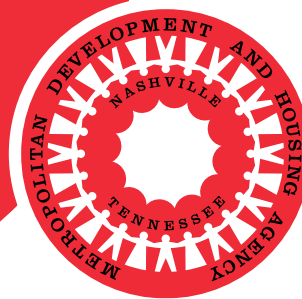


ONE MISSION



ANNUAL REPORT
2022





Dr. Troy D. White
Executive Director

A MESSAGE FROM THE EXECUTIVE DIRECTOR

2022 was my first full year in the role of executive director at MDHA. It was a year that centered partnerships, programs and initiatives that further our one mission to create affordable housing opportunities, support neighborhoods, strengthen communities and help build a greater Nashville.

In 2022, MDHA created affordable housing opportunities. While some of these developments will be owned and managed by MDHA, others are under construction through MDHA's Payment in Lieu of Taxes (PILOT) program. The PILOT program provides up to 10 years of significant property tax relief to developers who have been awarded a Low-Income Housing Tax Credit (LIHTC) through the Tennessee Housing Development Agency (THDA).

MDHA supported neighborhoods in 2022 by facilitating resident and neighborhood engagement in plans for the future. By gathering community feedback through surveys and events, MDHA will be able to prioritize initiatives and opportunities that residents and neighbors identify as the greatest needs.

When communities are strengthened, residents are empowered in their pursuit of self-sufficiency. Partnerships are key to strengthening communities, and I am grateful to organizations like the Nashville Predators and the Nashville Soccer Club that have brought exciting opportunities and experiences to residents, as well as job opportunities.

MDHA is also helping to build a greater Nashville by leading rebuilding efforts for Second Avenue as the city's development agency. Business owners, merchants and stakeholders are in regular conversation with MDHA staff to help ensure that Second Avenue not only returns to its former glory, but exceeds it.

All these efforts cascaded in 2022 to further MDHA's mission in support of those whom we serve. I am grateful to all the partners, staff and residents who were a part of these initiatives in 2022, and I look forward to what 2023 will bring.

Dr. Troy D. White
Executive Director



MDHA BOARD OF COMMISSIONERS

The seven-member Board of Commissioners governs MDHA and 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. Commissioners are appointed by the Mayor and confirmed by Metro Council. The wide range of experience and expertise that the Commissioners possess provide vital support to MDHA and its one mission.



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



ONE MISSION

THE MISSION OF MDHA IS TO CREATE QUALITY AFFORDABLE HOUSING OPPORTUNITIES, SUPPORT NEIGHBORHOODS, STRENGTHEN COMMUNITIES AND HELP BUILD A GREATER NASHVILLE.

BY THE NUMBERS

30,000 NASHVILLIANS HOUSED

7,625 SECTION 8 VOUCHERS

5,718 PBRA AND PUBLIC HOUSING UNITS

403 UNITS IN 8 OTHER MDHA OWNED AFFORDABLE AND WORKFORCE PROPERTIES UNDER PRIVATE MANAGEMENT

1,496 INDIVIDUALS AND FAMILIES EXPERIENCING HOMELESSNESS PERMANENTLY HOUSED THROUGH MDHA'S SECTION 8 PROGRAMS, INCLUDING 533 VETERANS

