

METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE

**2022-2023 CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT
(CAPER)**

FOR

**PROGRAM YEAR FIVE OF THE
2018-2023 CONSOLIDATED PLAN**

AND

2022 ANNUAL ACTION PLAN

For the period June 1, 2022 – May 31, 2023

Prepared by:

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On behalf of:

The Metropolitan Government of Nashville-Davidson County

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a) this could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

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Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration and Planning	Affordable Housing Homeless Non-Homeless Special Needs Non-housing Community Development	CDBG: \$1,084,431 HOPWA: \$64,969 HOME: \$286,611 ESG: \$34,180	Other	Other	4	4	100.00%	4	4	100.00%

Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$507,345	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	625	357	57.12%	125	52	41.60%
Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$507,345	Rental Units Rehabilitated	Household Housing Unit - 2	65	16	24.62%	6	3	50.00%
Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$507,345	Homeowner Housing Rehabilitated	Household Housing Unit	785	823	104.84%	120	207	173.33%
Affordable Housing Preservation	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$507,345	Other	Other	3	3	100.00%	1	1	100.00%
Neighborhood Revitalization	Non-housing community development	CDBG: \$2,976,161	Other	Other	5	9	180.00%	3	4	133.33%

New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	CDBG: \$54,222/HOME: \$2,579,506	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	318	42.40%	150	124	82.67%
New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	CDBG: \$54,222/HOME: \$2,579,506	Rental units constructed	Household Housing Unit	250	115	46.00%	53	0	0%
New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	CDBG: \$54,222/HOME: \$2,579,506	Homeowner Housing Added	Household Housing Unit	40	42	105.00%	7	0	%
Self-Sufficiency Opportunities	Public Housing Non-housing Community Development	CDBG: \$547,000	Public Service activities other than Low/Moderate Income Housing Benefit	Persons assisted	6785	7966	117.41 %	1320	1,676	126.97%
Self-Sufficiency Opportunities	Public Housing Non-housing Community	CDBG: \$547,000	Businesses Assisted	Businesses Assisted - 4	70	271	387.14%	30	118	393.33%
Self-Sufficiency Opportunities	Public Housing Non-housing Community	CDBG: \$547,000	Other	Other	1	1	100%	1	1	100%

Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$253,000 HOPWA: \$2,100,673 ESG: \$421,558	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	625	1304	208.64%	250	379	151.60%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$253,000 HOPWA: \$2,100,673 ESG: \$421,558	Tenant-based Rental Assistance/Rapid Rehousing	Households Assisted	1625	1612	99.20%	325	192	59.08%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$253,000 HOPWA: \$2,100,673 ESG: \$421,558	Homeless Person Overnight Shelter	Persons Assisted	10000	9,068	90.68%	2000	2,225	111.25%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$253,000 HOPWA: \$2,100,673 ESG: \$421,558	Homelessness Prevention	Persons Assisted	375	510	136.00%	75	130	173.33%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$253,000 HOPWA: \$2,100,673 ESG: \$421,558	HIV/AIDS Housing Operations	Household Housing Unit	265	270	101.89%	70	50	71.43%

Support for Homeless & Persons with HIV/AIDS	Homeless Non-homeless Special Needs	CDBG: \$253,000 HOPWA: \$2,100,673 ESG: \$421,558	Other - 6	Other	13477	14584	108.21%	2519	2,450	97.26%
Disaster Mitigation/Recovery in Response to COVID	Disaster Mitigation/Recovery in Response to COVID-19	CDBG: \$ / HOPWA: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing	Persons Assisted	600	547	91.17%	n/a	n/a	n/a
Disaster Mitigation/Recovery in Response to COVID	Disaster Mitigation/Recovery in Response to COVID-19	CDBG: \$ / HOPWA: \$ / ESG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	3487	239	6.85%	n/a	n/a	n/a
Disaster Mitigation/Recovery in Response to COVID	Disaster Mitigation/Recovery in Response to COVID-19	CDBG: \$ / HOPWA: \$ / ESG: \$	Facade treatment/business building rehabilitation	Business	0	0	0%	n/a	n/a	n/a

Disaster Mitigation/Recovery in Response to COVID	Disaster Mitigation/Recovery in Response to COVID-19	CDBG: \$ / HOPWA: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	325	1308	402.46%	n/a	n/a	n/a
Disaster Mitigation/Recovery in Response to COVID	Disaster Mitigation/Recovery in Response to COVID-19	CDBG: \$ / HOPWA: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	2000	870	43.50%	n/a	n/a	n/a
Disaster Mitigation/Recovery in Response to COVID	Disaster Mitigation/Recovery in Response to COVID-19	CDBG: \$ / HOPWA: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	75	66	88.00%	n/a	n/a	n/a
Disaster Mitigation/Recovery in Response to COVID	Disaster Mitigation/Recovery in Response to COVID-19	CDBG: \$ / HOPWA: \$ / ESG: \$	Housing for Homeless added	Household Housing Unit	10	0	0.00%	n/a	n/a	n/a

Disaster Mitigation/Recovery in Response to COVID	Disaster Mitigation/Recovery in Response to COVID-19	CDBG: \$ / HOPWA: \$ / ESG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	53	12	22.64%	n/a	n/a	n/a
Disaster Mitigation/Recovery in Response to COVID	Disaster Mitigation/Recovery in Response to COVID-19	CDBG: \$ / HOPWA: \$ / ESG: \$	Other	Other	2697	6027	223.47%	n/a	n/a	n/a

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The 2018-2023 Plan identified the following six (6) priorities:

1. Increase the number of decent, safe affordable units and help low- and moderate-income households access affordable housing.
2. Preserve existing affordable housing units and help low- and moderate-income households retain housing.
3. Support facilities and services for the homeless and persons with HIV/AIDS.
4. Create pathways to self-sufficiency for low- and moderate-income persons and families.
5. Revitalize distressed neighborhoods and underserved areas.
6. Undertake grant management, planning, and other eligible administrative tasks under CDBG, HOME, ESG, and HOPWA.
 - CDBG Funds – addressed all of the priorities identified in the 2018-2023 Consolidated Plan, with the majority of CDBG funding addressing priority number 2.
 - HOME Funds – addressed priority numbers 1.
 - ESG Funds – addressed priority 3.
 - HOPWA Funds – addressed priority 3.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	HOPWA	ESG
White	778	0	776	1,132
Black or African American	1822	0	1,020	1,823
Asian	124	0	29	26
American Indian or American Native	8	0	5	42
Native Hawaiian or Other Pacific Islander	5	0	0	12
*Other (see Narrative below)	299	0	25	172
Total	3,036	0	1,855	3,207

**Hispanic	285	0	101	299
Not Hispanic	2,751	0	1,754	2,908

Table 2 – Table of assistance to racial and ethnic populations by source of funds

***Narrative**

Racial and ethnic data for CDBG beneficiaries was taken from the CDBG PR-03report because the numbers populated by the system did not appear accurate. Per the CAPER instructions, in the Consolidated Plan Desk Guide, May 2018, the data reported is for persons and families even though the table states “families assisted”. The # of persons represent 210 total households with the following make-up: 42 White; 158, Black/African American; 2 Black/African American and White; 1 Amer. Indian/Alaskan Native & Black/African Amer.; and 7other multi-racial. Based on the PR-03, “Other” listed in the table above reflects additional persons/families that benefited from CDBG activities in the following racial and ethnic categories that are not otherwise provided in the table: 18 - American Indian/Alaskan Native & White; 3 – Asian and White; 62 – Black/African American & White; 7 – American Indian/Alaskan Native & Black; and 209 – other multi-racial.

Racial and ethnic data for beneficiaries assisted with HOPWA funds come from the HOPWA CAPER that will be submitted in August 2023. HOPWA “Other” represents 17- Black/African American and White; 5 – American Indian/Alaskan Native and White; and 3 -Other Multi-racial.

Racial and ethnic data for beneficiaries assisted with ESG funds come from the CAPER SAGE data. The table above does not include the following racial categories: Total multiple races – 133, total don’t know/refused to provide race – 38, total missing data - 1. This makes a grand total of 3,207 **ESG beneficiaries. For the ethnic categories, the following were missing - total non-Hispanic – 2,908; total don’t know/refused to provide – 46; total information missing – 17. This makes a grand total of 3,207.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Expected Amount Available	Actual Amount Expended Program Year 2021
CDBG	public – federal	5,422,159	5,960,857.89
HOME	public - federal	2,866,117	2,191,993.77
HOPWA	public - federal	2,165,642	1,803,827.02
ESG	public - federal	455,738	470,369.50

Table 3 – Resources Made Available

Narrative

ESG, and HOPWA – no data was populated in IDIS so expenditure amount was taken from the PR-05. HOME total data taken from PR-05. CDBG total data taken from PR-26.

Additionally, \$3,154,308.69 was expending from CDBG-CV funds, \$2,783,666.76 from ESG-CV funds, and \$44,563.66 from HOPWA-CV funds during PY 2022. CDBG-CV, ESG-CV and HOPWA-CV totals taken from PR-05 reports for CARES funds only.

****MDHA also administers the Weatherization Assistance Program (WAP) and the Low-Income Energy Assistance Program (LIHEAP) in Davidson County. These programs operate in tandem. Funding passes from the Departments of Energy (DOE) and Health and Human Services (HHS), respectively, through the Tennessee Housing Development Agency (THDA), to local agencies, such as MDHA. MDHA received a total WAP award of \$495,766.00 to serve 46 households from July 1, 2022, thru June 30, 2023. MDHA also received a total LIHEAP award of \$324,158.94 during the period of October 1, 2022, through October 1, 2023. For eligible residents, CDBG funds were used to accompany Weatherization measures. \$205,311.00 CDBG funds have been used to assist 15 out of the 44 homes served thus far, in which 8 homes were CDBG Weatherization cases only.*

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

CDBG Target Areas	55%	55%	Microenterprise Assistance, Public Facilities, and Improvements
Housing Target Areas – preference will be given to projects located in Housing Target Areas but may be provided Countywide if there is not sufficient interest in Housing Target Areas	25%	25%	Homeowner Rehab, Rental Rehab, Renter Counseling Services, Fair Housing Counseling Services; Employment Services,
Countywide	20%	20%	Weatherization, HVAC Replacement, Housing Services Delivery, Summer Youth, Youth Employment Programs, Housing Assistance for Homeless, Fair Housing Counseling Services
Nashville-Davidson – Murfreesboro-Franklin Metropolitan Statistical Area (MSA), comprised of Cannon, Cheatham, Davidson, Dickson, Macon, Robertson, Rutherford, Smith, Sumner, Trousdale, Williamson, and Wilson Counties.	100%	100%	HOPWA funds are targeted for use by people living with AIDS/HIV and their families and can be expended

Table 4 – Identify the geographic distribution and location of investments

Narrative

For the 2022 PY, the CDBG Employment Services activity was underway and connected MDHA residents with employment opportunities associated with housing construction and redevelopment activities in MDHA communities and served 82 individuals.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

MDHA attempts to use federal funds to leverage additional resources in several ways. Except for homeowner rehab assistance, applications for funding should demonstrate the ability to leverage funds. This is part of the Financial Capacity evaluation criteria used in requests for applications/proposals. MDHA's grant writer researches Federal, state, local, and private funding opportunities to apply for funds that further MDHA's mission based on the priorities established in the Consolidated Plan and Public Housing Plan. To leverage HOME dollars, MDHA continues efforts to fund projects that leverage other resources for affordable housing development. For example, recently funded projects leveraged funds from U.S. HUD/SHOP Grant. Additionally, the Barnes Fund, Metro's local Housing Trust Fund, makes funds available that are used to leverage HOME dollars. Another opportunity to leverage HOME funds is with Low Income Housing Tax Credits (LIHTC). MDHA actively pursues other funding opportunities to leverage HOME and CDBG funds to create affordable housing through the Community Reinvestment Act (CRA), HUD-insured loans, the Rental Assistance Demonstration (RAD) program, and the State Housing Trust Fund (HFT). Where appropriate, leverage may be achieved through supportive services provided by partners. As a result of these efforts, CPD funds leveraged the following additional resources during the 2022 Program Year:

- In August 2021, MDHA Board approved HOME funds in the amount of \$3,332,776 to five projects to construct affordable housing. These HOME funds will leverage \$108,685,224 in other funds, representing a 32.61% return on every HOME dollar invested. This is in addition to the 25% match requirement. Source of the leveraged funds include low-income housing tax credits, private lender financing and owner equity. The funds leveraged and sources of leverage are exclusive of the HOME match, which is discussed below. Construction on these projects is expected to be completed during the 2023 PY.
- Nonprofit and public agencies receiving CDBG funds for the 2022 Summer Youth Program leveraged an additional \$918,718.02 from other sources.

HOME, ESG, the Homeless Management Information System (HMIS), and the Continuum of Care (CoC) programs have match requirements. Match resources for the ESG program are provided in the ESG CAPER report and exceed HUD's requirements. In order to receive CoC homeless program funding during the program year, applicants supplied a 25% match for all costs except leasing. To receive Permanent Supportive Housing funding, Nashville-Davidson County had to provide a value of supportive services that equals or exceeds 25% of the amount of rental assistance requested. In addition to these requirements, local agencies rely on funding from foundations, other federal government grants and private donations to

leverage resources.

Nashville's HOME match liability for 2022 based on HUD PR33 is \$93,617.49. Match contributions to HOME projects during 2022 was \$2,450,088.96. This results in an excess match credit for 2022 in the amount of \$15,656,278.12.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$13,299,806.65
2. Match contributed during current Federal fiscal year	\$2,450,088.96
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$15,749,895.61
4. Match liability for current Federal fiscal year	\$93,617.49
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$15,656,278.12

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
7228	9/15/2022	303,099.22						303,099.22
7180	6/13/2022						\$23,404.37	23,404.37
7206	8/16/2022	2,100,181						2,100,181
7211	8/23/2022						\$23,404.37	23,404.37

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBR A	Balance on hand at end of reporting period
\$	\$	\$		
\$178,304.99	\$160,315.32	\$16,031.13	0	\$322,589.18

Table 7 – Program Income

HUD changed the HOME Investment Program commitment requirement via an Interim Final Rule published in Federal Register Vol. 81, No. 232, December 2, 2016, to allow grantees to accumulate program income, repayments, and recaptured funds during the current PY to be budgeted/allocated to projects via the following year’s action plan. The balance of \$322,589.18 listed above includes repayments or recaptured funds.

HOME MBE/WBE report						
Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0					
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted.						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	*4			2 - Male		2 -Female
Dollar Amount	*201,231.89			100,000.00		101,231.89

Table 9 – Minority Owners of Rental Property

**MDHA utilized CDBG instead of HOME funds to provide assistance for the rehabilitation of rental properties. 3 of the awards for Rental Property went to a non-profit with a Black, Non-Hispanic Executive Director and an all-black Board of Directors. The numbers in table 9 are for CDBG awarded contracts.*

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
		Number	Cost			
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	650	571
Number of Non-Homeless households to be provided affordable housing units	171	211
Number of Special-Needs households to be provided affordable housing units	344	227
Total	1,165	1,009

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	994	798
Number of households supported through The Production of New Units	61	0
Number of households supported through Rehab of Existing Units	110	211
Number of households supported through Acquisition of Existing Units	0	0
Total	1,165	1,009

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Outcomes represent achievement of 86.61% of MDHA one-year goals. Homeowner rehab units were affected

by shortage of contractors and cost increases. Some HOME projects have been delayed due to the increase in material costs nationwide. However, HOME funds from PYs 2018 – 2021 committed to projects currently in various phases of construction will result in the addition of 736 units (146 Home-assisted) to the affordable inventory by the end of 2024. ESG and HOPWA rental assistance has been hampered by rising rental costs and lack of units available.

Discuss how these outcomes will impact future annual action plans.

Staff will review outcomes annually and attempt to align goals in future action plans with realistic outcomes based on staff and partner capacity.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	429	0
Low-income	102	0
Moderate-income	58	0
Total	589	0

Table 13 – Number of Persons Served

Narrative

The income levels of the households listed in the above table for the CDBG program pertain to affordable housing activities related to Homeowner Rehabilitation, Rental Rehabilitation, replacement of HVAC units, Weatherization Assistance and Services for the Homeless. The income information for the Homeowner Rehabilitation, Rental Rehabilitation and CDBG Weatherization Assistance, Roof Replacement, Accessibility Rehabilitation and HVAC replacement programs come from the BOSMAC PR-03 Report; while the numbers for Services for the Homeless come from in-house beneficiary data and information reported in IDIS activity #s 7147, 7184, and 7366. New rental and homeowners’ projects were awarded with partial funding from PY 2020-2021 HOME funding. Those projects are currently under construction and are nearing completion. The completed unit counts, including the HOME income levels, will be reported in the next CAPER. An RFP has not been issued for the 2022 PY funds but is expected to be released in the Fall of 2023.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Since March 2020, service and housing providers in Nashville have been adjusting. In the time of COVID-19. Agencies reported more domestic violence as parents in families lost jobs or were cut back, and schools closed, leaving young children to be cared for and taught at home. Mental health issues and addictions rose in outdoor encampments, and food scarcity - rarely a spectacle in this generous city - raised its head. Post-pandemic, these concerns are ongoing. Agencies are also using the term the “Great Depression” or the “Great Negotiation”, which resulted in agencies losing employees and operating at reduced capacity. Although the unemployment rate has improved somewhat, turnover at agencies continues to cause a huge gap in service delivery.

