

MDHA ANNUAL REPORT | 2024

Milestones



Milestones

THROUGH LEADERSHIP



Our Mission

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



A Message from the President and CEO

As an Agency that houses about 30,000 Nashvillians, the milestones that the Metropolitan Development and Housing Agency sets out to reach each year are substantial. In fact, they're so ambitious, we can't reach them on our own. Fortunately, MDHA has a network of partners that help us achieve our mission of creating quality affordable housing opportunities, supporting neighborhoods, strengthening communities and helping build a greater Nashville – and their support cascaded into what we accomplished for Nashvillians in 2024.

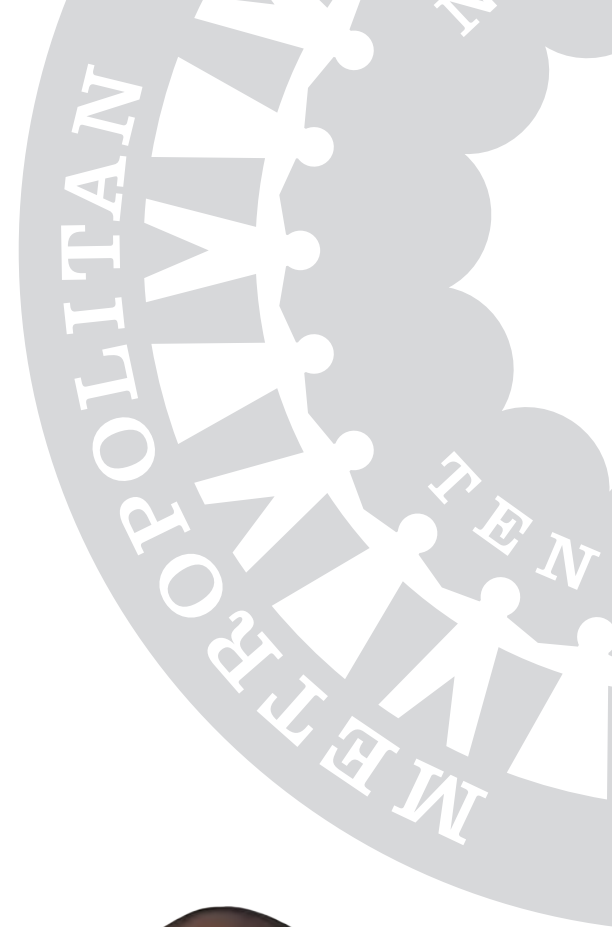
- Had more than 400 units under construction at once – a first for the Agency in more than 50 years
- Completed construction on the 96-unit Cherry Oak Apartments, the seventh new development in the Cayce Transformation
- Revitalized and relaunched our service center in South Nashville to house more partners and offer additional services to residents and the broader community
- Formed 33 new partnerships, including with Burton Transportation to provide free transportation to MDHA residents to help remove barriers to needed services
- Surpassed the 10,000 milestone on assisting in the creation or preservation of affordable apartments in Davidson County through the Payment in Lieu of Taxes (PILOT) program for tax credit properties
- The PILOT program's annual abatement capacity increased from \$2.5 million to \$5 million with approval from Metro Council

- Oversaw the completion of two blocks of the Second Avenue Rebuild and reopened those sections of the historic street to vehicle traffic
- Received a perfect score on HUD's Section Eight Management Assessment Program (SEMAP) for FY 2022-2023
- Served more than 9,000 people through the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) programs
- Provided nearly 10,000 hours of training to MDHA staff

These are just a few of the milestones that we accomplished in 2024, and while impactful, they are futile without a purpose. As we celebrate and acknowledge what was achieved in the past year, let us keep top of mind those for whom we strive to not only reach but exceed our goals – our residents. I'm thankful for the partners who support our mission as we look ahead to future milestones together.

