donated by California Closets – Nashville.

“I’m so grateful to MDHA and all of the partners for providing me and my neighbors with stable and safe housing,” said Private Thompson. “I get a warm fuzzy feeling every time I step foot in my home.”

CURB VICTORY HALL

Funding:

- HUD VASH Vouchers for 37 apartments
- Grant from Curb Records Founder Mike Curb
- Community Investment Tax Credit (CITC) loan approved by THDA and the Tennessee Department of Revenue
- Pinnacle Financial Partners via CITC loan and LIHTC awarded by THDA
- Tennessee Housing Trust Fund via THDA
- Market-rate loan

Architect:

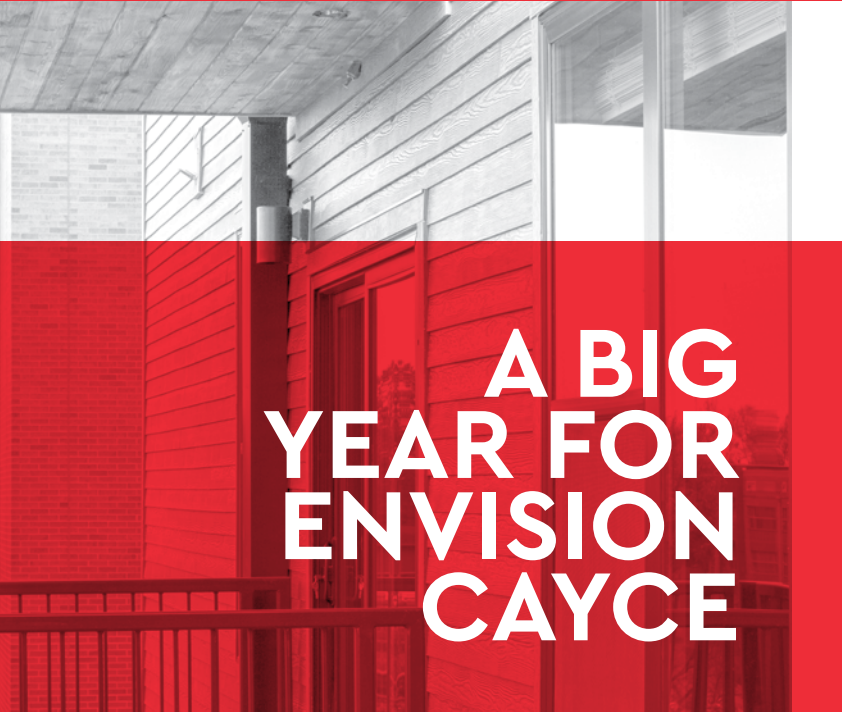
Earl Swensson Associates

Contractor:

R.G. Anderson Company Inc.

Partners:

Giarratana LLC
OSDTN
THDA
Curb Records Founder Mike Curb
TVHS – VA
Mayor’s Office



A BIG YEAR FOR ENVISION CAYCE

The Plan to transform Cayce Place, Nashville's largest subsidized housing property, into a mixed-income, mixed-use community made major strides in 2020 with two new residential developments completed and two under construction.

MDHA kicked off 2020 with the opening of Mosley on 6th, Envision Cayce's third new residential construction and second mixed-income development. Built along South Sixth Street, the development consists of three four-story buildings and features 96 apartments. Fifty of the units were reserved for Cayce Place residents. The remaining 46 are a mix of workforce and market-rate.

Just a few months later, Manning Place opened its doors. Located across the street from Mosley on 6th, it is the fourth new residential construction and third mixed-income development. It features 13 townhomes and two four-story apartment buildings. Forty-five of the 101 units house Cayce Place residents.

Amenities at the two neighboring developments include covered parking, active green space, courtyards and playgrounds.

The two new residential developments bring the total number of new apartments to 361, and there are currently 146 units under construction.

The Envision Cayce Master Plan was completed in 2014 following a 16-month planning process involving Cayce Place residents, neighbors, community partners and MDHA leadership. The Plan calls for more than 2,000 units and ensures a one-for-one replacement of existing subsidized apartments, while adding new subsidized, workforce and market-rate housing. The Plan also calls for several acres of active green space and desired amenities such as a school (completed), new health center, grocery, pharmacy, library and retailers.



