

METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE

**2024 - 2025 CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT
(CAPER)
FOR
PROGRAM YEAR TWO OF THE
2023-2028 CONSOLIDATED PLAN
AND
2024 ANNUAL ACTION PLAN**

For the period June 1, 2024 – May 31, 2025

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.

During the 2024 Program Year (PY) (Year 2 of the 2023-2028 Consolidated Plan), MDHA made progress in executing the initiatives and programs identified in the Five-Year Plan. The primary focus was to provide housing opportunities to Nashville's most vulnerable populations and to preserve housing. Highlights include the preservation of 114 units of existing affordable housing through several home rehabilitation activities and the creation of 54 new rental units for households with incomes $\leq 60\%$ of the area median income (AMI). Fifty of the units are occupied, and four units are vacant.

Homeless assistance programs were aimed at providing permanent housing through rapid re-housing (311 people/ 122 households assisted) and prevention (99 people assisted) activities as well as supporting emergency shelters (1,426 people assisted) and street outreach (534 people assisted) efforts. Three public facility improvement projects were completed in PY 2024. Details of accomplishments during the 2024 PY are provided throughout the Report and are summarized in Appendix D.

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
5.* Affordable Housing Preservation	Affordable Housing Non-Housing Community Development	CDBG: \$2,383,763	Rental units rehabilitated	Household Housing Unit	10	7	70.00%	2	*6	300.00%
Affordable Housing Preservation	Affordable Housing Non-Housing Community Development	CDBG: \$2,383,763	Homeowner Housing Rehabilitated	Household Housing Unit	400	285	71.25%	80	108	135.00%
1.* Essential Services for LMI and Vulnerable People	Public Housing Non-Housing Community Development	CDBG: \$1,867,070	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8500	3418	40.21%	1700	1391	81.82%
Neighborhood Revitalization	Non-Housing Community Development	CDBG: \$1,083,651	Other	Other	9	4	44.00%	1	3	300.00%

New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	HOME: \$2,541,268	Rental units constructed	Household Housing Unit	200	90	45.00%	20	54	270.00%
6. *New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	HOME: \$2,541,268	Homeowner Housing Added	Household Housing Unit	40	14	35.00%	8	0	0%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-Homeless Special Needs	HOPWA: \$2,422,025/ ESG: \$432,661	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1625	653	40.18%	225	329	146.22%
2.*Support for Homeless & Persons with HIV/AIDS	Homeless Non-Homeless Special Needs	HOPWA: \$2,422,025 / ESG: \$432,661	Homeless Person Overnight Shelter	Persons Assisted	10000	3114	31.14%	2000	1,426	71.30%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-Homeless Special Needs	HOPWA: \$2,422,025 / ESG: \$432,661	Homelessness Prevention	Persons Assisted	875	225	25.71%	175	99	56.57%
3.*Support for Homeless & Persons with HIV/AIDS	Homeless Non-Homeless Special Needs	HOPWA: \$2,422,025 / ESG: \$432,661	HIV/AIDS Housing Operations	Household Housing Unit	1820	506	27.80%	300	275	91.66%

4.*Support for Homeless & Persons with HIV/AIDS	Homeless Non-Homeless Special Needs	HOPWA: \$2,422,025 / ESG: \$432,661	Other	Other	10625	6220	58.54%	2105	2795	132.78%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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1. *Essential Services for LMI and Vulnerable People – This includes Services for the Homeless and VASH Clients – 234; Fair Housing Services – 12; and Summer Youth participants – 1145.*
2. *Support for Homeless and Persons with HIV/AIDS – Homeless Persons Overnight Shelter: Includes numbers for shelter and essential services.*
3. *Support for Homeless & Persons with HIV/AIDS – Housing Operations: The breakdown for HOPWA housing accomplishments (18 TBRA is included in line above with ESG RRH) is as follows: HOPWA STRMU – 204; PBRA – 49; Transitional/Short-Term- 22.*
4. *Support for Homeless & Persons with HIV/AIDS – Other: The breakdown for “Other” accomplishments is as follows: HOPWA Permanent Housing Placement -95, Supportive Services – 2,166, ESG Outreach – 534.*
5. *Rental Rehabilitation numbers include 3 DDRF units.*
6. *Affordable Housing – homeownership units added – Although the majority of the units in the project closed during the 2024 PY, 2 of the units did not close until July, which is after the reporting period for the CAPER. All units will be reported in next year's report.*
7. *Additionally, CDBG-CV funds served the following: Support Services for RRH clients – 277*
8. *Total \$ for all programs include Administrative funds as these are not included in a separate Goal for the 2023-2028 Consolidated Plan.*

*****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 \$1,175,047.00 to serve 90 households from July 1, 2024, thru September 30, 2025. MDHA also received a total LIHEAP award of \$563,841.87 during the period of September 1, 2023, through September 1, 2025. For eligible residents, CDBG funds were used to accompany Weatherization measures. \$60,675.00 CDBG funds have been used to assist 6 out of the 34 homes served thus far. In addition to 4 CDBG Weatherization only cases were completed, totaling \$69,620.00.

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 2023-2028 Plan identified the following seven (7) priorities:

1. Construct New Affordable Housing.
2. Address Housing Barriers.
3. Retain Affordable Housing Stock.
4. Maintain Housing Stability.
5. Assist Homeless Persons & Persons with HIV/AIDS.
6. Support Services that Provide Stability.
7. Invest in Underserved Areas.

Undertake grant management, planning, and other eligible administrative tasks under CDBG, HOME, ESG, and HOPWA.

- CDBG Funds – addressed priorities 2, 3, 4, 6 and 7 identified in the 2023-2028 Consolidated Plan.
- HOME Funds – addressed priority numbers 1.
- ESG Funds – addressed priority 5 and .6
- HOPWA Funds – addressed priority 5.

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
White	411	24	855
Black or African American	1138	26	1,247
Asian	54	0	31
American Indian or American Native	14	0	3
Native Hawaiian or Other Pacific Islander	1	0	2
*Other (see Narrative below)	130		28
Total	1,748	50	2,166

**Hispanic	113	0	229
Not Hispanic	1,635	50	1,937

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

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	32
Asian or Asian American	12
Black, African American, or African	1195
Hispanic/Latina/e/o	55
Middle Eastern or North African	4
Native Hawaiian or Pacific Islander	7
White	850
Multiracial	204
Client doesn't know	9
Client prefers not to answer	0
Data not collected	2
Total	2730

***Narrative**

Racial and ethnic data for CDBG beneficiaries was taken from the CDBG PR-03 and PR-23 reports 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 represents 118 total households with the following make-up: 22 White; 90 Black/African American; 3 Asian; and 3 other 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: 1 - American Indian/Alaskan Native & White; 47 – Black/African American & White; 2 – American Indian/Alaskan Native & Black; and 80 – other multi-racial.

Racial and ethnic data for HOME beneficiaries was taken from the HOME PR-23 report and reflect the beneficiary data of occupied units.

Racial and ethnic data for beneficiaries assisted with HOPWA funds come from the HOPWA CAPER, which will be submitted in August 2024. HOPWA “Other” represents 1 American Indian/Alaskan Native and 27 Other Multi-racial.

Racial and ethnic data for beneficiaries assisted with ESG funds come from the CAPER ESG SAGE data.

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 2024
CDBG	public – federal	5,334,484	6,194,614.50
HOME	public - federal	2,541,268	4,118,920.02
HOPWA	public - federal	2,422,025	1,208,998.97
ESG	public - federal	432,661	473,178.66

Table 3 – Resources Made Available

Narrative

ESG, and HOPWA – no data populated in IDIS, so expenditure amounts were taken from the PR-05 and PR-91 reports. HOME total data taken from PR-05. CDBG total data taken from PR-26.

Additionally, \$191,522.58 was expended from CDBG-CV funds. Funds total taken from the PR-26 report for CDBG-CV.

****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 \$1,175,047.00 to serve 90 households from July 1, 2024, thru September 30, 2025. MDHA also received a total LIHEAP award of \$563,841.87 during the period of September 1, 2023, through September 1, 2025. For eligible residents, CDBG funds were used to accompany Weatherization measures. \$60,675.00 CDBG funds have been used to assist 6 out of the 34 homes served thus far. Additionally, \$69,620.00 was used to assist 4 CDBG only Weatherization Cases.*

Identify the geographic distribution and location of investments

For PY 2024, Nashville-Davidson County used a Countywide geographic distribution of funds for the CDBG, ESG, and HOME programs.

For HOPWA programs, the Nashville-Davidson – Murfreesboro-Franklin Metropolitan Statistical Area (MSA), comprised of Cannon, Cheatham, Davidson,

Dickson, Macon, Robertson, Rutherford, Smith, Sumner, Trousdale, Williamson, and Wilson Counties, was utilized.

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, funded projects typically leverage 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 or in-kind services provided by partners. As a result of these efforts, CPD funds leveraged the following additional resources during the 2024 Program Year:

- Nonprofit and public agencies receiving CDBG funds for the 2024 Summer Youth Program leveraged an additional \$558,154.83 from other sources.

HOME, ESG, and the CoC (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 2024 based on HUD PR33 is \$934,568.37. Match contributions to HOME projects during 2024 was \$3,039,961. This results in an excess match credit for 2024 in the amount of \$18,286,292.13.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$16,180,899.50
2. Match contributed during current Federal fiscal year	\$3,039,961
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$19,220,860.50
4. Match liability for current Federal fiscal year	\$934,568.37
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$18,286,292.13

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
7720			761,956					761,956
7757		113,00		175,000				288,000
7764		1,990,005						1,990,005

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 TBRA \$	Balance on hand at end of reporting period
\$275,901.31	\$100,373.08	\$352,250.05	0	\$24,024.34

Table 7 – Program Income

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	4			1	3	
Dollar Amount	\$650,626			\$210,500	\$440,126	
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number	1	1				
Dollar Amount	\$314,845	\$314,845				
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	3			1		2
Dollar Amount	\$94,925			\$37,156		\$57,769

Table 9 – Minority Owners of Rental Property

**MDHA utilized CDBG instead of HOME funds to aid with the rehabilitation of rental properties.*

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	225	563
Number of Non-Homeless households to be provided affordable housing units	109	168
Number of Special-Needs households to be provided affordable housing units	300	275
Total	634	1,006

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	525	838
Number of households supported through The Production of New Units	28	54
Number of households supported through Rehab of Existing Units	81	114
Number of households supported through Acquisition of Existing Units	0	0
Total	634	1,006

Table 12 – Number of Households Supported

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

Outcomes represent achievement of 158% of MDHA one-year goals. 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	268	31
Low-income	60	19
Moderate-income	24	0
Total	352	50

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 7590, 7595, and 7734. The income data for the HOME beneficiaries was taken from the HOME PR-23.

