

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
	<p>Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.</p> <p>Applicability. Form HUD-50075-ST is to be completed annually by STANDARD PHAs or TROUBLED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA <u>do not</u> need to submit this form.</p> <p>Definitions.</p> <ol style="list-style-type: none"> (1) High-Performer PHA – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a higher performer on <u>both</u> of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing. (2) Small PHA – A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550. (3) Housing Choice Voucher (HCV) Only PHA – A PHA that administers more the 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing. (4) Standard PHA – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments. (5) Troubled PHA – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent (6) Qualified PHA – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled. 	

A	PHA Information.																																				
A.1	<p> PHA Name: <u>Metropolitan Development and Housing Agency</u> PHA Code: <u>TN005</u> </p> <p> PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA </p> <p> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2025</u> </p> <p> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above) </p> <p> Number of Public Housing (PH) Units: <u>25</u> </p> <p> Number of Housing Choice Voucher (HCVs): <u>7,520</u> </p> <p> Total Combined Units/Vouchers: <u>7,545</u> </p> <p> PHA Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> The following are the specific locations where the public may obtain copies of the 2025 Annual PHA Plan: </p> <ul style="list-style-type: none"> ▪ Administrative Office – 701 S. 6th Street, Nashville, TN 37206 <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	Lead HA:																							
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B	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><u>Statement of Housing Needs:</u></p> <p><u>Waiting List for Public Housing:</u></p> <p><i>Total:</i></p> <p><i>Extremely Low Income: %</i></p> <p><i>Very Low Income: %</i></p> <p><i>Low Income: %</i></p> <p><i>Families with children: %</i></p> <p><i>Elderly Families: %</i></p> <p><i>Families with Disabilities: %</i></p> <p><i>White: %</i></p> <p><i>Black/African American: %</i></p> <p><i>Hispanic: %</i></p> <p><i>Bedrooms:</i></p> <p><i>1 BR: %</i></p> <p><i>2 BR: %</i></p>

B.1	<p>3 BR: % 4 BR: %</p> <p><i>The waiting list is/is not closed.</i></p> <p><u>Waiting List for Section 8:</u></p> <p><i>Total: 6,137</i> <i>Families with children: 3,099-50%</i> <i>Elderly Families: 290-5%</i> <i>Families with Disabilities: 1,033-17%</i> <i>White: 790-13%</i> <i>Black/African American: 4,956-81%</i> <i>American Indian/Alaska Native: 17-0.28%</i> <i>Asian: 13-0.21%</i> <i>Native Hawaiian/Other Pacific Islander: 6-0.10%</i> <i>Hispanic: 157-3%</i> <i>Other: 1,715-28%</i> <i>Unknown: 6-0.10%</i></p> <p><i>The waiting has been closed for 66 months. The PHA does not expect to reopen the waiting list in PHA Plan year.</i></p>
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B.1	Financial Resources		
	Financial Resources: Planned Sources and Uses		
	Sources	Planned \$	Planned Uses
	1. Federal Grants (FY 2025 grants)		
	a) Public Housing Operating Fund	429,163.00	
	b) Public Housing Capital Fund	155,367.00	
	c) HOPE VI Revitalization		
	d) HOPE VI Demolition		
	e) Annual Contributions for Section 8 Tenant-Based Assistance	73,650,000.00	
	f) Resident Opportunity and Self- Sufficiency Grants	650,000.00	
	g) Community Development Block Grant	8,459,000.00	
	h) HOME Investment Partnership Program	2,770,000.00	
	Other Federal Grants (list below)		
	Project-Based Rental Assistance	36,000,000.00	
	Continuum of Care	2,300,000.00	
	Housing Opportunities for Persons with AIDS	2,300,000.00	
	Weatherization Assistance for Low-Income Persons	350,000.00	
	Community-Based Crime Reduction	300,000.00	
	Emergency Shelter Grants Program	450,000.00	
	Coronavirus State & Local Fiscal Recovery Program	1,000,000.00	
	Community Health Worker Program	300,000.00	
	Low Income Energy Assistance Program	200,000.00	
	2. Prior Year Federal Grants (unobligated funds only) (list below)		
	2023 Capital Fund	153,217.00	Public housing capital improvements
	3. Public Housing Dwelling Rental Income	290,000.00	Public housing operations
	4. Other income (list below)		
	PBRA Tenant Rental Income	25,500,000.00	Public housing operations
	Interest Income	4,400,304.00	Public housing operations
	Development Fees	769,000.00	Public housing operations
	Other Market Rate Rental and Commercial Leasing	13,500,000.00	Public housing operations
	5. Non-federal sources (list below)		
	Total resources	\$173,926,051.00	