2020 By the Numbers:

197 Completed Units

146 Units
Under Construction



MOSLEY ON 6TH

Funding:

- HUD rental subsidy for the 50 Project-Based Rental Assistance (PBRA) apartments
- CITC loan approved by THDA and the Tennessee Department of Revenue
- Pinnacle Financial Partners via CITC and market-rate loans and LIHTC awarded by THDA
- National Housing Trust Fund via THDA
- Funding from Metro Capital Improvements Budget
- MDHA cash equity

Architect:

Kline Swinney Associates

Contractor:

Hardaway Construction



MANNING PLACE

Funding:

- HUD rental subsidy for the 45 PBRA apartments
- CITC loan approved by THDA and the Tennessee Department of Revenue
- Pinnacle Financial Partners via CITC and market-rate loans and LIHTC awarded by THDA
- Home Investment Partnerships Program (HOME) grant via HUD
- National Housing Trust Fund via THDA
- MDHA cash equity

Architect:

Kline Swinney Associates

Contractor:

Hardaway Construction



KIRKPATRICK PARK APARTMENTS RECEIVES THREE AWARDS IN 2020

The accolades keep building for Kirkpatrick Park Apartments! In 2020, the development, designed by Smith Gee Studio, received three awards for its innovative approach to mixed-income, as well as design.

On July 31, the Southeast Building Conference announced the 2020 Aurora Awards, and the development was named the Grand Aurora Award Winner in the Best Multifamily Housing Community Up to Four Stories - For Rent category.

Kirkpatrick Park Apartments also received a 2020 Urban Land Institute (ULI) Nashville Excellence in Development Award during a virtual ceremony on Sept. 29. The development also received the People's Choice Award, which was voted on via text during the ceremony.

HONORING HISTORY TO BUILD THE FUTURE

A development is bringing new life – and housing – to Nashville, while also purposefully incorporating select pieces of the site’s history.

In February 2020, MDHA hosted a groundbreaking of Randee Rogers Apartments, a 100-unit mixed-income development located at 1419 Rosa L. Parks Blvd. in the Germantown community. In attendance were Mayor John Cooper, several elected officials and representatives from HUD and THDA.

Randee Rogers Apartments will be comprised of 50 new HUD subsidized/affordable, 25 workforce and 25 market-rate apartments, consisting of one-, two- and three-bedrooms. The development will feature market-rate amenities such as an exercise room, community room with computer access, balconies or patios and secured garage parking. Randee Rogers Apartments is being built next door to a grocery store and will be within walking distance to many restaurants, Nashville Farmers’ Market, Bicentennial Mall, the Tennessee State Museum, First Tennessee Park and downtown Nashville.

Randee Rogers Apartments replaces MDHA’s Randee Rogers Training Center and maintenance shop. Colorful murals that surrounded the site are being replicated and incorporated into the new development, and MDHA will continue to honor Randee Rogers, who was an MDHA employee and advocate for MDHA residents. In an effort to better understand the residents she was serving in her role as MDHA community organization coordinator, Rogers and her two daughters moved from their south Nashville home into MDHA’s Historic Preston Taylor Apartments.

As part of the groundbreaking ceremony, Rogers’ daughters, Tracee Derra and Keely Sandlin, were presented with inscribed bricks from the original Randee Rogers Training Center.

Randee Rogers Apartments is scheduled to be completed in fall 2021.



Randee Rogers Apartments

Funding:

- Metro Capital Improvements Budget
- HUD rental subsidy for the 50 PBRA apartments
- HUD Public Housing Capital Fund
- CITC loan approved by THDA and the Tennessee Department of Revenue
- Boston Financial via LIHTC awarded by THDA
- National Housing Trust Fund via THDA
- JPMorgan Chase Multi-Family Bond
- MDHA cash equity
- Market-rate loan

Architect:

Kline Swinney Associates

Contractor:

R.G. Anderson Company Inc.



MDHA AWARDED \$1 MILLION GRANT FOR CRIME REDUCTION

In November 2020, the U.S. Department of Justice awarded MDHA a \$1 million Community-Based Crime Reduction (CBCR) grant award. Funding will support a place-based, data-driven, community-oriented strategy to address crime at MDHA’s Napier Place and Sudekum Apartments properties.