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

- *Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs*

On July 1, 2023, the Metropolitan Homelessness Impact Division (METRO OHS) became an entity independent of the city’s Metropolitan Social Services and is now the Office of Homeless Services (OHS). OHS increased the number of its homeless outreach specialists from four to eight. The role of these eight staff is to coordinate within and outside the Metro government to serve people who live outdoors. This has moved Metro government from an enforcement focus to utilization of a trauma-informed approach, incorporating offers of assistance, connecting people to mainstream resources and conducting in-field assessments, all of which helps to decrease the amount of time that one experiences homelessness. Citizens throughout Nashville and staff at agencies reach out to OHS and report concerns or complaints in regard to homeless encampments and other activities. OHS coordinates with outreach teams at other service providers to focus on linking people with needed services to address and de-escalating potential confrontations and avoiding arrests. Nashville’s average length of time that people experience homelessness is 4.7 years (higher than the national average). Nonprofits alone cannot decrease this number. Metro Government works with private partners to increase collaboration and leverage resources around homelessness and coordinates outreach in four designated quadrants of Nashville that integrates social services that link people to services and urges homeless individuals to think about housing options as soon as they are engaged.

ESG funds continue to support street outreach programs. Four local agencies used the funding for outreach targeting homeless people living on the streets. They focused on outreach and engagement to 334 individuals.

Access to services is often hindered by a lack of transportation. A partnership between Nashville's WeGo Public Transit and OHS provided 500 annual bus passes this year at no cost to people who are at risk of, or experiencing, chronic homelessness. To be eligible, bus pass recipients have to actively work with a community housing navigator at nonprofit partner organizations to locate appropriate permanent housing options. The WeGo partnership includes bus rides or bus passes during extreme weather conditions throughout the year.

The Coordinated Entry process became operational in Nashville in January 2018. In the summer of 2020, staff at OHS worked with community partners to design and refine Coordinated Entry (CE) that standardizes the way individuals and families at risk of homelessness or experiencing homelessness are assessed for and referred to the housing and services they need for housing stability. OHS continues to review the assessment and prioritization process for CE to ensure that it is equitable and that we are housing the most vulnerable. The traditional tool for this in Nashville has been the VI-SPDAT, but it has proven to have had racially biased results and OHS staff has been meeting for months with key stakeholders to research alternative methods that are more just.

Neighborhood Health provided onsite vaccinations and testing at larger encampments, including but not limited to Brookmeade Park, Green Street Church, Fort Negley, Truckstops of America, and other locations, primarily during Monday-Thursday weekday Street Medicine visits to these locations. They also provided Monday-Friday walk-up COVID-19 vaccination and testing to persons experiencing homelessness at the Downtown Clinic, adjacent to Room in the Inn.

To better assess the individual needs of unsheltered persons, it is imperative to have reliable data that will portray evolving patterns and help citizens advocate for necessary resources. Data is the tool that brings the entire CoC's efforts together and equips Nashville to evaluate its system, plan strategically, and ultimately prevent and end homelessness. Staff at OHS partners with community providers working with people living outdoors to enter data into the city's Homeless Management Information System (HMIS) and CE, and pulls monthly street outreach reports, highlighting an aggregate, unduplicated number of people living outdoors as well as their gender, race, age, length of homelessness, Veteran status, income/benefits, disability, etc. This data is now being collected regularly, providing the city with solid statistics about people sleeping in unsheltered locations in Nashville. OHS is formalizing a partnership with the Nashville Rescue Mission (the largest shelter in Nashville), to assist with better data collection.

Room in the Inn (RITI), a CoC-funded agency, has a formal relationship with local hospitals and MTMHI (Middle Tennessee's state-run psychiatric hospital). Through their referral process, individuals are accepted from hospitals to RITI's recuperative care program. Outside of Recuperative Care, RITI also coordinates a Winter

Shelter program that is a city-wide partnership with area congregations from November 1 to March 31. The agency also runs a year-round Day Center that allows for other connections to appropriate resources including mail services, prescription fulfillment through the Dispensary of Hope, education, laundry, showers and many more.

- *Addressing the emergency shelter and transitional housing needs of homeless persons*

ESG supplements state, local and private efforts to improve the quality and number of emergency homeless shelters by funding emergency shelters with necessary operating costs and related social services. ESG projects are well-established shelter facilities (emergency and transitional) in the city that serve veterans, victims of domestic violence, families, people with mental illness, and people attempting to recover from addictions. Via ESG funding, 518 people or 185 households were assisted with deposits and short-term rental assistance via rapid re-housing funds to assist with entry into permanent housing. The cumulative number of people sheltered for the year was 2,225 (this total may also include ESGCV funds).

In addition to sustaining shelter operations, ESG funds have been used to expand street outreach. Essential services funds were allocated to four agencies for street outreach, and 334 people were served with these outreach efforts. A portion of the ESG funds was devoted to essential services such as birth certificates and other identification needed by homeless people in order to access services and housing. ESG assisted 892 individuals or 882 households in acquiring State identification, birth certificates and bus passes. All of these - shelter, essential services, and street outreach – are critical components in the CoC in Nashville.

Various agencies in the community work with Metro’s Office of Emergency Management, the Mayor’s Office and Metro Social Services to implement the Cold Weather Community Response Plan, which has been updated annually since 2014.

OHS continually works to improve Coordinated Entry (CE) to ensure people experiencing literal homelessness have immediate access to emergency shelter and, when appropriate, to transitional housing programs. OHS helped to create, implement, and lead our community’s Outdoor Community Housing Surge. This has helped to decrease our overall unsheltered population accounted for in this year’s Point in Time Count.

- *Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families*

experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

With the shortage of affordable rental units in the local housing market, agencies using funds for rapid rehousing activities continue to face challenges in locating suitable housing; MDHA encourages the use of ESG funds for prevention. Several local agencies provide funds to pay arrearages on rent or utilities, helping people avoid eviction and/or utilities being disconnected.

ESG funds assist shelters with operating expenses, related essential services, and homeless re-housing activities. Forty-two percent (47%) of the 2022 allocation was dedicated to rehousing and prevention efforts, the remainder was used to assist 10 nonprofit agencies with operating costs, such as utilities, routine maintenance and minor repairs, as well as to enhance street outreach and to further data collection efforts in HMIS. Data for these activities is included in the tables in the ESG CAPER report.

An unprecedented amount of ESG-CV funding was awarded to Nashville in 2020. To optimize the funding and best position providers in the city to effectively use the funds to shorten homeless stays and move into housing quickly, HUD deployed the services of a technical assistance provider to Nashville for a year. This led to the development of a plan involving cooperation from an extraordinary array of agencies, including the faith community, nonprofits, and government. They created a goal of housing more than 400 individuals and families experiencing homelessness. Nashville made huge strides, enhanced by additional ESG-CV funding from THDA. Nashville received an additional \$2.4 million in ESG funding from THDA via the CARES Act. MDHA worked with local stakeholders to assure that funds began reducing homelessness as soon as possible. As of June 2023, approximately 2065 individuals had obtained housing (estimates from ESGCV quarterly reporting).

MDHA is dedicating a monthly set-aside of 18 mainstream Housing Choice Vouchers for persons experiencing homelessness - the longer-term subsidy needed for many homeless households to be successful in long-term stability. MDHA also administers 198 Emergency Housing Vouchers, made available through the American Rescue Plan Act (ARPA), specifically for people experiencing homelessness or at-risk. With the vouchers came additional funding to assist with housing search and placement, intended to get people off the streets and out of shelters into permanent affordable housing as fast as possible. Funding is also assisting with one-time application fees, security deposits, and utility deposits, as needed- all easing the way into critical housing. To date, MDHA has issued 305 EHV's and of those, 147 are leased, 78 are searching for unit, and 25 who found a unit and are pending lease-up. The difference would be those vouchers issue that have expired.

On October 4, 2022, Nashville’s Metropolitan Council approved \$50 million in ARPA funding dedicated to developing permanent housing & key supports- \$25M will assist with gap financing to create deeply affordable units, & the remainder is being used for Assertive Community Treatment (ACT) teams to serve 500-700 homeless persons, for housing navigation, interim housing, & expansion of the city’s Low Barrier Housing Collective, which coordinates landlord outreach. Funds will also expand Mobile Housing Navigation Centers, adding five centers, including one for 18-24-year-old LGBTQI+ individuals, creating a safe space for young people outside of the community’s largest shelters. These temporary housing spaces receive referrals through CE but focus on the most vulnerable populations that avoid large congregate shelters. They are low-barrier access & housing-focused with a goal to assist people with exit from shelter into stable housing as quickly as possible.

Rodeway Inn offers private rooms, subsidized by HUD ESG-RRH funds, to an average of 75 individuals who formerly lived in encampments or other outdoor locations or congregate shelters.

Social Security’s SSI/SSDI benefits can be a critical first step on the road to recovery. However, circumstances faced by people experiencing homelessness can impede access to these payments. In 2006, Park Center started employing the national SSI/SSDI Outreach, Access, and Recovery (SOAR) model in Nashville to increase access to these income and health care benefits. Over the last several years, other agencies have implemented SOAR in their organizations under the leadership of Park Center. According to what has been reported in the national SOAR Online Application Tracking (OAT) system, Nashville programs have assisted 1,709 people with obtaining an approval for disability benefits through the Social Security Administration with an average of 59 days, from time of application to time of decision. In PY 2022/2023, the county-wide programs assisted 80 people with an approval in an average time of 120 days.

In November 2018, the Substance Abuse and Mental Health Services Administration (SAMHSA) awarded Park Center a \$2.5 million “Treatment for Individuals Experiencing Homelessness” grant. This grant has allowed Park Center to serve 500 individuals over a 5-year period by providing outreach services; housing navigation and retention; disability assistance using the SSI/SSDI SOAR model; and referrals to psychiatric treatment, substance abuse treatment and employment assistance. Ending in November 2023, this program continues to support people with getting into permanent housing, substance use and mental health treatment and connected to mainstream resources.

To further assist homeless persons with housing entry, \$292,545 in CDBG funds in the 2021 PY was allocated to provide one-time assistance, of up to \$1,000, for rent and utility deposits and first month’s rent for persons housed. An additional \$85K in CDBG funds from the 2022 PY was dedicated to this fund and approved by Metro Council in June 2023.

In May 2021, Nashville Mayor John Cooper announced the creation of the Landlord Risk Mitigation Fund. This program complements Emergency Solutions Grant rapid re-housing program funds as well as other voucher programs with a focus on increasing landlord participation in permanent housing for individuals and families experiencing homelessness. The tools available for landlords include mitigation of up to \$1,000 in damages above the security deposit, and a risk guarantee of up to two months' rent if the tenant leaves before the lease. Additionally, a Landlord Mediation Hotline has been created for landlords who accept housing subsidies for tenants transitioning out of homelessness. The hotline staff serves to mediate between landlords and tenants, offers support in cases of unexpected unit vacancies, processes landlord mitigation fund claims, and responds to questions regarding various rental subsidy programs. In October 2022, Mayor Cooper committed Nashville to becoming a Housing First community, and Metro Council approved by approving a \$50M Housing First award. These funds will help with decreasing our average length of time that people are experiencing homelessness, increase and deploy supportive services into the homes of newly housed people, create new affordable permanent housing options, and incentivize opportunities for landlords and property managers. There are also funds to assist with the overall capacity building of local non-profits and service providers.

In March 2023, HUD announced its awards of FY2022 CoC homeless funding. Nashville received \$7,831,201. Two new projects were awarded via the Bonus offering- new Permanent Supportive Housing expanding services to residents in an existing Permanent Supportive Housing project, and a new Rapid Rehousing project will focus on families and individuals who are survivors of domestic violence. The remainder of the funding is slated to sustain a substantial inventory built over the past decades, support HMIS, renew enhanced housing and services to households affected by domestic violence, and renew two Youth Homeless Demonstration Program (YHDP) projects offering critical Rapid Rehousing and homeless diversion to youth and young adults. This last program represents a substantial infusion of HUD CoC support for homeless youth in Nashville. In July 2018, Nashville was awarded a two-year, \$3.5 million grant from HUD's Youth Homelessness Demonstration Program (YHDP) to help end youth homelessness. This grant supports efforts to develop innovative interventions to assist unaccompanied youth and young adults (YYA) and will expand available supports and housing interventions such as access to affordable housing via RRH and interim housing such as bridge housing/host homes. Funds were renewed in FY2022, for two projects – one offering Rapid Rehousing, and the second offering diversion services to youth and young adults. For the year ending September 30, 2022, 294 households were offered homeless diversion services, and 165 households accessed housing and services via Rapid Rehousing.

OHS has developed Coordinated Entry for families and has more funding than ever to address the needs of families and build data that are used to understand how the city is moving the needle on family homelessness. Discussions involving key agencies in the CoC and the Tennessee Department of Human Services resulted in

substantial infusions of TANF funding to Nashville. Further support has been leveraged by foundations and HUD ESG and CoC funds.

The United Way of Greater Nashville (UWGN) launched The Family Collective (formerly The Family Empowerment Program) in July 2014 to address service gaps for families experiencing homelessness whose children were enrolled in Metropolitan Nashville Public Schools. With seed funding from the Siemer Institute, a nationally recognized organization for two-generational success, focused on reducing mobility rates for children to reach their education potential, UWGN funded Catholic Charities of Tennessee and Safe Haven Family Shelter to provide services for families experiencing homelessness or who were at-risk. By 2020, the initiative grew to include over 32 partner organizations who work together on a weekly basis to support TANF's purpose of providing assistance to needy families so that children can be cared for in their own homes. Since inception in 2014, more than 3,500 families have received services through partner agencies engaged in The Family Collective.

The Family Collective utilizes coaches at over 30 partner agencies across five counties (Davidson, Rutherford, Williamson, Cheatham, and Robertson) to assess client needs and stabilize families as they are enrolled. Staff are trained in evidence-informed approaches to ensure all families are engaged in an appropriate relationship drawing on the strengths of the family. The Family Collective focuses on stabilizing families with the appropriate housing intervention (Rapid Re-housing and Prevention) as well as appropriate wraparound services (Employment Navigation, Financial Counseling, or Mental Health). Once stabilized, partners focus on increasing family incomes through education and workforce training to help families thrive. Coaches work with families to develop individualized care and action plans, set goals, connect to resources, and family engagement events to build their social networks. Families are engaged through various entry points including coordinated entry, early learning centers, family resource centers, schools, and other community centers across Middle Tennessee. Families have access to a team of professionals and can receive financial assistance to remove any barrier standing in the way of their progress. UWGN established a shared data system that partners use to streamline communication and help families connect to services, while serving as the backbone to maximize resources and coordination across the ecosystem.

UWGN serves as the backbone organization of The Family Collective and is actively working on aligning the efforts with Nashville's Continuum of Care as well as the Central Tennessee and the Rutherford-Murfreesboro CoCs to build a system to prevent and end family homelessness and connect families with education/employment assistance to thrive. This includes aligning the referral process with coordinated entry processes within the relevant CoC and supporting entry of information into HMIS by partner agencies in accordance with local CoC practices.

The Family Collective seeks to give power back to families by providing space for families to inform service implementation while providers work alongside of each other to build trust, infrastructure (ex. coordinated entry processes, landlord networks, etc.) and have courageous conversations with all stakeholders in each community. The Family Collective strives to live into the 2Gen (Two-generation) model by focusing on collaborations that increase stability in adults and children through education, economic mobility, housing stability, health and well-being, and social capital. They have partnered with Elevate Consulting to assist with performance measures, outcome evaluation, trainings and facilitation, as well as the Burnett Group to assess our current model and integrate an intentional racial equity framework centering cultural competency, diversity, and inclusive practices. Highlights through June 2023 include over 3,500 families served, nearly 800 families housed, 1,140 families prevented from experiencing homelessness, \$6.8 million in direct assistance provided and \$316,964 in debt reduced.

The Village at Glenclyff, consisting of 22 micro-homes, opened July 2021 and was developed by Open Table Nashville to provide medical respite bridge housing for the most vulnerable homeless persons on the streets of Nashville.

Construction is underway on 91 new units of permanent supportive housing for homeless persons with space for services onsite using \$25,000,000 in local General Obligation Bonds.