B.1

Operation and Management

HUD Programs Under PHA Management:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	N/A
Section 8 Vouchers	5890	8.7%
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	FISK – 7 MERC – 23	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)		
EHV	166	N/A
FUP	68	N/A
MAIN	197	N/A
VASH	486	N/A
Other Federal Programs (list individually)	N/A	N/A

Community Service and Self-Sufficiency Programs

Community Service Implementation Report:

- Number of tenants required to perform community service: ____
- Number of tenants performing community service: ____
- Number of tenants granted exemptions: ____
- Number of tenants in non-compliance: ____
- Number of tenants terminated/evicted due to non-compliance: ____

(c) The PHA must submit its Deconcentration Policy of Field Office review. *(See attachment tn005b01)*

B.2

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- ☐ ☒ Hope VI or Choice Neighborhoods.
- ☐ ☒ Mixed Finance Modernization or Development.
- ☐ ☒ Demolition and/or Disposition.
- ☐ ☒ Designated Housing for Elderly and/or Disabled Families.
- ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance.
- ☐ ☒ Conversion of Public Housing to Project-Based Assistance under RAD.
- ☐ ☒ Occupancy by Over-Income Families.

<p>B.2</p>	<div data-bbox="251 147 1388 367"> <input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers. <input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies. <input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). </div> <div data-bbox="251 409 1477 672"> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA</p> </div> <div data-bbox="251 703 958 756"> <p>Community Choice Demonstration Program</p> </div> <div data-bbox="251 787 1477 1165"> <p>In April 2021, MDHA was one of nine PHAs in the country selected for the CCD program. MDHA launched the program and began enrolling families in August 2022. As of February 28, 2025, 520 families have been enrolled. Breakdown of enrollment numbers below: Total Enrolled: 520 Total Assigned to CMRS: 261 Total Assigned to Control: 259 Total Existing Voucher Holders Enrolled: 508 Total Existing Voucher Holders Assigned to CMRS: 254 Total Existing Voucher Holders Assigned to Control: 254 Total Waitlist Families Enrolled: 12</p> </div>
<p>B.3</p>	<div data-bbox="251 1197 1461 1323"> <p>Progress Report. Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> </div> <div data-bbox="251 1354 381 1396"> <p>Mission</p> </div> <div data-bbox="251 1428 1477 1512"> <p>The mission of MDHA is to create quality affordable housing opportunities, support neighborhoods, strengthen communities and help build a greater Nashville.</p> </div> <div data-bbox="251 1543 1477 1795"> <p>In addition, there are over 5,639 households who reside in MDHA-owned housing which had originally been built as public housing under Section 9 of the Housing Act. All of this inventory has been converted to Project Based Rental Assistance under the RAD program. MDHA is implementing its Transformation Plans formerly “Envision” for this housing with the purpose of deconcentrating the concentration of very low-income families by demolishing the existing units and replacing the same number of subsidized units in higher density mixed-income housing, bringing significant percentages ow workforce and market-rate residents into the</p> </div>

