METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE

2025 - 2026 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR PROGRAM YEAR THREE OF THE 2023-2028 CONSOLIDATED PLAN AND 2025 ANNUAL ACTION PLAN

For the period June 1, 2025 – May 31, 2026

Prepared by:
Metropolitan Development and Housing Agency
701 South Sixth Street
Nashville, Tennessee 37206

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 2025 Program Year (PY) (Year 3 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 128 units of existing affordable housing through several home rehabilitation activities and the creation of 10 new rental units and 17 new homeowner units for households with incomes ≤60% of the area median income (AMI). Twenty-six of the units are occupied, and one unit is vacant.

Homeless assistance programs were aimed at providing permanent housing through rapid re-housing (434 people/164 households assisted) and prevention (129 people assisted) activities as well as supporting emergency shelters (1,574 people assisted) and street outreach (200 people assisted) efforts. One public facility improvement project was completed in PY 2025. Two public facility improvement projects were started in PY 2025. Details of accomplishments during the 2025 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: $3,456,264	Rental units rehabilitated	Household Housing Unit	10	12	120.00%	1	*5	500.00%
Affordable Housing Preservation	Affordable Housing Non-Housing Community Development	CDBG: $3,456,264	Homeowner Housing Rehabilitated	Household Housing Unit	400	408	100.02%	80	123	153.75%
1.* Essential Services for LMI and Vulnerable People	Public Housing Non-Housing Community Development	CDBG: $1,160,185	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8500	4911	57.78%	1700	1493	87.82%
Neighborhood Revitalization	Non-Housing Community Development	CDBG: $1,571,205	Other	Other	9	7	77.78%	1	3	300.00%

New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	HOME: $2,480,176	Rental units constructed	Household Housing Unit	200	110	55.00%	20	10	50.00%
New Affordable Housing Opportunities	Affordable Housing Non-Housing Community Development	HOME: $2,480,176	Homeowner Housing Added	Household Housing Unit	40	48	120.00%	8	17	212.50%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-Homeless Special Needs	HOPWA: $2,429,461/ ESG: $445,977	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1625	830	51.77%	225	177	78.67%
2.*Support for Homeless & Persons with HIV/AIDS	Homeless Non-Homeless Special Needs	HOPWA: $2,429,461 / ESG: $445,977	Homeless Person Overnight Shelter	Persons Assisted	10000	4688	46.88%	2000	1,574	78.70%
Support for Homeless & Persons with HIV/AIDS	Homeless Non-Homeless Special Needs	HOPWA: $2,429,461 / ESG: $445,977	Homelessness Prevention	Persons Assisted	875	354	40.46%	175	129	73.71%
3.*Support for Homeless & Persons with HIV/AIDS	Homeless Non-Homeless Special Needs	HOPWA: $2,429,461 / ESG: $445,977	HIV/AIDS Housing Operations	Household Housing Unit	1820	765	42.03%	270	259	95.93%

4.*Support for Homeless & Persons with HIV/AIDS	Homeless Non-Homeless Special Needs	HOPWA: $2,429,461 / ESG: $445,977	Other	Other	10625	8713	82.00%	2105	2493	118.43%

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

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

1. Essential Services for LMI and Vulnerable People – This includes Services for the Homeless and VASH Clients – 234; Fair Housing Services – 13; and Summer Youth participants – 1246.

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 (13 TBRA is included in line above with ESG RRH) is as follows: HOPWA STRMU – 181; PBRA – 58; Transitional/Short-Term- 20.

4. Support for Homeless & Persons with HIV/AIDS – Other: The breakdown for "Other" accomplishments is as follows: HOPWA Permanent Housing Placement -102, Supportive Services – 2,191, ESG Outreach – 200.

5. Rental Rehabilitation numbers include 3 DDRF units.6. 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 $595,886.55 to serve 38 households from July 1, 2025, thru September 30, 2026. MDHA also received a total LIHEAP award of $715,175.40 during the period of September 1, 2025, through September 1, 2027. For eligible residents, CDBG funds were used to accompany Weatherization measures. $10,225.00 CDBG funds have been used to assist 4 out of the 14 homes served thus far.*

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	293	2	883
Black or African American	1115	21	1,235
Asian	80	3	40
American Indian or American Native	3	0	2
Native Hawaiian or Other Pacific Islander	0	0	2
*Other (see Narrative below)	130		36
Total	1,621	26	2,198
Hispanic	99	0	253
Not Hispanic	1,522	26	1,945

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	31
Asian or Asian American	23
Black, African American, or African	1273
Hispanic/Latina/e/o	61
Middle Eastern or North African	8
Native Hawaiian or Pacific Islander	4
White	790
Multiracial	142
Client doesn't know	3
Client prefers not to answer	0
Data not collected	2
Total	2337

***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 represent 128 total households with the following make-up: 31 White; 93 Black/African American; and 1 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: 68 – Black/African American & White; and 62 – 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 2026. HOPWA “Other” represents 38 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 2025
CDBG	public – federal	7,734,567	5,364,007.87
HOME	public - federal	2,480,175.86	3,042,398.48
HOPWA	public - federal	2,429,462	1,962,198.92
ESG	public - federal	445,977	444,186.27

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.

****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 $595,886.55 to serve 38 households from July 1, 2025, thru September 30, 2026. MDHA also received a total LIHEAP award of $715,175.40 during the period of September 1, 2025, through September 1, 2027. For eligible residents, CDBG funds were used to accompany Weatherization measures. $10,225.00 CDBG funds have been used to assist 4 out of the 14 homes served thus far.*

Identify the geographic distribution and location of investments

For PY 2025, 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 2025 Program Year:

- Nonprofit and public agencies receiving CDBG funds for the 2025 Summer Youth Program leveraged an additional $845,908.70 from other sources.