MDHA will serve as the fiscal agent and will address this crime hotspot in collaboration with residents and a core group of partners including the Metropolitan Nashville Police Department (MNPd), the U.S. District Attorney’s Office, Juvenile Court, Councilman Freddie O’Connell, researchers from Vanderbilt University and Tennessee State University, local nonprofits, churches and schools.

ENVISION EDGEHILL APARTMENTS TRANSFORMATION PLAN RECEIVES STATE AWARD

Good things are growing for the Envision Edgehill Apartments (EEA) Transformation Plan! The result of a nearly two year planning process, the Plan is the product of significant involvement from residents, community members, MDHA staff and partners. It’s only appropriate that EEA was selected for the Professional Merit Award in the Planning and Analysis category at the Tennessee Chapter American Society of Landscape Architects (TN ASLA) Virtual Awards Banquet!

Congratulations to all involved!



MDHA RESIDENT RECEIVES NATIONAL SCHOLARSHIP

The Public Housing Authorities Directors Association (PHADA) awarded its 2020 Freedom & Civil Rights Scholarship to Makayla Scruggs, a resident at MDHA’s Levy Place. For this scholarship, applicants submit an essay detailing their efforts and achievements in furthering the values of the civil rights movement, explaining why the cause is still relevant in communities today and how they relate to the applicant’s educational goals. The \$5,000 scholarship goes directly to the school that Scruggs will be attending.

13,000+

families housed



340

households served through the Shelter Plus Care Program & Single Room Occupancy Program (SRO)

246

apartments under construction

5,070

households served through HOME, CDBG, ESG and HOPWA programs *

32

graduates in the Family Self-Sufficiency (FSS) and ROSS-Service Coordinators Programs



4

programs funded to benefit 103 youth for the Opportunity Now Summer Work Program

7,333

Section 8 vouchers

285

workforce and market-rate units in 5 MDHA mixed-income communities

1,103

affordable units under construction via MDHA's Payment in Lieu of Taxes (PILOT) program



155

affordable units preserved through homeowner rehabilitation and weatherization programs *

23

new job placements through case management and employer referrals

341

employees (2020 average)



5,614

PBRA apartments

40

units in a workforce apartment community



377

affordable units completed via MDHA's PILOT program

42,955

services rendered to residents at our elderly and disabled properties

320

residents benefited from MDHA's Work Readiness Program



76

new hires

12

redevelopment districts overseen

403

units in 8 other MDHA owned affordable and workforce properties under private management



234

new apartments completed

8

residents or Section 8 participants became homeowners



1,189

individuals and families experiencing homelessness permanently housed through MDHA's Section 8 programs. 491 are Veterans

20

summer enrichment programs funded to benefit 816 youth

72

items reviewed by the Design Review Committee

* For program year June 1, 2019 – May 31, 2020



STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS FOR 2020

	YEAR ENDED	
	Sept. 30, 2019	Sept. 30, 2020
REVENUES		
Tenant Income	\$23,312,819	\$22,150,432
Governmental Revenues	\$103,377,830	\$109,367,927
Other Income	\$22,817,513	\$27,695,656
TOTAL REVENUES	\$149,508,162	\$159,214,015
EXPENSES		
Utilities	\$8,928,623	\$9,951,176
Maintenance	\$20,361,660	\$18,565,446
Housing Assistance Payments	\$48,915,770	\$54,799,354
Adminstration and Other Direct Costs	\$43,855,427	\$36,016,503
Depreciation	\$14,442,158	\$14,694,406
TOTAL EXPENSES	\$136,503,638	\$134,026,885
CHANGE IN NET POSITION	\$13,004,524	\$25,187,130
NET POSITION - Beginning of Year	\$378,862,702	\$391,867,226
NET POSITION - End of Year	\$391,867,226	\$417,054,356



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

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY



701 S. Sixth St. | Nashville, TN 37206

Phone 615-252-8400

Fax 615-252-3677

Telephone Device for the Deaf 615-252-8599

nashville-mdha.org



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