

SUMMARY SHEET

2023-2028 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

and

2023-2024 ANNUAL ACTION PLAN

For the period June 1, 2023 – May 31, 2024

Overview:

The Five-Year Consolidated Plan is a U.S. Department of Housing and Urban Development (HUD) required planning tool for the following grant programs: the Community Development Block Grant program (CDBG), the HOME Investment Partnership program (HOME), the Emergency Solutions Grants program (ESG), and the Housing Opportunities for Persons With Aids program (HOPWA). The strategic goals identified in the Consolidated Plan are carried out through Annual Action Plans which serves as Metro Nashville's annual application for HUD grant funding.

Summary of Consultation Process

Through four (4) community public input meetings, nineteen (19) stakeholder consultations, 184 survey responses, and a kick-off public hearing, residents were given a range of opportunities to participate in the development of the Consolidated Plan. A draft of the Consolidated Plan and Action Plan was made available for public comment between April 3, 2023, and May 3, 2023. Two (2) public hearings were held during the public comment period.

Summary of Community Needs

The greatest concern voiced during the public consultation process was the lack of affordable housing, which was reflected in data on the rising costs of housing and the intensifying cost burden, especially for renters. This need was voiced across all engagement sessions regardless of meeting topic. The need for services was also noted, especially mental health services, youth and family services, services for victims of domestic violence, and services for those who are chronically homeless. The need for public improvements like flood and drainage systems, sidewalks and streets, and transportation were noted as well. These themes were consistent across all modes of outreach.

Consolidated Plan Goals

Based on these needs, the following goals were established for the next five years. These goals focus on addressing affordable housing challenges and challenges related to poverty:

1. Increase the number of decent, safe affordable housing units and help low-and moderate-income (LMI) household access affordable housing.
2. Preserve existing affordable housing stock for LMI homeowners and tenants.
3. Support facilities and services for the homeless and persons with HIV/AIDS.
4. Provide essential services to LMI and vulnerable populations.
5. Revitalize distressed neighborhoods and underserved areas through public facility and infrastructure improvements.

2023-2024 Funding

The first year of the Annual Action Plan allocated funds across the five strategic plan goals. While emphasis on these goals may change from year to year, the goals remain the same. For the 2023-2024 program year, funds will be allocated as follows. Any modifications to funding amounts by HUD will be made proportionately to these proposed allocations:

	Goal Name	Needs Addressed	Funding	Goal Outcome Indicator	Planned Activities
1	New Affordable Housing Opportunities	Construct New Affordable Housing Address Housing Barriers	HOME: 3,146,573	Rental units constructed: 20 Household Housing Unit Homeowner Housing Added: 8 Household Housing Unit	<p>RENTAL: A minimum of 15% of the 2023 HOME allocation, estimated to be \$387,211, will be set-aside for eligible CHDO projects. The tenure of the CHDO projects will be based on developer demand and can come from the homeowner or rental project budgets.</p> <p>Additionally, MDHA may aside a minimum of \$500,000 for the redevelopment of MDHA-owned properties converted under RAD.</p> <p>For remaining funds, MDHA may award funds on a first-come, first –served basis through an open application cycle or on a competitive basis via a Request for Proposals development.</p> <p>Financial assistance to developers may be in the form construction loans and permanent financing, depending on project demand.</p> <p>Eligible uses of funds include acquisition, site preparation, construction, and soft costs. All new construction projects will be subject to underwriting by MDHA and must meet HOME Site and Neighborhood Standards.</p> <p>Units must be occupied by tenants with incomes at or below 60% AMI. In projects with 5 or more HOME-assisted units, at least 20% of the units must serve households at or below 50% AMI.</p>