HOME, ESG, and the Continuum of Care (CoC) programs have match requirements. Match resources for the ESG program are provided in the ESG CAPER report and exceed HUD's requirements. 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 2025 based on HUD PR33 is $556,114.06. Match contributions to HOME projects during 2025 was $7,862,369.52. This results in an excess match credit for 2025 in the amount of $25,592,547.59.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$18,286,292.13
2. Match contributed during current Federal fiscal year	$7,862,369.52
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	$26,148,661.65
4. Match liability for current Federal fiscal year	$556,114.06
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$25,592,547.59

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**
7919	5/12/2026	449,341						449,341
7883	3/17/2026	7,274,000						7,274,000
7766	5/13/2025						139,028.52	139,028.52

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**
$48,935.98	$562,726.58	$0	0	$611,662.56

Table 7 – Program Income

HOME MBE/WBE report – Per current HUD Guidance, no longer tracked in CPD programs.

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0			0	0	
Dollar Amount	$0			$0	$0	
Sub-Contracts						
Number						
Dollar Amount						

	Total	Women Business Enterprises	Male
Contracts			
Number	0	0	
Dollar Amount	$0	$0	
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	2			1		1
Dollar Amount	88,140					

Table 9 – Minority Owners of Rental Property

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

**MDHA utilized CDBG instead of HOME funds to aid with the rehabilitation of rental properties. These projects were either under construction or closed during this period. One Rental Rehab project was to a White female; the other was to a non-profit that has an African American executive director.*

	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	411
Number of Non-Homeless households to be provided affordable housing units	109	155
Number of Special-Needs households to be provided affordable housing units	270	259
Total	604	825

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	495	670
Number of households supported through The Production of New Units	28	27
Number of households supported through Rehab of Existing Units	81	128
Number of households supported through Acquisition of Existing Units	0	0
Total	604	825

Table 12 – Number of Households Supported

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

Outcomes represent achievement of 137% 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	278	5
Low-income	51	4
Moderate-income	33	17
Total	362	26

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 7805 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)

Reviewing a quick snapshot of Homelessness in Nashville using local FY25 Point in Time data, Nashville reported an average of 2,180 people. This includes 15% children, 53% adults, 7% unaccompanied youth, 25% seniors, 9% Veterans, 53% having a disability, and 44% experiencing chronic homelessness. In calendar year 2025, HMIS reported 11,769 people were entered into HMIS throughout the year and experiencing homelessness at different time periods.

Service and housing providers in Nashville have been adjusting to a post-COVID era, and this year marks the final American Rescue Plan Act fund deployment. This included an average of an additional $6.5 Million dollars being deployed over the last 4 months to address homelessness in Nashville by the Office of Homeless Services. Several local service agencies, including those that provide financial assistance with rent, security deposits, and arrears report a significant increase in extremely high arrears. They are seeing more families with higher barriers of eviction history, mental health concerns, lack of income, and increased addiction and substance use disorders. Unprecedented CV funding allowed agencies to house more families than ever before with a continued success rate of 85% remaining housed for the first two years in housing. However, with the drop in funding, providers have experienced staffing loss, staffing turnover and prematurely ending client supportive services. For FY27, the local government awarded funding to assist with the ongoing need. As of July 2026, Mayor Freddie O'Connell has successfully ensured that ARPA funding utilized over the last 4 years was replaced in our local OHS budget carrying forward initiatives from the prior mayor's commitment of $50M in ARPA.

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 city 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. Utilizing an electronic online HUB system, 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. Comparing that same data in May of 2026, in Nashville people are experiencing homelessness an average of 2 years and 6 months, displaying a substantial reduction in time spent unhoused. 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. OHS also has a coordinated entry call center that allows people to access the necessary resources by eliminating access and transportation barriers.

- In November 2023, Nashville's CoC General Membership voted to designate the city's Office of Homeless Services (OHS) as the Collaborative Applicant, transitioning that role from MDHA. 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, shelters, and prevention programs. The Contributor and Park Center are a few of the agencies funded by these funds administered by MDHA. Street outreach engaged 200 persons in PY 2025. Street outreach services target people who are actually experiencing life on the streets or in encampments.

- Access to services and housing is often hindered by a lack of transportation. In October of 2025, Nashville's WeGo Public transportation system began a new initiative designed to eliminate this barrier. Journey Passes are 3-year bus passes that allow individuals to ride the bus for free for 3 years. The initial pilot was deployed by OHS to the city's unhoused population, Metro School for families and youth, and Metro Action Commission for low income Nashvillians. Partnership between Nashville's WeGo Public Transit and OHS provided over 1,800 journey passes, at no cost to people who are at risk of or experiencing homelessness. To be eligible, people must actively work with community housing navigators, outreach employees, or reside in local shelters or are connected to nonprofit partner organizations. 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 within 2025-2026 fiscal year.

- 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 Coordinated Entry (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 has deployed the pilot program and is reviewing the data prior to eventually implementing the tool city-wide. The NASH assessment tool (Needs Assessment for Support and Housing) was chosen as a presentation topic at the NHSDC conference this year.

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.

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 Coordinated Entry (CE), and pulls monthly street outreach reports that highlight an aggregated, unduplicated number of people living outdoors as well as their gender, race, age, length of homelessness, Veteran status, income/benefits, disability, etc. It is important to note, with only 10 agencies in Nashville that receive CoC funds, OHS has successfully onboarded 49 agencies using the HMIS platform. This includes justice involved organizations, medical hospitals, and recovery programs. 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, 434 people or 164 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 1,574.