Dr. Troy D. White

DR. TROY D. WHITE,
PRESIDENT AND CEO



Milestones

THROUGH LEADERSHIP

The seven-member Board of Commissioners governs MDHA and meets monthly to establish policy, approve budgets and give staff guidance in carrying out the Agency's responsibilities within the framework of federal, state and local law. Commissioners are appointed by the Mayor and confirmed by Metro Council. The wide range of experience and expertise that the Commissioners possess provide vital support to MDHA and its mission.

Board of Commissioners



Johnny Moore
CHAIR



Colby Sledge
VICE CHAIR



Kay Bowers
COMMISSIONER



Brittany Campagna
COMMISSIONER



**Shedenia Murphy
Fletcher**
COMMISSIONER



Lita Salinas
COMMISSIONER

MDHA COMMISSIONERS WHO ALSO SERVED IN 2024:



Bill Purcell
CHAIR
December 2019 to October 2024



Emily Thaden
VICE CHAIR
January 2019 to June 2024
COMMISSIONER
January 2017 to January 2019



Dr. Paulette Coleman
COMMISSIONER
November 2019 to May 2024

Milestones

BY THE
NUMBERS

30,000

Nashvillians Housed

7,503

Section 8 vouchers

198

emergency
housing
vouchers

270

households served
through Shelter
Plus Care and Single
Room Occupancy
programs

1,276

individuals and families experiencing
homelessness permanently housed through
MDHA's Section 8 programs, including

684

landlords accepting Section 8
vouchers, including

122

new landlords

6,664

apartments at
40 properties

96

mixed-income
apartments
completed

310

mixed-income
units under
construction

461

veterans



21,171

services provided to
residents at elderly
and disabled properties

9,126

households served
through Home, CDBG,
ESG and HOPWA
programs

619

affordable units
under construction
with home
funding

22

summer enrichment
programs funded
to benefit

1,496

youth

395

MDHA residents and
employees benefitted
from MDHA's Work
Readiness Program

2,250

referrals fielded
by Resident Services
Department

24

Family Self-Sufficiency
program graduates

319

employees

9,981

hours of training
completed
by MDHA staff

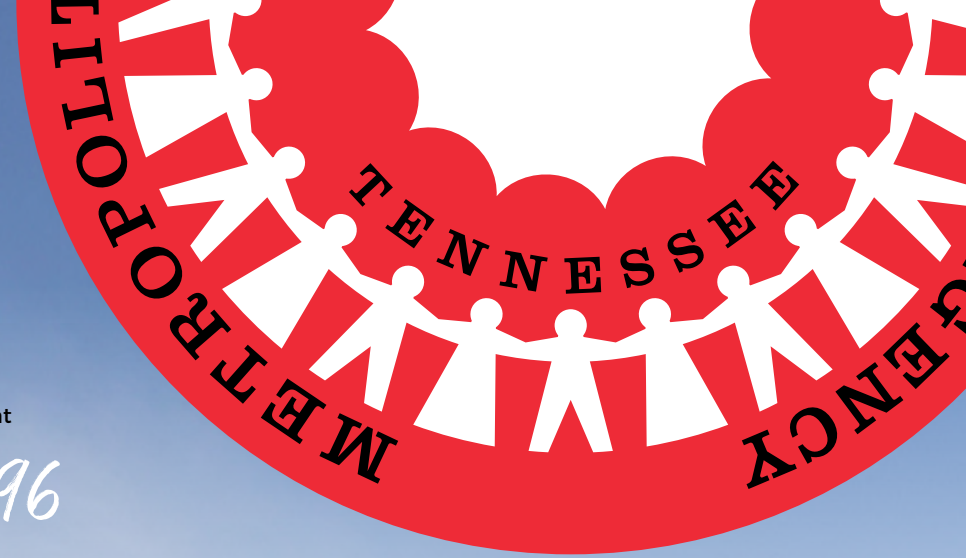


11

redevelopment
districts overseen

41

items reviewed by
the Design Review
Committee



Milestones

IN HOUSING



Cherry Oak Apartments

Grand Opening

In March 2024, Congressman John Rose, Mayor Freddie O'Connell, several elected officials, Cayce Place residents and representatives from the Tennessee Housing Development Agency, the U.S. Department of Housing and Urban Development and Amazon joined the Metropolitan Development and Housing Agency to cut the ribbon on and celebrate the grand opening of the newest residential development at Cayce Place.