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

Service and housing providers in Nashville have been adjusting to a post-COVID era, including the wind down of COVID assistance funds. Several local service agencies, including those that provide financial assistance with rent, security deposits, and arrears report a significant increase in extremely high arrears that were potentially accrued during the eviction moratorium. They are seeing more families with higher barriers of eviction history, mental health concerns, lack of income, and increased hesitancy around school and childcare enrollment. Unprecedented CV funding allowed agencies to house more families than ever before with a continued success rate of 90% remaining housed for the duration of the first year in housing. However, with the drop in funding, providers have not been able to sustain staffing and client assistance.

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 Homeless Impact Division, a subsection of the Metropolitan Social Services Department, became a standalone Department called the Office of Homeless Services (OHS) by ordinance of the Nashville Metro Council. OHS employs eight full-time outreach workers. The role of these eight staff is to coordinate within and outside the Metro government to serve people experiencing homelessness, including those living outdoors. This has solidified Metro's approach as trauma-informed, rather than punitive, incorporating offers of assistance, connecting people to mainstream resources and conducting in-field assessments, all of which help 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 regarding homeless encampments and other activities. OHS coordinates with local providers, including homeless outreach teams, to link people with needed services, address and de-escalate potential confrontations, and avoid arrests or unsafe outcomes. In May 2024, people who lived in emergency shelters had been experiencing homelessness for an average of 3 years and 6 months. People who lived outdoors had been experiencing homelessness for an average of 4 years and 1 month. Without the support of an array of partners in the public and private sector, nonprofits cannot decrease this number. Metro Government collaborates with private partners to leverage resources around homelessness, and coordinates outreach in eight designated sectors of Nashville to integrate people with services and offer housing options to those experiencing homelessness.

A consultant hired by the Mayor's office in 2022 did a performance study on homelessness and affordable housing programs in Metropolitan Nashville-Davidson County. This report, released in May 2022,

recommended that the duties of the CoC Collaborative Applicant be transferred from MDHA to Metro's soon-to-be-established Office of Homeless Services. Based on this recommendation, Nashville's CoC General Membership voted in November 2023 to designate the city's Office of Homeless Services (OHS) as Collaborative Applicant. In February 2025, the CoC Planning Grant was officially transferred from MDHA to OHS and OHS is now the Collaborative Applicant for the CoC. OHS employees are staffing CoC committees & the CoC General Membership meetings, as well as facilitating the local CoC process and working with the members of the Performance Evaluation Committee, Nashville's rating and ranking committee, to review and score new and renewal applications to HUD for funding. MDHA's Homeless Coordinator has provided technical assistance with the HUD CoC application process and collaborated regularly with OHS staff to assure a smooth succession.

ESG funds continue to support street outreach programs. The Contributor, Park Center, and the Salvation Army used the funding for outreach targeting homeless people living on the streets. They focused on outreach to engage 534 persons.

Access to services and housing is often hindered by a lack of transportation. A partnership between Nashville's WeGo Public Transit and OHS provided 1000 annual bus passes in 2024 and 500 annual bus passes so far in 2025, at no cost to people who are at risk of, or experiencing, chronic homelessness. To be eligible, persons must actively work with a community housing navigator at nonprofit partner organizations to locate appropriate permanent housing options. Through the WeGo partnership, including bus rides or bus passes during extreme weather conditions throughout the year, OHS has distributed tens of thousands of single-use or all-day use bus passes.

The CE assessment and prioritization process became operational in Nashville in January 2018. In the summer of 2020, staff at OHS worked with community partners to refine CE (CE) to standardize 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 stability. The traditional tool for this in Nashville has been the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT), but it has proven to have had racially biased results and OHS staff have been meeting for months with key stakeholders to research alternative methods that are more just. With the support of HUD Technical Assistance, OHS staff took part in a series of community workshops to learn best practices for prioritization and begin the community-wide process of redesigning the assessment tool. A Core Assessment Group met biweekly over the course of several months to redesign the local assessment tool. The group thoroughly examined the tool – and other assessment tools throughout the country – with the assistance of HUD Technical Assistance and other consultants. They workshopped the tool, tentatively named “NASH,” with people with lived expertise of homelessness to ensure that it was trauma informed. The team plans to begin a pilot program in the next

few months to eventually implement the tool city-wide.

Neighborhood Health provided onsite vaccinations and testing at larger encampments during Monday-Friday weekday Street Medicine visits to these locations. They also provided Monday-Friday walk-up vaccination and testing to persons experiencing homelessness at the Downtown Clinic, adjacent to Room in the Inn. These vaccinations include free flu shots and, to the extent available from the State, free COVID vaccinations.

To better assess the unique needs of unsheltered people, it is imperative to have reliable data that will highlight evolving trends 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 and in shelters to enter data into the city's Homeless Management Information System (HMIS) and CE, and pulls monthly street outreach reports, highlighting an aggregated, 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 collected regularly, providing the city with solid statistics about people sleeping in sheltered and unsheltered locations in Nashville. OHS has formalized a partnership with the Nashville Rescue Mission (the largest shelter in Nashville), to import the Mission's data into HMIS, which offers a clearer picture of homelessness in the city.

Room in the Inn (RITI), a HUD 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 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 offers 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 run by well-established nonprofits that provide shelter, outreach, and Rapid Rehousing to veterans, victims of domestic violence, families, people with mental illness, and people attempting to recover from addictions. Via ESG funding, 311 people or 122 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 1,426.

In addition to sustaining shelter operations, ESG funds have been used to expand street outreach. Essential services funds were allocated to The Contributor, Park Center and the Salvation Army for street outreach, and 534 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 627 individuals/households in acquiring State identification, birth certificates and bus passes. All of these - shelter, essential services, and street outreach – are critical components of the CoC in Nashville.

Various agencies in the community work with Metro’s Office of Emergency Management, the Mayor’s Office and the Office of Homeless Services to implement the Cold Weather Community Response Plan, which has been updated annually since 2014. Although people are urged to utilize existing shelter and services at Room in the Inn and the Nashville Rescue Mission, community members can ask to be added to a text alert system utilized each time Metro opens its overflow cold weather shelter. Other modes of communication are the city’s website, use of a QR code, and a phone number. Transportation is provided by WeGo, the city’s public bus system, and free shuttles carry people to this shelter from various encampments and other locations where people experiencing homelessness are known to congregate. This winter, OHS staff operated the Cold Weather Shelter for the first time, offering trauma-informed, low-barrier shelter and meals on every night the temperatures dropped below 32 degrees. Pets were welcome for all residents in a pet-friendly room. Community partners, such as Neighborhood Health, the Metro Public Health Department, members of the Homelessness Planning Council, the Metro Council, and the Mayor came on-site to provide services. Youth ages 13-17 and young adults ages 18-24 are offered shelter and services at Launch Pad and Oasis Center. This plan also covers inclement weather events that are not related to cold weather, such as before and during potential flooding, tornadoes, and extreme heat.

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 and interim gap housing programs. OHS helped to create, implement, and lead our community’s Outdoor Community Housing Surge, based on an updated Outdoor Homelessness Strategy that was revised and approved by the Homelessness Planning Council in December 2024. 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

In mid-late 2023, Nashville's strategic plan for 2022-2025 was updated and action steps streamlined. In the last year, chairs of all CoC committees have met regularly to discuss progress on the strategic plan and enter progress on all goals and objectives into a tracking spreadsheet. These goals and objectives align with the USICH (US Interagency Council on Homelessness)/federal government's [All In: The Federal Strategic Plan to Prevent and End Homelessness](#) to get people off the streets, out of shelters, and into homes. The local plan incorporates the use of CE to prioritize households with the highest needs for assistance and uses data to assess system and project performance.

Using the local Homeless Management Information System (HMIS) managed by Metro's Office of Homeless Services, Nashville's CoC Data Committee and HMIS Oversight Committee created the Nashville CoC Priorities Report, recently updated for the period from October 1, 2023, through September 30, 2024, based on HUD's fiscal/performance year. Committee members delved into outcomes related to race, access to permanent housing by chronicity and disability, and the length of time people experience homelessness before they are housed.

The report's data show that a large majority of people experiencing homelessness in Nashville are in adult-only households, many of whom meet HUD's definition of "chronic homelessness" and in need of permanent supportive housing. These individuals are least likely to be housed in our community and if housed, they wait longer than others before they are housed and often aren't housed with the support they need. The data also show that Nashville's available housing resources do not adequately meet the needs of people experiencing chronic homelessness.

The Data and HMIS Oversight Committees recommend that local data be used as the foundation for strategic data-driven decisions for CoC and other funding to more effectively meet the needs of people experiencing homelessness in Nashville. Data show that to fill the gap, Nashville should target projects that create new PSH units to serve people experiencing chronic homelessness and prioritize these projects for funding.

The findings from the report were used by the Performance Evaluation Committee (the local rating and ranking body for the CoC competition) to help prioritize new local projects submitted for the annual competition for HUD CoC funding. FY2024 CoC funds awarded to the Nashville-Davidson County CoC totaled \$11,846,313 and will sustain an array of existing homeless assistance programs at MDHA and other nonprofit organizations

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. Thirty-nine percent (39%) of the 2024 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 CR-65 section of the CAPER as well as the ESG CAPER report.

MDHA is dedicating a monthly set-aside of 18 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 161 Emergency Housing Vouchers (EHV), made available through the American Rescue Plan Act (ARPA), specifically for people experiencing homelessness or who are 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. Since October 2021, MDHA has issued 382 EHV's and of those, 132 are currently leased. There have been no new EHV's issued as of 9/30/2023.