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					<p>Projects that would require the permanent displacement of existing residents will not be eligible for funding.</p> <p>HOMEOWNERSHIP:</p> <p>A minimum of 15% of the 2023 HOME allocation, estimated to be \$387,211, will be set-aside for eligible CHDO projects. The tenure of the CHDO projects will be based on developer demand and can come from the homeowner or rental project budgets.</p> <p>Funding for the construction of new homes (which may include property acquisition costs, predevelopment loans, and downpayment assistance for eligible homebuyers to purchase these homes.) All purchasers must receive/complete homebuyer education through a HUD approved education provider.</p> <p>MDHA may award funds on a competitive basis via a Request for Proposals or on a first come, first served basis through an open application cycle/RFP or undertake development.</p> <p>Projects that would require the permanent displacement of existing residents will not be eligible for funding.</p>
2	Affordable Housing Preservation	Retain Affordable Housing Stock Maintain Housing Stability	CDBG: \$2,635,015	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated:	Assistance will be provided in the form of forgivable loans for elderly (age 62+) homeowners. Assistance to other homeowners will be provided in the form of deferred (due on sale) loans. Repairs or improvements will be limited to items that

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				80 Household Housing Unit	address health and safety needs, such as heat/air, roof repair, plumbing, electrical, and accessibility. Priority will be given to homeowners whose incomes are at or below 50% AMI, persons with disabilities, and the elderly (age 62+). This program will be administered directly by MDHA and/or contracted out via a contracted partner. Homeowners may apply during the open application period, and funds will be allocated on a first-come, first-serve basis to eligible households until funding is exhausted.
3	Support for Homeless & Persons with HIV/AIDS	Assist Homeless Persons & Persons with HIV/AIDS	HOPWA: \$2,389,060 ESG: \$445,903	Tenant-based rental assistance / Rapid Rehousing: 325 Households Assisted (ESG) Homeless Person Overnight Shelter: 2000 Persons Assisted (ESG) Homelessness Prevention: 175 Persons Assisted (ESG- includes outreach) HIV/AIDS Housing: 364 Household Housing Unit (HOPWA) Other: 2125 Other (HOPWA)	HOPWA: \$233,888 for <u>Administration</u> – \$71,671 retained by MDHA and \$162,217 to be awarded to Sponsor agencies \$2,155,172 for the following eligible activities: <ul style="list-style-type: none"> • <u>Facility Based Rental/Housing Assistance</u> – costs associated with the rental subsidy assistance of clients in project-based rental units OR facility-based housing assistance costs for leasing a transitional/short-term housing facility/unit (ex-hotels/motels) • <u>STRMU</u> – reasonable rent and mortgage assistance payments that represent actual housing costs; assistance varies per client depending on funds available, tenant need, and program guidelines

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					<ul style="list-style-type: none"> • <u>Tenant Based Rental Assistance</u> – costs associated with the placement of clients in permanent housing in the private rental housing market; assistance covers a portion of the rent based upon Fair Market Rent or “reasonable rent” and operates similar to the Section 8 Housing Choice Voucher Program. • <u>Supportive Services</u> - services including, but are not limited to, health, mental health assessments, permanent housing placement, drug and alcohol abuse treatment and counseling, day care, transportation assistance, employment assistance, personal assistance, nutritional services, intensive care when required, and assistance in gaining access to local, State, and Federal government benefits and services, except that health services may only be provided to individuals with acquired immunodeficiency syndrome or related diseases and not to family members of these individuals. Permanent Housing Placement assistance is also covered under Supportive Services. <p>All funds will be awarded to Sponsors selected for funding through an RFA to be issued in 2023. Proposals will be evaluated by a Review Committee comprised of MDHA staff, representatives of programs that serve</p>

