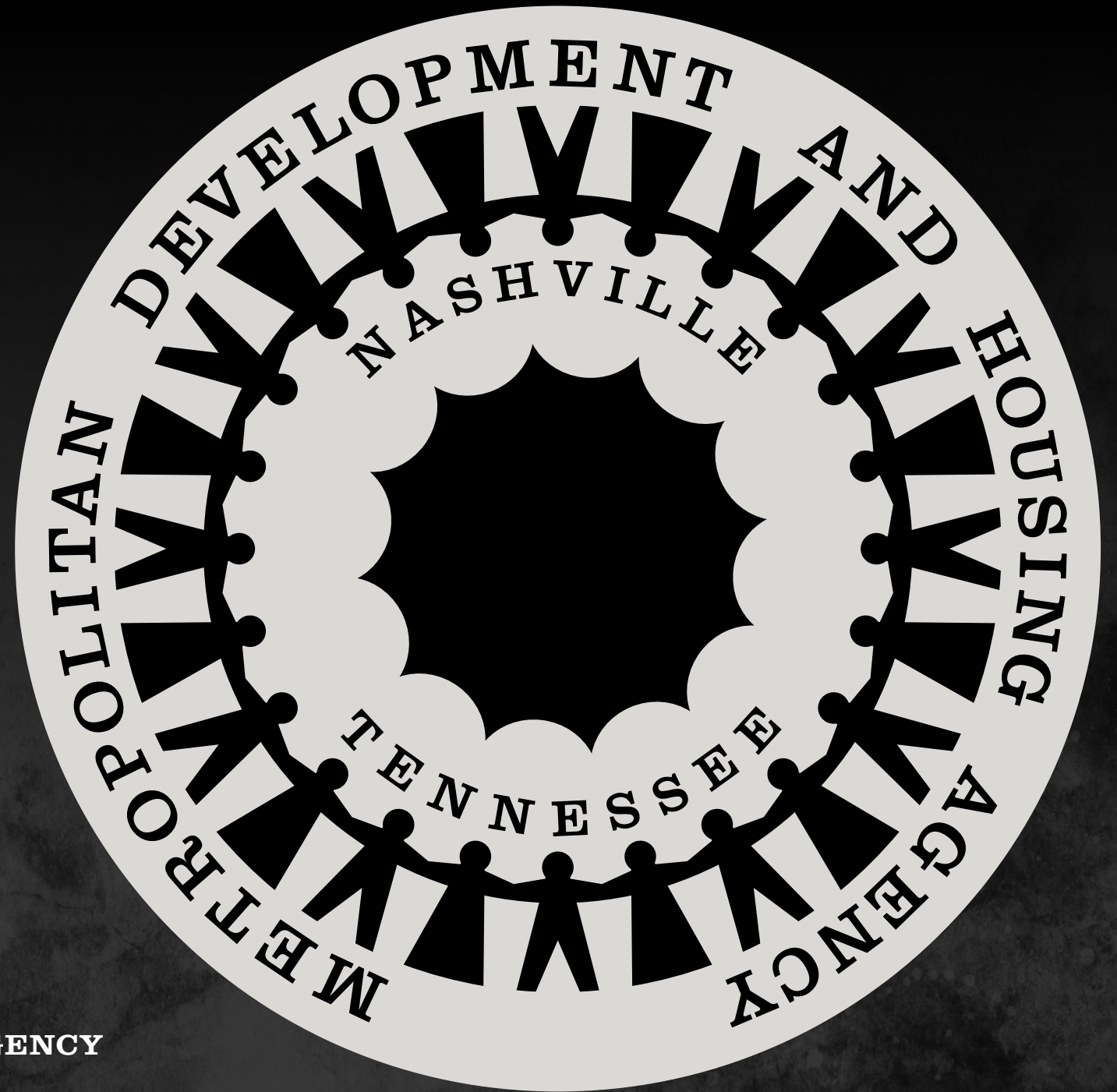


ANNUAL REPORT 2025

Building Community, Creating Opportunities

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY



MDHA'S **MISSION**

The mission of the Metropolitan Development and Housing Agency is to create quality affordable housing opportunities, support neighborhoods, strengthen communities and help build a greater Nashville.



Building Community,
Creating Opportunities

A MESSAGE FROM THE **PRESIDENT AND CEO**



Building community and creating opportunities. Those are more than just words for MDHA. They're an integral part of what we do every day for the 30,000 people we serve and for Nashville as a whole. As we look back on 2025, it's evident that our work is having a lasting impact.