On October 4, 2022, Nashville's Metropolitan Council approved \$50 million in ARPA funding dedicated to developing permanent housing & key supports- \$25M assisted with gap financing to create deeply affordable units, & the remainder is being used for Housing First supportive services, for housing navigation, interim housing, & expansion of the city's Low Barrier Housing Collective, which coordinates collaboration with landlords to house those experiencing homelessness. Funds also expanded Mobile Housing Navigation 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 have low-barrier access & housing-focused with a goal of placing participants into stable housing as quickly as possible.

To aid in assuring persons formerly experiencing homelessness who are served in permanent housing projects successfully retain permanent housing, MDHA has made an amendment to its original HOME-ARP plan to use its HOME-ARP allocation of \$9,315,028 to focus on delivery of supportive services. Over 400 new units of permanent housing are in the local pipeline, which will increase the inventory available to persons experiencing homelessness. Integrating needed support services with those units will increase successful

tenancies and stability, reducing the number of individuals and families who experience additional spells of homelessness.

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. Since 2006 Nashville programs have assisted 1,808 people with obtaining an approval for disability benefits through the Social Security Administration with an average of 64 days, from time of application to time of decision. In PY 2024/2025, the county-wide programs assisted 48 people with an approval in an average time of 110 days, better than the national average of 177 days.

To further assist homeless people with housing entry, \$250,000 in CDBG funds in the 2024 PY was allocated to provide one-time assistance, of up to \$2,000, for rent and utility deposits and first month's rent for persons housed.

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 to increase permanent housing options for individuals and families experiencing homelessness. The tools available for landlords include up to \$2500 per unit for minor repairs to make a unit move-in ready, up to \$500 per household to cover application fees and security deposits, and sign-on bonuses. Additionally, a Landlord Mediation Hotline has been created for landlords who accept housing subsidies for tenants transitioning out of homelessness. The hotline staff can mediate between landlords and tenants, offer support in cases of unexpected unit vacancies, process landlord mitigation fund claims, and respond to questions regarding various rental subsidy programs.

In October 2022, then Mayor Cooper committed Nashville to becoming a Housing First community, and Metro Council approved a \$50M Housing First award funded through ARPA. 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 overall capacity building of local non-profits and service providers.

On January 17, 2025, HUD announced its awards of FY2024 CoC homeless funding. Nashville received \$11,846,313. 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 has expanded 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 FY 2024, for the two projects. For the year ending September 30, 2024, 273 households were offered homeless diversion services, and 68 households accessed housing and services via Rapid Rehousing.

The responsibility for operating the Coordinated Entry (CE) phone line for families transferred from Metro Social Services to Office of Homeless Services on July 1, 2024. Nashville 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. 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 helping needy families so that children can be cared for in their own homes. Since inception in 2014, more than 4,500 families have received services through partner agencies engaged in The Family Collective.

The current iteration of The Family Collective utilizes coaches and housing specialists at 4 partner agencies across Davidson County 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. Once stabilized, partners focus on increasing family incomes through connection to appropriate 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 CE, early learning centers, family resource centers, schools,

and other community centers across Middle Tennessee. Families have access to a Family Coach who serves as the main point of contact for the family, helping them to assess their needs and goals to create a plan that addresses their specific needs. 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 CoC (CoC) 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 CE 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. CE 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, training 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 2024 include over 4,500 families served, nearly 1,200 families housed, 1,800 families prevented from experiencing homelessness, \$8.8 million in direct assistance provided and \$416,964 in debt reduced.

The Village at Glencliff, consisting of 22 micro-homes, opened July 2021 and was developed by Open Table Nashville (with additional funding provided by Metro Nashville government) to provide medical respite bridge housing for the most vulnerable homeless people on the streets of Nashville.

Construction is now complete on 90 new units of permanent supportive housing at The Strobel Center for homeless people with space for services onsite using \$25,000,000 in local General Obligation Bonds. The grand opening was held July 18, 2024. Strobel House continuously operates with no or very few vacancies. Referrals from Coordinated Entry have placed eligible participants in the program quickly to minimize unoccupied beds.

The Strategic Plan of the Homelessness Planning Council ("HPC") is Nashville'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, “All In,” that aims to prevent and end homelessness for all people experiencing homelessness. The Homelessness Planning Council voted to approve the refreshed Strategic Plan in September 2023. Chairs of all CoC committees meet regularly to discuss updates to the goals and objectives of the Strategic Plan, entering them in a spreadsheet tracker that labels goals as on track, off track, defining tasks, on hold, and in early stages of implementation.

Since the original strategic plan was written in 2019, Nashville has weathered tornadoes (March 2020, December 2021, and December 2023), a pandemic (March 2020), 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, also referred to as the Department). Foster youth are eligible to receive independent living services starting 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. Family Service Workers consult with ILP Specialists to provide guidance when developing an Independent Living Plan for youth in custody ages 14-16 and a Transition Plan for those age 17 and older, regardless of permanency goals, placement or adjudication. DCS oversees the Extension of Foster Care Services program for youth

transitioning directly out of foster care into adulthood, and Youth Villages provides the EFCS case management for most young adults receiving that service via a contract with the Department. Youth Villages also provides a program called LifeSet via that contract, which is available for youth who are or were in DCS custody at age 16 or older, or adopted from DCS custody, up to age 23. DCS administers two scholarship services to eligible youth and young adults, four resource centers, and other programs via federal grants. When needed, DCS partners with the Metropolitan Development and Housing Agency (MDHA) to refer youth transitioning out of care for a Family Unification Program “FUP” housing voucher or a Foster Youth to Independence “FYI” housing voucher. DCS also partners with Oasis Center to refer youth transitioning out of care to the Youth Homeless Demonstration Program “YHDP”.

Juvenile Justice

During 2024-25, Davidson County Juvenile Court advanced its efforts to keep justice-involved and at-risk youth safely housed and connected to services. Construction of the Nashville Youth Empowerment Center (NYEC)—a campus anchored by a 24/7 Assessment & Respite Center for youth experiencing runaway crises, homelessness, or family conflict—remained on schedule, with major structural milestones achieved and overall completion anticipated by mid-2027. In partnership with the National Council of Juvenile and Family Court Judges, the Court finalized trauma-informed operating protocols and strengthened discharge and referral pathways with child-welfare, behavioral-health, and re-entry partners. Internally, the Court reorganized its STAR Team into a rapid-response unit that prioritizes family reunification, safe community-based placements, and linkage to emergency shelter and longer-term housing resources, further reinforcing Nashville’s youth-homelessness prevention network.

Mental and Physical Health Institutions

The Criminal Justice Liaison (CJL) Program is a community program to facilitate communication and coordination between the community, criminal justice, and behavioral health systems to achieve common goals of decriminalizing substance use disorders (SUD), co-occurring disorders (COD), and mental illness (MI). The CJL supports services that promote diversion activities for people with SUD, COD and/or MI who come in contact with the criminal justice system due to an arrest; and provide liaison and case management services to people with SUD, COD and/or MI who are incarcerated or at risk of incarceration. The CJL works directly with the local jails and court system to facilitate access to service recipients with SUD, COD and/or MI who come in contact with the criminal justice system due to incarceration or at risk of incarceration in order to determine what services are needed and what referrals are necessary to redirect the service recipient from jail and the court system.

In addition to the services provided through the CJL 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 the Discharge Planner to prepare them 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 these programs will also reach out to the CJL for assistance with discharge planning if needed.

Nashville's OHS participates in a local effort led by the Metro Health Department called the Community Mental Health Systems Improvement (CMHSI) project. Since 2017, the CMHSI has focused 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 CoC, 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 CE (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 in 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 (MHC) 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 support 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 CE Systems. Just recently, MHC 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.

MHC has a 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 Criminal Justice Liaison (CJL) Program is a community program to facilitate communication and coordination between the community, criminal justice, and behavioral health systems to achieve common goals of decriminalizing substance use disorders (SUD), co-occurring disorders (COD), and mental illness (MI). The CJL supports services that promote diversion activities for persons with SUD, COD and/or MI who come in contact with the criminal justice system due to an arrest; and provide liaison and case management services to people with SUD, COD and/or MI who are incarcerated or at risk of incarceration. The CJL works

directly with the local jails and court system to facilitate access to service recipients with SUD, COD and/or MI who come in contact with the criminal justice system due to incarceration or at risk of incarceration in order to determine what services are needed and what referrals are necessary to redirect the service recipient from jail and the court system.

In addition to the services provided through the CJL 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 the Discharge Planner to prepare them 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 CJL for assistance with discharge planning if needed.

Correctional Facilities:

Individuals being discharged from correctional facilities in Nashville who may face homelessness may access several resources and programs available in Nashville. These include various transitional housing options and support services for employment, life skills, and specific needs such as recovery from addiction or domestic violence. Services are available at Center House Nashville, Dismas House, Project Return, Tennessee Prison Outreach Ministry, The HELP Center, Magdalene House / Thistle Farms, Men of Valor, and other Reentry Housing Initiatives.

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. This online system also allows for residents to complete their recertifications and process changes pertaining to their account.

Master planning for four MDHA sites is complete (Cayce Place and Napier Place & Sudekum Apartments, and Edgehill Apartments). Cherry Oak Apartments completed construction in 2024, and 5th & Summer and Park Point East are under construction, with anticipated completion dates of Summer 2025 and Fall 2026, respectively. The Cayce Utility Phase 1B project to support redevelopment in the Cayce neighborhood was completed in 2023. Design work is underway for a central greenspace that will serve as a civic and social hub of the Cayce Place Transformation. All of these contribute mixed-income housing to the Cayce neighborhood and support a vital community. Site and security improvements are being installed at Cumberland View. MDHA's goal is to replace all subsidized housing one-for-one while adding new affordable units, 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.

MDHA's Resident Services Department leads digital literacy programing to narrow the digital divide by bringing digital literacy training, high-speed broadband access, and ongoing support to families living in MDHA communities. Programming represents a national collaboration between businesses, nonprofits and governmental organizations with generous in-kind services. A MDHA Resident Supervisor oversees this program. CY 2024 24 the program served 566 households, provided 288 computers, and trained 56 senior citizens and 124 youth. 386 people were assisted with digital Wi-Fi service for reduced cost.