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					<p>persons living with HIV/AIDS, or individuals that are knowledgeable about various aspects of housing services in accordance with the evaluation criteria contained in the RFA and ranked from highest to lowest. Funding will be awarded for projects according to their overall rank until funding is exhausted.</p> <p>ESG:</p> <p>\$33,442 for <u>Administration</u> – retained by MDHA for general management, oversight, and coordination of ESG programs</p> <p>\$ 412,461 for the following eligible activities:</p> <ul style="list-style-type: none"> • <u>Rapid Re-housing Assistance</u> – includes, but is not limited to, utilities, rental application fees, security deposits, etc. and other eligible activities as defined in the ESG regulations at 24 CFR, §576.104; §576.105 (Housing relocation and stabilization services) and §576.106 (Short term and medium-term rental assistance) • <u>Homeless Prevention</u> includes, but is not limited to, rental assistance (such as arrears) and housing relocation and stabilization services, etc., and other eligible activities as defined in the ESG regulation at 24CFR, §576.103

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					<ul style="list-style-type: none"> • <u>Shelter Operations*</u> - include, but are not limited to, maintenance, rent, repair, etc., and other eligible activities as defined in ESG regulations at 24 CFR §576.102(3) • <u>Essential Services*</u> – include, but are not limited to, case management, childcare, education services, etc., and other eligible activities as defined in ESG regulations at 24 CFR, §576.102(1) • <u>Street Outreach*</u> – includes, but is not limited to, the cost of engagement, case management, emergency health and mental health, etc. and other eligible activities as defined in the ESG regulation at 24 CFR, §576-101 <p>*The total amount awarded for Shelter Operations, Essential Services, and Street Outreach cannot exceed \$267,541 (60% of the 2023 ESG Allocation).</p> <p>Funding for all activities, except Administration, will be awarded to qualified nonprofits through a competitive process to be announced Summer 2023. Proposals will be evaluated by a Review Committee comprised of MDHA staff, representatives of programs that serve homeless persons, homeless or formerly homeless individuals or individuals that are knowledgeable about various aspects of the ESG program. Proposals will be evaluated in accordance with the evaluation criteria contained in the RFA and</p>

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					ranked from highest to lowest. Funding will be awarded for projects according to their overall rank until funding is exhausted.
4	Essential Services for LMI and Vulnerable People	Create Economic Opportunities for LMI Persons Support Youth Programs	CDBG: \$1,384,414	Public service activities other than Low/Moderate Income Housing Benefit: 1700 Persons Assisted	<p>Programs must provide new or enhanced activities that will further participants' academic, artistic, and athletic interests, as well as promote job skills development and/or healthy lifestyles, to help prepare youth to become successful adults. Youth work programs in collaboration with the Mayor's office are also included. Programs must operate between June 1 and July 31, 2024. Funding is awarded through a competitive process. A portion of funds may be used by MDHA for activity delivery costs.</p> <p>Speaking with aggrieved individuals to inform them of their rights pertaining to Fair Housing and interacting with a potentially aggrieved individual's housing provider to determine the housing provider's version of the facts (i.e., investigation.); interacting with a housing provider to inform the housing provider of his or her obligations under applicable law, in order to bring relief to the aggrieved individual; providing legal representation to an aggrieved individual, either as a defendant or plaintiff in housing-related litigation; providing general education information to individuals to inform them of their rights in conjunction with the Fair Housing Laws; providing general</p>

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					<p>educational information to individuals to inform them of their rights in conjunction with the Fair Housing Laws.</p> <p>Funding will be awarded to a qualified nonprofit through a competitive process.</p> <p>A portion of the funds may be used to pay by MDHA for activity delivery costs.</p> <p>One-time emergency payments up to \$1000 per client to pay first month's rent and security and utility deposits for homeless persons obtaining housing through the Metro Homeless Impact Division or utilizing MDHA Voucher programs (i.e., Shelter Plus Care, VASH). Payments are made directly to landlords and utility companies. Funds can also be used for costs associated with program delivery.</p>
5	Neighborhood Revitalization	Invest in Underserved Areas	CDBG: \$1,042,335	Other: 1 Other	Costs include hard and soft costs, A&E costs. Maintenance/operations costs are not eligible. Projects may be identified through collaboration with Metro. Funds for public facilities may be used for Metro or MDHA-owned projects or awarded to qualified nonprofits.