11 REDEVELOPMENT DISTRICTS OVERSEEN

73 ITEMS REVIEWED BY THE DESIGN REVIEW COMMITTEE

59 NEW HIRES

270 HOUSEHOLDS THROUGH THE SHELTER PLUS CARE PROGRAM & SINGLE ROOM OCCUPANCY PROGRAM (SRO)

87 UNITS IN 2 AFFORDABLE AND WORKFORCE APARTMENT COMMUNITIES

100 NEW APARTMENTS COMPLETED, INCLUDING 50 NEW AFFORDABLE UNITS

337 EMPLOYEES

411 WORKFORCE AND MARKET-RATE UNITS IN 6 MDHA MIXED-INCOME COMMUNITIES

96 APARTMENTS UNDER CONSTRUCTION

2,725 NEW AFFORDABLE UNITS UNDER CONSTRUCTION

28,597 SERVICES RENDERED TO RESIDENTS AT ELDERLY AND DISABLED PROPERTIES

1,627 COVID-19 VACCINES ADMINISTERED ON MDHA PROPERTIES

956 NEW AFFORDABLE UNITS COMPLETED

685 LANDLORDS ACCEPTING SECTION 8 VOUCHERS, INCLUDING 75 NEW LANDLORDS

100 AFFORDABLE UNITS PRESERVED

334 LAPTOPS/TABLETS GIVEN TO PARTICIPANTS ENROLLED IN DIGITAL EDUCATION CLASSES

1,255 HOLIDAY DINNERS DISTRIBUTED

9,121 HOUSEHOLDS SERVED THROUGH HOME, CDBG, ESG AND HOPWA PROGRAMS

173 PRESERVATION OF AFFORDABLE UNITS THROUGH HOME REHAB AND WEATHERIZATION PROGRAMS

700+ TESTING KITS DONATED BY PARTNERS AND DISTRIBUTED TO RESIDENTS

1,415 MDHA HOUSEHOLDS RECEIVED HOPE FUNDING

25 SUMMER ENRICHMENT PROGRAMS FUNDED TO BENEFIT 2,168 YOUTH

444 PERSONS EXPERIENCING HOMELESSNESS PROVIDED WITH FIRST MONTH'S RENT AND SECURITY DEPOSITS TO SECURE HOUSING

ONE MISSION

THE MISSION OF MDHA IS TO **CREATE QUALITY AFFORDABLE HOUSING OPPORTUNITIES**, SUPPORT NEIGHBORHOODS, STRENGTHEN COMMUNITIES AND HELP BUILD A GREATER NASHVILLE.



MDHA CREATES ADDITIONAL NEW AFFORDABLE HOUSING AT RANDEE ROGERS APARTMENTS



Three years ago, MDHA made the decision to tear down the Agency's training center and maintenance shop at 1419 Rosa L. Parks Blvd. to create housing opportunities for Nashvillians. Today, the site is home to Randee Rogers Apartments, a 100-unit mixed-income development, featuring 50 new subsidized/affordable apartments. An official ribbon cutting and grand opening ceremony was held for the new development in June 2022.

Randee Rogers Apartments is within walking distance to downtown Nashville, many restaurants, Nashville Farmers' Market, Bicentennial Mall, the Tennessee State Museum and First Tennessee Park. There's also a grocery store next door and a bus stop at the corner of the property. Property amenities include an exercise room, community space, computer room, balconies or patios and secured parking.

The new development features 50 new U.S. Department of Housing and Urban Development (HUD)-subsidized apartments, as well as 25 workforce and 25 market-rate apartments, consisting of one-, two- and three-bedrooms. It was made possible thanks to a unique public/private partnership involving Metro, HUD, Tennessee Housing Development Agency (THDA), Boston Capital Corporation, Chase and MDHA.



RANDEE ROGERS APARTMENTS

Funding:

- HUD rental subsidy for the 50 Faircloth apartments
- HUD Capital Funds
- Metro Nashville housing and infrastructure funds
- Boston Capital via Low-Income Housing Tax Credit (LIHTC) Equity, which was competitively awarded by THDA
- JPMorgan Chase Bank tax-exempt bonds and Community Investment Tax Credit (CITC) loan

Architect: Kline Swinney Associates

Contractor: R.G. Anderson Company



"I love my new home, and I especially love my downtown view from my balcony. I'd like to thank MDHA and all the partners who had a hand in making Randee Rogers Apartments possible."

- Jowaune





GAINING MOMENTUM WITH SUPPORT TO SUCCEED

Earning a driver's license has been a long-term goal of Tim who lives at MDHA's Barrett Manor, which is a part of Cayce Place. Thanks to MDHA's Work Readiness program, which is made possible by grant funding like Regions Bank Foundation, Tim is on the road to achieving his dream.

In 2015, Tim began working as a groundskeeper at MDHA's CWA Plaza Apartments through a temporary employment agency. His supervisor learned that it was Tim's goal to have his driver's license reinstated, but the expensive fees were a barrier to him taking the next step. The supervisor referred Tim to MDHA Section 3 Work Readiness Coordinator Stephanie Harris.

"Stephanie is an awesome piece on the chessboard," Tim said. "She helps so many people and goes above and beyond in her job to help anyone in need."

Harris facilitates MDHA's Work Readiness Program, which offers no-interest loans to individuals who live in subsidized housing to help increase economic prosperity by removing fees and legal barriers. These loans can support payments of a variety of expenses that could act as a barrier to employment, including costs associated with obtaining a valid driver's license.

\$500,000
IN CRIMINAL COURT FEES AND FINES WAIVED, CLEARING THE WAY FOR EXPUNGEMENT OR LICENSE REINSTATEMENT



27
DRIVER'S LICENSES REINSTATED OR CLEARED FOR FIRST TIME LICENSE

Working with Harris, most of the fees and fines for Tim's driver's license were waived, leaving only the \$978 reinstatement fee, for which the program provided a microloan in 2018. Tim repaid his loan in full the same year.