In addition to sustaining shelter operations, ESG funds have been used to expand street outreach. Essential services funds were allocated to The Contributor and Park Center for street outreach, and 200 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 to access services and housing. ESG assisted 779 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, the Office of Homeless Services operates an overflow emergency shelter at a Metro identified building to ensure that we have enough beds space to keep everyone safe during the winter months. 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 Overflow Shelter, 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, and Nashville General Hospital provided onsite medical and behavioral support. Youth ages 13-17 and young adults ages 18-24 are offered shelter and services at Oasis Center and Launch Pad. 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 eliminate extreme /continued grow in 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 met regularly to enter progress on all goals and objectives into a tracking spreadsheet. These goals and objectives align with best practices of swiftly moving people off of 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. HMIS data for 2025-2026 and current systems performance measures are being reviewed and compiled. 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 need permanent supportive housing (PSH). 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 permanent supportive housing resources do not adequately meet the needs of people experiencing chronic homelessness. To fill the gap, the data indicated that Nashville should target projects that create new PSH units to serve people experiencing chronic homelessness and prioritize these projects for funding.

The findings from local data 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, a 136% increase in funding over the last 5 years. These funds will sustain an array of existing homeless assistance programs at MDHA and other nonprofit organizations.

OHS secured local funding for 90 apartment units in a community known as Strobel House, a Metro building designed to offer permanent housing for individuals experiencing street level/ unsheltered homelessness. Currently, 64% of the building's tenants experienced chronic homelessness prior to entry. Local Metro funding also supports temporary/ interim housing options (formerly funded by ARPA). This added an additional 100 hotel options, and 4 local church spaces converted for interim housing. All three of these shorten the amount of time individuals experience homelessness and help with a smooth transition into permanent housing.

OHS has secured local funding to assist with Metro's Rapid Response to housing individuals swiftly. In a pilot phase, OHS has secured housing for Veterans, families in shelters, and chronically homeless individuals living in encampments. This pilot phase will end October 2026, and data will be reviewed to drive modifications. This is a new initiative operated by Metro, which was also chosen for presentation at the NHSDC conference.

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 (40%) of the 2025 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 Emergency Housing Vouchers (EHVs), made available in 2021 through the American Rescue Plan Act (ARPA), specifically for people experiencing homelessness or who are at-risk. As of May 31, 2026, 104 remain leased. The EHV funding is anticipated to expire in 2027. There have been no new EHVs issued since 9/30/2023.

June 30, 2026 signaled the end to a 4-year funding initiative. 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 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. Information on the results of this funding initiative as of December 2025 can be viewed at the following link:

https://www.nashville.gov/sites/default/files/2025-12/American-Rescue-Plan-Report-2025-10.pdf?ct=1767126854

OHS secured local funding to sustain these programs, beginning July 1, 2026.

To ensure that persons formerly experiencing homelessness served in permanent housing projects retain their housing, MDHA amended its original HOME-ARP plan to use its 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. Since 2006 Nashville programs have assisted 1,885 people with obtaining approval for disability benefits through the Social Security Administration with an average of 71.9 days, from time of application to time of decision.

In PY 2025/2026, the county-wide programs (The Contributor & Park Center) collectively assisted 85 people with an approval in an average time of 222 days.

To further assist homeless people with housing entry, $250,000 in CDBG funds in the 2025 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.

OHS operates the Low Barrier Housing Collective program that lowers barriers for the city's unhoused population. 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, and up to $500 per household to cover application fees and security deposits.. Additionally, a Landlord Mediation Hotline was created for landlords who accept housing subsidies for tenants who transitioned out of homelessness. The hotline staff mediates between landlords and tenants, offers support in cases of unexpected unit vacancies, processes landlord mitigation fund claims, and responds to questions regarding various rental subsidy programs.

ARPA funding brought on an additional 735 affordable housing units of which 168 are dedicated to homelessness for 30 years. And preliminary reports state that 1,599 individuals secured permanent housing, 2,769 people received services, and 888 individuals were housed in interim housing options.

As of July 2026, Mayor Freddie O'Connell has successfully ensured that ARPA funding utilized over the last 4 years was replaced in our local Office of Homeless Services budget. This carries forward initiatives from the prior mayor's commitment of $50M in ARPA funds to help with decreasing our average length of time that people experience homelessness, increasing and deploying supportive services into the homes of newly housed people, creating new affordable permanent housing options, and incentivizing involvement by landlords and property managers. Funds also assisted with overall capacity building of local non-profits and service providers.

On January 17, 2025, HUD announced its awards of FY2025 CoC homeless funding, which was a two-year funding cycle. Nashville received a 136% increase from 2021. The FY25 funding award of $11,846,313 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 Homelessness 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 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 2025 for the two projects. The overall CoC funding award helped 1,977 individuals/1,087 households secure housing. This included 862 children, 880 people with disabilities, and 507 survivors of domestic violence.

United Way of Greater Nashville (UWGN) launched The Family Collective—formerly the Family Empowerment Program—in July 2014 to address gaps in services for families experiencing homelessness or housing instability whose children were enrolled in Metropolitan Nashville Public Schools. With seed funding from the Siemer Institute, UWGN initially partnered with Catholic Charities of Tennessee and Safe Haven Family Shelter to help families stabilize their housing, reduce disruptive school moves, and create stronger conditions for children's educational success.

Over time, The Family Collective expanded into a broad network of more than 32 organizations working together to support families with low incomes and advance the purposes of the Temporary Assistance for Needy Families program. Since its inception, more than 4,500 families have received services through agencies participating in The Family Collective. This history established a strong foundation of coordinated services, shared learning, and collaborative infrastructure for supporting families experiencing housing and economic instability.

The current iteration of The Family Collective is a focused partnership among UWGN and four community-based agencies. Through this model, trained coaches and housing specialists work with families to assess their needs, address immediate barriers, and establish greater housing and financial stability. Families may enter through multiple community access points, including schools, early learning centers, family resource centers, coordinated entry, and other community-based organizations. Each family is connected with a coach who serves as a consistent point of contact, helps the family identify its strengths and priorities, develops an individualized action plan, and coordinates access to housing, education, workforce, financial, and other supportive resources.