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, 2024 – May 31, 2025, MDHA operated or received the following grant awards to address the needs of affordable housing/assisted housing residents:

Community Innovations for Improving Health Outcomes (\$600,000): Aug. 23, 2024, U.S. Health and Human Services (HHS) Office of Minority Health awarded MDHA a \$600,000 Community Innovations for Improving Health Outcomes grant. Funding to expand MDHA's community health worker program and improve food insecurity and access to prenatal care. The CHWs will coordinate various activities like food and resource distributions, cooking demonstrations, community baby showers, and guest speakers. Activities will be implemented in collaboration with 36 community partners, including Meharry Medical College's Dr. Kimberlee Wyche-Etheridge, to serve as academic evaluator and to prepare final whitepaper analysis/case study for this demonstration program. Programming to serve 10,723 residents annually.

Bank of America Charitable Foundation (\$17,000): Aug. 14, 2024, Bank of America awarded MDHA HTC \$17,000. Funding supported site preparation expenses for new play space at Cheatham Place. The play space includes features like slides, climbing, activity boards and a My Little Library.

Public Entity Partners (\$700): Nov. 4, 2024. Public Entity Partners awarded MDHA a \$700 Driver Safety Matching Grant to support employee drivers' safety training, which was offered to 34 employees.

Shelter Plus Care Consolidated Renewal 2024 (\$3,325,156). On Jan. 21, 2025, the U.S. Department of Health and Human Services (HUD) awarded MDHA a Shelter Plus Care grant to provide rental assistance to homeless individuals/families with disabilities.

N-504 CoC Planning Application FY2024 (\$465,701). On Jan. 21, 2025, HUD awarded MDHA a \$465,701 Continuum of Care (CoC) Planning grant. Grantees develop and coordinate a process involving the coordination of various, community-wide entities and individuals who have experienced or are currently experiencing homelessness. CoCs have four specific planning responsibilities: 1) housing and service system coordination, 2) point-in-time count, 3) gaps analysis and 4) coordination with other entities under the CoC Program. This award has transitioned from MDHA to the Mayor's Office of Homeless Services.

Old National Bank (\$15,000). On April 21, 2025, Old National Bank awarded MDHA Housing Trust Corporation \$15,000 to support MDHA's Financial Freedom and Homebuyer Club programs. Funding will support supplies like textbooks, calculators, pencils, and notebooks, as well as gift card incentives and graduation supplies.

Regions Bank (\$7,500): Since April 2024, Region's Bank awarded MDHA HTC \$7,500 to continue support for MDHA's Work Readiness Revolving Loan Fund, a no-interest loan to increase economic prosperity by removing fees and legal barriers for individuals who earn low incomes. Since the original inception the program has served 987 individuals with workforce barrier removal assistance (e.g., driver license reinstatement and criminal record expunction assistance) and had \$1.2 million in fees waived through Indigency Filing which helps waive other owed fees enabling eligibility for record expunction.

Fifth Third Bank (\$50,000): October. 1, 2022, Fifth Third Bank awarded MHDA HTC \$50,000 to support Coding Camps, a program that introduces high school students who live in Cayce Place to in-demand coding skills and is career-oriented. In total, 124 high school students completed the Coding Camps, have proficient knowledge of at least one coding script, understand how to be good digital citizens, and completed a final project to showcase in a portfolio.

Truist Foundation (\$40,000): November 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. Since then, participants have graduated from either MDHA's Financial Freedom or Homebuyer Club programs; 81 Financial Freedom graduates know their credit score, understand the importance of and increase their credit scores in a meaningful way; and 18 Homebuyer Club graduates have increased their credit score by repaying pay offs of 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.

AmeriCorps VISTA: March 7, 2023. AmeriCorps renewed MDHA's grant award for four (4) AmeriCorps Volunteers in Service to America (VISTA) workers to address poverty in Year Seven (7) 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 positions 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.

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) and 2) *ACP Outreach* (\$450,000) (two-year grant term). Before the FCC ended the program early, MDHA staff helped enroll about 200 residents. Through a partnership with the Community Foundation of Middle Tennessee, each resident was assisted with transferring to a low-cost option or canceling their contract and returning equipment.

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 2024, 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 684 landlords participating in the voucher program, with 122 added in the calendar year 2024. The department continues to conduct landlord outreach in an effort to increase the supply of available units for program participants. There are approximately 6128 households currently on the waiting list. 2009 Section 8 Vouchers were issued from June 1, 2024, to May 31, 2025. To date, 1075 project-based vouchers have been awarded or are in the process of being awarded, with 826 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 also have the opportunity to serve as a member or as an officer of their local Resident Association for their community of which there are 22 active associations. Each association provides on-site leadership, collaborates with the Resident Services Department to sponsor special events such as HUD Strong Family Day and National Night Out Crime prevention, and attends the MDHA Board of Commission meetings.

The Resident Services Department provides a wide variety of direct services and resources for residents. In addition, the Resident Services Team coordinates numerous services and initiatives offered by other organizations and non-profit service providers.

All initiatives and services seek to improve personal health, housing stability, economic mobility, self-sufficiency and quality of life. Dominion Financial, the preferred financial counseling agency of MDHA operates the yearly Financial Freedom Program and Homebuyers Club programs which provides pathways for financial education and homeownership for any MDHA resident. The Financial Freedom Program provided 7.5 hours of training sessions to 615 participants and 7.5 hours of homeownership training to 156 participants. Five graduates of the home-buyers club purchased homes in 2024.

In addition to the Financial Freedom and Homebuyers program, MDHA administers the Family Self-Sufficiency (FSS) Program and the Section 3 Workforce Readiness program and the HUD Resident Opportunities & Self Sufficiency (ROSS) programs that help individuals utilize free job training and education from service partners such as the Urban League of Middle Tennessee, Goodwill Industries, and Nashville State Community College. The Family Self-Sufficiency (FSS) Grant Program is a long-term initiative that encourages and assists residents in achieving individualized goals, attaining 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 offer case management for up to 5 years.

The Section 3 Work-force readiness program, counsels resident job seekers to prepare for employment by offering job readiness training, referrals to free career training and offers mini loans to purchase work ready items such as uniforms, boots, eyeglasses and more.

Since June 2024 the FSS program has maintained a case load of 75 families and the Section 3 job readiness program has offered service and outreach to 763 families. The ROSS Program which has operated since June of 2024, provides case management to 50 households and counsels adults on pathways to employment or workforce training.

In early 2024, the MDHA Resident Services Department partnered with Wilson Bank and Trust to offer MDHA homebuyers the MDHA mortgage interest buy-down program. Interested participants who complete the MDHA Financial Freedom and Homebuyers program are eligible to receive a 1% APR interest rate reduction on a 30-year fixed-rate mortgage. Two participants purchased houses in 2024 from this program.

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.)

- 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, five (5) projects were preliminarily approved and will result in 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. One (1) project from round 1 has been completed resulting in 38 units restricted to 75% AMI or below. In the second round, One (1) project

was approved and completed resulting in 11 units restricted to 50% AMI or below. The Housing Division has begun the process of refining this program to better align with Nashville's housing market, and the adjustments are expected to be completed in the upcoming FY. On April 29, 2025, Metro Nashville released a Unified Housing Strategy (UHS) that sets goals, outlines strategies, and provides policy and program recommendations to advance access to affordable, safe and stable housing for all Nashvillians. The Housing Division partnered with HR&A Advisors, Pillars Development, and MEPR Agency to support the development of the UHS. To inform the strategy, the consultant team conducted an analysis of housing trends, programs, and operations; engaged with community members, housing subject matter experts, and stakeholders; and reviewed promising practices from other regions. Upon release of the UHS, the Housing Division opened a feedback period during the month of May. This feedback period consisted of a combination of five (5) virtual and in-person presentations where residents could learn about the findings and recommendations of the UHS and ask questions and provide feedback; a public feedback form that was posted on Nashville.gov/UHS where residents could respond to feedback questions; and the Housing Division hosted six (6) virtual office hours where residents could sit down with Housing Division staff to have their individual questions answered and have personalized conversations about the UHS. Information on the Unified Housing Strategy can be found here:

<https://www.nashville.gov/departments/planning/housing-division/unified-housing-strategy>

- As a part of the Housing and Infrastructure Study, pursuant to Metro Council resolution RS2024-288, the Metro Nashville Planning Department released Phase 1: *Initial Findings and Preliminary Recommendations* Report in March 2025. This report described the regulatory and policy challenges Nashville faces to provide additional housing in the city to create complete communities supported by existing and planned infrastructures. Following the release of the *Initial Findings and Preliminary Recommendations Report* the Metro Nashville Planning Department began a round of community engagement consisting of nine (9) in-person office hour sessions, seven (7) in-person workshops through the county, two (2) virtual workshops—including one in Spanish—and via the project website to encourage dialogue about potential solutions and to gather comments. Information on the Housing and Infrastructure Study can be found here:

<https://engage.nashville.gov/HousingAndInfrastructure>

- Metro Nashville's Housing Division coordinated with Metro ITS to create a specific Affordable Housing permit that attaches to a project's records in Metro's permitting system, Cityworks. The Housing Division automatically issues these permits for projects that receive funding from the Barnes Housing Trust Fund. Developers can also apply to have this Affordable Housing permit added to their project if their project satisfies the affordability criteria set out in the Permit and Departmental Priority Review application. This Affordable Housing permit in Cityworks makes it easier for departments to recognize affordable housing projects, and thus, they can prioritize the review of these projects more accurately.