A key example of building community this year was through the completion of the Second Avenue Rebuild, which MDHA led on behalf of Metro. After years of dedicated work, that portion of downtown has even more to offer locals and tourists. We also continued community building through progress on the Cayce Transformation, a new co-development agreement advancing the Napier and Sudekum Transformation, and the PILOT program, which will celebrate 10 years in 2026.

Building community is only part of our work. We also strive to create opportunities that help residents thrive. Through initiatives such as the Work Readiness Program, services for senior citizens and the Family Self-Sufficiency Program, our residents took meaningful steps toward achieving their goals. In addition, we enhanced our Andrew Jackson Courts community by adding a new KABOOM! playground. Providing families with a space to gather while their children play encourages deeper connections among neighbors, and we look forward to seeing those relationships grow.

This is only a snapshot of what we accomplished in 2025, but it all ties back to our mission of creating quality affordable housing opportunities, supporting neighborhoods, strengthening communities and helping build a greater Nashville. This would not be possible without the help of our partners, whose support is vital to what we do. Thank you for helping us live out our mission in ways that will last for years to come.

Dr. Troy D. White

DR. TROY D. WHITE | PRESIDENT AND CEO



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BOARD OF **COMMISSIONERS**



Johnny B. Moore Jr.
CHAIR



Colby Sledge
VICE CHAIR



Brittany Campagna
COMMISSIONER



Shedenia Murphy Fletcher
COMMISSIONER



Frank D. Stevenson
COMMISSIONER



Lita Salinas
COMMISSIONER



David Lawrence
COMMISSIONER

MDHA is governed by a seven-member Board of Commissioners appointed by the Mayor and confirmed by the Metropolitan Council of Nashville and Davidson County. The Board meets monthly to establish policy, approve budgets and give staff guidance in carrying out the Agency's responsibilities within the framework of federal, state and local law.

The wide range of experience and expertise that the Commissioners possess provide vital support to MDHA and its mission.

MDHA COMMISSIONER
WHO ALSO SERVED IN 2025



Kay Bowers
COMMISSIONER



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BY THE **NUMBERS**

6,613
APARTMENTS AT
39 PROPERTIES



30K
NASHVILLIANS
HOUSED

7,570
SECTION 8 VOUCHERS
ALLOCATED



- > **1,753** Individuals and families experiencing homelessness permanently housed through MDHA's Section 8 programs, including **528** veterans
- > **692** Landlords accepting Section 8 vouchers, including **110** new landlords
- > **311** Persons rapidly rehoused
- > **270** Allocated households served through Shelter Plus Care and Single Room Occupancy
- > **135** Emergency housing vouchers allocated

25,994

Services provided at properties for senior citizens

17,225

Meals provided to seniors

6,694

Families served through CDBG, HOME, HOPWA and ESG

4,909

Referrals fielded by Resident Services Department

53 Projects reviewed by the Design Review Committee

11 Redevelopment districts overseen

122

Residents benefitted from MDHA's Work Readiness Program served by the Urban League



15

Family Self-Sufficiency program graduates

9

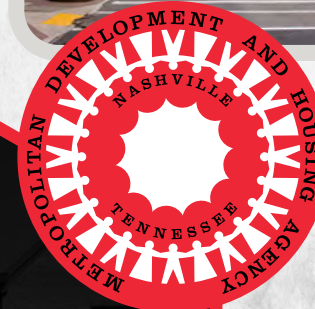
Summer enrichment programs funded to benefit **4,093** youth

310

MDHA UNITS UNDER CONSTRUCTION

286

AFFORDABLE UNITS UNDER CONSTRUCTION WITH HOME FUNDING



4,260

HOURS OF TRAINING COMPLETED BY MDHA STAFF

280
EMPLOYEES



2025 **PILOT NUMBERS**

- > **2,133** Affordable units under construction
- > **1,743** New affordable units
- > **90** Units preserved

Since its inception in 2016, there have been **55** total PILOT developments consisting of **11,299** units.

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SECOND AVENUE **REBUILD**

For several years, MDHA led the Second Avenue Rebuild on behalf of Metro, guiding the project from initial recovery through restoration.

On Dec. 22, 2025, the work reached a major milestone as the historic Second Avenue officially reopened to all vehicle traffic, just days before the fifth anniversary of the Christmas Day 2020 bombing. To mark the occasion, Mayor Freddie O'Connell hosted a celebration featuring remarks from MDHA President and CEO Dr. Troy D. White, representatives from Reeves Young construction company, local business owners and several other partners who played vital roles in the endeavor.

The Second Avenue Rebuild has revitalized this iconic area by enhancing the streetscape across three sections between Union Street and Broadway, introducing outdoor dining and creating a more vibrant downtown experience for both locals and visitors. MDHA is proud to have brought this transformational project to completion.