As The Family Collective has evolved, UWGN and its partners have begun shifting from a primarily housing stabilization and service-coordination model toward Mobility Mentoring®, an evidence-informed coaching approach that supports families in setting and achieving goals across multiple areas of their lives. Mobility Mentoring provides partners with a shared framework for helping families assess their current circumstances, identify their aspirations, establish incremental goals, and build the skills, confidence, and resources needed to achieve long-term economic mobility.

Housing stabilization and homelessness prevention remain essential components of the work, but they are increasingly positioned as the foundation for a broader mobility journey. Once immediate crises are addressed, coaches work alongside families to strengthen financial well-being, increase income, pursue education and employment opportunities, improve family stability, and expand social capital. This approach recognizes that families often face interconnected barriers and that sustained progress requires more than referrals—it requires trusted relationships, individualized coaching, flexible supports, and consistent follow-through.

UWGN serves as the backbone organization for The Family Collective by convening the four partners, coordinating training and implementation, supporting shared measurement, facilitating continuous learning, and helping partners address systemic barriers affecting families. UWGN also maintains a shared data infrastructure that supports communication and coordinated service delivery while helping the partnership understand family progress, assess outcomes, and identify opportunities to improve the model.

The Family Collective continues to align its housing-related work with Nashville's Continuum of Care, including coordinated entry and Homeless Management Information System practices, while strengthening connections to education, workforce development, financial empowerment, and other economic mobility resources. This alignment is intended to help families move more seamlessly from crisis response and stabilization toward sustained progress and long-term well-being.

At its core, The Family Collective seeks to place families at the center of the work. Families are engaged as partners in establishing their goals and informing how services are designed and delivered. The model reflects a two-generation approach by recognizing the interconnected needs and aspirations of children and the adults in their lives. Through Mobility Mentoring, coordinated supports, and stronger partner alignment, The Family Collective seeks to help families build lasting stability and make measurable progress across housing, education, employment, financial well-being, health, and social capital.

Through June 2026, The Family Collective and its participating partners had served more than 4,900 families, housed nearly 1,400 families, prevented approximately 2,000 families from experiencing homelessness, provided $9.1 million in direct assistance, and supported families in reducing $500,000 in debt. As the initiative transitions into its next phase, UWGN is building on these accomplishments while placing greater emphasis on the quality of the coaching relationship, progress toward family-defined goals, and the long-term outcomes associated with economic mobility.

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.

This year marks the second year of operations for Metro's 90 new units of permanent supportive housing at The Strobel House for unhoused individuals. This building includes space for services onsite using $35,000,000 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.

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 plan ends July 2026 and 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. The city is now embarking on devising a new 3–5-year strategic plan for our community.

- ***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 (now called Bright Futures) 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 notes a challenge with the FYI vouchers created by a law that will not allow a young adult to be in the state's Extended Foster Care and have a FYI voucher at the same time. This creates an unnecessary burden on the young adults who are forced to choose between a housing voucher and supportive services and monthly allowances with Extended Foster Care. It also contributes to the under-utilization of the FYI voucher.

DCS also partners with Oasis Center to refer youth transitioning out of care to the Youth Homelessness

Demonstration Program (YHDP).

Juvenile Justice

During the reporting period, the Juvenile Court continued to play a critical role in supporting Metro Nashville's coordinated response to youth housing instability, family preservation, and community safety. The Court's work intersects directly with HUD-funded systems through referrals involving dependent and neglected youth, unaccompanied minors, justice-involved youth experiencing housing instability, and families engaged in court-ordered services.

Key Operational Developments and System Improvements

1. Implementation of Integrated Case Management Systems

The Court successfully advanced implementation of the Quest case management system (go-live November 2025), improving real-time coordination across intake, probation, detention screening, and service referrals. This enhancement has strengthened the Court's ability to document and track service linkage and support timely referrals to community-based providers, including housing and shelter partners.

2. One Family, One Judge Model

The Court continued implementation of the One Family, One Judge docketing model to improve continuity of care and reduce fragmented case handling. This structure has improved judicial oversight of family systems and strengthened coordination with external service providers supporting stabilization.

3. Strengthening Diversion and Community-Based Alternatives

The STAR Team Diversion program plays a vital role in diverting eligible youth away from formal court involvement and detention, connecting families earlier to supportive resources.

4. Enhanced Focus on Family Wellbeing and Stability

The Court launched its development of the newly developed Family Wellbeing Unit (FWU), a supportive approach to ensure that families involved in dependency and neglect proceedings receive coordinated assessments and referrals. This includes linkage to housing assistance, emergency shelter resources, and wraparound supports through Metro and nonprofit partners.

5. Continuum of Care for Vulnerable Youth

The Court maintained active coordination with child welfare, schools, and community-based providers to address runaway episodes, and placement instability. Court-involved youth frequently present with overlapping needs including housing insecurity, trauma exposure, school disengagement, and behavioral health needs.

Collaboration with Housing and Community Partners

The Juvenile Court worked in alignment with Metro Nashville's housing and homelessness response systems by:

- Supporting referrals for families in dependency and neglect cases experiencing housing instability
- Coordinating with community-based providers to stabilize living arrangements for youth at risk of out-of-home placement
- Engaging in multidisciplinary case staffing for mid-to-high risk families, some of whom have housing needs

Key Outcomes and System Impact (Reporting Year)

- Increased use of structured diversion pathways for eligible youth with underlying family instability factors
- Improved documentation and case management systems
- Expanded coordination between court staff and community providers for case planning
- Reduced duplication of services through more centralized case tracking and judicial oversight model
- Strengthened interagency collaboration between court, child welfare, education, and housing systems

The Court is actively working to strengthen alignment with Metro Nashville housing and human services systems through:

- Expansion of diversion and family stabilization pathways to reduce system involvement
- Strengthening cross-system case coordination protocols
- Continued development of the Nashville Youth Campus for Empowerment (NYCE) to improve service continuity and placement stability for youth requiring higher levels of care

Mental and Physical Health Institutions

The Criminal Justice Liaison (CJL) Program is a community program at the Mental Health Cooperative that facilitates 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.