The Strategic Plan of the Homelessness Planning Council (“HPC”) is our community’s action-oriented endeavor to improve the Housing Crisis Resolution System for Nashville-Davidson County. This refreshed plan includes high-level goals and objectives for implementation by the HPC and its Committees, as Nashville strives toward a system where no person is forced to be homeless for more than an average of 90 days. The Strategic Plan is aligned with the federal strategic plan, “[Home, Together](#),” that aims to prevent and end homelessness for all people experiencing homelessness. The intention is to update this 3-year plan during an annual review by the Homelessness Planning Council and the Nashville-Davidson County Homelessness Continuum of Care (“CoC”) General Membership.

Since the original strategic plan was written in 2019, Nashville has weathered tornadoes (March 2020 and December 2021), a pandemic (March 2020 – present), a bombing (December 2020), the second hundred-year flood in a decade (March 2021), a growing housing and affordability crisis, and a recent change to state law that criminalizes camping on public land (July 2022). Nashville residents at 0-30% AMI are disproportionately affected by adverse weather, natural disasters, and the state’s housing legislation. With these events and changes in Nashville and to our state laws, the HPC recognized the need to refresh the Strategic Plan in a way that reflects the urgency, responsiveness, accountability, and alignment required to address our current situation. The plan builds on the work accomplished since 2019, weaves in adaptability, and prioritizes making homelessness among residents at 0-30% AMI rare, brief, and non-recurring.

- *Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs*

The CoC coordinates with systems that have procedures in place to prevent homelessness upon discharge: Foster Care; Mental Health Care; and Correctional Facilities.

Foster Youth:

Discharge protocols are formalized and implemented through the Tennessee Department of Children's Services (TN DCS). Foster youth are referred to the Independent Living Program (ILP) at age 14. DCS ILP specialists work directly and collaboratively with Family Service Workers, foster parents, contracted providers and youth to prepare for the transition out of care. ILP specialists ensure all youth in DCS custody, regardless of permanency goals, placement or adjudication, have an Independent Living Plan from ages 14-16 and/or a Transition Plan at age 17 and older. DCS manages the Extension of Foster Care Program for youth transitioning directly out of foster care into adulthood. When needed, DCS partners with the Metropolitan Development and Housing Agency to refer youth transitioning out of care for a Family Unification Program "FUP" housing voucher. DCS also partners with Oasis Center to refer youth transitioning out of care to the Youth Homeless Demonstration Program "YHDP".

Correctional Facilities:

Re-Entry

The Davidson County Sheriff's Office operates the Transition from Jail to Community (TJC) Reentry Program in tandem with nearly 40 nonprofits. Reentry programming, offered to individuals regardless of length of stay or legal status, focuses on life skills, earning employment credentials, anger management/self-regulation, and other individual needs and is offered within 150 days of release. Re-entry Specialists work with incarcerated individuals to create a post-custody transition plan, including helping build connections to community supports. A variety of community-based organizations work in the jails to begin establishing relationships with incarcerated individuals as part of the transition process to help ensure they are connected with a support system and needed services for completing a successful transition.

Juvenile Justice

Juvenile Court hired a Runaway Specialist January 2022 to provide services to youth who are identified as "runaway" and at risk of becoming homeless. The Court continues to work collaboratively with EPIC Girl to

identify youth who are at risk of trafficking and homelessness. The Court currently uses the Child and Adolescent Needs and Strengths (CANS) tool to assess a child's welfare and mental health needs; the Juvenile Detention Risk Assessment (JDRA) to assess whether or not to release or detain a youth based on level of risk; and, the Static Risk Pre-screener to measure a youth's level of risk as low, medium, or high to determine if the case qualifies for community diversion services or Court supervision services. The new master building plan for the Nashville Youth Campus for Empowerment (NYCE) will include a youth Respite Center.

Mental and Physical Health Institutions:

Within 48 hours of admission to Middle Tennessee Mental Health Institute (MTMHI), social workers formulate discharge plans with the patient and/or legal guardian. Formal protocols are implemented through the TN Department of Mental Health and Substance Abuse Services which focus on discharge planning for the individual's needs in cooperation with existing family support, personal resources, diagnoses, medications and follow-up. Partnering with Centerstone, a member of the CoC, the discharge planning promotes moving into community settings when patients are clinically ready. Centerstone also has a hospital liaison at MTMHI to help ensure that the individual has a follow up therapy/psychiatric appointment scheduled, knows when the appointment is, keeps the appointment, and is linked to the appropriate resources.

Indigent/targeted funds provide temporary help with rent/utility deposits, transportation, and medication copays until income and benefits can be restored. A SOAR (Supplemental Security Insurance/Social Security Disability Insurance (SSI/SSDI) Outreach, Access, and Recovery) liaison to MTMHI enhances the connection to SSI/SSDI and TennCare benefits. Upon discharge, persons return to the home of family members, an apartment, recovery houses, or an appropriate group home setting. Supplemented by the state, Projects for Assistance in Transition from Homelessness (PATH) assistance the Mental Health Cooperative provides outreach, referral, and linkage to housing and mainstream mental health/substance abuse services. Post-Discharge Follow-up Reports to MTMHI staff increase the likelihood that community housing options succeed.

Centerstone is in its final year administering a 5-year, \$2 million grant from the "Substance Abuse and Mental Health Services Administration/Grants for the Benefit of Homeless Individuals" for their "Keys to Recovery" program which integrates behavioral health treatment and supportive services for Davidson County residents who experience homelessness and have a substance use or co-occurring disorder. These individuals experience high rates of addiction, severe mental illness, domestic violence and HIV/AIDS, making it difficult for them to find and sustain safe housing. The grant ensures Centerstone staff work closely with individuals and their families to ensure they have the resources needed for permanent housing that supports recovery. The grant ends in November.

Nashville's OHS participates in a local effort led by the Metro Health Department called the Community Mental Health Systems Improvement (CMHSI) project. Formed in 2017, the CMHSI focuses its advocacy and programmatic efforts on the most vulnerable people who experience behavioral health issues and who touch the health, mental health, criminal justice, and social sectors. The group's initial effort resulted in the establishment of a 30-bed Crisis Treatment Center, a program of the Mental Health Cooperative that offers 24/7 free Crisis Assessment and Treatment services for any individual in Davidson County. This facility offers a therapeutic alternative to Emergency Rooms for individuals in a psychiatric crisis and a diversion option for police officers so that, when appropriate, they can drop individuals off for treatment instead of booking them into jail for minor offenses.

More recently, CMHSI in collaboration with the Metro Police Department and other stakeholders launched the Partners in Care program. Partners in Care pairs a Metro Police officer with a mental health counselor to go out to the scene together to assess and deescalate situations that formerly ended in the arrest of individuals having a behavioral health crisis. With the program in place since June 2021 in Nashville's North and Hermitage precincts, Partners in Care teams have responded to more than 1,000 mental health-related events. Of those, only 10 resulted in an arrest and instead pointed those in crisis to mental health resources. The Metro Council authorized expanding the program to additional precincts as part of its FY 2023 budget.

Of most relevance to Nashville's Continuum of Care, in 2020, CMHSI inaugurated a Supportive Housing Task Force that is seeking to improve coordination between agencies that provide health, mental/behavioral health, and substance abuse treatment services, especially as those agencies' clients are at risk of entering, or are already involved with, the criminal justice systems. The goal, like that of the wider CoC, is to ensure that people in need receive appropriate supportive housing. One focus of the Task Force involves exploring cross-sector collaboration to ensure social workers at the Sheriff's Office Behavioral Health Center are aware of and part of the CoC's coordinated entry (HMIS) process.

The Task Force understands that there is a dearth of supportive options available for people experiencing homelessness who have such severe and persistent mental health issues that they are unable to engage successfully and consistently with social workers. The goal is to explore all funding and programmatic options, as well as to develop protocols to assist getting people who have been living on Nashville's streets for years off the streets and into permanent housing options. The CMHSI effort is taking the place of an earlier attempt to create a Hospital to Home program to avoid duplicative efforts.

Mental Health Crisis Services

The Mental Health Cooperative continues to provide various levels of case management mental health

services to children and youth in Davidson County and across the mid-State. MHC is part of the Tennessee Health Link (THL) and care coordinators collaborate with inpatient social workers to formulate discharge plans with the patient and/or legal guardian. Formal protocols are implemented through TN Department of Mental Health and Substance Abuse Services to plan for individual needs at time of discharge. MHC collaborates with family and community supports to ensure prompt return from hospital care (within 7 days of discharge) and coordination with outpatient mental health services. Indigent/targeted funds provide temporary help with rent/utility deposits and supplements, transportation and medication copayments while income and benefits are re-instated. Mental Health Cooperative partners with Park Center SOAR program for linkage and referral for social security benefits. MHC operates the Metro-Davidson County PATH Program providing both outreach and case management services to those experiencing homelessness or at risk. The team also is comprised of a Peer Support Specialist and Primary Health Care Specialist. MHC PATH participates in a variety of community efforts to prevent homelessness, including participation in the HMIS and Coordinated Entry Systems. Just recently, Mental Health Cooperative has made the decision to be part of the community-wide “open system” to further collaborate and coordinate for housing options.

In addition to these programs, MHC providers are now offering Medically Assisted Treatment (MAT) through a new division, Cooperative Recovery. This division specializes in treating those who are struggling with substance abuse and addiction. Treatment includes assessment, psychotherapy and behavioral counseling, community-based care management and psychiatric medication evaluation and management. These services are currently offered in Davidson and Rutherford Counties.

Mental Health Cooperative has grant-funded program called Partners in Care Co-Response Team, which partners mental health counselor with Metro Nashville Police Department to provide intervention to those experiencing crisis and in need of assessment and linkage to support.

Mental Health Cooperative Criminal Justice (CJ)/ Behavioral Health Liaisons

The CJ Liaison works directly with individuals who have Severe and Persistent Mental Illness (SPMI) and co-occurring disorders and are involved in the Criminal Justice system and are at high risk of continuing to reoffend if appropriate community resources are not established. The CJ Liaison collaborates with involved parties such as jail medical/mental health staff, court personnel and family members to ensure that needs are identified, and a discharge plan is developed that is suitable and acceptable by all parties involved. In some cases, the CJ Liaison will continue to provide support to the individual following release in order to ensure that identified services/resources are established and any additional needs can be addressed until the person has connected with community supports.

In addition to the services provided through the CJ Liaison program, other resources for discharge planning are available to individuals who are incarcerated in Davidson County or otherwise involved in the Criminal

Justice system. Davidson County Sheriff's Office (DCSO) jail facilities have Medical Discharge Planners, employed by WellPath, and DCSO Case Managers. DCSO also has Re-Entry services available to individuals incarcerated in DCSO who are eligible. Additionally, individuals who exit from the DCSO Behavioral Care Center work with Discharge Planners to prepare for transition back to the community. Beyond the correctional facilities, individuals represented by the Nashville Public Defender's Office may be referred to their Client Advocate program, and assigned a Client Advocate who assists with linking the client with community resources and developing a discharge plan if the client is incarcerated. Mental Health Court, Veteran's Court, Cherished HEARTS (human trafficking court) and Recovery Court address discharge planning needs of the individuals who have been accepted into these programs. Lastly, Community Corrections Dual Diagnosis Services develop discharge plans for their clients. All of these programs will also reach out to the CJ Liaison for assistance with discharge planning if needed.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

MDHA is the Housing Authority for Nashville – Davidson County. MDHA sought and received HUD approval to convert Metro Nashville's entire portfolio of public housing properties to Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) and has completed the conversion.

MDHA's Affordable Housing Department oversees Metro Nashville's subsidized housing stock, including the administration and maintenance of 6,721 assisted/subsidized units which provide housing for more than 14,000 customers. MDHA utilizes an online application process for its Housing Programs. Under this system, applicants can select any property where they would want to reside. The online system provides advantages to applicants because they can apply from the comfort of their own home, and it also allows them to be assisted by friends and family when necessary. The online process also saves them both time and travel expense, and eliminates the frustration associated with standing in long lines to apply in person. Further, if they are working with service providers, the provider can assist them with the application process from their office. MDHA expanded the online service during 2018/2019 to allow affordable housing residents the option to also make online payments. Residents of MDHA properties can now pay their rent in person, online with a credit card, or via one of the many retail outlets that accept walk-in payments (WIPS). This allows residents the option to make in-person payments outside of the ordinary MDHA office business hours.

Master planning for four MDHA sites is complete (Cayce Place and Napier Place & Sudekum Apartments, and Edgehill Apartments. Red Oak Flats completed construction in early 2021, and Cherry Oak Apartments and 5th & Summer are under construction, with anticipated completion dates of Fall 2023 and Summer

2025, respectively. The Cayce Utility Phase 1B project is under construction to support redevelopment in the Cayce neighborhood. The next project is Park Point East, which is currently being financed. All contribute mixed-income housing to the Cayce neighborhood. Randee Rogers Apartments is a mixed-income project in the Cheatham Place neighborhood that was completed in February 2022. Site and security improvements are being installed at Cumberland View. MDHA's goal is to replace all subsidized housing one-for-one while adding workforce (80 – 120% AMI) and market rate units at our six largest neighborhoods: Cayce Place, Napier Place and Sudekum Apartments, Edgehill Apartments, Cheatham Place, Andrew Jackson Courts, and Cumberland View.

The ConnectHome Initiative, administered by MDHA's Resident Services Department, narrows the digital divide by bringing digital literacy training, high-speed broadband access, and ongoing support to families living in MDHA communities. ConnectHome represents a national collaboration between businesses, nonprofits and governmental organizations with generous in-kind services. MDHA's Community Engagement Partnership Manager oversees this program. Between June 1, 2022 – May 31, 2023 the program served 185 households, provided 190 devices, and trained 286 individuals and 101 youth. Additionally, MDHA partnered with the Nashville Public Library to implement a Senior Tech Academy that provides digital literacy training and devices to 89 seniors 60 years and older, with a particular focus on accessing telehealth and virtual socialization opportunities.

All of the newly constructed MDHA affordable housing properties and those currently under construction are/will be wired for broadband/internet access. All LIHTC developments will have computer workstations (1 per 50 LIHTC residents) with internet access in an accessible location during normal working hours for our residents.

Between June 1, 2022 – May 31, 2023, MDHA received the following grant awards to address the needs of affordable housing/assisted housing residents:

1. West End Home Foundation (\$54,713): June 14, 2022, MDHA received a \$54,713 grant award from the West End Home Foundation/SeniorTrust Reducing Social Isolation and Increasing Access to Essential Services through Digital Literacy and Inclusion for Older Tennesseans Grant Program. Funding to support expanding ConnectHome digital literacy programming to 116 elderly (60 years and older) residents. MDHA will recruit volunteers to participate in Nashville Public Library's digital literacy curriculum training to increase capacity and reach more seniors. Participating seniors will receive age-appropriate, culturally sensitive, digital literacy training, and a high-quality tablet device. Seniors will learn to use technology in meaningful ways to break down barriers to full participation in their communities, reduce social isolation, and improve overall health and well-being through expanded community connections and support services.

2. Vaccination Outreach (\$769,323): June 23, 2022, the Tennessee State Department of Health awarded MDHA \$769,323 over two years to support four new community health workers. These community health workers will develop and implement community engagement strategies to promote vaccination efforts and will collaborate with approved COVID-19 vaccine providers to increase vaccinations and confidence and ensure equitable vaccine distribution and administration in Nashville's underserved neighborhoods.
3. Regions Bank (\$10,000): Aug. 18, 2022, Region's Bank awarded MDHA HTC \$10,000 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 low incomes. The grant project has two primary outcomes: 1) By Aug. 31, 2023, 100 individuals will receive workforce barrier removal assistance (e.g., driver license reinstatement and criminal record expunction assistance) and 2) \$100,000 in fees waived through Indigency Filing which helps waive other owed fees enabling eligibility for record expunction.
4. Fifth Third Bank (\$50,000): Oct. 1, 2022, Fifth Third Bank awarded MHDA HTC \$50,000 to support ConnectHome coding camps, a program that introduces high school students who live in Cayce Place to in-demand coding scripts and is career oriented. By Dec. 31, 2023, 75 high school students will complete the ConnectHome Coding Camp, have proficient knowledge of at least one coding script, understand how to be good digital citizens and have a final project to showcase in a portfolio. In addition, 56 (75% of 75) ConnectHome Coding Camp graduates will indicate in a post-program survey that they are more likely to considering pursuing a technology career than before the program.
5. Public Entity Partners (\$4,000): Oct. 30, 2022, Public Entity Partners awarded MDHA \$4,000 to support driver safety training. Each year MDHA provides defensive driver training for new employees that drive agency vehicles. Also, all agency drivers attend defensive driving training every three years. The purpose of the exercise is to educate staff on safe driving to reduce the number of vehicle accidents.
6. Truist Foundation (\$40,000): Nov. 4, 2022, Truist Foundation awarded MDHA HTC \$40,000 to support building career pathways to economic mobility through MDHA's Financial Freedom and Homebuyer Club programs, specifically reskilling and upskilling initiatives through professional development training, as well as basic program supplies like incentives for milestones and evaluation tools. By Aug. 31, 2023, 100 (40% of 250 enrollees) participants will graduate from either MDHA's Financial Freedom or Homebuyer Club programs; 50 (100% of 50) Financial Freedom graduates will know their credit score, understand the importance of and increase their credit scores in a meaningful way; and 50 (100% of 50) Homebuyer Club graduates will increase their credit score by repairing pay offs and

collections on their credit reports and getting out of any defaulted status; understand the importance of being bankable and establish patterns of paying their bills on time and contribute regularly to shavings.