- Nashville's Planning Department is actively engaged in discussions and exploring the potential of a new tool introduced by Tennessee's HB 2623/SB 2496. This recent legislation allows local jurisdictions to offer voluntary zoning incentives to developers who commit to incorporating more affordable housing options into their projects. The Planning Department is evaluating how adjustments such as increased density, reduced parking requirements, and decreased building setbacks could be leveraged to enhance affordability in new developments, aiming to balance growth with equitable housing solutions. As a part of the Housing and Infrastructure Study, Nashville's Planning Department has partnered with Cascadia Partners to identify how bonuses such as decreased parking requirements and additional density in the form of additional floors for rental properties and increased floor area for for-sale properties could incentivize affordable housing. Upon completion of the Housing and Infrastructure Study, Metro will launch an Attainable Housing Bonus program. Nashville's Planning Department has also begun developing an affordability bonus as a part of the existing Nashville Downtown Code (DTC) Bonus Height Program. This affordability bonus will be an additional option developers can choose to include when earning bonus height for projects zoned DTC. Both of these programs are expected to be launched in the upcoming FY.
- 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 2024, Metro Council approved eight PILOTS for rental housing developments, which will provide an estimated tax abatement of \$39,117,860 over a ten-year period to enable the creation of 2061 units of affordable housing.

Other Housing Initiatives

- Metro Nashville's Housing Division has created a public-facing dashboard that showcases Metro Nashville's locally funded affordable housing programs as well as data on housing costs and housing needs. The dashboard is updated on a quarterly basis and includes program data for the following programs: LIHTC PILOT, the Barnes Fund, ARPA programs, and the Mixed Income PILOT.
- In 2022, the Metro Nashville Council funded a two-year pilot program known as the Eviction Rights to Counsel (ERTC) program to help mitigate and prevent evictions. The program is a collaboration between Metro government, the Legal Aid Society of Middle Tennessee, and the Nashville Hispanic Bar Association to provide free legal representation to people in Davidson County facing eviction. In March 2024, Metro Nashville's Council voted to approve an additional year of funding for the program. In its first two years of funding, the program was able to help nearly 1,400 people according to the Legal Aid Society. In June 2025, Metro Nashville Council approved more funding in FY26 for the ERTC program. In FY 26, this program will be operationalized in the Housing Division.

- In June 2024, the Community Foundation of Middle Tennessee, First Horizon, the Metro Housing Division, and other funding partners launched the Nashville Catalyst Fund, a new tool to create, preserve, and develop more affordable housing. Metro and its partners created the Nashville Catalyst Fund to provide fast, flexible capital to mission-driven developers to enable them to move quickly in Nashville's competitive real estate landscape. The Fund will launch with an initial \$75 million investment - \$20 million from Metro Nashville, \$50 million credit facility led by First Horizon, and \$5 million from Vanderbilt University – with a goal to raise an additional \$25 million. The loans from the fund will support affordable housing developers working to preserve and develop income-restricted housing for 30 years and beyond, as well as bringing unregulated housing into income and rent regulations, which ensures the population in need is benefiting the most. The Catalyst Fund closed at the end of 2024 with a total of \$76 million dollars. The Fund's Investment Committee has approved 4 deals, and of those deals, 2 are expected to close in August 2025.
- In June 2024, HUD announced that Metro Nashville's Planning Department and Housing Division was awarded \$5 million under the Pathways to Removing Obstacles to Housing (PRO Housing). Following the announcement of the funding award, the Housing Division began assessing Nashville's local affordable housing needs meeting with stakeholders such as faith based institutions, emerging developers, and organizations that have similar programs such as the R.E.D. Academy that the Urban League of Middle Tennessee hosts for emerging developers to identify the gaps in existing resources and scope what these initiatives will include. The Housing Division has decided to utilize \$3 million dollars to finance the construction of Permanent Supportive Housing, \$750,000 for an Affordable Housing Accelerator Program to provide support to emerging and small developers, \$750,000 dollars for a Faith Based Development Initiative to support faith based institutions that are interested in utilizing their land for affordable housing. The Housing Division expects to release the RFP for the Permanent Supportive Housing financing and partner with a qualified contractor for the Affordable Housing Accelerator and Faith Based Development Initiative in Fall 2025.
- On July 18, 2024, Nashville opened its first permanent supportive housing (PSH) facility. The Strobel House is a \$35 million development that featured 90 homes for Nashvillians experiencing homelessness. Half of the homes in Strobel House are reserved for those experiencing chronic homelessness, and the other half will be reserved for unhoused veterans, young adults, and LGBTQ+ individuals. The Strobel House has an on-site clinic with support staff where residents can receive treatment for substance use disorder, mental illness, and long-term medical challenges. Other amenities include computer rooms, bike rack rooms, mailroom, and community spaces. The Strobel House is currently fully leased.

- Nashville’s Planning Department has begun work on an Infill Housing Strategy. The Planning Department is currently reviewing publicly owned properties for feasibility and determining the highest and best use of each property. The Planning Department is working to release an RFP in Fall 2025 to solicit partners to deliver housing and show a replicable and successful model for further housing development on public land.
- Metro Nashville’s Housing Division partnered with Nesterly Inc. to launch a Homesharing Program which aims to help match people who have extra space in their homes with a guest who is seeking long-term, affordable, healthy, and safe housing. In Spring 2025, the team began guest outreach, and the program was launched in Summer 2025.

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

Affordable Housing

In Round 13, approved in September 2024, 16 organizations received a total of \$37,934,615 through a combination of Barnes General funds and ARPA funding. The result of this funding round was 1,164 total units: 974 Barnes-funded rental and homebuyer units and 190 Barnes-funded rehab units.

Metro’s Housing Trust Fund Commission has recommended sixteen awards for approval for Round 15 of the Barnes Fund. Of the recommendations, over \$583,000 dollars was recommended toward single-family home rehabilitation for low-income homeowners. \$100,000 dollars of those monies recommended for rehabilitation will be direct toward low-income families with children with disabilities. Funding included monies for adaptive enhancements that reduce physical and emotional strain for both children and caregivers, 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.

Over the course of its lifespan, the Barnes Housing Trust Fund has funded 529 homebuyer units and 4,845 rental units, and developers have been able to leverage this funding to provide an additional 5 homebuyer units and 1,046 rental units. Therefore, the Barnes Housing Trust fund is currently on track to produce 6,425 total units. As of June 2025, 2,777 units have been completed, 985 are under construction, and 2,685 are in predevelopment.

Since 2013, the Barnes Housing Trust Fund has awarded grants to 40 non-profit developers and has donated over 100 parcels of land to Barnes developers.

Find more information about the Barnes Fund on our Affordable Housing Dashboard:

https://dashboards.nashville.gov/t/Metro/views/AH-Dashboard/RforLocalHousing?%3Aembed=y&%3Aiid=1&%3AisGuestRedirectFromVizportal=y&%3Adevice=desktop&%3Aoriginal_view=yes

Substantial progress has been made on activities/projects that received funding in conjunction with the \$50 million Housing First Initiative utilizing American Rescue Plan (ARPA) funds that were approved by Metro Council in 2022. The funding initiative dedicated resources to Affordable Housing Gap Loans (further described below), Housing First support services, interim gap housing, landlord engagement efforts and competitive grants for local support service providers. Information on the results of this funding initiative as of May 2025 can be viewed at the following link:

<https://www.nashville.gov/sites/default/files/2025-05/OHS-American-Rescue-Plan-Report-2025-05.pdf?ct=1747936590>

\$25,000,000 from ARPA was allocated to MDHA to create an Affordable Housing Gap Financing Program (AHGF) that was designed to provide funds to Developers with shovel-ready projects with a funding gap that was needed due to increased construction costs/supply chain issues. In exchange for these funds, Developers agreed 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 and adhere to the "Housing First" model. MDHA awarded \$16,617,591.67 during three funding rounds to three non-profits and three for-profit organizations that will create 102 AHGF units, 810 total affordable. The unallocated funds of \$7,551,528.75 were remitted to the Barnes Housing Trust Fund for affordable housing projects as outlined in the Council Resolution RS2022-1696.

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 that were outlined in the 2018-2023 Five Year Consolidated Plan. MDHA is the lead organization for the NPZ and has a close partnership with local nonprofit organizations on its implementation. 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. The

In March 2023, AmeriCorps renewed MDHA's grant award for four (4) AmeriCorps Volunteers in Service to America (VISTA) workers to address poverty in Year Seven (7) 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 positions include coordinators who focus on affordable housing, jobs and economic activity, crime reduction, and education, as well as communications. The NPZ goals focus on promoting economic stability through job training, reducing youth violence through programming and mentorship, and supporting access to affordable housing through financial counseling, literacy, and new unit creation.

In November 2023, responsibilities for the NPZ Program were transitioned from MDHA's Department of Community Development to the Department of Resident Services with the belief that the future work of NPZ should focus more directly on serving MDHA Residents.

Activity highlights for the past program year include the following:

- Aug. 14, 2024, Bank of America awarded MDHA Housing Trust Corporation \$17,000 for Cayce Place bus transit shelter improvements. Funding will support repairs to a damaged bus transit shelter and seating at the corner of South Fifth Street and Shelby Avenue, a key gateway connecting East Nashville to downtown and the interstate. This urban bus stop serves as the main access point for 2,200 MDHA residents of which only 38% of households report owning their own vehicle, highlighting the community's reliance on public transit. Repairing the damaged bus transit shelter at this key location will address an important issue, ensuring that residents who depend on public transportation have access to the amenities that enhance their safety, comfort and overall quality of life.
- MDHA has constructed 600 of 1,432 (42% complete) new rental units of affordable, mixed-income housing in Cayce Place.

There are two additional affordable housing construction projects in development:

5th & Summer: 5th & Summer is located on 1.75 acres at 725 S. Fifth St., Nashville, TN 37206. Construction is scheduled to be complete Summer 2025. 5th & Summer will include 107 mixed-income units: 50 PBRA units, 16 new workforce units and 41 new market-rate units. The building will feature five floors of residential apartments on top of one floor parking garage. The units will all feature stainless steel appliances and LED lighting, and the building amenities will include a lounge off the lobby, a computer/business room and a fitness room.

Park Point East: Park Point East will be located at 620 Summer Pl., Nashville, TN 37206. Construction is scheduled to be complete Spring 2025. Park Point East will have a total of 203 mixed-income units with various bedroom sizes across two apartment buildings and 24 townhomes. The four-story building facing the to-be extended Summer Place will have 91 units and the five-story building facing

South Seventh Street will have 88 units. There will be a two-level parking structure and townhomes between the two buildings. The building amenities will include a computer/business room, fitness room, mail room and covered walkway.