Cherry Oak Apartments features 96 units – 45 subsidized for current Cayce Place residents, eight new affordable, six workforce and 37 market-rate apartments. All residents enjoy market-rate amenities like quartz countertops, tile backsplash and patios or balconies. The four-story development also features a computer lounge, playground and courtyard. With the opening of Cherry Oak Apartments, 603 new apartments in the Cayce Transformation are complete, with more than half of those units set aside for current Cayce Place residents.

FUNDING:

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

ARCHITECT:

Smith Gee Studio

CONTRACTOR:

Hardaway Construction



"I am thrilled to see more quality, affordable apartments open in East Nashville, and I commend MDHA for its commitment to residents' long-term success."

Congressman John Rose



96
Units

CHERRY OAK
APARTMENTS

107
Units

5TH & SUMMER

203
Units

PARK POINT EAST

Before Cherry Oak Apartments opened, the Agency had

406 Units
under construction at once;
the most in 50+ years!

Milestones

THROUGH
PARTNERSHIPS

PILOT Program Exceeds 10k

MDHA surpassed the creation or preservation of 10,000 affordable apartments through its Payment in Lieu of Taxes program in 2024. The PILOT program, established in 2016, provides 10 years of property tax relief to developers who have been awarded a Low-Income Housing Tax Credit from the Tennessee Housing Development Agency. These public-private partnerships are crucial to helping MDHA address the need for affordable housing in Davidson County.

10,775
affordable units created
or preserved

2024 PILOT NUMBERS

1,103
new affordable units

425
affordable units preserved

3,962
additional affordable
units under construction

In June 2024, MDHA received approval from Metro Council to increase the annual property tax abatement capacity from

\$2.5 million
to
\$5 million.

By the end of 2024, MDHA authorized

\$3,470,583

in abatement. The increase will allow MDHA to serve additional affordable housing developments each year.



Milestones

THROUGH
DEVELOPMENT



NORTH BLOCK
Completed JUNE 3, 2024



Second Avenue Rebuild *Makes Major Progress*



MIDDLE BLOCK
Underway

The Second Avenue Rebuild hit two major milestones in 2024 by completing construction on two of the historic street's three blocks. The north block near Union Street reopened in June, and the south block closer to Broadway, reopened ahead of schedule just days before the fourth anniversary of the Christmas Day bombing. Construction on the final block between Commerce and Church Streets is underway.

The refreshed streetscape features large brick sidewalks, sustainable elements like Dark Sky lighting and solar waste receptacles, a variety of trees, large planters filled with flowers and outdoor dining designed to elevate the downtown experience for locals and visitors.

MDHA is managing the Second Avenue Rebuild on behalf of Metro. Special thanks to Reeves Young, the Planning Department, Nashville Downtown Partnership, Metro Water Services, Nashville Department of Transportation and Multimodal Infrastructure and many dedicated partners for their collaboration to reimagine and restore this historic street.



SOUTH BLOCK
Completed DEC. 20, 2024

Milestones

IN SERVICES



"I'm excited to see MDHA bring so many important services to the VOICE Center that will help residents thrive and secure their sense of belonging in Nashville."

Mayor Freddie O'Connell

3,451
Customers Served in 2024

VOICE Center

Open House

A year after the establishment of the Resident Services Department, the first in MDHA's history, the Agency relaunched its service center by bringing additional partners on-site to expand its offerings. Mayor Freddie O'Connell, several elected officials, partners and residents joined MDHA to commemorate the new refreshed direction of the center, which also included a new name: the Valuing Opportunities, Inclusion and Connectivity for Everyone (VOICE) Center. Attendees were able to tour the center and learn more about the programs and services available.