7. Community Foundation of Middle Tennessee (\$12,500): Nov. 16, 2022, the Community Foundation Middle Tennessee awarded MHDA HTC \$12,500 to improve workforce equity for 75 individuals who earn low incomes by removing employment barriers like record expunction and waiver of legal fees.
8. MyObamacare TN (\$182,974): June 1, 2023, MyObamacare TN awarded MDHA \$182,974 to support a new fulltime healthcare enrollment coordinator for three years. This enrollment coordinator will help MDHA residents find and enroll in high quality health insurance plans. Current, individuals whose household income does not exceed 150% of the [federal poverty level](#) (FPL) are eligible to enroll year-round. Once enrolled, coverage begins the first day of the following month. For households that earn more than the FPL, open annual enrollment begins November 1 and ends January 15.
9. AmeriCorps VISTA: March 7, 2023, AmeriCorps VISTA: AmeriCorps renewed MDHA's grant award for four AmeriCorps Volunteers in Service to America (VISTA) workers to address poverty in Year Seven of the Nashville Promise Zone. Funding from this grant will compensate the VISTAs based on the local poverty rate; the total award is equivalent to \$70,400. The four VISTA position include coordinators who focus on affordable housing, jobs and economic activity, crime reduction and education as well as communications. The mission of the Nashville Promise Zone is to foster intensive partnerships among Nashville's organizations that serve high-poverty neighborhoods, improve the collective impact of their service, and address revitalization in a collaborative way.
10. Affordable Connectivity Program: March 31, 2023, The Federal Communications Commission (FCC) awarded MDHA two Affordable Connectivity Program (ACP) grant awards: 1) *Your Home, Your Internet* (\$372,109): (one-year grant term) Outcome: To enroll 288 residents in ACP in 12 months and 2) *ACP Outreach* (\$450,000): (two-year grant term) Outcome: To enroll 384 residents in ACP in 24 months. ACP enrolled participants receive <\$30/month coupons for broadband bills and a one-time <\$100 coupon for a device (e.g., laptop, desktop, tablet). In both grant programs, funding to support two new fulltime staff (two enrollment coordinators) to help enroll residents onsite at MDHA properties aligned with other community resource events, as well as the creation of new promotional materials (e.g., quarterly hard-copy newsletters delivered to 30,000 MDHA residents throughout Davidson County) and evaluation software to measure performance goals.

MDHA is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement.

MDHA's Rental Assistance Department administers the Section 8 Housing Choice Voucher and Moderate Rehabilitation Programs. In 2022, MDHA provided rental assistance through the voucher program to over 7,000 households. The Rental Assistance Department strives to reach an annual utilization rate of at least 99%. There are 695 landlords participating in the voucher program, with 75 added in the calendar year 2022. The department continues to conduct landlord outreach in an effort to increase the supply of available units for program participants. There are approximately 7572 households currently on the waiting list. 1994 Section 8 Vouchers were issued from June 1, 2022 to May 31, 2023. To date, 1005 project based vouchers have been awarded or are in the process of being awarded, with 766 of those awarded being for new construction of units.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

MDHA provides multiple opportunities for residents to be involved. Two (2) of seven (7) membership positions on the MDHA Board of Commissioners are filled by residents. Residents may also serve on the Resident Advisory Board and are encouraged to participate in their respective Resident Associations which provide on-site leadership within our communities.

The Resident Services Department provides a wide variety of direct services for residents. In addition, the Resident Services Team coordinates numerous services and initiatives offered by other organizations and non-profit service providers. Many of these initiatives are designed to assist and foster personal growth as well as growth toward financial independence and/or homeownership.

The Resident Services Team added several additional layers to services offered as a result of the COVID-19 pandemic that are still in place. The Resident Services Team continues to host COVID Vaccine Clinics that greatly increases the number of vaccinated residents residing in MDHA's properties as well as MDHA employees. In addition, wellness calls are made to residents during their COVID quarantine periods. COVID care packages and food boxes are delivered to the front doors of quarantined residents to prevent community spread of the virus in MDHA properties.

Some of the hallmarks of MDHA's Resident Services and self-sufficiency programming include but are not limited to: helping families increase household income; techniques for reducing and/or eliminating the need for government assistance; improving credit scores; expunging charges; achieving higher levels of

education; enhancing job training and employability skills; improving overall health/wellbeing; improving money management/financial literacy; homeownership classes; increasing savings and reducing/eliminating debt etc.

Another hallmark of the Resident Services Team’s self-sufficiency programing includes assisting residents become first-time homeowners. A long-term plan is developed for each participant with the goal of homeownership. The assistance of valuable partnerships formed specifically to assist residents become homeowners is an essential component to this programming. The services associated with our homeownership programming include but are not limited to: enrolling participants in homeownership classes, linking participants to organizations that match the dollars participants save for homeownership, assisting with credit repair and reducing debt, fostering relationships with quality lenders, helping participants determine the best home for their family’s needs and financial resources, assisting with the gathering of documents for the mortgage process, providing “sweat equity” on behalf of residents approved for homeownership by Habitat for Humanity and helping residents establish a post-purchase budget that’s instrumental in managing the new responsibilities of homeownership etc.

The Family Self-Sufficiency (FSS) Grant Program is a long-term initiative that encourages and assist residents in achieving individualized goals, attain financial independence and home ownership, for those who seek to become homeowners. Intensive goal-driven case management and making linkages for wrap-around services are fundamental components of this initiative. The types of services received through the grant programming are similar to those offered by the other MDHA Resident Services Coordinators, but these grant-funded activities are typically more intensive and longer-term.

During the summer of 2023, the Resident Services Team is hosting two three-part series in conjunction with ongoing self-sufficiency and homeownership efforts. The first set of workshops focuses on fostering financial freedom through the Regions Bank “Smart Money Habits” Financial Literacy Workshop series. The second series focuses on Navigating the First-Time Homebuyer Process and is brought to our families through a partnership with the Wilson-Davis Real Estate Team at Historic and Distinctive Homes LLC.

Actions taken to provide assistance to troubled PHAs

As of the latest assessment, MDHA is considered a high performer.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes,

fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

- Metro has allocated \$2 million from its capital spending plan to create the Connecting Housing to Infrastructure Program (CHIP). This funding helps developers of income-restricted affordable housing with enhanced transit-related infrastructure improvements. The program opened in Fall 2022, and the City has already made its first award to an affordable developer to install a HAWK signal to increase pedestrian safety at a busy intersection. This program is administered by the Metro Housing Division.
- Metro continues to fund LEGACY court, which was initiated last year. It is a partnership between the Courts and the Nashville Crisis Resolution Center. The purpose of the court is to prevent evictions from occurring, when funds are available to pay rent, or to mediate the terms between landlord and renter to prevent the eviction status from being placed on a renter's record.
- Metro offers prioritization for departmental review of certain permit applications and related reviews for qualifying affordable housing developments. Prioritized departmental review provides for the review of eligible permit applications in advance of other applications, out of chronological sequence. The review process itself is not otherwise expedited. The Metro Housing Division determines whether a project meets affordability criteria and issues affordability certification letters that can be provided to respective Metro departments.
- In November 2022, Metro Council eliminated minimum parking requirements in urban areas (accessibility parking is still required). Not only does this help lessen the cost of constructing housing, it frees up land that would have been mandated to be used for parking.
- In May 2022, Metro approved legislation to allow unrelated and related people to live together and to increase the number of unrelated people who can live in a dwelling based on bedroom size. The previous code allowed no more than three unrelated people to live in the same dwelling regardless of the home and did not allow a mix of related and unrelated people to live together. The change in the code increases housing options in Nashville.
- Following legislation enacted by the State of Tennessee, Metro Council approved the expansion of the income requirement to \$60,000 for older adults age 65 and older to participate in Metro's tax freeze program. This allows more older adults to qualify for the program and age in place.
- In fall 2022, the Metro Housing Division launched the Mixed Income Payment-in-Lieu Taxes (PILOT) program. The program is designed to incentivize mixed-income housing that is affordable to households with incomes at 75% or less of the area median income for the Nashville-Davidson MSA in multifamily properties that otherwise would not have any income-restricted units. Metro Council has capped the amount of taxes that can be abated for new projects to \$3M annually. With the first round, 5 projects were approved and will result 466 new units restricted to 75% AMI or below, with

42% of the units to be located in the downtown core where currently only 2% of units are affordable to households at 80% AMI or below.

- In 2015, MDHA was granted authority to negotiate and accept Payments in Lieu of Taxes (PILOTS) from qualified lessees of low-income housing tax credit (LIHTC) properties. During FY 2022, Metro Council approved **nine** PILOTS for rental housing developments which will provide an estimated tax abatement of **\$30,215,870** over a ten-year period to enable the creation of **1,813** units of affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Affordable Housing

The Metro Council via the Barnes Housing Trust Fund awarded \$13.67 million in grants to 10 nonprofit housing developers to build 611 units of new affordable housing. Of these 611 units, 28 will serve low-income homebuyers. Options include 3- and 4-bedroom single-family homes. The remaining rental units to be provided will range a wide variety of sizes and serve large families, persons with disabilities, Ex-offenders, the unhoused population, victims of domestic violence, new Americans, seniors, Veterans and youth.

Metro Council through the Barnes Housing Trust Fund additionally awarded \$2.86 million dollars toward single-family home rehabilitation for low-income homeowners. Funding included monies for critical home repairs for aging adults to remain in their homes, home rehabilitation in rapidly changing neighborhoods, and sustainability upgrades to improve energy impacts on low-income homeowners.

The Barnes Fund also awarded \$16.49 million to 12 community organizations to create an additional 848 units in a range of sizes from smaller, one-bedroom, micro homes (detached and condos), townhomes, shared living, single-family homes, apartments for large families, and rehabilitation of single-family homes for low-income homeowners.

Metro has awarded 98 back-tax properties to nonprofits for housing development. An additional 36 properties were made available through Barnes Funding Round 11 which was released in February 2023.

Metro has contracted with Hastings Architecture to lead a feasibility study to acquire 88 Hermitage Ave (formerly Tennessee School for the Blind) to be used for affordable housing. They are currently meeting with Metro departments. Metro Housing Division Staff are reviewing other Metro property to determine potential for development.

Other Housing Initiatives

Most organizations awarded funding through Barnes included access to transit within 1/2 mile of a WeGo bus stop. Land availability continues to be an issue for this priority as resources become more scarce and land costs rise. To address this concern, the Barnes fund created a subsection (\$3 million) specifically allocated for developments that fell within the Urban Zoning Overlay to address the need for access to transit oriented development. 42% of organizations who applied for funding in 2021 qualified for the UZO subsection.

In addition, the Metro Council approved Nashville Mayor Cooper's proposal for a \$50 million Housing First Initiative. The funding initiative dedicates resources to Affordable Housing Gap Loans, Housing First support services, temporary housing, landlord engagement efforts and competitive grants for local support service providers.

Metro also allocated \$25,000,000 from American Rescue Plan (ARPA) funds to MDHA to create an Affordable Housing Gap Financing Program (AHGF) that is designed to provide funds to Developers with shovel-ready projects with a funding gap due to increased construction costs/supply chain issues in exchange for their agreement to set-aside a minimum of two (2) percent of the units in the project to be leased to tenants with incomes at or below 30% AMI and an additional two (2) percent to be leased as permanent supportive housing for tenants referred via the CE process for a minimum of 20 years. Developers will also be required to adhere to the "Housing First" model.

Metro Council also approved \$20M in ARPA funds for creating and preserving affordable housing. Metro procured a Fund Manager, Forsythe Street Advisors, who is meeting with development partners to evaluate market dynamics and determine ideal deal structures. The fund is expected to launch officially in August 2023.

In July of 2022, Metro launched a Mixed Income PILOT program to incentivize affordability in market rate buildings planned for development. The first round of applications was approved in October/November 2022 to create 466 new rental units $\leq 75\%$ AMI in mixed-income properties downtown and the surrounding areas.

In November 2022, Metro Council approved \$30M in ARPA funds to (1) create pathways to homeownership for populations with historic barriers to homeownership; (2) provide housing opportunities for older adults; and (3) create innovative housing solutions for families; and (4) support Envision Cayce.

In October 2022, Metro launched a new program to provide \$2M in Metro funding for affordable housing developers to undertake enhanced infrastructure projects to improve the health and safety of neighborhoods.

Target Areas

The 2018-2023 Consolidated Plan originally identified three areas to target CPD resources to spur investment, improve the quality of life and create opportunities. The Napier Sudekum NSRA Target area was removed in substantial amendment 4 to the Con Plan in the 2021 Program Year four Action Plan. The remaining areas targeted for improvements and activities to be accomplished with CPD funds are described below.

- CDBG Target Areas

CDBG target areas are comprised of 26 Census tracts containing 33,380 households in Davidson County in which at least 70% of households in the Census tract have incomes $\leq 80\%$ AMI. In addition, there are 13 MDHA-owned subsidized affordable housing properties in these areas. 19 of the 26 Census tracts are in the Nashville Promise Zone (NPZ). Needs identified in these areas include sidewalks and parks; programs for youth; anti-poverty programs (such as financial literacy programs; workforce development/job training); and more retail/commercial options. Action Plans 2020 – 2022 included CDBG funds for public facilities and improvements that are being used to provide infrastructure (water, sewer and sidewalks) for new units of mixed-income housing being constructed to replace units being demolished as part of the Envision Cayce project and to complete phase II of Kossie Gardner Park. A new microenterprise assistance program started using 2021 funds. Some of the CDBG target areas overlap with Housing Target Areas as well, where funds are targeted for homeowner and rental rehab of existing affordable housing, which add tools for revitalization.

- Housing Target Areas

The Housing Target Areas are comprised of 14 Council Districts that experienced at least a 40% increase in property values during the 2017 reappraisal. According to Metro's Open Data Portal, seven of the Districts are in the top 14 for Property Standards Violations (since 5/1/2015); 10 are in the top 14 for percentage of Building Permits Issued (since 5/1/2013); and seven are in the top 14 for Total Value of Permits. 22 MDHA-owned properties house over 5,000 units occupied by low-income households; seven of these are older, distressed properties which MDHA plans to redevelop into mixed-income, mixed-use communities. Input received during the 2017 fair housing analysis, the 2018-2023 Consolidated Plan and the Housing Nashville Report expressed strong concern about the loss of affordable housing due to Nashville's growth, which is displacing residents from their homes. Analyses and input also revealed the need for reducing concentrations of poverty as MDHA proposes for its sites.

Needs identified included the preservation of existing affordable housing in gentrifying areas and creation of new affordable units. Programs to preserve the existing affordable housing stock (with a stated preference in some programs for projects located in Housing Target Areas) continued during the 2022 Program year and

include Homeowner Rehab, Weatherization, HVAC replacement, Rental Rehab, Renter Counseling Services, Fair Housing Counseling, and Employment Counseling Services. Home funds allocated for rental and homeownership new construction projects also provided preference points for projects proposed to be located in Housing Target Areas. These programs are underway.

Master planning for four MDHA sites is complete (Cayce Place and Napier Place & Sudekum Apartments, and Edgehill Apartments. Red Oak Flats completed construction in early 2021, and Cherry Oak Apartments and 5th & Summer are under construction, with anticipated completion dates of Fall 2023 and Summer 2025, respectively. The Cayce Utility Phase 1B project is under construction to support redevelopment in the Cayce neighborhood. The next project is Park Point East, which is currently being financed. All contribute mixed-income housing to the Cayce neighborhood. Randee Rogers Apartments is a mixed-income project in the Cheatham Place neighborhood that was completed in February 2022. Site and security improvements are being installed at Cumberland View. MDHA's goal is to replace all subsidized housing one-for-one while adding workforce (80 – 120% AMI) and market rate units at our six largest neighborhoods: Cayce Place, Napier Place and Sudekum Apartments, Edgehill Apartments, Cheatham Place, Andrew Jackson Courts, and Cumberland View.

Promise Zone

"Nashville was selected as one of 22 Promise Zones (PZ) around the country in June 2016. The Nashville Promise Zone (NPZ) encompasses 46-square miles and is divided into 6 subzones; the boundaries of the PZ closely align with most of MDHA's CDBG target area. MDHA is the lead organization for the NPZ and has a close partnership with local nonprofit organizations on its implementation.

In addition, the NPZ has three (3) AmeriCorps VISTA members who are working with strong nonprofit organizations that are focused on increasing capacity within the Nashville Promise Zone's six core goal areas: 1) increase access to quality affordable housing; 2) create jobs; 3) increase economic activity; 4) improve educational opportunities; 5) improve community infrastructure; and 6) reduce violent crime.