- Dec 2024- HUD renewed MDHA's Family Self-Sufficiency (FSS) grant award for \$369,500 to support four full- time FSS Coordinators to promote employment and economic growth. MDHA residents can participate in the FSS program to receive the services and resources needed to obtain a higher-paying job that will enable them to become self-sufficient and independent of government assistance.
- Jan 2025- HUD renewed MDHA's Shelter Plus Care grant for \$3,325,156 to provide a variety of permanent housing choices, accompanied by a range of supportive services funded through other sources.
- April 21, 2025, Old National Bank awarded MDHA Housing Trust Corporation \$15,000 to support its financial and homebuyer literacy programming through MDHA's Financial Freedom and Homebuyer Club programs. Funding will support supplies like textbooks, calculators, pencils, and notebooks, as well as gift card incentives and graduation supplies.
- May 8, 2025, Regions Bank Foundation awarded MDHA Housing Trust Corporation \$7,500 to support its Work Readiness Program Revolving Loan Fund, which provides workforce barrier removal assistance like driver's licenses reinstatement and legal fees.

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 now complete on 90 new units of permanent supportive housing at The Strobel Center for homeless persons with space for services onsite using \$25,000,000 in local General Obligation Bonds. The grand opening was held July 18, 2024. Strobel House continuously operates with no or very few vacancies. Referrals from Coordinated Entry have placed eligible participants in the program quickly to minimize

unoccupied beds.

Substantial progress has been made on activities/projects that received funding in conjunction with the \$50 million Housing First Initiative utilizing American Rescue Plan (ARPA) funds that were approved by Metro Council in 2022. The funding initiative dedicated resources to Affordable Housing Gap Loans, Housing First support services, temporary housing, landlord engagement efforts and competitive grants for local support service providers. Information on the results of this funding initiative as of May, 2025 can be viewed at the following link:

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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)

The Resident Services Department provides a wide variety of direct services and resources for residents. In addition, the Resident Services Team coordinates numerous services and initiatives offered by other organizations and non-profit service providers.

All initiatives and services seek to improve personal health, housing stability, economic mobility, self-sufficiency and quality of life. Dominion Financial, the preferred financial counseling agency of MDHA operates the yearly Financial Freedom Program and Homebuyers Club programs which provides pathways for financial education and homeownership for any MDHA resident. The Financial Freedom Program provided 7.5 hours of training sessions to 615 participants and 7.5 hours of homeownership training to 156 participants. Five graduates of the home-buyers club purchased homes in 2024.

MDHA’s Resident Services Department leads digital literacy programing to narrow the digital divide by bringing digital literacy training, high-speed broadband access, and ongoing support to families living in MDHA communities. Programming represents a national collaboration between businesses, nonprofits and

governmental organizations with generous in-kind services. A MDHA Resident Supervisor oversees this program. CY 2024 24 the program served 566 households, provided 288 computers, and trained 56 senior citizens and 124 youth. 386 people were assisted with digital Wi-Fi service for reduced cost.

In addition to the Financial Freedom and Homebuyers program, MDHA administers the Family Self-Sufficiency (FSS) Program and, the Section 3 Workforce Readiness program and the HUD Resident Opportunities & Self Sufficiency (ROSS) programs that help individuals utilize free job training and education from service partners such as the Urban League of Middle Tennessee, Goodwill Industries, and Nashville State Community College. The Family Self-Sufficiency (FSS) Grant Program is a long-term initiative that encourages and assists residents in achieving individualized goals, attaining 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. Still, these grant-funded activities are typically more intensive and offer case management for up to 5 years.

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In early 2024, the MDHA Resident Services Department partnered with Wilson Bank and Trust to offer MDHA homebuyers the MDHA mortgage interest buy-down program. Interested participants who complete the MDHA Financial Freedom and Homebuyers program are eligible to receive a 1% APR interest rate reduction on a 30-year fixed-rate mortgage. Two participants purchased houses in 2024 from this program.

Resident Services offers a host of additional services that promote self-sufficiency and seek to reduce poverty in Project Based Rental Assistance (PBRA) affordable housing communities. Through the HUD-funded Community Choice Demonstration grant, the Resident Services program has helped 56 families utilize their Housing Choice Voucher to relocate from high-poverty zip codes to Nashville's "Opportunity Zones," which offer better education, more services, and safer neighborhoods.

During the summer of 2024 through June 2025, the Resident Services Team hosted many events to merge self-sufficiency resources with MDHA families, including sponsoring summer internships for 5 MDHA

teenage residents, awarding five \$2,000 scholarships to MDHA college-bound students, hosting one Habitat for Humanity pre-enrollment session at an MDHA property. The Connect Home program was also offered to senior citizens and high school students.

The CDBG funded Summer Youth Program provides opportunities for children from lower income families to be exposed to job skill and a healthy lifestyle at an early age by requiring funded agencies to one of these components in their curricula. During the 2024 PY, the MDHA partnered with the Mayor's POWER initiative to provide summer work opportunities for youth ages 14-16.

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 staff 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.

On July 1, 2023, the Metropolitan Homeless Impact Division, a subsection of the Metropolitan Social Services Department, became a standalone Department called the Office of Homeless Services (OHS) by ordinance of the Nashville Metro Council. This solidified Metro's approach as trauma-informed, rather than punitive, incorporating offers of assistance, connecting people to mainstream resources and conducting in-field assessments, all of which help 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 regarding homeless encampments and other activities. OHS coordinates with local providers, including homeless outreach teams, to link people with needed services, address and de-escalate potential confrontations, and

avoid arrests or unsafe outcomes. Metro Government collaborates with private partners to leverage resources around homelessness.

A consultant hired by the Mayor's office in 2022 did a performance study on homelessness and affordable housing programs in Metropolitan Nashville-Davidson County. This report, released in May 2022, recommended that the duties of the CoC Collaborative Applicant be transferred from MDHA to Metro's soon-to-be-established Office of Homeless Services. Based on this recommendation, Nashville's CoC General Membership voted in November 2023 to designate the city's Office of Homeless Services (OHS) as Collaborative Applicant. In February 2025, the CoC Planning Grant was officially transferred from MDHA to OHS and OHS is now the Collaborative Applicant for the CoC. OHS employees are staffing CoC committees & the CoC General Membership meetings, as well as facilitating the local CoC process and working with the members of the Performance Evaluation Committee, Nashville's rating and ranking committee, to review and score new and renewal applications to HUD for funding. MDHA's Homeless Coordinator has provided technical assistance with the HUD CoC application process and collaborated regularly with OHS staff to assure a smooth succession.

Nashville continued to improve community-wide data collection and HMIS implementation in the 2024 PY. Staff at Metro's Office of Homeless Services (OHS) partner with community providers working with people living outdoors and in shelters to enter data into the city's Homeless Management Information System (HMIS) and Coordinated Entry, and pull monthly street outreach reports, highlighting an aggregated, 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 collected regularly, providing the city with solid statistics about people sleeping in sheltered and unsheltered locations in Nashville. OHS is formalizing a partnership with the Nashville Rescue Mission (the largest shelter in Nashville), to import the Mission's data into HMIS, which promises to offer a clearer picture of homelessness in the city.

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

MDHA staff regularly attend 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 attend 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 Division of Housing to ensure effective coordination of federal and local housing resources.

The CE assessment and prioritization process became operational in Nashville in January 2018. In the summer of 2020, staff at OHS worked with community partners to refine CE (CE) to standardize 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 stability. The traditional tool for this in Nashville has been the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT), but it has proven to have had racially biased results and OHS staff have been meeting for months with key stakeholders to research alternative methods that are more just. With the support of HUD Technical Assistance, OHS staff took part in a series of community workshops to learn best practices for prioritization and begin the community-wide process of redesigning the assessment tool. A Core Assessment Group met biweekly over the course of several months to redesign the local assessment tool. The group thoroughly examined the tool – and other assessment tools throughout the country – with the assistance of HUD Technical Assistance and other consultants. They workshopped the tool, tentatively named “NASH,” with people with lived expertise of homelessness to ensure that it was trauma informed. The team plans to begin a pilot program in the next few months to eventually implement the tool city-wide.

Persons living with HIV/AIDS are provided services through the network of sponsor agencies in the Metropolitan Statistical Area (MSA), which includes Davidson and 12 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 2023-2028 Consolidated Plan to address impediments identified in the 2017 Analysis of Impediments (AI) and affirmatively further fair housing and strategies/actions taken to address them during the 2024 PY are outlined in the table below.

Goal	Fair Housing/Impediment	Actions Taken
New Affordable Housing Opportunities	Disproportionate Housing Needs – Lack of affordable housing	In the Fall of 2023 and Spring and Fall of 2024, Metro Council approved the Barnes Fund’s highest level of funding in its history. Round 12, approved in July 2024, awarded \$7,760,554 in American Rescue Plan