When Tim went to the DMV to reinstate his license, he failed the vision test. When he attempted to get glasses, he was told he first needed to have eye surgery. Tim asked Harris if the Work Readiness Program could issue a loan to help cover the cost of his copay for the eye surgery. Due to the flexibility of the program, Harris was able to issue a loan to pay more than \$2,000 toward Tim's copay.

It was good the surgery took place when it did. The specialist who performed the procedure estimated that it would not have been long before Tim lost all sight in his eye had he prolonged having the surgery.

Fortunately, Tim's prognosis is positive, and the surgery stopped any further damage. Pending cataract surgery and eyeglasses, both of which can be covered with microloans if needed, Tim should be able to pass his vision test and get his license in early 2023.

While Tim still has a long road ahead, he has a support system and positive attitude to help him succeed. "Life may be hectic sometimes, but you have to have a positive attitude in order to be successful," Tim said. "When you have a positive attitude, positive things happen."

309
RESIDENTS SERVED BY MDHA'S WORK READINESS PROGRAM

"I've come a long way, and I like sharing my story in hopes that I can inspire other people to change their lives, too."
- Tim

150
EXPUNGEMENT/RECORD CLEANUP SERVICES PROVIDED THROUGH THE WORK READINESS PROGRAM



COLLABORATIVE EFFORTS **SUPPORT CAYCE TRANSFORMATION**

MDHA staff, residents and public/private partners are working together to not only further the progress of the Cayce Transformation, but also ensure it reflects the needs and interests of those who live in the neighborhood.

In May 2022, MDHA hosted a groundbreaking for Cherry Oak Apartments, the seventh new residential construction and sixth mixed-income development at Cayce Place. Cherry Oak Apartments will feature 96 units, including 45 subsidized for current Cayce Place residents.

A mixed-use, mixed-income community, the Master Plan calls for more than 2,000 units and ensures a one-for-one replacement of all subsidized apartments, while adding new affordable, workforce and market-rate housing. The Plan also calls for amenities residents and community members desired, as well as several acres of active green space. In December 2022, MDHA staff began reengaging Cayce Place residents with community events that use visuals to facilitate input on what residents would like to see incorporated into the green space. Feedback from these events will be referenced as plans for the greenspace continue.

Also in 2022, MDHA received \$18.3 million in American Rescue Plan (ARP) funds, which were allocated by Mayor John Cooper and approved by Metro Council to support the Cayce Transformation. Of the allocated funding, \$5 million will be used to build affordable apartments, and the remaining \$13.3 million are being used to support infrastructure upgrades.



CHERRY OAK APARTMENTS

Funding:

- HUD rental subsidy for the 45 Project-Based Rental Assistance (PBRA) apartments
- HOME Investment Partnerships Program (HOME)
- Metro Nashville Infrastructure funds
- Red Stone via Low-Income Housing Tax Credit (LIHTC) Equity, which was competitively awarded by THDA
- THDA via a Tennessee Housing Trust Fund Grant
- Amazon Equity Fund Loan
- MDHA equity
- Market-rate loan

Architect: Smith Gee Studio

Contractor: Hardaway Construction



RESIDENT INPUT SUPPORTED BY NAPIER AND SUDEKUM TRANSFORMATION

Resident input is a key part of MDHA's Napier and Sudekum Transformation Plan. In October 2022, MDHA reengaged residents to update the People Plan with a refreshed residents needs assessment. At least 15 residents will be hired in early 2023 to conduct a survey and garner resident input. The Napier and Sudekum Transformation also received ARP funding that was approved by Metro Council in January 2022 to support a community safety plan. A part of this effort included traffic calming on Charles E. Davis Boulevard, as was requested by residents.



MDHA STRENGTHENS EFFORTS FOR RESIDENTS WITH HELP FROM ALLOCATIONS AND GRANTS

MDHA is strengthening its efforts to support residents on their journeys to self-sufficiency. In 2022, under the direction of MDHA Executive Director Dr. White, MDHA set the foundation to create a new Resident Services Department that will launch in 2023. The employees of this department will provide direct services like HUD's Family Self-Sufficiency program to residents and make sure MDHA communities are healthy and sustainable.