Responders Engaged and Committed to Helping (REACH) is a 24-hours-a-day/7-days-a-week partnership

that pairs Mental Health Cooperative clinicians with Nashville Fire Department paramedics to answer non-violent mental health calls that traditionally would have been answered by an ambulance.
The Metro Nashville Public Health Department launched and facilitated the development of the Community Mental Health Systems Improvement (CMHSI) initiative as a program to bring together community stakeholders to address the mental health crises facing the community. Established in 2017, CMHSI focuses its advocacy and programmatic efforts on supporting the community's most vulnerable residents experiencing behavioral health challenges, particularly those who interact with the healthcare, behavioral health, criminal justice, and social service systems.

CMHSI's early accomplishments included the establishment of a 30-bed Crisis Treatment Center and the development of two innovative co-response programs: Partners in Care (PIC), which pairs a mental health crisis clinician with a specially trained law enforcement officer, and Responders Engaged and Committed to Help (REACH), which pairs a mental health crisis clinician with a paramedic or EMT. These programs provide coordinated, community-based responses to individuals experiencing behavioral health crises.

Of particular relevance to Nashville's Continuum of Care (CoC), CMHSI launched the Supportive Housing Task Force in 2020 to strengthen coordination among organizations providing healthcare, behavioral health, substance use treatment, and supportive housing services. The Task Force prioritizes individuals who are at risk of entering, or are already involved in, the criminal justice system and seeks to ensure they have access to appropriate supportive housing and services.

A key initiative of the Task Force is advancing the Frequent Users Systems Engagement (FUSE) model. FUSE is an evidence-based approach that uses three core strategies: (1) data-driven problem solving, (2) systems and policy reform, and (3) targeted housing and supportive services to identify and assist individuals who are frequent users of multiple crisis systems. These individuals often cycle through law enforcement, jails, homeless shelters, emergency departments, and other publicly funded emergency services, consuming a disproportionate share of health, human services, and public safety resources.
By focusing on this small but high-need population, the FUSE model combines permanent supportive housing with intensive wraparound services, including case management, behavioral health treatment, service coordination, employment and education assistance, and other individualized supports. This integrated approach is designed to break the recurring cycle of homelessness, incarceration, and hospitalization while improving health and housing stability and reducing reliance on costly crisis systems.

Mental Health Crisis Services

The Mental Health Cooperative (MHC) provides 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 the Tennessee 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 and operates the Metro-Davidson County PATH Program providing both outreach and case management services to those experiencing homelessness or at risk. The team 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. MHC is also 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 a mental health counselor with Metro Nashville Police Department personnel 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

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. Mental Health Cooperative now provides Discharge Planning for those incarcerated in the Davidson County Sheriff's Office (DCSO) jail facilities. There are four Discharge Planners who work inside the jail to provide support and resources for individuals preparing for release from custody. Additionally, individuals who exit custody from the DCSO Behavioral Care Center (BCC) work with the BCC 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, Athena's Court (human trafficking court), Recovery Court and Community Corrections address discharge planning needs of the individuals who have been accepted into these programs. 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 Property Management Department oversees the administration and performance of the agency's subsidized housing portfolio, which includes properties managed directly by MDHA as well as properties operated by third-party management partners.

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 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 Fall 2026 and Summer 2026, respectively. 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. MDHA's goal is to create transformations similar to that of Cayce Place in 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 2025 the program served 438 households, provided 288 computers, and trained 262 senior citizens and 158 youth. 100 people were assisted with digital Wi-Fi service for reduced cost.

All 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, 2026 – May 31, 2026, MDHA administered or received the following grant awards to address the needs of affordable housing/assisted housing residents:

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

The U.S. Department of Housing and Urban Development awarded MDHA 50 Foster Youth to Independence vouchers. FYI vouchers are issued to prevent or end homelessness for young adults under age 25 who are transitioning out of foster care.

The Truist Foundation awarded MDHA $25,000 to support the Financial Freedom and Homebuyer Club programs. These programs are available to MDHA residents and the larger community. Approximately 100 individuals graduate from these programs annually. Financial Freedom programming focuses on core money management skills including how to create personal budgets, build and maintain good credit, manage and pay off debt, understand taxes and invest for long-term goals. Homebuyer Club programming focuses on mortgage types, credit management, budgeting and the responsibilities of homeownership.

The U.S. Department of Housing and Urban Development awarded MDHA a Shelter Plus Care Consolidated Renewal grant, which provides rental assistance and supportive services to chronically homeless individuals/families with disabilities.TN-504 CoC Planning Application FY2025 ($465,701). On March 31, 2026, 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 will transition from MDHA to the Mayor's Office of Homeless Services.

Region's Bank awarded MDHA Housing Trust Corporation a $7,500 grant award to 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.

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 2025, 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 711 landlords participating in the voucher program, with 110 added in the calendar year 2025. The department continues to conduct landlord outreach to increase the supply of available units for program participants. There are approximately 5969 households currently on the waiting list. 1995 Section 8 Vouchers were issued from June 1, 2025 to May 31, 2026. 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 operates the yearly Financial Freedom 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 756 participants and 7.5 hours of homeownership training to 180 participants. Two graduates of the Homebuyers Club purchased homes in 2025.

In addition to the Financial Freedom and Homebuyers program, MDHA administers the Family Self-Sufficiency (FSS) Program and the 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 are typically intensive and offer case management for up to 5 years.

The 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 2025the FSS program has maintained a case load of 83 families and the job readiness program has offered service and outreach to 945 families. The ROSS Program which has operated since June of 2024, provides case management to 54 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 2025 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 2025, Metro Council approved six PILOTs for rental housing developments, which will provide an estimated tax abatement of $26,640,166 over a ten-year period to enable the creation of 651 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 FY27, the Housing Division will be revamping the housing dashboard to align with the Unified Housing Strategy performance metrics.

