

EXHIBIT A

ARPA YEAR 2 AFFORDABLE HOUSING FUNDING REQUEST

Envision Cayce

Challenge

The Metropolitan Development and Housing Agency (MDHA) has embarked on a long-term strategy to redevelop obsolete public housing sites into vibrant, mixed-income communities. At Cayce Place, MDHA will begin construction on three new housing developments. Additional resources are needed to support the new housing given the escalating costs of construction and to advance the construction timeline.

Proposed Activities

Activity	Description	Amount Requested	Performance Metric	Implementation Strategy
Gap Funding for Cayce Place	New construction of affordable housing	\$5 Million	150 Affordable Units	MDHA will implement the project.

Justification

Development costs remain escalated due to the lingering supply chain and labor impacts of the COVID-19 pandemic. Affordable housing development has been disproportionately impacted by those increases. An ARPA investment will not only help close that gap but also accelerate implementation of Envision Cayce.

Impact

An ARPA investment in the implementation of Envision Cayce will support the development of 150 units of housing affordable to families earning below 80% of the area median income at the requested funding level that equals \$33,333 of support for each unit. These affordable units will be constructed in three new housing developments: 5th & Summer, Park Point East, and a third development to be named (see map on following page).

MDHA is in a unique position to not only develop affordable housing but also provide rental subsidy to some of Nashville's most vulnerable families. Compared to an affordable housing development without rental subsidy, such as a traditional LIHTC project, MDHA can make these units affordable to some of Nashville's lowest income residents. Additionally, these affordable units will be within mixed-income housing developments, serving to deconcentrate poverty and build a platform for family success.