		Act (ARPA) funding to 2 organizations to create or preserve 65 units of affordable housing. In Round 13, approved in September 2024, 16 organizations received a total of \$37,934,615 through a combination of Barnes General funds and ARPA funding. The result of this funding round was 1,146 total units: 974 Barnes-funded rental and homebuyer units, 190 Barnes-funded rehab units, and 136 Older Adult Rental units funded by ARPA. Round 14 closed out a historic year of funding and the first year with three funding rounds. Round 14, which was approved in November 2024. This funding round was for deeply affordable (0-10% AMI) and permanent supportive housing. One organization received full funding of \$7,551,529 through ARPA funding to provide a total of 120 units, 80 of which are Barnes funded units. MDHA issued an RFA on May 29, 2025, providing HOME funding from the 2024 PY in the amount of \$1,134,424 for new construction of rental housing. Applications are due back by July 31, 2025, and will be reviewed and scored by an independent review committee that will provide a recommendation for the award of funds to MDHA's Board of Commissioners likely in early Fall. MDHA will be issuing an RFA in August 2025 providing \$500,000 in HOME funding from the 2024 PY for new construction of affordable homeownership housing. HOME funds awarded from previous PYs were utilized to complete the new construction 54 units of affordable rental housing during the 2024 PY. Additionally, HOME funds awarded from previous program years have enabled the new construction of 17 new homeownership units, completion of which will be reflected in the CAPER for the 2025 PY. During FY 2024, Metro Council approved eight PILOTs for rental housing developments, which will provide an estimated tax abatement of \$39,117,860
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		over a ten-year period to enable the creation of 2061 units of affordable housing.
Affordable Housing Preservation	Disproportionate Housing Needs – Loss of affordable housing Lack of assistance for housing accessibility modifications;	Metro’s Trust Fund Commission Round 13 of the Barnes Fund included a recommendation of over \$1.9 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. CDBG funds were used to preserve 114 units of existing affordable housing through several home rehabilitation activities
Support for Homeless & Persons with HIV/AIDS	Disproportionate Housing Needs Disparities in Access to Opportunity	Construction is now complete on 90 new units of permanent supportive housing at The Strobel Center for homeless persons with space for services onsite using \$25,000,000 in local General Obligation Bonds. The grand opening was held on July 18, 2024. Strobel House continuously operates with no or very few vacancies. Referrals from Coordinated Entry have placed eligible participants in the program quickly to minimize unoccupied beds. Substantial progress has been made on activities/projects that received funding in conjunction with the \$50 million Housing First Initiative utilizing American Rescue Plan (ARPA) funds that were approved by Metro Council in 2022. The funding initiative dedicated resources to Affordable Housing Gap Loans (further described below), Housing First support services, temporary housing, landlord engagement efforts and competitive grants for local support service providers. Information on the results of this funding initiative as of May, 2025 can be viewed at the following link:

		https://www.nashville.gov/sites/default/files/2025-05/OHS-American-Rescue-Plan-Report-2025-05.pdf?ct=1747936590 During the 2024 PY, ESG/HOPWA funding homeless assistance programs were aimed at providing permanent housing through rapid re-housing (311 people/ 122 households assisted) and prevention (99 people assisted) activities as well as supporting emergency shelters (1,426 people assisted) and street outreach (534 people assisted) efforts. CDBG funds were utilized to pay rent/utility deposits for 234 Homeless individuals so that they could access housing. CDBG-DV funds for supportive services assisted 277 Persons.
Essential Services for LMI & Vulnerable People	Disparities in Access to Opportunity Fair Housing Enforcement, Outreach Capacity and Resources	CDBG funds were utilized to pay rent/utility deposits for 234 Homeless individuals so that they could access housing. CDBG funds were utilized to pay for Summer Youth programs that assisted 1145 participants during the 2024 PY. CDBG Public Services funds were used to support the Tennessee Fair Housing Council in providing various Fair Housing activities for residents of Metro Nashville-Davidson County, described on pages 59-61 of this CAPER. 12 persons were assisted during the 2024 PY.
Neighborhood Revitalization	Publicly Supported Housing	All the phases of Cayce Utility Phase 1B project completed in 2024 and supported affordable housing redevelopment of publicly supported housing and part of the Envision Cayce neighborhood transformation.

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 comprehensive planning requirements

Results of audit/monitoring activities are used as management tools to strengthen MDHA and its funding partners. In Program Year 2024/2025, 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 2010 CDBG-DR.

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 or via desk reviews 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

The Metropolitan Government of Nashville and Davidson County (Metro) is committed to promoting programs and advancing policies that close the gap in opportunities, assets, and wealth for minority-owned businesses. It is important for Metro to continue to provide access to programs, to promote policies, and to build a framework for discussions about how to remove barriers, increase awareness and improve minority business owners' potential for success. To that end, Metro is committed to undertaking a collaborative effort with the minority business community to develop and implement strategies that will address known disparities and facilitate longevity and wealth creation for minority business owners.

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 enterprises 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.

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 2nd Program Year (2024) Action Plan aligned with the strategies outlined in the 2023-2028 Consolidated Plan. The 2024 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 2024 Action Plan.

During the 2024 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 2024 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 7, 2025, and will conclude at 10:00 a.m. on August 23, 2025. Citizens are provided an opportunity to comment on the annual report at a virtual public hearing to be held on Wednesday, August 21, 2025, 6:00 p.m. via Zoom. 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 2024, MDHA continued to implement activities and strategies outlined in the 2023-2028 Consolidated Plan for CPD 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. As of June 1, 2025, CDBG funds available to draw totaled 1.21% of the 2024 Annual Allocation, which is well below the 1.5 expenditure requirement.

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.

1812 16th Ave N – 2 units

1701 11th Ave N – 1 unit

1540 14th Ave N – 2 units

710 26th Ave N – 2 units

1429 12th Ave N – 3 units

1757 16th Ave N – 5 units
2006 26th Ave N – 2 units
520 31st Ave N – 1 unit
621 39th Ave N – 2 units
454 Elysian Field – 6 units
415 Brewer Drive – 4 units
850 Richards Road – 2 units
1036 New Providence Pass – 2 units
501 Cumberland Ave – 2 units
1304 Bessie Ave – 1 unit
5515 Scruggs Lane – 5 units
4905 Vistaview Drive – 2 units
1102 Clay Street – 1 unit
1715 Nubell Street – 2 units
1902 14th Ave N – 1 unit
1611 14th Ave N - 1 unit
1028 Scovel Street – 2 units
104 Claiborne Street – 2 units
26 Claiborne Street – 1 unit
1821 Cephas Street – 2 units
2521 Dlek Aev – 2 units
718 Lena Street – 2 units

709 Lena Street - 2 units

2304 Merry Street - 2 units

3952 Clifton Ave - 2 units

3947 Clifton Ave - 2 units

1013 43rd Ave N – 1 unit

12 Garden Street - 2 units

All units received HQS inspections during the 2024 PY. There were 5 units that did not pass inspection. Those units are pending reinspection. No other 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 that has 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 continuously evaluates the success of affirmative marketing actions 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 2024 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 2024 Program Year to promote awareness of the need for affirmative marketing and Fair Housing Laws in accordance with the Affirmative Marketing Plan:

Two sections on the MDHA website are devoted to providing information on the Federal Fair Housing Laws. The Information available at <https://www.nashville-mdha.org/mdha-fair-housing/> outlines MDHA's commitment to following Fair Housing Laws and provides information for residents and the public on how MDHA ensures equal access in its programs and complies with civil rights requirements.

The information available at <http://www.nashville-mdha.org/fair-housing/> provides information on the [2017 Analysis of Impediments to Fair Housing Choice](#).

MDHA has a 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 2024 Program Year, the Hotline received 15 calls related to fair housing and MDHA referred the callers to the appropriate agencies for assistance.

MDHA allocated \$25,000 of CDBG public service funds from the 2024 Action Plan for fair housing counseling, education outreach, and complaint-based testing. In May, 2025, MDHA's Procurement

Department approved the award of this funding to the Tennessee Fair Housing Council (TFHC) as a sole source vendor to provide the services outlined in the 2024 Action Plan. TFHC performed the following activities related to Fair Housing during the 2024 Program year.

- On April 11, 2025, the Tennessee Fair Housing Council (TFHC) and West Tennessee Legal Services (WTLS) co-sponsored the 2025 Fair Housing Matters Conference. This was a half-day webinar with multiple sessions as follows: Fundamentals of Fair Housing, Redlining Then and Now, Assistance Animals and Housing Protections, and Current Fair Housing Issues in Tennessee. TFHC provided real-time captioning for all sessions and offered 6 hours of CLE credit for attorneys. There were 95 attendees and they received extremely positive feedback including the following:
 - This conference was one of the most perfectly well-organized virtual trainings I have ever attended. All the speakers were passionate and knowledgeable. They started on time, stuck to the schedule, and used every minute...I especially appreciated the wide range of perspectives pulled into the training. There were intake staff, attorneys, organizational leaders, and policy experts who talked about a long list of fair housing issues. They kept the agenda interesting, dynamic, and engaging!
 - I've been doing fair housing work for 34 years. This conference provided me with more tools to continue this work.
 - Very thorough discussion on the current climate of fair housing issues throughout conference
 - There was a good mix of information for both those new and experienced in fair housing.
 - A variety of topics and great interaction answering questions.
- TFHC developed two informative videos and shared them on social media. The first video is about fair housing testing and titled "Understanding Fair Housing Testing." The second video is about requesting reasonable accommodations and reasonable modifications and titled "Asking Your Landlord for Changes You Need Because of Your Disability." Both videos are available in English, Spanish, and ASL. In addition, an image description is available for the English version of both videos. Both videos can be viewed on our YouTube channel at this link:

<https://www.youtube.com/@tennesseefairhousingcouncil2115/videos>

- During Fair Housing Month (April 2025), TFHC ran 30-second educational fair housing Public Service Announcements (PSAs) in local theaters in their service area, including theaters in Davidson County. TFHC ran Spanish and English PSAs in streamed media platforms serving people throughout their service area including in Davidson County. The purpose of the PSA was to inform individuals of the Fair Housing Act's 7 protected classes and to encourage people impacted by housing discrimination to contact TFHC.

- TFHC received 403 inquiries and opened 64 cases for Davidson Countians. TFHC successfully resolved 12 cases for a total value to clients of approximately \$141,000.
- TFHC conducted 81 tests in Davidson County. Testing is like a secret shopping program to assess whether housing providers are complying with the Fair Housing Act. For example, TFHC may create a scenario in which one tester with 3 children and one tester without children both call the same complex seeking a rental unit. By reviewing how both testers were treated by the housing provider, including whether they were both told about any available units, TFHC can determine whether it is likely that the housing provider is discriminating against potential renters due to familial status.
- TFHC engaged in multiple education and outreach activities in Davidson County including but not limited to the following: provided to MDHA fair housing materials in multiple languages for distribution at My City Academy, staffed a booth at Nashville Pride, shared fair housing information and materials with Nashville's NAACP Housing Committee, staffed a table at Community Fest for Bridges, presented at Nashville Cares Empowerment Series Workshop, presented at the Tennessee Disability MegaConference, and participated in the Refugee Housing Forum at Casa Azafran.