Located within walking distance of two of MDHA's largest affordable housing communities, the VOICE Center serves as a one-stop shop for anyone needing to access resources offered by MDHA's Resident Services Department and the valued on-site partners.

PARTNERS:

- DOMINION FINANCIAL SERVICES
- MEHARRY MEDICAL COLLEGE, SCHOOL OF GLOBAL HEALTH
- METRO PUBLIC HEALTH DEPARTMENT, NASHVILLE STRONG BABIES
- OASIS CENTER
- TENNESSEE DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT
- URBAN LEAGUE OF MIDDLE TENNESSEE



Milestones

THROUGH
PARTNERSHIPS



PHOTO CREDIT: JOHN RUSSELL

New Playground at Cheatham Place

Thanks to the generosity of the Nashville Predators Foundation, a longtime MDHA partner, and the creativity of new partner KABOOM!, children at Cheatham Place now have a state-of-the-art playground. KABOOM! designed the space with input from residents of all ages, which included drawings from Cheatham Place youth. In November, more than 100 volunteers brought that vision to life during a two-day build.

Additional thanks goes to the Bank of America Charitable Foundation for funding site prep and the Cheatham Place Resident Association for financial contribution and support.

The Nashville Predators Foundation plans to expand the play area in 2025 by adding an outdoor ball hockey rink adjacent to the playground, a testament to its continued partnership with MDHA.

PARTNERS:

- NASHVILLE PREDATORS FOUNDATION
- KABOOM!
- BANK OF AMERICA CHARITABLE FOUNDATION
- CHEATHAM PLACE RESIDENT ASSOCIATION

700+ Volunteers!



Milestones

BY RESIDENTS

Built for Fearlessness

Shinique

Shinique is a former MDHA resident and voucher program participant who transformed her life by conquering fear. With support from MDHA staff and resources, she navigated life's challenges and opened the door to a new chapter.

"I actually feared getting off of Section 8," said Shinique. "I knew it was an umbrella for me and my kids, and I'm thankful for it, but it was time to face my fears."

Shinique decided to start her path to homeownership in 2013, but she had a few hurdles to jump over first.

"I knew that my credit was not to par and that I had debt I needed to take care of, so I reached out to MDHA for resources," she said.

MDHA Resident Services Department staff supported Shinique's journey by connecting her with resources like the Family Self-Sufficiency program, Financial Freedom Workshops and the Fast Track Homebuyer Course.

"They helped me build my confidence, then I found a great realtor and lender and started looking for the right home," said Shinique. After 10 years of learning, growing and searching, she found her dream place and became a first-time homebuyer in the summer of 2024.

"When they said, 'the deed is yours' I just cried because I finally did it," said Shinique. "I did this to show my kids that if you overcome your fears and don't give up, your dreams do come true."

"If you overcome your fears and don't give up your dreams do come true."

SCAN TO HEAR MORE
FROM SHINIQUE



Milestones

BY RESIDENTS

Built for Ambition

Bri-Kel

For MDHA resident Bri-Kel, the journey to self-sufficiency began with the achievement of a major life goal. Fueled by this success, her ambition is now pushing her towards even greater heights through MDHA's Family Self-Sufficiency (FSS) program.

"It's been an amazing journey for me and I'm so grateful for the opportunity," said Bri-Kel.

The five-year program encourages residents to set three goals that will help them achieve self-sufficiency.

"Bri-Kel hit the ground running," said MDHA Resident Services Coordinator Sheena Smith. "She's already accomplished one out of her three goals in less than one year."

That first goal was to graduate from college, which she did in the spring of 2024.

"Trying to get through school was a challenge, but now that I've graduated, I feel like I can do anything in the world," said Bri-Kel.