NPZ VISTAs made significant accomplishments in building the capacity of organizations that address poverty. Significant recent accomplishments include:

The creation of two documents: 1) The Eviction Resource Guide and 2) an information postcard. The Eviction Resource Guide includes tools to equip people who might be at risk of being evicted within Davidson County. The NPZ branded postcards were designed in partnership with The Low Barrier Housing Collective, which connects individuals and families experiencing homelessness to private market units that offer flexible screening criteria in exchange for benefits designed to mitigate risk for landlords. The postcard was sent to approximately 2,000 NPZ landlords.

Further, the VISTAs built capacity by developing an asset map for South Nashville neighborhoods within the NPZ to include information on detainer warrants and a database to track eviction proceedings within the NPZ, and a Data Analysis tool kit that consists of Detainer Warrant information and infographics for the NPZ, as well as a “How To” Detainer Warrant video for future VISTA members that have the desire to continue collecting Detainer Warren information on behalf of the NPZ.”

Community Need and Impact Evaluation Criteria

To help ensure projects meet underserved needs, MDHA includes Community Need and Impact as an evaluation factor in requests for applications (RFAs) for CDBG and HOME competitive awards. Applicants are required to demonstrate the need for the program or project in the particular area and how their application will meet that need. To utilize CPD funds to the greatest extent possible and reach the greatest needs, MDHA seeks to partner with organizations that can demonstrate leveraged resources.

Homelessness

Construction is underway for 90 units of permanent supportive housing for the homeless and an attached homeless services center using \$25,000,000 in local General Obligation Bonds. Construction is anticipated to be completed in the Spring of 2024

10 units of Permanent Supportive Housing for the homeless population funded with CDBG-CV dollars will be completed in the Fall of 2023.

The Metro Council approved Nashville Mayor Cooper’s proposal for a \$50 million Housing First Initiative utilizing American Rescue Plan (ARPA) funds. The funding initiative dedicates resources to Affordable Housing Gap Loans, Housing First support services, temporary housing, landlord engagement efforts and competitive grants for local support service providers.

\$25,000,000 in ARPA funding was allocated to MDHA to create an Affordable Housing Gap Financing Program (AHGF) designed to provide funds to Developers with shovel-ready projects with a funding gap due to increased construction costs/supply chain issues in exchange for their agreement to set-side a minimum of two (2) percent of the units in the project to be leased to tenants with incomes at or below 30% AMI and an additional two (2) percent to be leased as permanent supportive housing for tenants referred via the CE process for a minimum of 20 years. Developers will also be required to adhere to the “Housing First” model.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

MDHA implements its housing related activities in accordance with all applicable HUD, EPA, and State of

Tennessee regulations. When providing assistance under its housing programs, MDHA provides all clients and potential clients with the “Lead-Based Paint” pamphlet that describes hazards of lead-based paint. Pursuant to 24 CFR Part 35, all rental and homeowner dwelling units that wish to receive federal assistance and were built prior to 1978 are tested for lead-based paint. These tests consist of visual inspections, lead screens, and full assessments. In addition, addressing lead-based paint hazards is an eligible activity in the home rehab programs and rehab of shelters and community centers.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Part of MDHA’s ongoing anti-poverty effort is to provide job training, employment, and contract opportunities for federally subsidized housing residents and low- or very-low income residents in compliance with the regulatory requirements of HUD’s Section 3 program. Section 3 aims to help residents obtain the skills and employment needed to become self-sufficient and to provide opportunities for qualified, low-income business owners to receive preference in bidding on HUD-funded contracts in their neighborhoods. MDHA employs a Section 3 Work Readiness Coordinator to facilitate activities linking residents to employment and training opportunities, as well as providing barrier removal services such as expungement and driver license reinstatement assistance, among others. For most of the 2021 PY, the Covid-19 pandemic prohibited in person meetings, as MDHA as previously held about 6 events at our properties inviting people to come and attend job training sessions and job fairs. However, the Section 3 Work Readiness Coordinator continued to work closely with the Resident Association Coordinator, Cayce Place R.A. president and vice-president in an effort to reach residents and make them aware of Section 3 opportunities, especially during this difficult time, during which residents were disproportionately affected. Fliers were distributed; Section 3 information continued to be included in the quarterly newsletter; and Envision Cayce quarterly Community Advisory Group, Resident Only, and Town Halls continued to be held virtually. These meetings give MDHA the opportunity to showcase Section 3 activities and to make partners and residents aware of ongoing efforts. Section 3 Work Readiness Program assisted with online job application assistance, resume building, and barrier removal, needs which actually increased due to the pandemic as business reopened and more jobs became available. MDHA also utilized partner relationships and participated in [ten](#) virtual job fairs, both as an employer and as a barrier removal resource. As pandemic restrictions have eased, the Section 3 Work Readiness Coordinator has partnered with the Resident Association Coordinator at most annual events, such as Strong Family Day, Night Out Against Crime, Martha O’Brian Center, Music City Community Court, back to school supply giveaways, fresh food giveaways, and monthly Covid vaccination events. These events take place across all MDHA properties and Section 3 opportunities were promoted at each event. The Section 3 Work Readiness Coordinator partnered with MDHA Covid-19 Resource Navigator to provide information on the Covid-19 vaccine, hosting vaccination events, online registration/sign-up for the vaccine, and with coordinating transportation for residents to vaccine sites. Some of the most valuable partnerships for our residents

have been with the Davidson County Criminal Court Clerk's office and Music City Community Court with Judge Rachel Bell which has allowed over \$250,000.00 in fees and fines to be waived, paving the way for criminal record expunction, driver license reinstatement, and many residents receiving their license for the first time.

The 2022 Action Plan allocated CDBG funds to pay for staff to provide employment services to connect LMI persons to employment opportunities associated with housing construction and redevelopment projects undertaken by MDHA in Housing Target Areas, with the goal to provide Section 3 opportunities.

The program served over 1060 clients in the 2022 PY. It does the following five things to prepare and connect residents to employment opportunities:

- Work with residents to address barriers that have historically limited employment opportunities such as assisting with driver license reinstatement, expungement, resume creation, interviewing skills, bank accounts, birth certificates, state identification, etc.
- Utilizing grant funding to provide financial assistance in the form of zero-interest micro-loans to pay traffic tickets, unwaivable court costs, reinstatement fees, and other items that will give our residents increased odds for success. An example of which is a loan for a laptop for a resident that is enrolled in a training program.
- Connect residents to job training programs that align with forecasted job opportunities.
- Connect residents to job opportunities through direct outreach, job fairs, and communications with contractors and sub-contractors on MDHA properties.
- Identify resident-owned businesses that qualify as Section 3 businesses, as well as businesses that employ the requisite percentage of Section 3 employees so that they are eligible for contracts through the agency, which increases employment options on two fronts.
- I want to let you know of a couple of initiatives that began in late 2021, to be included at your discretion. We have expanded these services to include MDHA groundskeepers and maintenance techs, many of whom come from housing. We have provided funding for vision saving surgery for a tech, who discovered the extent of his vision issues after failing the vision test for his driver license reinstatement. Another tech, who obtained his license for the first time through the program encountered severe dental issues, and we issued a loan for the amounts that insurance would not cover, as well.

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a loan for the amounts that insurance would not cover, as well. Additionally, MDHA's Human Resources Dept. assist with micro-loans for deserving staff who need reinstatement or expunction allows for promotions within the agency, thereby increasing the salaries of our employees and increasing morale.

Since May of 2022, MDHA has been planning the implementation of Community Choice Demonstration Program, which provides an opportunity for participating families to move to low-poverty/high opportunity areas. We have identified high opportunity areas and have established higher payment standards in these areas. These higher payment standards will apply to all participants and not just those who enroll in program. Those who enroll and are assigned to services group receive a variety of services, including financial assistance and landlord signing bonuses. MDHA launched the program in August 2022 and to date, just over 160 families have been enrolled.

MDHA's partnership with Pathway Lending, which was expanded in PY 2019 to include a micro enterprise component and increase the number of Section 3 opportunities served 187 potential businesses during PY 2022. Additionally, the new enterprise program being implemented by Corner to Corner, served 52 potential businesses during PY 2022.

Several CDBG-funded programs place an emphasis on providing opportunities to federally subsidized housing residents.

To help expose children to job skills and a healthy lifestyle at an early age, the Summer Youth Program requires agencies to include a job training or healthy lifestyle component in their curricula. During the 2022 PY, the MDHA partnered with the Mayor's POWER initiative to provide summer work opportunities for youth ages 14-15. 146 youth participated in the MDHA sponsored program.

The Coordinated Entry process became operational in Nashville in January 2018. In the summer of 2020, staff at OHS worked with community partners to design and refine Coordinated Entry (CE) that standardizes the way individuals and families at risk of homelessness or experiencing homelessness are assessed for and referred to the housing and services they need for housing stability. OHS continues to review the assessment and prioritization process for CE to ensure that it is equitable and that we are housing the most vulnerable. The traditional tool for this in Nashville has been the VI-SPDAT, but it has proven to have had racially biased results and OHS staff has been meeting for months with key stakeholders to research alternative methods that are more just.

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Actions taken to develop institutional structure. 91.220(k); 91.320(j)

MDHA works closely with Metro agencies, nonprofits, and stakeholders to overcome gaps in institutional structure and enhance coordination. MDHA staffs actively participate in community forums on affordable housing, homelessness, and community/neighborhood development. From this active participation, comes dialogue on needs and strategies to address those needs.

Within MDHA, CPD programs are managed by the Community Development Department with teams that focus on housing programs, homeless assistance, and non-housing community development. Each of these teams is led by a staff person with knowledge and experience in administering such programs. A compliance specialist, who is independent from the grant administration teams, monitors these programs.

The Metro Nashville community has a number of qualified and experienced nonprofits that assist MDHA in the implementation of the Consolidated Plan programs. Many of the existing programs that are administered by MDHA have been redesigned for efficiency in the last several years as funding priorities have shifted. During this time, MDHA has continued to expand efforts to increase the number of opportunities for participation from outside organizations.

MDHA has experienced Community Housing Development Organizations (CHDOs) that continue to complete HOME funded development activities in an expedient manner. Additionally, MDHA partnered with the Mayor’s Office and the Metro Housing Trust Fund Commission in 2016 to utilize CDBG funds to provide nonprofit capacity building with an emphasis on affordable housing development and preservation. The program consisted of two phases, the first phase focused on organizational and financial management and a second phase provided an in-depth understanding of the analysis, financing and development of affordable rental housing. 26 organizations participated in the program.

A consultant was hired by the Mayor’s office in 2022 to do a performance study on homelessness and affordable housing programs in Metropolitan Nashville-Davidson County. This report released in May 2022, if implemented, will make changes to the structure to the Homelessness Planning Council and the way

homelessness is addressed in Metro Nashville-Davidson County.

Nashville continued to improve in community-wide data collection and HMIS implementation in the 2022 PY. Key updates are as follows: Agencies are submitting quarterly data quality scorecards. From June 2022 to May 2023, these scorecards demonstrated marked improvement. Across the community, emergency shelters saw a 5% increase in data completeness, rapid re-housing projects saw a 5% increase in data completeness, and services only projects saw a 6% increase in data completeness. One public dashboard has been launched with several more to follow. A full curriculum is being built out in the HMIS Learning Management System to support end users, data quality, and reporting training. Currently, this curriculum includes privacy and security, coordinated entry, entries and exits, new user training, refresher training, street outreach, and rapid re-housing trainings. HMIS staff attended the NHSDC (National Human Services Data Consortium) fall 2022 conference in Seattle and the spring 2023 conference in Phoenix, using HMIS Capacity Building grant funds. During this year, HMIS added approximately 50 new users and 6 new participating agencies. The HMIS team and OHS staff are working closely with 2 local street medicine teams and the national Healthcare for the Homeless Council to collaborate and more effectively share data-ensuring medical providers are included in care coordination. The HMIS team is continuing to work with the largest emergency shelter in the city, the Nashville Rescue Mission, to import program data into HMIS and reach 100% bed coverage in our CoC in emergency shelter and transitional housing. Currently we are in the testing phase of the import process and are hopefully the first official import will be before the end of 2023.

**Actions taken to enhance coordination between public and private housing and social service agencies.
91.220(k); 91.320(j)**

MDHA staff regularly attends meetings of affordable housing providers which are also attended by representatives from social service agencies. These meetings serve as an opportunity for attendees to network and keep abreast of what is happening in the community. MDHA staff also attends meetings of the Metropolitan Trust Fund Commission that is charged with allocating Barnes Funds to affordable housing projects. The MDHA Board of Commissioners also appoints a representative to serve on the commission. Additionally, MDHA staff work closely with the Mayor's Office of Housing to ensure effective coordination of federal and local housing resources.

The Coordinated Entry process became operational in Nashville in January 2018. In the summer of 2020, staff at Metro Office of Homeless Services (OHS) worked with community partners to design and refine Coordinated Entry (CE) that standardizes the way individuals and families at risk of homelessness or experiencing homelessness are assessed for and referred to the housing and services they need for housing stability. OHS continues to review the assessment and prioritization process for CE to ensure that it is equitable and that we are housing the most vulnerable. The traditional tool for this in Nashville has been the VI-SPDAT, but it has proven to have had racially biased results and OHS staff has been meeting for

months with key stakeholders to research alternative methods that are more just. Additionally, the OHS CE team worked with the community service providers and stakeholders to evaluate the CE process and adjust the policy and procedures in accordance with the identified needs of the community.

With the increased funding through the CARES Act, Nashville-Davidson County's CE process has grown with increased agency participation. OHS staff continues to offer regular CE Resource and Referral trainings to ensure service providers and frontline staff understand the array of services available to individuals experiencing homelessness and how to serve them most efficiently.

Persons living with HIV/AIDS are provided services through the network of sponsor agencies in the Metropolitan Statistical Area (MSA), which includes Davidson and 14 surrounding counties. These services include short-term rent, mortgage and utility assistance (STRMU); facility based housing and supportive services to include case management, nutritional needs, legal aid, etc. Case managers from sponsor agencies help to guide their clients throughout the network of available assistance programs, such as Ryan White Part B and HOPWA to provide the most comprehensive level of assistance for housing, health and supportive needs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The goals set-forth in the 2018-2023 Consolidated Plan to address impediments identified in the Analysis of Impediments (AI) and to affirmatively further fair housing and strategies/actions taken to address them during the 2022 PY are outlined in the following table.

CP stands for MDHA Consolidated Planning staff and PHA stands for MDHA public housing staff.