- 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. Through partnerships with Legal Aid Society, the Nashville Hispanic Bar Association, Rooftop Nashville, the Nashville Conflict Resolution Center, and the American Muslim Advisory Council, the program provides free legal representation, legal education and supportive services to Nashville residents facing eviction. Since launching as a pilot in 2022, ERTC has become a critical resource to Nashvillians, serving more than 1,000 households each year. Starting in FY27, the Eviction Right to Counsel (ERTC) program will be supported via the General Fund and move under Metro Nashville's Housing Division, directly advancing Action 36 of the Unified Housing Strategy (UHS) and strengthening the program's long-term sustainability. With ERTC now housed within Metro, the city can better align eviction prevention efforts with affordable housing strategies.

- 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 launched 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 supports 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. Since launching, the Fund has support the creation and preservation of 526 units.

- 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 2026.

- 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.

- In partnership with MDHA, Metro Nashville's Housing Division released a RFP to identify a consultant team to support the development of a Permanent Supportive Housing Strategic Plan. A consultant team has been selected and contract finalization is underway. The plan development is expected to be launched in late Summer 2026 with the plan being finalized in fall 2027. The PSH Strategic Plan will build on the vision, mission and values of the Homelessness Planning Council's Strategic Plan and the Unified Housing Strategy while serving as a standalone, implementation-oriented roadmap. The plan will provide specific, actionable, and measurable strategies to expand the supply of PSH, strengthen system coordination and capacity, and ensure the long-term sustainability of supportive housing in Nashville so that homelessness is rare, brief and non-recurring.

- Metro's Infill Housing Initiative is an inter-departmental effort to evaluate and identify potential Metro-owned parcels that would be appropriate for housing development through public-private-partnerships. The initiative is being shepherded primarily by the Planning Department and the Department of General Services. Together, the Planning Department and the Department of General Services have identified a certain number of Metro-owned parcels that could be made available for housing development. An initial group of parcels have been identified for housing development and will be made available to the private development community through a competitive solicitation process anticipated to be released in Summer 2026. The inclusion of deed-restricted affordable units, as well as the depth of affordability will be critical factors in ranking each of the future responses.

- 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. Since launching in early 2025, the program has had nearly 200 signs up across Davidson County with four successful homeshares booked through the platform.

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

Affordable Housing

In Round 15, approved in Summer 2025, 16 organizations received a total of $35,606,000 through the Barnes Fund, Metro Nashville's local housing trust fund. The result of this funding round was 855 total units: 751 Barnes-funded rental and homebuyer units and 104 Barnes-funded rehab units.

Over the course of its lifespan, the Barnes Housing Trust Fund has funded 697 homebuyer units and 5,131 rental units, and developers have been able to leverage this funding to provide an additional 28 homebuyer units and 1,046 rental units. Therefore, the Barnes Housing Trust fund is currently on track to produce 6,852 total units.

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

Promise Zone

"Nashville was selected as one of 22 Promise Zones (PZ) around the country in June 2016. This was a ten-year designation that ends in June 2026. 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.

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:

MDHA has constructed 603 of 2,500 new rental units of affordable, mixed-income housing in Cayce Place, with two additional developments currently under construction:

5th & Summer: 5th & Summer is located on 1.75 acres at 725 S. Fifth St., Nashville, TN 37206. Construction is scheduled to be compete in Fall 2026. 5th & Summer will include 107 mixed-income units: 66 affordable units and 41 new market-rate units. Taking advantage of site slopes, the building consists of four floors of residential apartments on top of one floor parking garage, with an additional floor of walk-out units at the street frontage. The units 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 compete in Summer 2026. 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.

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:

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

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.

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.

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 2025 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 a 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 2025 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 11 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 2025 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 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. 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. This funding was awarded to one developer to complete 4 units of affordable rental housing. MDHA also issued an RFA in August 2025 to provide $500,000 in HOME funding from the 2024 PY for new construction of affordable homeownership housing. This funding was awarded to Habitat for Humanity and was used to create 26 units of affordable single-family housing for purchase. HOME funds awarded from previous PYs were utilized to complete the new construction of 10 units of affordable rental housing during the 2025 PY. Additionally, HOME funds awarded from previous program years have enabled the new construction of 17 new homeownership units in the 2025 PY. During FY 2025, Metro Council approved six PILOTs for rental housing developments, which will provide an estimated tax abatement of $26,640,166 over a ten-year period to enable the creation of 651 units of affordable housing.

Affordable Housing Preservation	Disproportionate Housing Needs – Loss of affordable housing Lack of assistance for housing accessibility modifications;	In Round 15 of the Barnes Fund 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. CDBG funds were used to preserve 128 units of existing affordable housing through several home rehabilitation activities 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 38 households from funding allocations received from July 1, 2025, thru June 30, 2026.
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 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: https://www.nashville.gov/sites/default/files/2025-05/OHS-American-Rescue-Plan-Report-2025-05.pdf?ct=1747936590 During the 2025 PY ESG/HOPWA funded homeless assistance programs were aimed at providing permanent housing through rapid re-housing (434 people/ 164 households assisted) and prevention (129 people assisted) activities as well as supporting emergency shelters (1,574 people assisted) and street outreach (200 people assisted) efforts. CDBG funds were utilized to pay rent/utility deposits for 234 Homeless individuals so that they could access housing.
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 1246 participants during the 2025 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 63-64 of this CAPER. 13 persons were assisted during the 2025 PY.

Neighborhood Revitalization	**Publicly Supported Housing**	One public facility improvement project was completed in PY 2025. Two public facility improvement projects were started in PY 2025.

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 2025/2026, MDHA's compliance specialist focused on the following community development programs: CDBG, HOME, HOPWA, and ESG (as of the date of the CAPER).