TIMELINE

FEBRUARY

2021

The city begins organizing and listening to key stakeholders through a series of visioning sessions.

MAY

2023

- The Second Avenue streetscape renderings for the north block and south block are completed.
- Construction begins on the north block between Church Street and Union Street.

JANUARY

2024

Construction begins on the south block.

JUNE

2024

- Construction on the north block is completed.
- Construction starts for the middle block.

DECEMBER

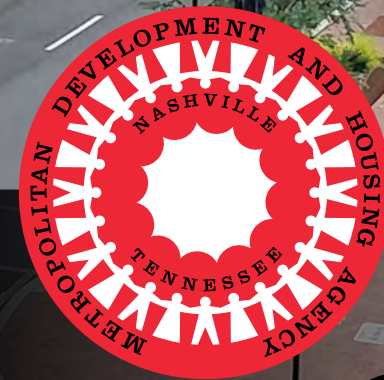
2024

Construction on the south block is completed.

DECEMBER

2025

The middle block is completed, marking the final stage of the rebuild.



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REVITALIZING THE **COMMUNITY**

CAYCE TRANSFORMATION

The goal of the Cayce Transformation is to revitalize Nashville's largest subsidized neighborhood into a mixed-income community. The Master Plan calls for a one-for-one replacement of the 716 existing affordable units, while adding new affordable, workforce and market-rate housing. To date, seven new developments have been built, with two more, 5th & Summer and Park Point East, set to open in 2026.

5TH & SUMMER

5th & Summer's construction progressed substantially in 2025. This 107-unit development is anticipated to be completed in the summer of 2026.

PARK POINT EAST

By the end of 2025, interior construction for Park Point East was in progress. The development is on track to be completed in the summer of 2026.

CAYCE NEEDS ASSESSMENT

In 2025, MDHA Resident Ambassadors completed resident needs assessments with more than 350 households in the Cayce Place community. These assessments, which are refreshed periodically throughout the Cayce Transformation, help shape implementation of the Transformation and help ensure programs and services offered in the community meet current needs.



603
MIXED-INCOME
UNITS COMPLETED

310
MIXED-INCOME
UNITS UNDER
CONSTRUCTION



NAPIER & SUDEKUM TRANSFORMATION

On Nov. 12, 2025, the MDHA Board of Commissioners approved a master development agreement for the revitalization of Napier Place and Sudekum Apartments. It allows the Agency to collaborate with a team of co-developers, including the local company, Pillars Development LLC. The master development agreement also establishes the framework for how both parties will work together on the Napier and Sudekum Transformation. The Plan includes a mixed-use, mixed-income community of up to 2,100 apartments. This will include a one-for-one replacement of all 821 subsidized units at Napier Place and Sudekum Apartments.

DEVELOPERS PARTNERING WITH MDHA

- The NHP Foundation
- The Peebles Corporation
- Legacy Real Estate Development, Inc.
- Pillars Development LLC
- APK Development & Construction, LLC



"Passion and commitment to helping communities are shared traits among us. We view this as an unprecedented opportunity for a collective of Black-led development firms to unite in serving a community that can see itself reflected in those who are dedicated to being here and advocating for their interests."

— Edward Henley III,
Founding Principal at
Pillars Development LLC

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DAY OF SERVICE

On Oct. 3, 2025, MDHA held its inaugural Day of Service. The Agency closed for one day while employees gave their time and talents to various organizations across Nashville. In all, MDHA staff contributed **1,500 volunteer hours** and made a measurable impact on the city. It was a strong start to a new annual tradition.

WHERE MDHA STAFF DONATED THEIR TIME:

- Second Harvest Food Bank of Middle Tennessee
- Habitat for Humanity ReStore
- Nashville Rescue Mission
- Ronald McDonald House
- Goodwill of Middle Tennessee
- Celebrate Nashville
- KABOOM! playground build at Andrew Jackson Courts
- Multiple MDHA properties



We Serve 2025

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NEW PLAYGROUND AT **ANDREW JACKSON COURTS**

Due to MDHA's continued partnership with the Nashville Predators Foundation and KABOOM!, the children at MDHA's Andrew Jackson Courts now have a brand-new playground. In November 2025, close to 100 volunteers came together and built the space in a couple of days. The updated playground, which was designed by KABOOM!, includes new swings, slides and a playhouse. Children in the neighborhood contributed by drawing pictures of their dream play space, while parents shared details on what they would like to see. KABOOM! then took those suggestions and incorporated them into the design.