Strategy	Contributing Factor	Fair Housing Issues	Metrics, Milestones & Timeframe for Achievement	Responsible Program Participant	Priority Level & Progress June 1, 2022 – May 31, 2023
Goal: Increase the number of affordable housing units accessible to all protected classes.					
Promote property tax exemptions available to nonprofits pursuant to T.C.A. 67-5-207 for properties financed with certain HUD funding for permanent housing for low income persons with disabilities or low income elderly persons.	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs	MDHA to publicize this program when making applicable HUD funding available & work with developers constructing eligible projects on ensuring appropriate documentation for the State <ul style="list-style-type: none"> • <1 yr 	MDHA (CP)	High CP staff provided information on the property tax exemption program that is available to nonprofits during the PY 2022 and 2023 HOME pre-application meetings.
Utilize MDHA & Metro property to create a range of affordable accessible housing options	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs; Disparities in Access to Opportunity; Disproportionate Housing Needs	Develop or partner on creating new units in a range of unit sizes that maximize density <ul style="list-style-type: none"> • 2-5 yrs 	MDHA (CP & PHA), City	High With a Metro investment of \$92.295M from 2014 – Summer 2022 (Rounds 1 – 10), and leveraged of \$840.5M in other dollars, 3381 new rental units, 375 owner units, and 400 rehab owner-occupied units have been completed. An additional 402 non-Barnes rental units are in the pipeline. Funding for Round 11 closed on February 20, 2023, making an additional \$13.3 M of regular operating funds available and \$14.7M of ARPA funds available. Awards for this round of funding will be approved by Metro Council in June and July of 2023. Units created through the Barnes Fund come in a range of sizes from smaller, one-bedroom, micro homes (detached and condos), townhomes, shared living, single-family homes, apartments for large families, and rehabilitation of single-family homes for low-income

					<p>homeowners. All Barnes projects are required to meet Universal Design standards.</p> <p>Metro has awarded 98 back-tax properties to nonprofits for housing development. An additional 36 properties were made available through Barnes Funding Round 11 which was released in February 2023.</p> <p>Metro has contracted with Hastings Architecture to lead a feasibility study to acquire 88 Hermitage Ave (formerly Tennessee School for the Blind) to be used for affordable housing. They are currently meeting with Metro departments. Metro Housing Division Staff are reviewing other Metro property to determine potential for development.</p>
Provide public incentives to create new housing in areas of opportunity and/or permanent supportive housing	Location and type of affordable housing; Lack of affordable, integrated housing for individuals who need supportive services; Lack of affordable, accessible housing in a range of unit sizes	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	<p>Prioritize projects applying for public funds to be in high opportunity areas; set aside a portion of HOME funds for PSH</p> <ul style="list-style-type: none"> • 1-5 yrs 	MDHA (CP); City	<p>High</p> <p>The 2021 PY Request for Applications (RFA) for HOME projects funds provided bonus points in the scoring/evaluation criteria for projects to be located outside of R/ECAP areas. The 2022-2023 RFA will also provide bonus points for projects outside of R/ECAP areas. In the 2021 RFA 61 out of 63 (97%) units awarded HOME funds thru this RFA were in "Areas of Opportunity." Additionally, it also provided a set aside of \$1,000,000 to be used to develop permanent supportive housing. 55% of round 10 projects will be located outside of R/ECAP areas.</p>
Incentivize creation of affordable housing on transit corridors	Location and type of affordable housing; Availability, type, frequency, and reliability of public transportation	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	<p>Create funding mechanisms to be available for eligible projects</p> <ul style="list-style-type: none"> • 2-5 yrs 	City, MDHA (CP & PHA)	<p>To induce more properties to be located on or near transit corridors, Barnes Fund project may receive up to 3 bonus points in scoring if units are located in the Urban Zoning Overlay (UZO). Of the 773 units funded in 2022, 134 (17%) will be located in the UZO.</p>

<p>Continue to fund the Barnes Fund</p> <p>Mixed Income Pilot Program</p> <p>Additional ARPA Programs</p> <p>Connecting Housing to Infrastructure Program (CHIP)</p>	<p>Location and type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes</p>	<p>Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs</p>	<p>Include at least \$10M each year in Metro budget</p> <ul style="list-style-type: none"> 1-5 yrs 	<p>City</p>	<p>High</p> <p>With a Metro investment of \$92.295M from 2014 – Summer 2022 (Rounds 1 – 10)), and leveraged of \$840.5M in other dollars, 3381 new rental units, 375 owner units, and 400 rehab owner -occupied units have been completed. An additional 402 non-Barnes rental units and in the pipeline.</p> <p>Funding for Round 11 closed on February 20, 2023, making an additional \$13.3 M of regular operating funds available and \$14.7M of American Rescue Plan Act (ARPA) funds available. Awards for this round of funding will be approved by Metro Council in June and July of 2023.</p> <p>In July of 2022, Metro launched a Mixed Income PILOT program to incentivize affordability in market rate buildings planned for development. The first round of applications was approved in October/November 2022 to create 466 new rental units ≤75% AMI in mixed-income properties downtown and the surrounding areas.</p> <p>In November, 2022, Metro Council approved \$30M in ARPA funds to (1) create pathways to homeownership for populations with historic barriers to homeownership; (2) provide housing opportunities for older adults; and (3) create innovative housing solutions for families; and (4) support Envision Cayce</p> <p>In October 2022, Metro launched a new program to provide \$2M in Metro funding for affordable housing developers to undertake enhanced infrastructure projects to improve the health and safety of neighborhoods.</p>
<p>Goal: Preserve existing affordable housing units, especially for persons with Limited English Proficiency (LEP) and persons with disabilities (and the elderly).</p>					
<p>Dedicate public and/or other funding to making accessibility improvements for</p>	<p>Loss of affordable housing; lack of assistance for housing accessibility modifications;</p>	<p>Disproportionate Housing Needs</p>	<p>Allocate funding in the Consolidated Plan</p> <ul style="list-style-type: none"> 1-5 yrs 	<p>MDHA (CP), City</p>	<p>High</p> <p>The CP continues to use homeowner Rehabilitation funds for accessibility improvements being an eligible activity. Priority for assistance is given to homeowners whose incomes are at</p>

low income persons with disabilities	displacement of residents due to economic pressure				or below 50% AMI, persons with disabilities, and the elderly (62+). MDHA has a language line to provide assistance to clients with LEP.
Continue to promote tax freeze program	Loss of affordable housing; lack of affordable, accessible housing in a range of unit sizes; displacement of residents due to economic pressure	Disproportionate Housing Needs	Expand outreach efforts <ul style="list-style-type: none"> 1-5 yrs 	City	High The Nashville-Davidson County Trustee's Office mails out the Tax Relief/Freeze Brochure to every taxpayer in October with the property tax statements. Community outreach begins after the Tax notices are sent and efforts include working with Metro Action Commission, Metro Council on Aging to make sure their clients are aware of relief/freeze programs and Metro Council Member who work to inform their constituents about the relief programs. The Trustee's office also coordinates with other community organizations such as FiftyForward and Meals on Wheels that serve the Elderly population to make sure are aware of the programs. They strive to get regular media attention and utilize Social Media. The Trustee's office also works with Pastors and the faith-based community to make them aware of the relief/freeze programs so they can inform their parishioners. In January the Trustee's office offers offsite, sign-up at various community centers and also works with Metro Council members to hold offsite, sign-ups in their council districts.
Attempt to intervene when potential loss of affordable housing is identified	Loss of affordable housing; displacement of residents due to economic pressure	Disparities in Access to Opportunity; Disproportionate Housing Needs	Explore legal & financial options <ul style="list-style-type: none"> 1-5 yrs 	City, MDHA (CP & PHA)	Metro Council approved \$20M in ARPA funds for creating and preserving affordable housing. Metro procured a Fund Manager, Forsythe Street Advisors, who is meeting with development partners to evaluate market dynamics and determine ideal deal structures. The fund is expected to launch officially in August 2023.
Goal: Increase access to affordable housing opportunities, especially for persons with Limited English Proficiency (LEP) and persons with disabilities.					
Adopt a model to quickly connect persons who are homeless to housing	Disparities in Access to Opportunity; Disproportionate Housing Needs	Disproportionate Housing Needs; Disability & Access	Educate CoC members on Housing First; align	Continuum of Care, MDHA (CP & PHA), City	High Nashville continues the work of updating its assessment and prioritization protocol to phase out the VISPDAT. A stakeholder group meets regularly and this group includes

			<p>programs & resources</p> <ul style="list-style-type: none"> • 1 yr 	<p>people with lived experience. CE was also instrumental in adapting its prioritization process to increase referrals to encampment residents ensuring that people living outside with great vulnerabilities could be referred to housing. Nashville continues to increase its outreach capacity including regular meetings of Outreach service providers and Housing Navigators to ensure full-service coverage through Nashville-Davidson County. This includes creating an interactive map that allows stronger coordination and less duplicative efforts. Nashville continues to allocate CDBG funds to provide one-time emergency payments for rent and utility needs to connect individuals to housing quickly and now has multiple rapid rehousing programs and voucher programs set aside for individuals experiencing homelessness and accessed through Coordinated Entry. Additionally, through the ESG-CV funds, the Metro Homeless Impact Division has hired a landlord locator and launched the Low Barrier Housing Collective designed to increase landlord partnership. ESG-CV funds were also used to leverage private foundation funding to create a Landlord Risk Mitigation Fund providing landlords up to an additional \$1,000 above security deposit in case of damages, and up to \$2,000 in rental coverage in case of lease termination.</p> <p>Nashville was awarded 198 EHV vouchers which are referred through CE and are prioritized for vulnerable households. The 90-unit PSH project in downtown Nashville is under construction and anticipated to be completed in March 2024. Metro Council approved a historic investment of 50 million dollars to be dedicated to ending homelessness in Nashville.</p> <p>Sam Tsemberis, known as the founder of the Housing First model, offered Housing First 101 training to the CoC on March 22 & 29, 2022.</p> <p>In early summer 2022, MDHA retained Tsemberis via CoC Planning funds to conduct interviews with PSH staff at</p>
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					<p>Room in the Inn, Urban Housing Solutions & MDHA, to assess organizational and leadership interest & readiness to adopt a Housing First approach to reduce chronic homelessness. The results are part of a Housing First Readiness Assessment report for the CoC.</p> <p>Tsemberis found staff at all 3 PSH agencies to be highly skilled, knowledgeable, flexible, & willing to help applicants/current tenants succeed in their housing goals, with the expertise needed to support implementation of a HF program. Room In the Inn staff are dedicated to continue housing services for disabled people with records as sex offenders, arsonists, and other complicated backgrounds. This year, MDHA has again contracted with Tsemberis to explore next steps on full implementation of Housing First at Urban Housing Solutions & new PSH grantee Park Center, and to implement Housing First fidelity assessments at the city's RRH programs.</p> <p>In October 2022, Metro Council voted to allocate \$25 million in American Rescue Plan \$ to create an Affordable Housing Gap Finance Program (AHGF) low-cost loan program. The purpose is to provide funding to projects stalled due to cost overruns created by supply chain issues but otherwise shovel-ready. In exchange for the AHGF funds, developers agree to set aside a minimum of 2% of the units in the project for tenants with incomes at 30% AMI or below and a minimum of 2% of the units as Permanent Supportive Housing (PSH) for tenants referred via Coordinated Entry (CE) for a minimum of 20 years. All units will be leased using the Housing First concept.</p> <p>MDHA is administering and monitoring the program. \$10 million + in funds awarded via the 1st Request For Applications (RFA) will create 63 units that will be ready for occupancy no later than 2024. A second RFA is currently open to award the balance of the \$13 million + funds to additional projects. It is anticipated that the 2nd funding round will create a minimum of 57 units. Loan repayments</p>
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					will be used to provide additional housing and/or services for the homeless.
Engage & incentivize landlords with housing in opportunity areas to accept vouchers	Location & type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes; Community opposition; Impediments to mobility	Segregation; R/ECAP	Decrease HCVs in concentrated areas; Increase HCVs in other areas of the county <ul style="list-style-type: none"> • 1-5 yrs 	MDHA (PHA & CP), City	<p>High</p> <p>Data as of 2-1-2021 showed a total of 6,566 units under lease with HCVs; with 2843 (43%) located in R/ECAP tracts and 3742 (57%) in non-R/ECAP tracts. Using these numbers as a benchmark, staff compiled figures for 2022 which showed a total of 6750 units under lease with HCVs; with 1107 (16%) in R/ECAP tracts and 5643 (84%) in non-R/ECAP tracts. This represents a decrease of 27% in the # of HCV units under lease in R/ECAP areas.</p> <p>In August 2022, MDHA's Rental Assistance Department (RA) launched the Community Choice Demonstration Program, which provides an opportunity for participating families to move to low-poverty/high-opportunity areas. To date, 119 families have enrolled.</p> <p>Landlord incentives related to the Emergency Housing Vouchers offering \$1000 leasing bonus, plus \$500 for up to 5 units for new landlord or landlord returning after no activity for 12 months, plus another \$500 if unit is located in census tract with poverty rate below 20% continue..</p> <p>RA also has the VASH landlord incentive program funded by Metro - \$1000 leasing bonus plus up to 2-months rent for damages/unpaid rent upon lease termination.</p> <p>RA continues to promote the Low-Barrier Housing Collective administered through Metro Homeless Impact Division.</p>

CR-40 - Monitoring 91.220 and 91.230

Description of the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Results of audit/monitoring activities are used as management tools to strengthen MDHA and its funding partners. In Program Year 2022/2023, MDHA's compliance specialist focused on the following community development programs: CDBG, HOME, HOPWA, HOPWA-CV, and ESG (as of the date of the CAPER) and CDBG-CV. In addition to monitoring these programs, MDHA's Compliance Specialist also accompanies MDHA's Collaborative Applicant staff when they monitor CoC grant recipients and reports any findings to the CoC Performance Evaluation Committee (PEC).

The Compliance Specialist monitors each program in accordance with HUD rules and regulations, as well as contractual requirements. Generally, all HOPWA subrecipients are monitored on an annual basis via on-site or desk reviews. The ESG subrecipients are monitored on-site following a risk analysis. Risk factors include the type of activity, subrecipient experience, the dollar amount of the grant award, staff turnover, and invoice frequency. All ESG and HOPWA reimbursement requests are subject to desk reviews. Desk reviews allow MDHA to check for cost allowability and ensure sufficient back-up documentation is in place before a reimbursement request is processed and paid.

The HOME program is monitored following a risk analysis. Risk factors include the type of construction, developer experience, the number of HOME units, size of the grant award, property ownership status, last inspection date, and any issues noted in progress reports and/or project files. MDHA uses a variety of methods to monitor, including on-site reviews/physical inspections and desk monitoring. Additionally, MDHA, as the Housing Authority for Nashville-Davidson County, administers the Section 8 Housing Choice Voucher Program. Many HOME properties contain MDHA Section 8 voucher holders. This allows MDHA to pull the annual HQS inspections, lease information and income verifications to supplement and satisfy the compliance requirements for those HOME units.

The CDBG program is monitored during different stages of project completion and throughout the time period established in subrecipient grant agreements. During the monitoring, program files and individual client/property files are reviewed for overall HUD program compliance.

MDHA's Compliance Specialist utilizes the HUD Monitoring Desk Guide to determine compliance. Additionally, subrecipients are required to provide match documentation and regular reports on their achievement of contractual objectives as a requirement for reimbursement. Following the on-site visit, after all information is compiled, the Compliance Specialist provides the agency with a follow up letter

detailing any findings or concerns noted at the time of the visit. Agencies have 30 days to respond to requests for further documentation on findings/concerns. Once the requested documentation is received, the compliance monitor provides a letter of clearance to the agency for the monitoring visit. Agencies that have unresolved monitoring findings will not be considered for funding during the next funding cycle.

Before participating in MDHA's programs, the subrecipient must agree in writing to:

- comply with all federal, state and local laws relating to fair housing and equal opportunity,
- operate their facilities and services and conduct their outreach on a nondiscriminatory basis, and

adopt policies to ensure effective communication with applicants, beneficiaries, and members of the public who have hearing, vision, or speech impairments regarding the availability of accessible services, activities, and facilities.

Minority Business Outreach Policy

It is the policy of the Metropolitan Government of Nashville and Davidson County to promote full and equal business opportunities for all persons doing business with the Metropolitan Government by increasing the purchase of goods and services from minority and women-owned businesses within the area of the Metropolitan Government. It is further the policy of the Metropolitan Government that firms seeking to participate in contracting and procurement activities with the Metropolitan Government are not prevented from doing so on the basis of the race or gender of their owners and that the Metropolitan Government not be a passive participant in any private scheme of discrimination.

MDHA administers the HOME and CDBG programs on behalf of the Metropolitan Government of Nashville and Davidson County, and it is MDHA's policy to provide minorities, women, and small business enterprise equal opportunity to participate in all aspects of contracting and purchasing programs, including but not limited to, participation in procurement contracts for equipment, professional services contracts, and construction contracts. The Diversity Business Policy can be found at <http://www.nashville-mdha.org/diversity-business-enterprise-program/>.

Comprehensive Planning

MDHA is the lead agency for the development and administration of the Consolidated Plan for Nashville-Davidson County. The mission of MDHA is to create affordable housing opportunities for Nashvillians, nurture neighborhoods, and build a greater downtown. Within MDHA, the Community Development Department is responsible for administering the Consolidated Plan and its related programs. The Community Development Department is located at 712 South Sixth Street, Nashville, Tennessee 37206, and can be reached by

telephone at (615) 252-8505.

The 5th Program Year (2022) Action Plan aligned with the strategies outlined in the 2018-2023 Consolidated Plan. The 2022 Action Plan was developed with extensive outreach to and input from citizens and community development partners. Additionally, MDHA looked to make sure any updates aligned with initiatives of other plans in the City such as NashvilleNext. The planning process and list of participants is described in the 2022 Action Plan.

During the 2022 program year, MDHA relied on a strong network of nonprofit partners and other organizations to assist in program delivery and worked with key Metro government agencies in implementing housing and community development strategies. MDHA publicized its plans, reports, and accomplishments through its website, print media, and community meetings. MDHA continues to participate in and collaborate on initiatives that further the objectives of the Consolidated Plan.

Citizen Participation Plan 91.105(d); 91.115(d)

Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The requirements of MDHA's Citizen Participation plan pertaining to performance reports are provided below:

Each year MDHA must submit a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD. This report is due 90 days after the close of the program year. To ensure public participation in the review of the performance report, MDHA will hold a public hearing, accept public comment, and issue public notices.

Public Notice & Publication

MDHA will publish a public notice in *The Tennessean* and at least one weekly minority and Hispanic newspaper to announce the public comment period a minimum of 10 days before a public hearing. MDHA will also maintain a mailing list of interested parties and send information to all members of the mailing list. MDHA will provide a reasonable number of free copies of the performance report to citizens and groups that request it. Copies of each report will be available for review at MDHA and on the MDHA website at: www.nashville-mdha.org/consolidated-plan.

Public Hearings

MDHA will hold at least one public hearing per year during the preparation of the annual report. The purpose of the public hearings is to obtain citizens' views, answer questions, address housing and community

development needs, and review program performance.

Upon request, MDHA will provide for translation services to meet the needs of non-English speaking residents. MDHA will also take whatever actions are appropriate to serve the needs of persons with disabilities.