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

During PY 2024, MDHA accumulated PI and Repayment receipts of \$ 322,589.18 that were budgeted in the 2024 Action Plan to be used for activities. These funds were used to pay expenses for the following projects during the 2024 PY:

- IDIS# 7664 - \$41,399.79 – Habitat for Humanity of Greater Nashville Village by the Creek Phase 2
- IDIS# 7608 - \$10,037.31 – 2023 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 2024, 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 2024 PY, 108 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, 6 rental rehab projects (units) were rehabilitated in conjunction with the Rental Rehab program and the DDRF program.

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 90 households from funding allocations received from July 1, 2024, thru June 30, 2025.

HOME funds from PY 2023 committed to projects currently in various phases of construction will result in the addition of 550 units, 77 additional HOME-assisted rental units and seventeen (17) homeownership units being added to the affordable housing inventory upon completion. 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.

During FY 2024, Metro Council approved eight PILOTs for rental housing developments, which will provide an estimated tax abatement of \$39,117,860 over a ten-year period to enable the creation of 2061 units of affordable housing.

In the Fall of 2023 and Spring and Fall of 2024, Metro Council approved the Barnes Fund's highest level of funding in its history. Round 12, approved in July 2024, awarded \$7,760,554 in American Rescue Plan Act (ARPA) funding to 2 organizations to create or preserve 65 units of affordable housing. In Round 13, approved in September 2024, 16 organizations received a total of \$37,934,615 through a combination of Barnes General funds and ARPA funding. The result of this funding round was 1,146 total units: 974 Barnes-funded rental and homebuyer units, 190 Barnes-funded rehab units, and 136 Older Adult Rental units funded by ARPA. Round 14 closed out a historic year of funding and the first year with three funding rounds. Round 14, which was approved in November 2024. This funding round was for deeply affordable (0-10% AMI) and permanent supportive housing. One organization received full funding of \$7,551,529 through ARPA funding to provide a total of 120 units, 80 of which are Barnes funded units.

Master planning for four MDHA sites is complete (Cayce Place and Napier Place & Sudekum Apartments, and Edgehill Apartments). Cherry Oak Apartments completed construction in 2024, and 5th & Summer and Park Point East are under construction, with anticipated completion dates of Summer 2025 and Fall 2026, respectively. The Cayce Utility Phase 1B project to support redevelopment in the Cayce neighborhood was completed in 2023. Design work is underway for a central greenspace that will serve as a civic and social hub of the Cayce Place Transformation. All of these contribute mixed-income housing to the Cayce neighborhood and support a vital community. Site and security improvements are being installed at Cumberland View. MDHA's goal is to replace all subsidized housing one-for-one while adding new affordable units, 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.

Construction is now complete on 90 new units of permanent supportive housing at The Strobel House for

homeless persons with space for services onsite using \$25,000,000 in local General Obligation Bonds. The grand opening was held July 18, 2024. Strobel House continuously operates with no or very few vacancies. Referrals from Coordinated Entry have placed eligible participants in the program quickly to minimize unoccupied beds.

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	204
Tenant-based Rental assistance	19	18
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	50	49
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	20	22
Total	364	293

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 75 for PY 2024. The actual program year total was 90 for PY 2024.

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 2024 HOPWA funds to four 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 30, 2025. Seventy-seven percent (77% 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; fifteen percent (15% 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 2024 PY, the amount of \$2,422,025 was granted to the Nashville, TN EMSA.

2024 HOPWA Distribution	
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Housing Assistance (Short-term Rent/Mortgage and Utility Assistance, facility-based operating assistance, TBRA, Motel/Hotel stays, and related administrative share)	\$1,970,013
Supportive Service (all else, including rent/utility deposits & related administrative share)	\$451,022.00
TOTAL	\$2,422,025.00

Table 15 - 2024 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. **\$1,545,827.50** 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. **\$135,599.25** 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. **\$546,099.25** 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. **\$121,839.00** 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 2022 Needs Assessment. Data from 2022 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 2022 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 CoC 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 204 eligible households. An additional 49 households were assisted via

affordable rents made possible by operating subsidies funded by HOPWA. Permanent housing placement provided assistance to 90 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; health and dental services; and nutrition services like food bags and home-delivered meals were offered to 2,166 households. Transitional housing and/or emergency hotel/motel stays served 22 households. Tenant Based rental assistance served 18 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 30, 2025.

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	06/01/2023
Program Year End Date	05/31/2024

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

Subrecipient or Contractor Name: PARK CENTER
City: Nashville
State: TN
Zip Code: 37203, 4703
UEI Number: NGY1MN65RJG9
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 70055

Subrecipient or Contractor Name: VILLAGES OF
GLENCLIFF City: Nashville
State: TN
Zip Code: 37211
UEI Number: F7MJB1EB934
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: OPERATION STAND DOWN

City: Nashville

State: TN

Zip Code: 37203, 4709

UEI Number: DLL2E1TCH4X9

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 31000

Subrecipient or Contractor Name: SAFE HAVEN FAMILY SHELTER

City: Nashville

State: TN

Zip Code: 37210, 4104

UEI Number: FKT4QJJ4MKF5

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 61000

Subrecipient or Contractor Name: YWCA

City: Nashville

State: TN

Zip Code: 37215, 1524

UEI Number: CBB1TYJQPLF1

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 47500

Subrecipient or Contractor Name: NASHVILLE CARES City:

Nashville

State: TN

Zip Code: 37204

UEI Number: 8849074780000

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Nonprofit Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: MARY PARRISH CENTER, THE
City: Nashville
State: TN
Zip Code: 37206, 0009
UEI Number: VZGVV3CG5DM5
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
UEI Number: F7D2GNF1JPA3
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 53000

Subrecipient or Contractor Name: THE CONTRIBUTOR
City: Nashville
State: TN
Zip Code: 37203
UEI Number: MFRASY53DH29
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 37657

Subrecipient or Contractor Name: ROOM IN THE INN CAMPUS FOR
HUMAN DEVELOPMENT
City: Nashville
State: TN
Zip Code: 37203, 4171
UEI Number: UU5GVXY57G33
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 25000

CR-65 - Persons Assisted**4. Persons Served****4a. Complete for Homelessness Prevention Activities**

Number of Persons in Households	Total
Adults	77
Children	22
Don't Know/Refused/Other	0
Missing Information	0
Total	99

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	155
Children	156
Don't Know/Refused/Other	0
Missing Information	0
Total	311

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter*

Number of Persons in Households	Total
Adults	1,152
Children	272
Don't Know/Refused/Other	0
Missing Information	2
Total	1,426

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	515
Children	19
Don't Know/Refused/Other	0
Missing Information	0
Total	534

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	1,899
Children	469
Don't Know/Refused/Other	0
Missing Information	3
Total	2,370

Table 20 – Household Information for Persons Served with ESG

6. Age—Complete for All Activities

	Total
Under 18	469
18-24	148
25 and over	1,751
Don't Know/Refused/Other	0
Missing Information	2
Total	2,370

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.

PUBLIC NOTICE
NOTICE OF PUBLIC MEETING & REQUEST FOR
PUBLIC COMMENT

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT
FOR THE 2024-2025 ANNUAL UPDATE TO THE CONSOLIDATED PLAN

Purpose and Summary: The Metropolitan Development and Housing Agency's (MDHA) 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 2024-2025 program year (June 1, 2024, through May 31, 2025).

Public Hearing: MDHA will hold a virtual public hearing on the CAPER via Zoom at 6 p.m. CDT Aug. 21, 2025.

bit.ly/CAPER2025

Public Comment: The CAPER will be available for public examination and comment from 4 p.m. CDT Aug. 7, 2025, until 10 a.m. CDT Aug. 23, 2025. Please see below for ways to access copies of the CAPER:

- Download copies here: bit.ly/MDHACAPER;
- Request copies by contacting the MDHA Community Development Department at 615-252-8505 or TTY at 615-252-8599;
- Pick up copies 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. 23, 2025. 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 a disability. Any person needing assistance in accessing this information or who has other needs that require special accommodations may contact 615-252-8505 or TTY 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

Để 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 21, 2025:

No comments or questions were received during the public hearing.

Comments or Questions Received during Public Comment Period 8/7/2025 – 8/23/2025:

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 2024. 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 2024 Accomplishments					
Con Plan Priority	Program	Activity Name	Activity Type	Accomplishment	Geographic Priority
Construct New Affordable Housing and Address Housing Barriers	HOME	New Construction (Ownership)	Housing	0 households	Countywide

Construct New Affordable Housing and Address Housing Barriers	HOME	New Construction (Rental)	Housing	54 households	Countywide
Construct New Affordable Housing and Address Housing Barriers	CDBG	Fair Housing	Public Services	12 Persons	Countywide
Retain Affordable Housing Stock	CDBG	Homeowner Rehab, Weatherization, HVAC Replacement, Roof Replacement	Housing	108 households	Countywide

and Maintain Housing Stability		and Accessibility Rehab			
	CDBG	Rental Rehab	Housing	6 households	Countywide

Assist Homeless Persons & Persons with HIV/AIDS	CDBG	Housing Assistance for Homeless	Public Service	234 households	Countywide
	ESG	Rapid-Rehousing	Homeless Assistance	311persons/122Households	Countywide
	ESG	Prevention	Homeless Assistance	99 persons	Countywide
	ESG	Emergency Shelter Operations	Homeless Assistance	1,426 persons	Countywide
	ESG	Street Outreach	Homeless Assistance	534 persons	Countywide
	HOPWA	Short-Term Rent, Mortgage & Utility Assistance	Housing Assistance	204 Households	MSA
	HOPWA	Sponsor Administration	Administration	N/A	MSA
	HOPWA	Facility-Based Rental Assistance	Housing Assistance	49 households	MSA
	HOPWA	Transitional/Short-Term Housing	Housing Assistance	22 Persons	MSA
	HOPWA	Permanent Housing Placement	Housing Assistance	90 Persons	MSA
	HOPWA	Tenant-Based Rental Assistance	Housing Assistance	18 Persons	MSA
	HOPWA	Supportive Services	Housing Assistance	2,166 Persons	MSA

Support Services that Provide Stability	CDBG	Summer Youth Programs & Youth Employment Programs (POWER)	Public Service	1391 youth participated	Countywide
Invest in Underserved Areas	CDBG	Facility Improvements	Facility Improvements	3 projects completed for Infrastructure Construction for Cayce Phase 1B	Countywide