B.3	<p>communities and bringing in various amenities which will help to ensure the long-term viability of those communities. While MDHA has already transitioned all of its legal public housing inventory to PBRA, MDHA has a remaining allocation of approximately 997 Faircloth Amendment units which it intends to utilize by further development of mixed-income housing. The development of these mixed-income communities (including both the PBRA converted units and the proposed Faircloth Amendment units) will be financed through combinations of 9% and 4% Low Income Housing Tax Credits, bank financing, FHA-insured loans, MDHA equity, financial assistance from the Metropolitan Government, grant assistance from the state and federal housing trust fund.</p> <p>GOAL #1: INCREASE THE SUPPLY OF MDHA-OWNED HOUSING</p> <p>MDHA established the following objectives to strive in meeting goal #1</p> <ul style="list-style-type: none"> ▪ Utilize remaining capacity (approximately 997 units) under the Faircloth Amendment to increase the number of public housing units (which will later be converted to Project-Based Rental Assistance). ▪ Utilize various forms of financial assistance (grants, loans, contributions, MDHA equity, etc.) to construct workforce and market-rate housing in conjunction with subsidized housing being development so as to deconcentrate poverty. <p><u>Progress Statement:</u> <i>MDHA continues to evaluate opportunities to utilize Faircloth Amendment authority to add to its subsidized housing inventory through new development and/or acquisition of appropriate units.</i></p> <p>GOAL #2: INCREASE AND IMPROVE THE SUPPLY OF AND ACCESS TO HOUSING CHOICE VOUCHERS</p> <p>MDHA established the following objectives to strive in meeting goal #2</p> <ul style="list-style-type: none"> ▪ Apply for replacement vouchers that become available as owners opt-out of Section 8 Project-Based assistance or any other voucher assistance that is made available and is suitable for MDHA. ▪ Maximize utilization by maintaining a utilization rate of at least 99% annually. ▪ Conduct at least three landlord meetings per year. ▪ Attract at least 30 new property owners to the Housing Choice Voucher program each year. ▪ Increase the percentage of vouchers leased in non-impacted census tracts from 69% to 72%. ▪ Have at least three Housing Choice Voucher clients graduate to homeownership each year. ▪ Explore ways to fund and expand landlord incentive program for VASH participants to apply to other program participants. ▪ Maintain a SEMAP score of 97 or higher. ▪ In Rental Assistance, conduct staff meetings addressing quality control issues at least monthly. ▪ Conduct a Housing Choice Voucher program participant survey biennially.
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B.3	<p><u>Progress Statement:</u> <i>Rental Assistance is utilizing 99% of funds. Landlord briefings occur quarterly with the first set for March 26, 2025, conducted with both in person and virtual attendance options. We have three meetings/briefings planned for the remaining quarters of the year. 121 new landlords were added in 2024. We expect to exceed the goal of 50 by the end of the year. It can be anticipated that we will meet the goal of 3 for 2024 for homeownership.</i></p> <p><i>We are collaborating with Low Barrier Housing Collective of Nashville, TN which provided services such as incentives for landlords in the areas of VASH and special programs of quarter 3 of 2024. Presently, 91 landlords have taken advantage of this service. Our SEMAP score for the 2024 fiscal year is 100. Rental Assistance conducts monthly staff meetings addressing quality control issues with an emphasis on training and education to help improve any quality control findings. In 2025 an HCV participant survey will be conducted.</i></p> <p>GOAL #3: SUSTAIN VIABLE COMMUNITIES AND THE URBAN CORE</p> <p>MDHA established the following objectives to strive in meeting goal #3</p> <ul style="list-style-type: none"> ▪ Increase and maintain the number of Family Self-Sufficiency Voucher households to 150 participants. ▪ Establish three new partnerships annually with agencies that promote aspects of family self-sufficiency (homeownership, budget management, career development, job training and readiness, etc.) ▪ Working with new and existing partners, provide at least four sessions annually that focus on job training, job readiness, and employability. <p><u>Progress Statement:</u> <i>Rental Assistance has 172 participants enrolled in the HCV FSS Program. New partnerships have been established with The Urban League, Nurses Middle College Nashville and Vocational Rehabilitation Services along with Wilson Bank and Trust. To promote the aspects of family self-sufficiency, we have scheduled a banking informational, credit repair workshop and homebuyer’s seminar.</i></p> <p><i>Currently, we host quarterly information sessions which lead to one-on-one appointments that participants are referred to resources and partners in areas of job training, job readiness and employability. We partner with partner with Metro Action, Martha O’Bryan Center for general educational development (GED) services and Goodwill for certifications such as Microsoft Office.</i></p> <p>GOAL #4: PURSUE THE BEST HOUSING AND BUSINESS PRACTICES</p> <p>MDHA established the following objectives to strive in meeting goal #4</p> <ul style="list-style-type: none"> ▪ Improve the quality and capability of Agency staff in all areas. Identify specific training needs for staff and develop a training schedule. ▪ Integrate programs and staff from other Agency departments in housing initiatives, including Transformation Plans formerly “Envision”. ▪ Seek ways to further automate processes, digitalize forms and files.
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B.3	<ul style="list-style-type: none"> ▪ Reduce the number of Project-Based Voucher (PBV) waiting lists maintained by MDHA. <p><u>Progress Statement:</u> <i>Our training needs have been identified based on quality control reviews, administrative errors, staff suggestions and an informal open discussion was conducted with staff as an opportunity for them to give input on their training needs and desires. The training schedule has been developed for 2025 with flexibility to address any areas that may arise. Within 6 months of hire, our new specialist attends a Nan McKay HCV class and takes a test to obtain that certification. Along with Nan McKay we utilize Nelrod, Association for Talent Development, HUD-Exchange Webinars, Knowledge Wave, Yardi’s sources such as the Aspire and Client Central database, and for the CCD program staff has been trained by MEF & Associates and 1st PIC. Our in-house training covers areas such as the Violence Against Women’s Act, the CCD Program, reasonable accommodation, administrative professional assistant training, and monthly sessions of operations-related policies and procedures.</i></p> <p><i>Our focus for 2025 is to understand the regulations the administrative plan is based upon and the new regulations that HUD has required to be implemented, including NSpire and HOTMA. Several staff members have attended conferences hosted by Yardi, Nelrod, and TAHRA. Five leadership members have attended and completed Elevate Leadership Program facilitated by HollidayKenning. Continuing the leadership training, they have attended additional sessions that enhance their leadership skills. Our department has decided to take a new approach by having the leadership members read “Dare to Lead” by Brene Brown and utilizing the read-along workbook together in sessions as a guide. We currently have two employees who have taken advantage of MDHA’s offer for an executive coach. Three staff members are enrolled in the MDHA career development program.</i></p> <p><i>We have a partnership with the Envision Center through the CCD Program. All files and forms have been digitalized. Our popular forms are available on the website, and we encourage usage. Rent Cafe is being utilized for online automation for enrollment in the waitlist, application, recertification, interim, and landlord portal. Appointments are offered for participants and landlords who need assistance with utilizing those tools or instructions.</i></p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) in EPIC and the date that it was approved.</p> <p><i>See Capital Fund 5 Year Action Plan in EPIC approved by HUD on _ / _ /</i></p>