Public Comments

MDHA will provide a period of at least 15 days to receive comments on the annual report before the report is submitted to HUD. MDHA will consider any comments or views of citizens received in writing, or orally at public hearings, if any, when preparing the final report. MDHA will attach a summary of these comments and MDHA's response to the final annual report.

Information

In addition to providing participation in the development of plans and the review of the annual report, MDHA will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the use of federal funds. MDHA will provide access to records for the current program year and previous five program years. This information includes, but is not limited to, the citizen participation plan, the Consolidated Plan as adopted, annual action plans, performance reports, and any substantial amendments. MDHA will make these records available in a form accessible to persons with disabilities, upon request. Most records are maintained at MDHA in the Community Development Department, located at 712 South Sixth Street. Records may be reviewed by appointment during regular business hours. MDHA will also provide citizens with reasonable and timely access to local meetings held in regard to the Consolidated Plan and the activities undertaken as part of the Consolidated Plan.

Citizen Participation Opportunities regarding the 2022 CAPER

Notice of the public hearing and request for public comment were advertised in *The Tennessean*, *The Tennessee Tribune*, and *Azul615 (a Spanish publication)*. In addition, notices were posted on MDHA's website and social media outlets (Facebook, Instagram, Twitter, and Google+) and were emailed to stakeholders, partners, and members of the public on MDHA's email distribution list and who attended prior public meetings. Notices were provided to groups representing minorities and persons who speak languages other than English. A copy of the Public Notice is provided in Appendix A.

The public comment period began on August 9, 2023 and will conclude at 10:00 a.m. on August 25, 2023.

Citizens are provided an opportunity to comment on the annual report at a virtual and in person public hearing to be held on Tuesday, August 22, 2023, 6:00 p.m. via Zoom and at the Smith Springs Community Center location. A summary of public comments received during the comment period and at the public hearing and MDHA’s responses is included in Appendix B.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

In 2022, MDHA continued to implement activities and strategies outlined in the 2018-2023 Consolidated Plan for CDBG programs.

MDHA staff continues to use a tracking system to attempt to ensure sure all programs and activities remain on track and goals are met. This tracking system was established specifically to review expenditures on a regular basis, especially those of CDBG projects, to make sure all projects remain on track and to take appropriate measures to reallocate funds for any stalled projects. The goal of this tracking system is for MDHA to meet the required expenditure ratios for any given year at least three months prior to the regulatory deadline. In PY 2020, HUD determined they would not take hard enforcement actions due to communities having difficulty meeting expenditure deadlines due to COVID-19 and subsequently suspended this suspension through the end of the 2022 Fiscal year. CD staff is reviewing expenditure rates to attempt to develop a plan to meet the 1.5 times the recent annual grant requirement in PY 2024. Based on projections through December 23, it appears that MDHA will meet the expenditure requirements as long and \$3,240,899 in CDBG-Declared Disaster Relief Funding (DDRF) that was added at the end of the 2020 Calendar year is not included in the 1.5 requirement. These funds can only be used for storm recovery and were received too late to assist in this effort. Staff is in contact with HUD CPD in Knoxville to determine what to do with this grant.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.
N/A

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this Program Year based upon the

schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

614 Stockell St – 1 Unit

701 Porter Rd – 2 Units

1611 23rd Ave N – 1 Unit

1701 Underwood – 1 Unit

1414 4th Ave N – 10 Units

850 Richards Rd – 5 Units

1067 (901) Nashboro Ave – 4 Units

1900 A&B 14th Ave – 2 Units

5515 Scruggs Lane – 7 Units

1810 A Osage St – 1 Units

1114 4th Ave N (Jefferson St Lofts) – 3 Units

All units received HQS inspections, and no issues were found.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

All Subrecipients/CDHOs/owners participating under the HOME Program are required to provide an Affirmative Marketing Plan for all HOME-assisted housing containing more than five (5) units for MDHA's review before entering into the developer agreement. The developer agreement with MDHA requires developers to adhere to the following requirements and practices in order to carry out MDHA's affirmation marketing procedures and requirements:

- Distribute information to potential owners and tenants about Fair Housing Laws and MDHA's Affirmative Marketing Policy.

- Use the Equal Housing Opportunity logo and non-discrimination standard statement on all advertising for properties and on all tenant/owner applications.
- Visibly display a Fair Housing Poster in the office where tenants/owners pick up applications.

MDHA as well as each Subrecipient, CHDO/owner with a developer agreement with MDHA, must maintain the following records in their respective place of businesses to document their efforts to comply with affirmative marketing requirements:

- Maintain copies of all advertisements related to vacancies or sales in the development, showing the method used to advertise and the dates of advertising;
- Keep samples and copies of all information related to the development provided to organizations and groups serving lower income and minority families and individuals;
- Maintain logs related to the development showing names and dates of contacts made to inform the community and potential residents of housing opportunities;
- Maintain information on the racial, ethnic and gender characteristics of potential homeowners and tenants for the retention periods required by 24 CFR Part 92.508(c).
- Maintain information from tenants/owners on how they were informed that units were available.

MDHA evaluates the success of affirmative marketing actions on a continuous basis to see what improvements, if any, are needed and will take corrective actions as needed when affirmative marketing requirements are not met. Compliance with affirmative marketing requirements for Subrecipients/CHDOs/owners is a component of the monitoring process. For projects reviewed during the 2022 Program Year, no deficiencies were found.

An integral part of MDHA's Affirmative Marketing Plan is to inform the public, potential homeowners, tenants, subrecipients, CHDOs and owners about Federal Fair Housing Laws.

MDHA took the following actions during the 2022 Program Year to promote awareness of the need for affirmative marketing and Fair Housing Laws in accordance with the Affirmative Marketing Plan:

- Having a section of the MDHA website devoted to providing information on the Federal Fair Housing Laws. Information is available at <http://www.nashville-mdha.org/fair-housing/>
- The Tennessee Fair Housing Council hosted the *2022 Fair Housing Matters Conference* on May 18,

2022. The conference was a 4 hour event with two panels. The first panel presented an overview of Fair Housing law, the intersection of Fair Housing law with landlord-tenant issues, and the perspective of the housing provider. Speakers included legal industry experts that practice throughout Tennessee. The second panel focused on Fair Housing issues related to lending and sales. The Tennessee Housing Development Agency presented their newly launched housing dashboard which showcases HMDA data in an accessible way. They also heard from Amy Nelson of the Fair Housing Center of Central Indiana. Ms. Nelson shared her client's case of appraisal discrimination and the ongoing fight against systemic racism in the housing industry. Lastly, they heard from Dennie Marshall, VP of Mortgage Lending with Regions Bank. Mr. Marshall discussed his efforts in combatting appraisal bias throughout Nashville. There were 40 people in attendance.

- The Tennessee Fair Housing Council (TFHC) also partnered with the Tennessee Human Rights Commission to present the *Middle Tennessee Fair Housing Summit: The State of Housing in Tennessee: Where are we now?* This event took place on June 28, 2022 at the State of Tennessee Library in downtown Nashville. This was an all day event addressing various housing issues in Tennessee. In addition to planning the event, TFHC moderated the first panel: *Housing Hot Topics – Updates on Fair Housing and new Laws*. For the second panel, TFHC conducted the a presentation entitled: *Designing for People with Disabilities – Fair Housing Design and Construction Standards & the Americans with Disabilities Act*. This presentation was conducted along with Jerry Hall, the ADA Manager and ADA Title II Coordinator of Metropolitan Nashville & Davidson County. The third panel, *Housing for All: Affordable Housing in Nashville – Davidson County and Beyond*, included presentations by Dr. Troy D. White, the Executive Director of MDHA, Angela Hubbard, Director of Metro Nashville's Planning Department Division of Housing, and Jackie Paul Sims, Executive Director of PATHE. 71 people were in attendance via zoom.
- Posting Fair Housing informational material, including material in multiple languages, in all MDHA offices and properties. In addition, MDHA distributed fair housing materials at various venues aimed at educating Metro residents of their right to fair housing, how to identify discrimination, and how to report it.
- Having an MDHA Fair Housing dedicated phone number where the public can call to obtain information on Fair Housing. A recorded message provides information on how to file a complaint and referral information to local fair housing agencies. A dedicated MDHA staff person checks messages periodically throughout the day, responds to complaints, and tracks the number of calls received during the program year. During the 2021 Program Year, the Hotline received 15 calls related to fair housing and MDHA referred the callers to the appropriate agencies for assistance.

MDHA allocated \$28,705 of CDBG public service funds in the 2020 AP for fair housing counseling, education outreach, and complaint-based testing. In September 2018, MDHA issued an RFA seeking qualified nonprofit organizations or institutions to provide these services throughout Metro Nashville-Davidson County with an emphasis on assisting LMI residents in the housing target areas identified in the 2018 – 2023 Consolidated Plan. The Tennessee Fair Housing Council (TNFHC) was the sole respondent and deemed qualified to provide the services. MDHA entered into a contract effective January 1, 2019 with the TNFHC to provide the services outlined in the RFA. The term allows renewal of the contract for up to four (4) additional twelve-month terms, contingent upon annual allocations from HUD and satisfactory performance. TNFHA used the funds to carry out the following programs/activities for residents of Metro Nashville-Davidson County during the 2022 PY:

- Speaking with aggrieved individuals to inform them of their rights pertaining to Fair Housing.
- 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 to Davidson County residents with an emphasis in the housing target areas identified in the 2018 – 2023 Consolidated Plan. The housing target areas are located in 14 Metro Council Districts that experienced at least a 40% increase in property values during the 2017 reappraisal, seven (7) of the districts are in the top 14 for property standards violations (since 5/1/2015); ten (10) of the districts are in the top 14 for percentage of building permits issued (since 5/1/2013); and seven (7) of the districts are in the top 14 for total value of permits. At least 51% of the beneficiaries of these services must be from low- and moderate-income (LMI) households.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Per guidance in Federal Register Vol. 81, No. 232, issued December 2, 2016, During PY 2021, MDHA accumulated PI and Repayment receipts of \$178,304.99 that was budgeted in the 2022 Action Plan to be used for activities. These funds were used to pay expenses for the following projects during the 2022 PY:

- IDIS# 6976 – - \$2,927.11-2020 HOME admin
- IDIS# 7194 - \$13,104.42 – 2021 HOME admin

Describe Actions taken during the last year to foster and maintain affordable housing.

The City engages in multiple programs to preserve and improve existing housing stock and to create additional affordable units. During 2022, MDHA continued efforts to preserve and improve the City's existing housing stock through Homeowner Rehabilitation and Energy Efficiency activities. The demand for these programs continues to be extensive. During the 2022 PY, 208 cases were completed or underway in conjunction with the Homeowner Rehabilitation, Roof Rehab, Accessibility, HVAC Energy Efficiency Program, which provided for replacement of non-functioning or inefficient HVAC units, and CDBG Weatherization Assistance. Additionally, 3 rental rehab projects (units) were rehabilitated in conjunction with the Rental Rehab program and 1 Homeowner Rehab project was completed under the CDBG-DDRF program. MDHA continued outreach efforts to recruit landlords to participate in the Rental Rehab program, which is designed to increase decent, safe, affordable housing rental stock.

MDHA also administers the Weatherization Assistance Program (WAP) and the Low-Income Energy Assistance Program (LIHEAP) in Davidson County. These programs operate in tandem and served 46 households from funding allocations received from July 1, 2022, thru June 30, 2023.

HOME funds from PYs 2018 – 2021 committed to projects currently in various phases of construction will result in the addition of 736 units (146 Home-assisted) to the affordable inventory within the next two (2) years. All rental projects funded by HOME must benefit households with incomes at or below 60% AMI and all CDBG funded rental projects must benefit households with incomes at or below 80% AMI.

For the 2020 & 2021 PY's, MDHA combined available funding and awarded HOME funds in the amount of \$3,332,776 to three (3) nonprofit developers and two (2) for profit developers for use in construction of affordable housing which will result in 52 additional rental units and fourteen (14) homeownership units being added to the affordable housing inventory upon completion. An RFA for the PY 2022 HOME funds will be issued in the Fall of 2023.

For the 2021 PY, MDHA awarded HOME funds in the amount of \$3,332,776 to three (3) nonprofit developers and two (2) for profit developers for use in construction of affordable housing which will result in 52 additional rental units and fourteen (14) homeownership units being added to the affordable housing inventory upon completion.

During FY 2021, Metro Council approved nine PILOTs for rental housing developments which will provide an estimated tax abatement of \$30,215,870 over a ten-year period to enable the creation of 1813 units of affordable housing.

Metro via the Barnes Housing Trust awarded 16,497,279 in grants to 12 affordable housing nonprofits to build 848 units this year.

Master planning for four MDHA sites is complete (Cayce Place and Napier Place & Sudekum Apartments, and Edgehill Apartments. Red Oak Flats completed construction in early 2021, and Cherry Oak Apartments and 5th & Summer are under construction, with anticipated completion dates of Fall 2023 and Summer 2025, respectively. The Cayce Utility Phase 1B project is under construction to support redevelopment in the Cayce neighborhood. The next project is Park Point East, which is currently being financed. All contribute mixed-income housing to the Cayce neighborhood. Randee Rogers Apartments is a mixed-income project in the Cheatham Place neighborhood that was completed in February 2022. Site and security improvements are being installed at Cumberland View. MDHA’s goal is to replace all subsidized housing one-for-one while adding workforce (80 – 120% AMI) and market rate units at our six largest neighborhoods: Cayce Place, Napier Place and Sudekum Apartments, Edgehill Apartments, Cheatham Place, Andrew Jackson Courts, and Cumberland View.

90-units of Permanent Supportive Housing is under construction in downtown Nashville and anticipated to be completed in March 2024. Metro Council approved a historic investment of 50 million dollars to be dedicated to ending homelessness in Nashville.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	275	157
Tenant-based Rental assistance	19	7
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	50	50
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	20	20
Total	364	234

Table 14 – HOPWA Number of Households Served

HOPWA funds also provided assistance for Permanent Housing Placement. However, this is not automatically accounted for in the tables above. The expected program year total was 90 for PY 2022. The actual program year total was 78 for PY 2022.

Narrative

Summary

Housing Opportunities for Persons with AIDS (HOPWA) provides housing assistance and supportive services for low-income people with HIV/AIDS and their families. Nashville-Davidson County first became eligible to receive HOPWA funds as a formula grantee in 1997, and MDHA was designated as the local agency to administer HOPWA funds.

Purpose

People with AIDS (PWAs) and other HIV-related illnesses often face desperate situations as their ability to work (and therefore their income) declines and their health care expenses mount. Homelessness and lack of adequate medical care threaten both family stability and the health of the affected person. HOPWA helps low-income PLWHAs and their families by providing funds for secure housing that can serve as a base for health care and other services. To receive funds, the program requires States and localities to set long-term strategies to meet the housing needs of low-income PLWHAs and their families, which encourages communities to better coordinate local and private efforts to serve PLWHAs.

Distribution of HOPWA Funds among Categories of Housing Needs

HOPWA funds may be used to assist people with AIDS/HIV living in the EMSA- Eligible Metropolitan Statistical Area - which includes the following counties in Middle Tennessee: Davidson, Wilson, Williamson, Rutherford, Cheatham, Dickson, Sumner, Robertson, Cannon, Macon, Smith and Trousdale.

HOPWA funding was distributed to three nonprofit agencies as described in the table below.

Overview of HOPWA Activities

Following a request for proposals, a Review Committee recommended the award of 2022 HOPWA funds to three local nonprofit agencies. The majority of funding is contracted to Nashville CARES, the premiere AIDS service organization in Middle Tennessee. Nashville CARES uses the funds to provide housing and other client-related services to persons with AIDS who are both housed and homeless. Three other agencies used smaller allocations to support additional units of affordable housing, assist with operational expenses, case management, housing services, and outreach. These agencies, and a basic description of each, are

listed below and in the more comprehensive HOPWA CAPER which will be available on MDHA's website after August 29, 2023. Sixty-six percent (66% excluding funds for administrative expense) of the year's HOPWA allocation was budgeted to assist with short-term rent and utility payments, TBRA payments, short-term emergency hotel/motel payments, as well as operating subsidies to assure affordable rental housing to qualifying households; thirty-four percent (34% excluding funds for administrative expense) targeted support services such as case management, front-end housing costs such as rent and utility deposits, food/nutrition and transportation assistance.

During the 202 PY, the amount of \$2,165,642 was granted to the Nashville, TN EMSA.

2022HOPWA Distribution	
Housing Assistance (Short-term Rent/Mortgage and Utility Assistance, facility-based operating assistance, TBRA, Motel/Hotel stays, and related administrative share)	\$1,401,825.70
Supportive Service (all else, including rent/utility deposits & related administrative share)	\$763,816.3
TOTAL	\$2,165,642

Table 15 - 2022 HOPWA Distribution

HOPWA Agencies

- Nashville CARES is the primary agency providing HIV/AIDS services and education throughout the thirteen counties of northern middle Tennessee. It currently provides a range of non-medical support services to people with HIV/AIDS and their families throughout the region. Services include case management, individual group counseling, food and nutritional support, home-delivered meals, transportation assistance, practical and emotional support by volunteer CARE teams, outpatient alcohol and drug abuse treatment, hospital visitation, treatment education, and social activities. **\$1,479,690** of HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), TBRA, Emergency short-term/transitional housing, Case Management and Supportive Services, Transportation and Nutrition.