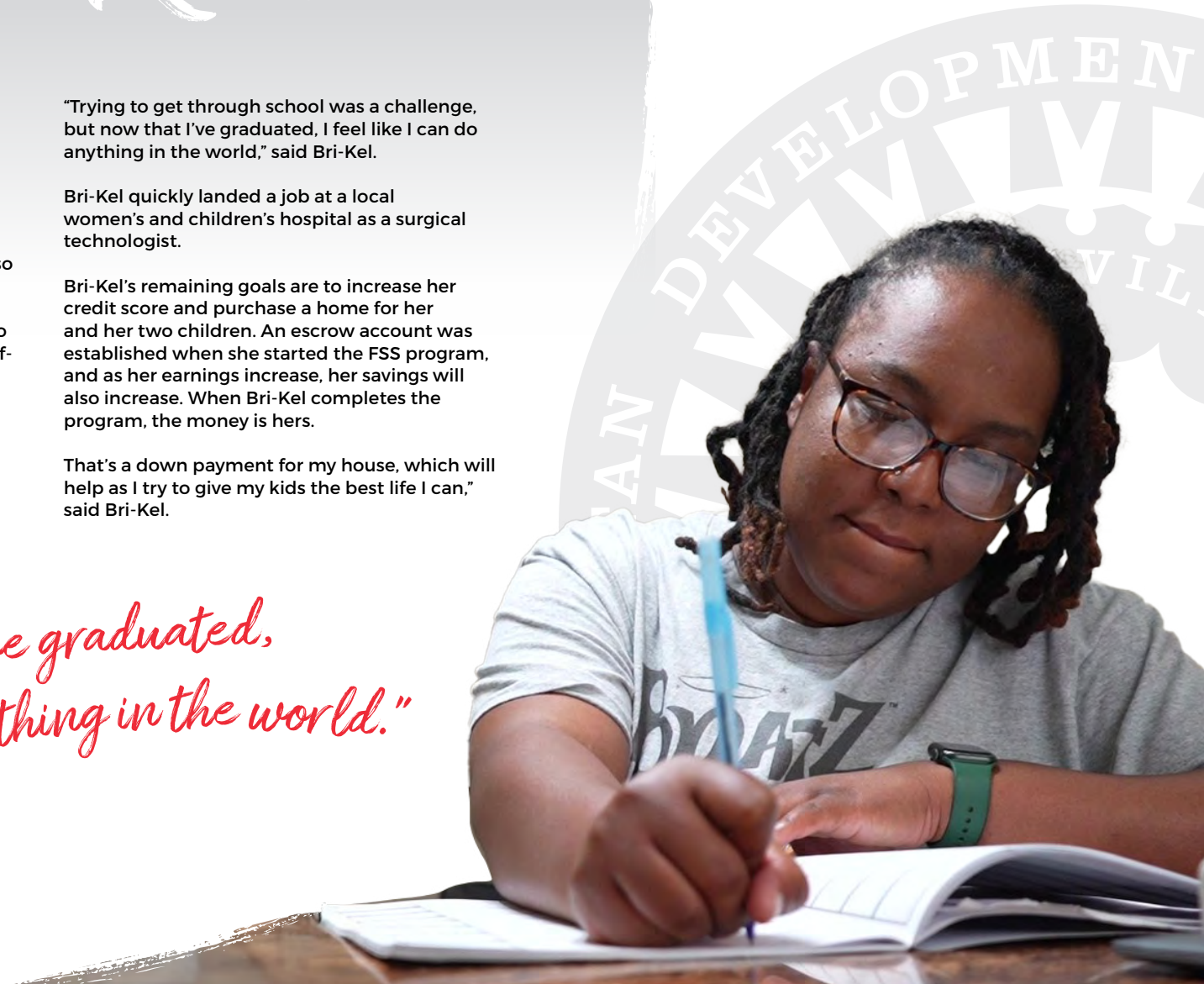
Bri-Kel quickly landed a job at a local women's and children's hospital as a surgical technologist.

