

METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE

**SUBSTANTIAL AMENDMENT 4  
TO THE  
2018-2023 CONSOLIDATED  
PLAN  
FOR  
HOUSING AND COMMUNITY  
DEVELOPMENT  
AND  
2021-2022 ANNUAL UPDATE  
FOR  
PROGRAM YEAR FOUR  
For the period June 1, 2021 – May 31, 2022**

**Prepared by:**

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



**On Behalf of:**

The Metropolitan Government of  
Nashville and Davidson County  
Final after Public Comment Period – May 17, 2021



**Substantial Amendment 4 to the 2018-2023 Consolidated Plan**

**And**

**The 2021-2022 Annual Update to the 2018-2023 Consolidated Plan**

**(2021 Action Plan) Program Year Four**

**Executive Summary** **ES1**

**Action Plan** **AP1**

**Appendices:**

**Appendix A – Home Resale/Recapture Provisions**

**Appendix B – Data to establish 95% of the Median Area Purchase Price for Single Family housing in Metropolitan Nashville-Davidson County**

**Appendix C – Summary of consultations Comments and Responses**

**Appendix D – Public Notice**

**Appendix E – Summary of Public Comments and MDHA Responses**

**Appendix F – Fair Housing Plan**

**Appendix G - Summary of 2021 Action Plan Priorities/Projects/Goals**

**Exhibits:**

**Exhibit 1 – Determining a Census Tract Number**

**Exhibit 2 – Notice of 2021 Allocations**

**Exhibit 3 - HUD Approval of 2021 Action Plan Extended Submission Date**

## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Metropolitan Nashville-Davidson County is an entitlement community eligible to receive direct assistance under the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) program; is a participating jurisdiction under the HOME Investment Partnerships Program (HOME); and is a formula grantee under the Emergency Solutions Grant (ESG) and the Housing Opportunities for Persons with AIDS (HOPWA) program. Every five years, Metro Nashville prepares a Consolidated Plan to describe how these funds will be used to address housing and community development needs. CDBG, HOME, and ESG must be expended within Nashville-Davidson County for participants who meet applicable eligibility criteria and for eligible activities as outlined by program regulations and each year's Action Plan. HOPWA funds target the needs of persons living with HIV/AIDS and their families in the Nashville-Davidson—Murfreesboro-Franklin Metropolitan Statistical Area (MSA). All programs must benefit low income persons or households ( $\leq 80\%$  of the area median income) or low income areas.

The Metropolitan Development and Housing Agency (MDHA) is designated as the lead agency for the development and administration of the Consolidated Plan and its related programs. Within MDHA, these functions are undertaken by the Community Development Department. To ensure the Consolidated Plan reflects the City's priorities, aligns with its initiatives, and incorporates local plans and reports, MDHA collaborated with several Metro agencies throughout the planning process for the development of the 2018 – 2023 Consolidated Plan (Plan).

The current Five Year Plan covers the period June 1, 2018 through May 31, 2023. The Plan is updated each year (Annual Update) to reflect proposed activities and goals for the program year (Action Plan). Annual Updates/Action Plans serve as Nashville's application for federal funds each year. This Action Plan is for Program Year (PY) 4 (2021) and covers the period June 1, 2021 through May 31, 2022 and allocates regular formula grants for CDBG, HOME, ESG and HOPWA to eligible projects/activities based on the goals and priorities established in the original Five Year Plan.

Special funding received during the 2020 PY from sources other than regular formula grants were allocated to projects/activities via amendments to prior year Action Plans as

further described in this executive summary and should not be confused with funding being allocated via this Action Plan.

Concurrent with this Action Plan, MDHA has prepared Substantial Amendment 4 to the Consolidated Plan to provide the following:

- A request for HUD to allow Metro Nashville-Davidson County to discontinue the Neighborhood Revitalization Strategy Area (NRSA) designation for the Napier-Sudekum Choice Neighborhood Investment (CNI) Planning area established in the 2013-2023 Five Year Consolidated Plan. This request is sought because there have been significant delays in the development progress in the NRSA due to financial, environmental and COVID concerns and it's unlikely the outstanding projected activities can be completed within the original five-year term of the NRSA designation. These projects and activities may still be completed under normal HUD project categories as they become viable in future years. Through this substantial amendment, the Napier-Sudekum CNI Planning Area will be deleted from the Five Year Consolidated Plan and the PY 2021 and 2022 Action Plans. Projects originally listed under the Napier-Sudekum CNI Planning Area will be designated to the other available targeted areas or to Countywide status in the PY 2021 and 2022 Action Plans. Additionally, funds allocated to the Targeted Homeowner Rehab project for the Napier-Sudekum CNI will be incorporated in the regular CDBG Homeowner Rehab activities, as homeowners from the Napier-Sudekum CNI will still be eligible to apply.
- Amend language to the description section of the Strategic Plan (SP) 25 Priority Need #3 – Retain Affordable Housing Stock, of the Consolidated Plan to state that the amount of CDBG funds to be allocated to this Priority Need will be determined annually based on anticipated demand, taking into account unobligated funds from prior year's Action Plans, and projected expenditure levels. The COVID-19 closures and protective measures limited MDHA's housing rehabilitation production rate. This change, once restrictions are lifted, will allow MDHA to spend down allocated funding designated for these activities in prior year Action Plans.
- Add language to Consolidated Plan Goal 1 New Affordable Housing Opportunities to clarify that these new opportunities include increased access to housing/shelter for persons having special needs.

