

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: Metropolitan Development and Housing Agency PHA Code: TN005 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2026 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 0 Number of Housing Choice Vouchers (HCVs) 7,993 Total Combined 7,993 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 New Activities.

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

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Upcoming Project Based Sites.

Madison Station is located in Madison, TN. This site will have 60 PBV units.
The Shelby is located in Nashville, TN and will have 70 units.

Project basing allows MDHA to expand housing opportunities as well as increase landlord participation, which aligns with our agency goals.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

The mission of the Metropolitan Development and Housing Agency (MDHA) is to create quality affordable housing, support strong neighborhoods, and help build a more inclusive Nashville. MDHA continues to serve 5,639 households in RAD-converted Project-Based Rental Assistance housing and 7,993 households through the Housing Choice Voucher Program.

MDHA also plans to utilize its remaining Faircloth authority of approximately 997 units to expand the supply of deeply affordable housing. These new and redeveloped communities will be supported through layered financing that includes Low-Income Housing Tax Credits, loans, MDHA equity, and federal, state, and local resources.

Goal 1: Increase the Supply of MDHA Owned Housing

MDHA continues to prioritize the expansion of its affordable housing portfolio through strategic use of its remaining Faircloth Amendment authority. The agency regularly evaluates opportunities for both new development and the acquisition of appropriate existing multifamily units that meet HUD program requirements and address community housing needs. This includes exploring development partnerships, identifying underutilized land for redevelopment, and assessing acquisition opportunities that support affordability preservation. MDHA remains committed to ensuring developments align with long term community revitalization, mixed income development principles, and the agency's mission to provide safe, high quality housing for low income households.

Goal 2: Increase and Improve the Supply of and Access to Housing Choice Vouchers

In 2025, MDHA expanded its Housing Choice Voucher (HCV) Program capacity by successfully applying for and receiving 50 Foster Youth to Independence (FYI) vouchers. These vouchers strengthen the agency's ability to support vulnerable youth transitioning out of foster care. MDHA continues to maintain strong program utilization, with Rental Assistance currently using approximately 99% of available funding.

To increase landlord participation and expand housing options for voucher holders, MDHA continues to implement a comprehensive landlord engagement strategy. Quarterly landlord briefings are conducted, with the most recent occurring on February 17, 2026, and offered both in person and virtually. Three additional briefings are scheduled for the remaining quarters of the year. Additionally, MDHA has implemented monthly landlord fairs, which have become a valued outreach tool for both new and existing property owners.

These efforts contributed to the recruitment of 110 new landlords in 2025—far exceeding the goal of 30. MDHA anticipates recruiting at least 30 additional landlords during 2026. Although the agency did not meet its goal of assisting three HCV participants in transitioning to homeownership during 2025, MDHA continues to partner with households through its Self Sufficiency programs to provide guidance, education, and resources that support the pursuit of homeownership.

MDHA also continues its focus on promoting mobility into higher opportunity neighborhoods. Currently, 69% of voucher holders are successfully leasing units in non impacted census tracts. The agency will continue working with families, landlords, and community partners to maintain and further strengthen mobility outcomes.

Goal 3: Sustain Viable Communities and the Urban Core

MDHA remains committed to supporting strong communities, economic mobility, and family stability through programs such as the Housing Choice Voucher Family Self Sufficiency (HCV FSS) Program. As of 2026, the program includes 172 active participants. MDHA works to expand opportunities that promote financial literacy, workforce advancement, and long term self sufficiency.

In 2025, MDHA established a new partnership with Ascend Federal Credit Union to further enhance financial education and banking opportunities for program participants. MDHA hosted one banking session in 2025 and has expanded its engagement for 2026. The agency has already scheduled three educational sessions for the current year, including a banking informational seminar, a resource fair, and a homebuyer education seminar, with a fourth session expected to be added based on participant needs and collaborative opportunities.

These activities support MDHA's broader goal of fostering viable communities by providing families with access to resources, supportive services, and pathways toward increased financial independence and economic stability. The agency will continue to develop strategic partnerships that strengthen service delivery and empower families to achieve self sufficiency.

Goal 4: Pursue the Best Housing and Business Practices

MDHA maintains a robust, agency wide compliance and training framework designed to ensure staff remain informed of all applicable HUD regulations, federal civil rights and fair housing laws, internal policies, and ethical standards. Each year, MDHA delivers more than twenty six structured learning experiences to employees across departments and job levels. These trainings contribute to consistent operational performance, strong risk management practices, and compliance with federal, state, and local requirements.

Core training topics include workplace civility and respectful conduct, preventing harassment and discriminatory harassment (including harassment in housing), workplace violence prevention, active shooter preparedness, drug free workplace compliance, defensive driving, cybersecurity awareness, and federal fair housing and civil rights protections. Through these ongoing educational offerings, MDHA promotes a safe, inclusive, and non discriminatory work environment while ensuring staff possess the skills and knowledge needed to serve residents and program participants effectively.

MDHA's continued investment in professional development strengthens organizational capacity, supports strong governance, and enhances the delivery of high quality housing services. These efforts ensure the agency maintains compliance across all programs and remains aligned with HUD's mission and performance expectations.

B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Capital Fund 5 Year Action Plan in EPIC approved by HUD on 2/19/2026</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>In Progress</p>
<p>C.3</p>	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>In Progress</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>