MDHA is grateful to the Nashville Predators Foundation for funding the playground and to KABOOM! for organizing and designing the build. Additional thanks to the Andrew Jackson Courts Resident Association for its financial contribution and support, and to the many volunteers who dedicated their time during the two-day build.

This marks the second playground that KABOOM! and the Nashville Predators Foundation have built for MDHA. In 2024, they also created a new playspace at Cheatham Place.



PHOTO COURTESY:
KAITLYN HUNGERFORD



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FROM MDHA HOUSING TO **THE BENCH**

When Marcus Floyd sits on the bench in Davidson County's General Sessions Court, he brings a perspective shaped far beyond the courthouse walls. "Typically, when you have a judge, they don't come from my background," Floyd said. In fact, he is the only judge in the courthouse who was raised in an MDHA community.

Floyd lived in Edgehill Apartments during his high school years. "It was a great stepping stone for my mom to be able to buy her first house," he recalled. "For me, it was great, to be honest. I have fond memories of other kids in the neighborhood, the community and the relationships that I built there."

Those experiences now influence how Floyd interacts with the people who stand before him in court. "I know that it's definitely had an impact on my ability to treat folks with the dignity and respect that they deserve," he said. "Where you come from has no bearing on how I treat you, and I think that's a direct result of me growing up in Edgehill Apartments."

Floyd believes thriving communities require investment and ownership, and he encourages those currently living in MDHA housing to be bold. "If you want to change your circumstances, seek resources to do that. Because they're out there," he said. "If anybody is interested in the legal profession or the criminal justice system as a profession, I am here. And I think for any sector that you're interested in, people with a similar background to mine exist."



"If you want to change your circumstances, seek resources to do that. Because they're out there."

— Judge Marcus Floyd

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FROM MDHA'S NAPIER PLACE TO **NEW BEGINNINGS**

When Tyrone first moved into MDHA's Napier Place, he says he started with nothing. Even so, he viewed the apartment as temporary while he worked to better himself and his situation. "I told myself that I was going to use it as a stepping stone," Tyrone said.

Tyrone always dreamed of becoming a homeowner but didn't know where to start. He decided it doesn't matter where you start; what matters is taking that first step.

That mindset led him to MDHA's Resident Services Department. Staff encouraged him to sign up for the Agency's Financial Freedom Workshop. He completed that program and moved on to the Homebuyers' Club, where he and his fiancée gained the tools they needed to achieve their goals. "Taking both of those classes gave me the tips and the knowledge to be able to purchase a home," he said.

Tyrone and his fiancée were thrilled when they finally found their home. "It was a dream come true because I felt like all the hard work that we did, it was finally worth it."

Now that Tyrone and his fiancée are settled in their new home, they hope their story can be an example for others. "It can be accomplished as long as you have goals," he said. "Put a plan together, make sacrifices and stay focused. It might take years, but you'll be able to do it."

*"It was a dream
come true because
I felt like all the hard
work that we did, it
was finally worth it."
— Tyrone*



GRANTS AND FINANCIALS

GRANTS

KABOOM!
PLAYGROUND

OLD NATIONAL BANK
FINANCIAL FREEDOM AND HOMEBUYERS CLUB

REGIONS BANK
WORKFORCE DEVELOPMENT REVOLVING
LOAN FUND

**SECOND HARVEST FOOD BANK
OF MIDDLE TENNESSEE**
ACCESS TO FOOD

TRUIST FOUNDATION
FINANCIAL FREEDOM AND HOMEBUYERS CLUB

**U.S. DEPARTMENT OF HEALTH
AND HUMAN SERVICES**
COMMUNITY HEALTH INNOVATIONS

**U.S. DEPARTMENT OF
HOUSING AND URBAN
DEVELOPMENT**
• CONTINUUM OF CARE
PLANNING
• FAMILY SELF-SUFFICIENCY
• FOSTER YOUTH TO
INDEPENDENCE VOUCHERS
• SHELTER PLUS CARE