Street Works provides services to socio-economically disadvantaged individuals living with HIV/AIDS. They provide case management, rental assistance and supportive services. **\$65,778** of HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), Permanent Housing Placement, Supportive Services and Case Management.

- Urban Housing Solutions is a nonprofit housing development agency that specializes in rental housing for low-income and special needs populations. **\$465,000** of HOPWA funding: Facility-Based Rental Assistance and Supportive Services.

Meharry Community Wellness Center is a publicly funded Tennessee-designated “AIDS Center of Excellence” in the Heart of Davidson County. The Center provides services to socio-economically disadvantaged individuals living with HIV/AIDS. They provide case management, rental assistance and supportive services. **\$90,205** of HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), Supportive Services and Case Management

Local Jurisdiction Description

The EMSA consists of Nashville/Davidson County and twelve surrounding counties: Cannon, Cheatham, Dickson, Macon, Robertson, Rutherford, Smith, Sumner, Trousdale, Williamson, and Wilson. The Nashville EMSA has a disproportionately high number of Persons Living with HIV and/or AIDS (PLWHA). The majority of the Nashville EMSA’s persons living with HIV/AIDS - PLWHA reside in Davidson County. There were 5,789 PLWHA in the Nashville EMSA at the end of the 2020 calendar year per the Ryan White Part A 2020 Needs Assessment. Data from 2020 should be interpreted with caution due to the impact of the COVID-19 pandemic on access to HIV testing, care-related services, and case surveillance activities in state/local jurisdictions. Minorities are disproportionately impacted by HIV disease in the Nashville Transitional Grant Area. According to the Ryan White part A 2020 Needs Assessment; Non-Hispanic Blacks hold about half of the incidence and prevalence each year. And notably, the younger populations are representing more and more of the incidence each year. In the past four years these assessments note that the age group with the largest percentage of new cases is the 15-34year old group. Monitoring this trend more closely in the coming years is strongly advised, as this could be the beginning of a shift inside of the MSM population.

A top priority of the local Ryan White Planning Council is assuring that individuals be tested and diagnosed early in the course of the disease so that they may enter care as soon as possible. Retention in care is another critical aspect of the HIV Care Continuum that focuses on individuals seeing an HIV medical practitioner on a routine basis.

Tennessee is divided into five (5) geographical regions for HIV planning purposes for utilization of Ryan White Part B funding. The lead agent for the counties covered in Nashville’s EMSA is the local United Way. The Director and staff of HIV/AIDS Initiatives at the United Way have served on the HOPWA Review Committee and provided invaluable resources in identifying ways the HOPWA funding can complement efforts funded by Ryan White while helping avoid duplication of resources. Staff responsibilities for the Ryan White Part A Planning Council fall under the city’s Public Health Department. The planning process at the United Way is so comprehensive and developed that MDHA refers to them for guidance and attempts to use HOPWA funds to address gaps that are not - or perhaps cannot be - addressed by their various funds.

Key planning documents used by MDHA when allocating HOPWA resources include the Ryan White

Nashville Transitional Grant Area Needs Assessment, conducted by the Metro Public Health Department. This report consists of reviews of the epidemiological data, summaries of data collected via client surveys and focus groups, as well as results of surveys of community service providers, called resource audits. The needs assessments are required for the renewal of federal funding and guide the Ryan White planning entities in promoting a quality continuum of care for individuals at risk for contracting HIV/AIDS.

Project Accomplishments

Overview

During the program year, our HOPWA program partners provided short-term rent, mortgage and or utility (STRMU) payments to 157 eligible households. An additional 50 households were assisted via affordable rents made possible by operating subsidies funded by HOPWA. Permanent housing placement provided assistance to 78 households. Supportive services, such as bus passes that provided transportation to medical, dental and housing appointments; case management; assistance on deposits for rent and utility payments; and nutrition services like food bags and home-delivered meals were offered to 1,861 households. Transitional housing and/or emergency hotel/motel stays served 20 households. Tenant Based rental assistance served 7 households.

Grant Management

Oversight of HOPWA project sponsor activities is the responsibility of MDHA's Senior CD Program Manager. In addition to remote monitoring that occurs each time project sponsors submit regular requests for reimbursement for HOPWA activities, sponsors are monitored on-site by MDHA's Compliance Monitor. Project sponsors are selected by a Review Committee, after a Request for Proposals has been issued. Applications are reviewed and scored using a rating tool that employs objective criteria such as applicant capacity and need for the project. Review Committee members include staff of HIV/AIDS Initiatives at the United Way of Metropolitan Nashville, and the staff from Ryan White HIV/AIDS Program at the Metro Public Health Department.

Barriers Encountered and Actions Taken

Several barriers are present for individuals with HIV/AIDS and their families as they confront housing issues:

Lack of stable, affordable housing and/or resources for subsidized housing such as Shelter Plus Care certificates. Many times, subsidized housing developments are not taking applications.

Individuals with no income are extremely difficult to place into permanent housing. In addition, if they move into housing, it is difficult for them to maintain stability. Compounding lack of income

in some cases are additional liabilities such as criminal history, poor credit histories, and active substance use. Participants with felony convictions, especially sexual offenders, are disqualified for affordable housing in most cases.

The HOPWA regulations prohibit use of funds to pay the cost of utilities for clients in subsidized housing, even if the actual bills are well above the utility allowances. Extreme temperatures in summer or winter can cause utility bills that eat dramatically into fixed incomes, and place clients at risk of homelessness. Agencies can try to access other local sources for assistance, such as church groups, etc., but this is often difficult.

Several of the individuals served were extremely medically fragile. These individuals are unable to work, have substance abuse issues as well as multiple diagnosed issues around mental health, making it difficult to find stable housing options for them.

Transportation to medical appointments and for housing search is often difficult. Nashville CARES and other sponsors use a portion of their HOPWA grants for bus passes to ease this burden.

The need of African Americans living with HIV/AIDS in urban Nashville for safe and affordable housing has increased. Nashville CARES notes a greater number of persons served with STRMU who require additional STRMU subsidy to remain in stable, permanent housing, and attributes this to increased economic vulnerability. Specifically, on-going issues of a sluggish economy continue to impact employment as evidenced by un/under employment, stagnant wages and/or minimum wage earning. Changes in the Medicare Part D program require individuals on limited/fixed incomes to pay portions of their medication costs. CARES has designed and implemented strategies in their HOPWA program to meet annually recurrent economic challenges faced by fixed- and low- income Persons Living with HIV/AIDS that address rent assistance when clients are faced with high prescription costs, and utility assistance during times of seasonally high bills and short-term (1-2 month) un/under employment assistance. Additional information is provided in the HOPWA CAPER, which will be available for review on August 29, 2023.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in e-snaps

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	NASHVILLE-DAVIDSON
Organizational DUNS Number	078217668
EIN/TIN Number	620694743
Identify the Field Office	KNOXVILLE
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Nashville/Davidson County CoC

ESG Contact Name

Prefix	
First Name	Shelley
Middle Name	
Last Name	Fugitt
Suffix	
Title	Senior CD Program Manager

ESG Contact Address

Street Address 1	712 South Sixth Street
Street Address 2	
City	Nashville
State	Tennessee
ZIP Code	37206
Phone Number	615-252-6702
Extension	
Email Address	sfugitt@nashville-mdha.org
__Fax Number	615-252-8533

ESG Secondary Contact

Prefix Mr.
First Name Emel
Last Name Alexander
Suffix
Title Director of Community Development
Phone Number 615-252-8507
Extension
Email Address ealexander@nashville-mdha.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 06/01/2021
Program Year End Date 05/31/2022

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: PARK CENTER
City: Nashville
State: TN
Zip Code: 37203, 4703
DUNS Number: 618130660
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 45000

Subrecipient or Contractor Name: OASIS CENTER
City: Nashville
State: TN
Zip Code: 37203, 2972
DUNS Number: 078241080
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 60000

Subrecipient or Contractor Name: OPERATION STAND DOWN

City: Nashville

State: TN

Zip Code: 37203, 4709

DUNS Number: 135712136

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: SAFE HAVEN FAMILY SHELTER

City: Nashville

State: TN

Zip Code: 37210, 4104

DUNS Number: 830725032

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 59000

Subrecipient or Contractor Name: YWCA

City: Nashville

State: TN

Zip Code: 37215, 1524

DUNS Number: 101771749

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: THE SALVATION ARMY

City: Nashville

State: TN

Zip Code: 37207, 5608

DUNS Number: 101108335

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 77558

Subrecipient or Contractor Name: MARY PARRISH CENTER, THE
City: Nashville
State: TN
Zip Code: 37206, 0009
DUNS Number: 169940587
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 15000

Subrecipient or Contractor Name: CATHOLIC CHARITIES OF TENNESSE
City: Nashville
State: TN
Zip Code: 37205, 1401
DUNS Number: 163395619
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 40000

Subrecipient or Contractor Name: NASHVILLE CARES
City: Nashville
State: TN
Zip Code: 37204
DUNS Number: 8849074785912
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 40000

Subrecipient or Contractor Name: ROOM IN THE INN CAMPUS FOR
HUMAN DEVELOPMENT
City: Nashville
State: TN
Zip Code: 37203, 4171
DUNS Number: 007535123
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 20000

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	52
Children	78
Don't Know/Refused/Other	0
Missing Information	0
Total	130

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	233
Children	285
Don't Know/Refused/Other	0
Missing Information	0
Total	518

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter*

Number of Persons in Households	Total
Adults	1,577
Children	641
Don't Know/Refused/Other	7
Missing Information	2
Total	2,225

Table 18 – Shelter Information

**Shelter totals include day shelter and essential services totals as well.*

4d. Street Outreach

Number of Persons in Households	Total
Adults	326
Children	8
Don't Know/Refused/Other	0
Missing Information	0
Total	334

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	2,188
Children	1,012
Don't Know/Refused/Other	7
Missing Information	0
Total	3,207

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All	Total
Male	1,670
Female	1,505
Transgender	19
Don't Know/Refused/Other	3
Missing Information	3
Total	3,207

Table 21 - Gender Information

6. Age—Complete for All Activities

	Total
Under 18	1012
18-24	190
25 and over	1,998
Don't Know/Refused/Other	7

Missing Information	0
Total	3,207

Table 22 – Age Information

The complete ESG CAPER is submitted to HUD via the SAGE system. The Summary report is attached at the end of this report. Aggregate data is kept in a large excel spreadsheet and is available by request by calling 615-252-8505 or emailing consolidatedplan@nashville-mdha.org.

APPENDIX A
PUBLIC NOTICE
NOTICE OF PUBLIC MEETING & REQUEST FOR
PUBLIC COMMENT

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT
FOR THE 2022-2023 ANNUAL UPDATE TO THE CONSOLIDATED PLAN

Purpose and Summary: The Consolidated Annual Performance Evaluation Report (CAPER) describes the accomplishments of housing and community development activities funded under the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOWPA) programs during the 2022-2023 program year (June 1, 2022, through May 31, 2023).

Public Hearing: MDHA will hold an in-person public hearing on the CAPER at 6 p.m. CDT Aug. 22, 2023, at the Smith Springs Community Center at 2801 Smith Springs Road, Nashville, TN 37217. The hearing can also be attended virtually via the below Zoom link:

<https://bit.ly/Aug22CAPER>

Public Comment: The CAPER will be available for public examination and comment from 4 p.m. CDT Aug. 9, 2023, until 10 a.m. CDT Aug. 25, 2023. Please see below for ways to access copies of the CAPER:

- Download copies here: <http://bit.ly/MDHACAPER>;
- Request copies by contacting the MDHA Community Development Department at 615-252-8505 or TDD at 615-252-8599;
- Copies may also be picked up between 7:30 a.m. and 4 p.m. Monday through Friday from MDHA's Community Development Department at 712 S. Sixth St., Nashville, TN 37206.

MDHA will receive written comments until 10 a.m. CDT Friday, Aug. 25, 2023. See below for ways to submit comments:

- Hand-delivered to MDHA's Community Development Department at the address listed above;
- Electronically at consolidatedplan@nashville-mdha.org (Subject: CAPER);
- Faxed to 615-252-8533 (Attention: CAPER);
- Mailed to MDHA Community Development Department, Attention: CAPER, P.O. Box 846, Nashville, TN 37202.

Request for Accommodations: MDHA makes every effort to provide reasonable accommodations to assist persons who have disabilities. Any person needing assistance in accessing this information or who has other needs that require special accommodations may contact 615-252-8505 or TDD at 615-252-8599.

Para una traducción español de este aviso, por favor llame: 615-252-8505

如果需要本通知的中文翻译, 请打电话 615-252-8505

Đề nhận một bản dịch Tiếng Việt của thông báo này, vui lòng gọi: 615-252-8505

للحصول على ترجمة عربية لهذا البيان، يرجى الإتصال بـ: 615-252-8505

Haddii aad rabto qoraalkan oo af-Soomaali lagu tarjumay haddii aad doonayso fadlan naga soo wac: 615-252-8505

Statement of Non-Discrimination: MDHA does not discriminate on the basis of age, race, sex, sexual orientation, gender identity, genetic information, color, national origin, religion, disability, or any other legally protected status in admission to, access to, or operations of its programs, services, or activities.



APPENDIX B

SUMMARY OF PUBLIC COMMENTS AND MDHA'S RESPONSES

Comments or Questions Received during the In-Person and Virtual Public Hearing held on August 22, 2023:

No comments or questions were received during the public hearing.

Comments or Questions Received during Public Comment Period 8/9/2023 – 8/25/2023:

The following questions were received during the Public Comment Period: No comments or questions were received during the public comment period.

APPENDIX C

PR03: CDBG ACTIVITY SUMMARY REPORT

The PR03: CDBG Activity Summary Report showcases all CDBG activity for the PY 2023. This includes older activities that were closed in during the PY as well as those initially funded during the program year. Due to the size of the document (nearly 400 pages), it is available upon request by calling 615-252-8505 or emailing consolidatedplan@nashville-mdha.org.

APPENDIX D

Summary of PY 2022 Accomplishments

Con Plan Priority	Program	Activity Name	Activity Type	Accomplishment	Geographic Priority
Increase the number of decent, safe affordable units and help low- and moderate-income households access affordable housing	HOME	New Construction (Rental)	Housing	0 households	Countywide, with preference to projects in Housing Target Areas
Preserve existing affordable housing units and help low- and moderate-income households retain housing	CDBG	Homeowner Rehab, Weatherization, HVAC Replacement, Roof Replacement and Accessibility Rehab	Housing	208 households	Countywide, with preference for projects in Housing Target Areas
	CDBG	Rental Rehab	Housing	3 households	Countywide, with preference for projects in Housing Target Areas

	CDBG	Rental Counseling	Public Service	52 Households	Countywide, with preference for projects residents in Housing Target Areas
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Support facilities and services for the homeless and persons with HIV/AIDS	CDBG	Housing Assistance for Homeless	Public Service	379 households	Countywide
	ESG	Rapid-Rehousing	Homeless Assistance	518 persons/192 Households	Countywide
	ESG	Prevention	Homeless Assistance	130 persons	Countywide
	ESG	Emergency Shelter Operations	Homeless Assistance	2,225 persons	Countywide
	ESG	Street Outreach	Homeless Assistance	234 persons	Countywide
	HOPWA	Short-Term Rent, Mortgage & Utility Assistance	Housing Assistance	157 Households	MSA
	HOPWA	Sponsor Administration	Administration	N/A	MSA
	HOPWA	Facility-Based Rental Assistance	Housing Assistance	50 households	MSA
	HOPWA	Transitional/Short-Term Housing	Housing Assistance	20 Persons	MSA
	HOPWA	Permanent Housing Placement	Housing Assistance	78 Persons	MSA
	HOPWA	Supportive Services	Housing Assistance	1,681 Persons	MSA

Create pathways to self-sufficiency for low- and moderate-income persons and families	CDBG	Summer Youth Programs & Youth Employment Programs (POWER)	Public Service	1387 youth participated	Countywide
	CDBG	Employment Services	Public Service	82 persons	Housing Target Areas
	CDBG	Microenterprise Assistance	Economic Development	118 Businesses – 52 potential business or entrepreneurs	CDBG Target Areas
Undertake grant management, planning, and other eligible administrative tasks under CDBG, HOME, ESG, and HOPWA	CDBG	Administration and Planning	Administration & Planning	Lead & participate in planning efforts on housing & community development	Countywide
	HOME	Administration	Administration	Administration & project management	Countywide
	ESG	Administration	Administration	Administration & project management	Countywide
	HOPWA	Administration	Administration	Administration & project management	Countywide