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 span 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 fair and equal access 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. Contractor selection and award decisions shall be merit-based and consistent with applicable law and Executive Order 14173.

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 3rd Program Year (2025) Action Plan aligned with the strategies outlined in the 2023-2028 Consolidated Plan. The 2025 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 2025 Action Plan.

During the 2025 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.

<u>Citizen Participation Opportunities regarding the 2025 CAPER</u>

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, 2026, and will conclude at 10:00 a.m. on August 24, 2026. Citizens are provided an opportunity to comment on the annual report at a virtual and in-person public hearing to be held on Wednesday, August 20, 2026, 6:00 p.m. via Zoom and at an MDHA location. A summary of public comments received during the comment period and at the public hearing and MDHA's responses is included in Appendix B.

CR-45 - CDBG 91.520(c)

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

In 2025, 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, 2026, CDBG funds available to draw totaled 1.48% of the 2025 Annual Allocation, which is below the 1.5 expenditure requirement.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No

[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.

501 Forest Park Rd- 2 Units- **204- Bathroom**- Sink stopper needs to be repaired- **303**- **Living room-** Front door has an area of peeling paint around the knob on the inside

1009 2nd Ave S – 3 Units

2615 26th Ave N- 4 units- 207- Other Interior Hazards- Wall by bedroom has a minor repair

715 Woodland St. – 4 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 2025 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 2025 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

2025 Program Year, the Hotline received 20 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 2025 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 2025 Action Plan. TFHC performed the following activities related to Fair Housing during the 2025 Program year.

- The Tennessee Fair Housing Council (TFHC) received 308 inquiries and opened 40 cases for Davidson Countians. TFHC successfully resolved 15 cases for a total value to clients of approximately $45,150. One Davidson County client shared the following comment about TFHC's assistance to her:

    - I am a senior citizen with a disability who lives in Nashville. I began to receive social security disability insurance (SSDI) payments in August 2024. When I learned that I would get my payments on the second Wednesday each month, I was concerned because rent is late after the 5th. The first several months I was able to make my rent on time by using funds from my SSDI back pay. The back pay ran out in March 2025, so my rent payments began to be late. I explained the situation to our property manager and asked if he could waive the late fees. He refused. I can't afford to pay my rent and late fees. So, the property manager began to threaten to evict me. I was scared and got in touch with the Tennessee Fair Housing Council (TFHC). In less than two weeks, they had talked to my property manager and he moved my rent due date to the 15th of the month! They also got him to remove all late fees! I am so grateful to God and TFHC for taking care of this huge and worrying problem. Now I can relax and sleep at night! It is wonderful to have a fair housing advocate in Nashville! I hope and pray others in my situation will turn to TFHC for help.

- TFHC engaged in multiple education and outreach activities in Davidson County including but not limited to the following:

    - Staffed an outreach table at the Bridges for the Deaf and Hard of Hearing CommunityFEST.
    - Served as a table host for a Community Conversation on Housing for Individuals with Intellectual and Developmental Disabilities. The topic of conversation was how our community can increase affordable housing options for adults with intellectual and developmental disabilities. This event was hosted by the Mayor's Advisory Committee for People with Disabilities, the Vanderbilt Kennedy Center, and Our Place Nashville.
    - Staffed an outreach table at Schwab Elementary School's Fall Festival.

- Presented “Know Your Fair Housing Rights” at the Nashville CARES Empowerment Workshop.
  - Presented “The Fair Housing Rights of People with Mental Illness” at the Mental Health Law Conference sponsored by Mental Health America of the MidSouth.
  - Discussed fair housing with students in the Housing Law Clinic at Vanderbilt Law School.
  - Spoke on a panel about “Fair Housing Hot Topics” at the Tennessee Housing Conference hosted by the Tennessee Housing Development Agency (THDA).
  - Attended a Metro Human Relations Commission No Hate on My Plate event and shared information about fair housing.
  - Conducted a fair housing training for Park Center.
  - Presented about reasonable accommodations and reasonable modifications at Empower Tennessee’s Living Your Best Empowered Life event.

- On April 10, 2026, the Tennessee Fair Housing Council hosted the 2026 Fair Housing Matters Conference in conjunction with co-sponsors Fair Housing Council of Metropolitan Memphis and West Tennessee Legal Services. This was a half-day webinar with multiple sessions as follows: Key Fair Housing Concepts, Educating the Next Generation about Fair Housing, Current Fair Housing Issues in Tennessee, and The State of Fair Housing in 2026. We offered 4 hours of CLE credit for attorneys. There were 123 attendees and we received extremely positive feedback including the following:
  - Every presenter was impressive and engaging - well done! Thank you so much for this wonderful and informative CLE.
  - The best part was information about what Fair Housing actually covers (disability, race, etc.) and doesn't cover, with actual descriptions and examples.
  - Practical information as well as recent changes in fair housing.
  - I got a lot of great info. on how to talk to landlords about fair housing in a practical way and felt like I got great concise answers to my questions.

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 2025, MDHA accumulated HOME PI and Repayment receipts of $611,662.56 that were budgeted in the 2026 Action Plan to be used for activities. No funds were used to pay expenses during the 2025 PY.

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 2025, 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 2025 PY, 123 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, 5 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 38 households from funding allocations received from July 1, 2025, thru June 30, 2026.

During FY 2025, Metro Council approved six PILOTs for rental housing developments, which will provide an estimated tax abatement of $26,640,166 over a ten-year period to enable the creation of 651 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.

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	200	181
Tenant-based Rental assistance	5	13
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	50	58
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	15	20
Total	270	272

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 2025. The actual program year total was 102 for PY 2025.

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 2025 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, 2026. Seventy-six percent (76% 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; sixteen percent (16% 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 2025 PY, the amount of $2,429,461 was granted to the Nashville, TN EMSA.