2025 TOTAL
GRANT AWARDS:

**\$5.6
MILLION**



YEAR ENDED

REVENUES

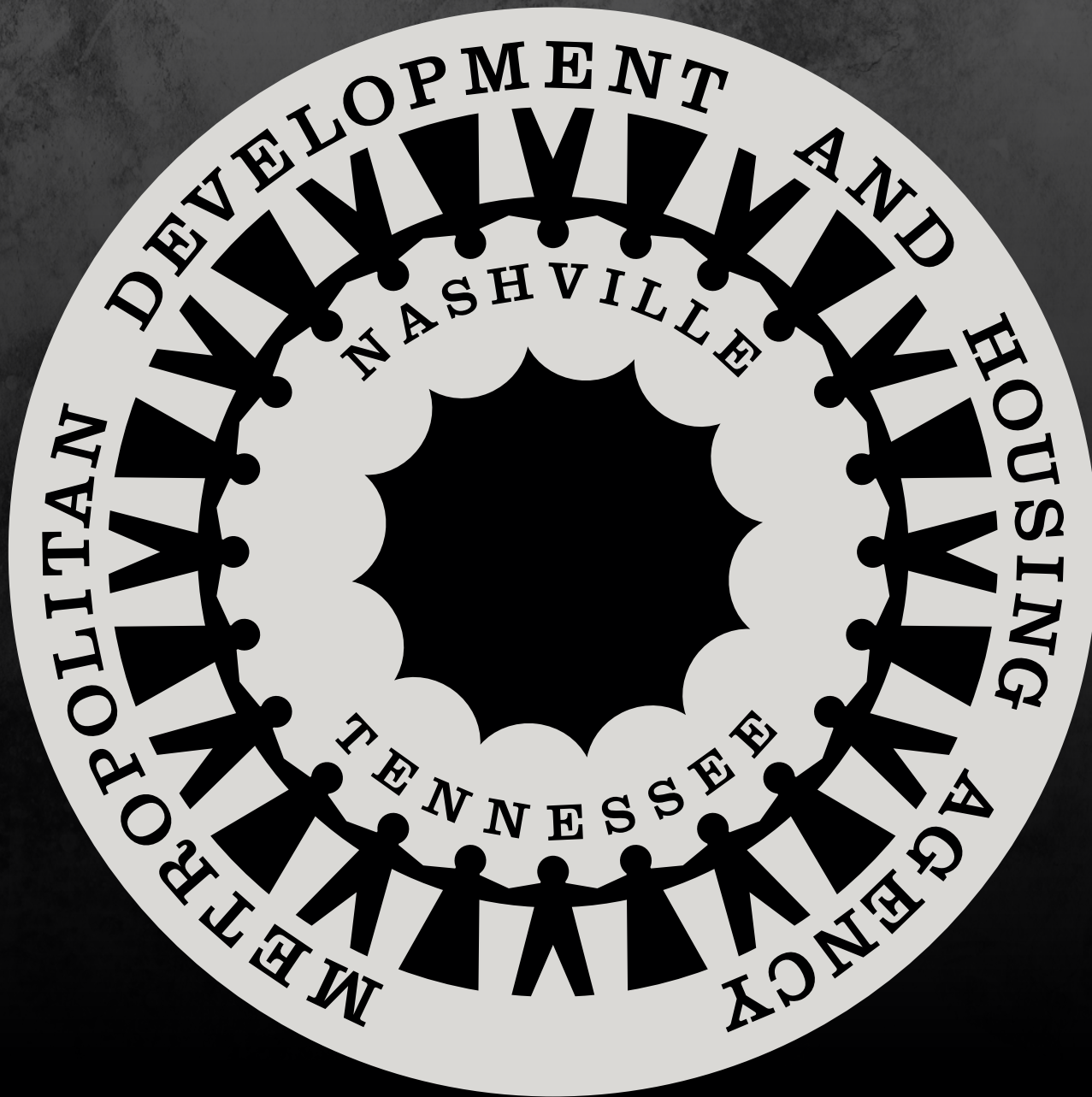
	TOTAL AT SEPT. 30, 2024	TOTAL AT SEPT. 30, 2025
TENANT INCOME	\$21,847,031	\$26,144,801
GOVERNMENTAL REVENUES	\$152,173,732	\$169,477,774
OTHER INCOME	\$33,043,826	\$10,101,109
TOTAL REVENUES	\$207,064,589	\$205,723,684

EXPENSES

UTILITIES	\$11,413,516	\$12,313,509
MAINTENANCE	\$28,573,606	\$23,990,642
HOUSING ASSISTANCE PAYMENTS	\$77,994,306	\$88,966,255
ADMINISTRATION AND OTHER DIRECT COSTS	\$30,976,132	\$28,074,233
DEPRECIATION	\$12,348,154	\$12,780,828
TOTAL EXPENSES	\$161,305,714	\$166,125,467

CHANGE IN NET POSITION	\$3,188,685	\$9,380,141
NET POSITION - BEGINNING OF FISCAL YEAR	\$427,035,850	\$430,224,535
NET POSITION - END OF FISCAL YEAR	\$430,224,535	\$439,604,676

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[NASHVILLE-MDHA.ORG](https://www.nashville-mdha.org)



METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

701 S. SIXTH ST. | NASHVILLE, TN 37206