B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? <i>(See attachment tn005a01)</i></p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations - Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>

C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>
D.	<p>Affirmatively Furthering Fair Housing.</p>
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>Fair Housing Goal: Describe fair housing strategies and actions to achieve the goal:</p>

Attachment: tn005a01
Metropolitan Development and Housing Agency
Resident Advisory Board Consultation Process and Comments –
FYB 2025

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board

Please provide date

2. Resident Advisory Board Selection

Selection made from resident/participant response **Please provide date**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan

Please provide date

Notify Resident Advisory Board of scheduled meeting **Please provide date**

Hold Resident Advisory Board meeting **March 5, 2025**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **May 9, 2025**

Notify Resident Advisory Board **Please provide date**

Hold Public Hearing meeting **June 24, 2025**

5. Documentation of resident recommendations and PHA's response to recommendations

MDHA Resident Advisory Board Meeting Annual Plan Comments March 5, 2025

Attendees:

Mark Beasley
April Burns-Norris
Lorrie J. Campbell
RaShondalyn Nixon - MDHA

Section B.1 Comments:

- PHA should have priority housing for the unhoused to be placed in public housing. – **April Burns Norris**

Section B.2 Comments:

- PHA should have consistent communication to inform HCV tenants of new updates and programs, and knowledge of type of vouchers, such as a newsletter. – **Lorrie J. Campbell,**
 - MDHA response: The MDHA Communications Department publishes a quarterly Resident Connection Newsletter that is distributed to both MDHA-owned housing residents and Section 8 program participants. We will include information on programs, program updates and highlights in these newsletters.