Partnerships with public and private organizations are also key to supporting efforts that will further help strengthen MDHA communities in the years to come. MDHA received ARP funds in 2022 for resident services, as well as other needs. Here is a breakdown of the ARP funds allocated by Mayor Cooper and approved by Metro Council:

- \$1.6 million for resident services
- \$13.3 million for utility upgrades in support of the Cayce Transformation
- \$5 million to build new affordable apartments at Cayce Place
- \$1.7 million for security upgrades, traffic calming, additional lighting and new sidewalks at Cumberland View

MDHA also received more than \$1 million in grants, including from:

- West End Home Foundation for the SeniorTrust Reducing Social Isolation and Increasing Access to Essential Services through Digital Literacy and Inclusion for Older Tennesseans grant to support expanding ConnectHome to 116 adults ages 60 and older living in MDHA's family properties.
- Region's Bank for \$10,000 of grant funding to support MDHA's Work Readiness Revolving Loan Fund, a no-interest loan to increase economic prosperity and social justice by removing fees and legal barriers for individuals who earn limited incomes.
- The Community Foundation of Middle Tennessee for a \$12,500 grant to improve workforce equity for 75 individuals who earn limited incomes by removing employment barriers.
- Truist Foundation for \$40,000 of grant funding to support MDHA's Financial Freedom and Homebuyer Club programs.



STRENGTHENED PARTNERSHIPS BRING OPPORTUNITIES TO RESIDENTS OF ALL AGES

WHEN PARTNERSHIPS ARE STRENGTHENED, RESIDENTS SCORE BIG!



The Nashville Predators partnered with MDHA for residents ages 8-12 to participate in the NHL Street Festival, which included not only street hockey drills, but also a free street hockey kit and two tickets to the NHL Stadium Series! Nashville Predators players also helped deliver Thanksgiving meals to MDHA residents.

Nashville Soccer Club (NSC) partnered with MDHA to host job fairs to ensure residents had access to employment opportunities at Geodis Park. In addition, MDHA Summer Youth Camp Series participants were invited by NSC to be the Section 615 guests at the July 13, 2022, game. The youth from MDHA properties were recognized on the field during the pre-game show!

If you are an organization that would like to partner with MDHA to offer opportunities to residents, contact MDHA Chief of Staff Jamie Berry at 615-252-8420.

STRENGTHENING SERVICES FOR VETERANS

MDHA's Curb Victory Hall received the Regional Impact Award from THDA at the 2022 Tennessee Housing Conference. This recognition is given to a person, organization or project that has demonstrated a dedication to affordable housing and has created an enduring partnership with THDA through the usage of its programs. Curb Victory Hall features 37 affordable apartments for Veterans experiencing homelessness and one market-rate unit for an on-site service provider.





BUILDING BACK SECOND AVENUE

As Nashville's development agency, MDHA is leading rebuilding efforts for Second Avenue. In 2022, MDHA worked with the Nashville Downtown Partnership to host community meetings with Second Avenue building owners, merchants and stakeholders. At these meetings, attendees were presented with the Second Avenue streetscape designs. The streetscape work along Second Avenue, between Union Street and Broadway will begin in 2023, starting with the block between Union Street and Church Street.

In addition, Reeves Young was selected as construction manager at risk (CMAR) via a Request for Qualification/Proposals solicited by MDHA in 2022. The committee that made the selection consisted of representatives from MDHA, Nashville Department of Transportation & Multimodal Infrastructure (NDOT) and the Metro Planning Department. Stakeholders also met the construction team and collaborated on solutions for a waste management plan with organizers and neighbors.

FINANCIALS

REVENUES

	SEPT. 30, 2021	SEPT. 30, 2022
Tenant Income	\$22,331,612	\$25,746,334
Governmental Revenues	\$110,972,271	\$124,436,621
Other Income	\$26,251,224	\$70,980,007

TOTAL REVENUES

\$159,555,107 **\$221,162,962**

EXPENSES

Utilities	\$10,611,884	\$11,276,651
Maintenance	\$21,285,002	\$19,207,195
Housing Assistance Payments	\$58,170,181	\$62,551,557
Administration and Other Direct Costs	\$50,659,853	\$55,175,007
Depreciation	\$16,057,422	\$17,767,077

TOTAL EXPENSES

\$156,784,342 **\$165,977,487**

CHANGE IN NET POSITION

NET POSITION - Beginning of Year	\$417,054,356	\$419,825,121
NET POSITION - End of Year	\$419,825,121	\$475,010,596





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

Connect with us at @NashvilleMDHA



ONE MISSION