2025 HOPWA Distribution	
Housing Assistance (Short-term Rent/Mortgage and Utility Assistance, facility-based operating assistance, TBRA, Motel/Hotel stays, and related administrative share)	$1,938,203
Supportive Service (all else, including rent/utility deposits & related administrative share)	$491,258
TOTAL	$2,429,461.00

Table 15 - 2025 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. **$1,685,420** 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. **$0** of PY 2025 HOPWA funding: Short-Term Rent Mortgage Utility Assistance (STRMU), Permanent Housing Placement, Supportive Services and Case Management funded in prior years

- Urban Housing Solutions is a nonprofit housing development agency that specializes in rental housing for low-income and special needs populations. **$549,319** 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

<u>Local Jurisdiction Description</u>

The EMSA consists of Nashville/Davidson County and eleven 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 6,066 PLWHA in the Nashville EMSA at the end of the 2024 calendar year per the Ryan White Part A 2025 Needs Assessment. Minorities are disproportionately impacted by HIV disease in the Nashville Transitional Grant Area. According to the Ryan White part A 2025 Needs Assessment; Non-Hispanic Blacks hold about half of the incidence and prevalence each year. Hispanics/Latinos show a 19% increase in prevalence rate from 2019-2023, a significant increase. 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

<u>Overview</u>

During the program year, our HOPWA program partners provided short-term rent, mortgage and or utility (STRMU) payments to 181 eligible households. An additional 58 households were assisted via affordable rents made possible by operating subsidies funded by HOPWA. Permanent housing placement provided assistance to 102 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 2,191 households. Transitional housing and/or emergency hotel/motel stays served 20 households. Tenant Based rental assistance served 13 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, 2026.

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	06/01/2025
Program Year End Date	05/31/2026

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: 47919

Subrecipient or Contractor Name: VILLAGES OF
GLENCLIFF City: Nashville
State: TN
Zip Code: 37211
UEI Number: F7MJBY1EB934
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 42500

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: 24500

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: 84500

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: 33405

Subrecipient or Contractor Name: OASIS CENTER
City: Nashville
State: TN
Zip Code: 37204
UEI Number: WWU7L1W8MSD1
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Nonprofit Organization
ESG Subgrant or Contract Award Amount: 33405

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: 16800

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: 50000

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: 40000

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: 39500

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	114
Children	15
Don't Know/Refused/Other	0
Missing Information	0
Total	129

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	191
Children	242
Don't Know/Refused/Other	0
Missing Information	1
Total	434

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter*

Number of Persons in Households	Total
Adults	1,237
Children	334
Don't Know/Refused/Other	2
Missing Information	1
Total	1,574

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	196
Children	4
Don't Know/Refused/Other	0
Missing Information	0
Total	200

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	1,738
Children	595
Don't Know/Refused/Other	2
Missing Information	2
Total	2,337

Table 20 – Household Information for Persons Served with ESG

6. Age—Complete for All Activities

	Total
Under 18	595
18-24	111
25 and over	1,627
Don't Know/Refused/Other	2
Missing Information	2
Total	2,337

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 AND REQUEST FOR PUBLIC COMMENT

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT FOR THE 2025-2026 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 2025-2026 program year (June 1, 2025, through May 31, 2026).

Public Hearing: MDHA will hold an in-person public hearing on the CAPER at 6 p.m. CDT Aug. 20, 2026, at the MDHA Amenities Center located at 620 Dew Street, Nashville, TN 37206. The hearing will also be accessible via Zoom at the following link:

bit.ly/44V4qiH

Public Comment: The CAPER will be available for public examination and comment from 4 p.m. CDT Aug. 7, 2026, until 10 a.m. CDT Aug. 24, 2026. 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 Monday, Aug. 24, 2026. 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 20, 2026:

No public comments or questions were received during the in-person and virtual public hearing.

Comments or Questions Received during Public Comment Period 8/7/2026 – 8/24/2026:

No public 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 2025. 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 2025 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	17 households	Countywide

Construct New Affordable Housing and Address Housing Barriers	HOME	New Construction (Rental)	Housing	10 households	Countywide
Construct New Affordable Housing and Address Housing Barriers	CDBG	Fair Housing	Public Services	13 Persons	Countywide
Retain Affordable Housing Stock	CDBG	Homeowner Rehab, Weatherization, HVAC Replacement, Roof Replacement	Housing	123 households	Countywide

and Maintain Housing Stability		and Accessibility Rehab			
	CDBG	Rental Rehab	Housing	5 households	Countywide

Assist Homeless Persons & Persons with HIV/AIDS	CDBG	Housing Assistance for Homeless	Public Service	234 households	Countywide
	ESG	Rapid-Rehousing	Homeless Assistance	434persons/164Households	Countywide
	ESG	Prevention	Homeless Assistance	129 persons/103 Households	Countywide
	ESG	Emergency Shelter Operations	Homeless Assistance	1,574 persons/1289 Households	Countywide
	ESG	Street Outreach	Homeless Assistance	200 persons/192 Households	Countywide
	HOPWA	Short-Term Rent, Mortgage & Utility Assistance	Housing Assistance	181 Households	MSA
	HOPWA	Sponsor Administration	Administration	N/A	MSA
	HOPWA	Facility-Based Rental Assistance	Housing Assistance	58 households	MSA
	HOPWA	Transitional/Short-Term Housing	Housing Assistance	20 Persons	MSA
	HOPWA	Permanent Housing Placement	Housing Assistance	102 Persons	MSA
	HOPWA	Tenant-Based Rental Assistance	Housing Assistance	13 Persons	MSA
	HOPWA	Supportive Services	Housing Assistance	2,191 Persons	MSA

Support Services that Provide Stability	CDBG	Summer Youth Programs & Youth Employment Programs (POWER)	Public Service	1246 youth participated	Countywide
Invest in Underserved Areas	CDBG	Facility Improvements	Facility Improvements	1 project completed and 2 projects started construction	Countywide