Section B.3 Comments:

- PHA SHOULD HAVE A Homebuyers Program for tenants to use their voucher to purchase a home. – **April Burns-Norris**
 - MDHA response: The Housing Choice Voucher (HCV) Homeownership program is optional for PHAs. In 2008, MDHA discontinued the homeownership program for HCV participants. Since then, we have encouraged and promoted paths toward homeownership through our Family Self-Sufficiency (FSS) program.
- Create a list of Tenants that need paper packets and only send those packets to those tenants. This should save money. – **Mark Beasley**
 - MDHA response: MDHA promotes the Rent Café online portal and initiates all intake and annual certifications through Rent Café. However, any applicant or participant who cannot complete the online certification for whatever reason is able to contact our office and we will forward an electronic or paper version of the application packet.
- Specialist should be educated on directing tenants in the correct direction for Landlords that accept section8 and other self-help options . - **April Burns-Norris**
 - MDHA response: MDHA maintains a list of landlords that accept Section 8 vouchers and this list, along with other program materials, are available in our lobby at 302 Foster St. and on our website at www.nashville-mdha.org. The quality control/training analyst role was created to assist the Rental Assistance Department staff (new and existing) in becoming more knowledgeable about the program policy, regulations, guidelines and procedures. The analyst is also responsible for reviewing files to monitor compliance with U.S. Department of Housing and Urban Development (HUD) regulations, identifying and addressing

issues, collecting Section Eight Management Assessment Program (SEMAP) data and completing the annual SEMAP certification for the Agency. Monthly staff trainings and meetings are conducted to help improve efficiency, quality of work, employee morale and engagement and enhanced customer service. We also focus on soft skills training for one quarter of the year. The program education and outreach specialist role was created to educate landlords about the benefits of participating in the HCV program, actively recruit new landlords, act as a point of contact and address any issues and concerns they may have and build positive relationships. The program education and outreach specialist conducts quarterly landlord meetings to keep the lines of communication open. The position is important for helping to increase the availability of affordable and accessible housing options for HCV families.

- PHA should set up an Independent Community Board for voucher holders to address concerns, discuss community resources and shared life experiences. – **April Burns-Norris**
 - MDHA response: There are no plans to establish an Independent Community Board for voucher holders as the existing Resident Advisory Board (RAB) exists for this purpose. We do plan to hold more RAB meetings to give participants an opportunity to discuss any concerns or issues.

Attachment: tn005b01

**Metropolitan Development and Housing Agency
Deconcentration Policy**

The agency's policy is to promote the development of low-income housing developments in mixed-income communities located in areas where residents of all income ranges will have access to community amenities. In compliance with HUD's requirement to affirmatively further fair housing, MDHA will continue developing mixed-income properties consisting of market (120% AMI and above), workforce (80%-120%), and low-income (below 80%) units. These properties will include the same amenities and bedroom size options for all residents regardless of income range (probably more of the larger bedroom-size units for low-income households to meet the needs of current residential households). MDHA limits developments that are entirely low-income to properties being built for special populations with wrap-around social services, and even when the agency develops such properties, it ensures they are located in areas of opportunity or areas experiencing significant revitalization through public and/or private investment.

The agency continues to implement its policy to promote the de-concentration of poverty through the recapitalization and transformation of its largest legacy public housing site through its Envision Cayce Plan. In program year 2021, as part of this plan, MDHA completed construction on Red Oak Flats (102-unit apartment building, 44% which are set aside for low-income residents currently residing at Cayce Place, with the remaining consisting of a mix of workforce and market-rate residents) and Red Oak Townhomes. HUD's Office of Fair Housing & Equal Opportunity has already approved the Site and Neighborhood Review for both developments. In 2022, MDHA initiated construction on another mixed-income development (Cherry Oak Apartments) and received a tax-credit allocation for still another project (5th and Summer), both in the Cayce Place footprint. Additionally, MDHA completed work on another developments (outside of the Cayce location) that promotes the de-concentration of poverty. It completed construction on Randee Rogers Apartments, a 100-unit mixed-income development (50% for low-income families) located in a Census Tract which has experienced rapidly rising income levels over the last decade and contains multiple community services, including a large grocery store adjacent to the development. Finally, it will collaborate with the Metropolitan Nashville government on Metro's development of a "permanent supportive housing development" for individuals experiencing homelessness, advising on construction administration and facilitating a study to operationalize the property.