Bri-Kel's remaining goals are to increase her credit score and purchase a home for her and her two children. An escrow account was established when she started the FSS program, and as her earnings increase, her savings will also increase. When Bri-Kel completes the program, the money is hers.

That's a down payment for my house, which will help as I try to give my kids the best life I can," said Bri-Kel.

*"Now that I've graduated,
I feel like I can do anything in the world."*

SCAN TO HEAR MORE
FROM BRI-KEL

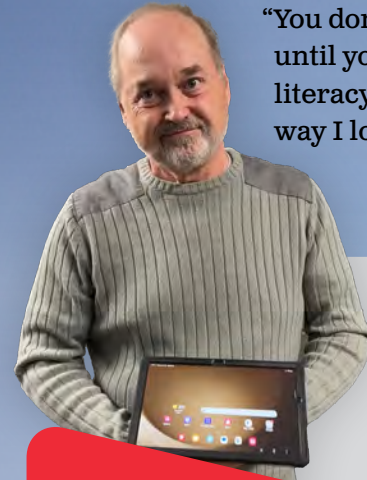


Milestones

THROUGH FUNDING

Grants

Grants support and fund many of the programs and services offered by MDHA's Resident Services Department. Here's a look at some of the milestones achieved through these opportunities for MDHA residents in 2024:



"You don't know what you don't know until you start learning. The digital literacy program has changed the way I look at the world."

Phillip P.

172
Graduates

9 grant
awards totaling
\$2,444,008

325
FSS Participants

Bridging the Digital Divide

Residents of all ages received laptops and tablets as part of the Digital Skills grant awarded to MDHA by the Tennessee Department of Economic and Community Development. The funding supports digital literacy programs for adults and seniors and coding camps for youth. Programming also includes financial literacy guidance, education support and Section 3 Work Readiness training.



Supporting Self-Sufficiency

HUD awarded MDHA a \$332,455 grant to continue to support the Agency's Family Self-Sufficiency program. HUD established the program to encourage employment and economic growth for MDHA residents and voucher holders. MDHA staff provide participants with the services and resources that can help residents obtain a higher-paying job, which can enable them to become more self-sufficient and independent of government assistance.



Expanding Health Services

The U.S. Department of Health and Human Services Office of Minority Health awarded MDHA a \$600,000 Community Innovations for Improving Health Outcomes grant. The funding expanded MDHA's community health worker program to focus on two major matters of health and wellness for residents. The first is improving food insecurity in MDHA communities and the second is increasing access to prenatal care for growing MDHA families.



Milestones

FINANCIALS



STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS FOR 2024

Revenues

	YEAR ENDED	
	SEPT. 30, 2023	SEPT. 30, 2024
Tenant Income	\$25,810,853	\$27,318,477
Governmental Revenues	\$132,869,699	\$154,390,639
Other Income	\$31,728,650	\$40,822,265
Total Revenues	\$190,409,202	\$222,531,381

Expenses

Utilities	\$11,732,646	\$12,121,716
Maintenance	\$29,150,911	\$30,470,073
Housing Assistance Payments	\$67,834,123	\$77,994,306
Adminstration and Other Direct Costs	\$53,878,401	\$78,662,511
Depreciation	\$17,728,783	\$17,092,794
Total Expenses	\$180,324,864	\$216,341,400
CHANGE IN NET POSITION	\$10,084,338	\$6,189,981
NET POSITION - Beginning of Year	\$475,010,596	\$485,094,934
NET POSITION - End of Year	\$485,094,934	\$491,284,915





Connect with us!

@NASHVILLEMDHA



**METROPOLITAN DEVELOPMENT
AND HOUSING AGENCY**

701 S. SIXTH ST. | NASHVILLE, TN 37206

NASHVILLE-MDHA.ORG