MDHA received notification from HUD on February 25, 2021 of the 2021 formula grant allocations, with a revised notification of the CDBG dollar amount being received on May 14, 2021. Therefore, the information in this Action Plan is based on the actual dollar

amounts to be received for PY 4. In addition, approximately \$173,804 in CDBG program income is expected to be received during the 2021 PY and approximately \$269,297 in HOME program income is expected to be available to allocate to projects during the 2021 PY. Therefore, anticipated resources are as follows:

<b>PROGRAM YEAR (PY) 4 ANTICIPATED RESOURCES</b>			
<b>Grant</b>	<b>2021 Annual Allocation</b>	<b>Estimated Program Income</b>	<b>Total</b>
CDBG	\$ 5,421,549.00	\$173,804.00	<b>\$ 5,595,353.00</b>
ESG	\$ 453,167.00	\$ 0.00	<b>\$ 453,167.00</b>
HOME	\$ 2,570,146.00	\$269,297.00	<b>\$ 2,839,443.00</b>
HOPWA	\$ 1,737,427.00	\$ 0.00	<b>\$1,737,427.00</b>
<b>TOTAL</b>	<b>\$ 10,182,289.00</b>	<b>\$443,101.00</b>	<b>\$ 10,625,390.00</b>

The Annual Update is due to HUD forty-five (45) days prior to the beginning of the PY, which for Metro Nashville, is no later than April 14 of each year. However, MDHA cannot submit the Action Plan for HUD approval until the Plan has been approved by the MDHA Board of Commissioners and Metro Government Council. Therefore, a request for extension for submission of the final Action Plan to July 31, 2021 has been sent and approved by the HUD Regional Office. The final allocations for 2021 ESG and HOPWA activities – other than those directly undertaken by MDHA staff – will be determined via the Request for Application (RFA) process and demand for funding for projects, subject to regulatory caps.

During the 2020 PY, Metropolitan Nashville-Davidson County like all jurisdictions was affected by COVID-19 and received allocations of funding via The Coronavirus Aid, Relief and Economic Security (CARES) Act for Community Development Block Grant (CDBG-CV), Emergency Solutions Grant (ESG-CV), and the Housing Opportunities for Persons with AIDS (HOPWA-CV) programs. These funds were in addition to the regular formula grants and were allocated to projects and activities via Substantial Amendments 1 and 2 to the 2019 Action Plan approved by Metro Council on July 7, 2020 and February 2, 2021, respectively for activities to prevent, prepare for and respond to the Coronavirus outbreak. These Action Plan Amendments can be viewed at the following links:

<http://bit.ly/CARESActionPlan2020>

<http://bit.ly/Amendment22019>

Additionally, on September 22, 2020 Metro Nashville-Davidson County received notification that HUD had allocated \$3,240,899 in CDBG funding to address emergency needs resulting from tornados, wind damage and flooding that impacted multiple communities in March and May 2020. This funding was made available through the Declared Disaster Recovery Fund (DDRF), authorized under section 106(c)(4) of the Housing and Community Development Act of 1974. These funds were in addition to the regular CDBG formula grant and were allocated to projects and activities via Substantial Amendment 1 to the 2020 Action Plan that was approved by Metro Council on December 15, 2020. This Action Plan Amendment can be viewed at the following link:

<http://bit.ly/DDRFFunding2020>

If the extra CDBG-DDRF funds are not sufficient to meet the needs, MDHA will give residents and projects impacted by the 2020 storms priority for assistance with 2021 PY funding.

## **2. Summary of the objectives and outcomes identified in the Plan**

The priorities of the 2018-2023 Consolidated Plan were established after significant planning and public input and correlate to addressing impediments identified in the 2017 Fair Housing Analysis.

Priorities of the Plan are to:

1. Increase the number of decent, safe affordable units and help low and moderate income households access affordable housing.
2. Preserve existing affordable housing units and help low and moderate income households retain housing.
3. Support facilities and services for the homeless and persons with HIV/AIDS.
4. Create pathways to self-sufficiency for low and moderate income persons and families.
5. Revitalize distressed neighborhoods and underserved areas.
6. Undertake grant management, planning, and other eligible administrative tasks under CDBG, HOME, ESG, and HOPWA.

Activities proposed to be undertaken this PY are intended to address the Plan priorities and the primary objectives of the four Consolidated Plan programs: to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons. Related outcomes are increasing availability and accessibility, improving affordability, and promoting sustainability of communities. The primary means toward this end is to

extend and strengthen partnerships at all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing and maximizing federal resources.

The table below summarizes the proposed activities funded during the 2021 PY to address Consolidated Plan priorities.

<b>Priority 1</b>	<b>Increase the number of decent, safe affordable units and help LMI households access affordable housing including increased access to housing/shelter for persons having special needs.</b>
<b>Activity</b>	<b>New Construction</b>
HOME	New Construction - Rental
HOME	New Construction – Owner
HOME	New Nonprofit Partner Set-aside
<b>Activity</b>	<b>Increased access to housing/shelter for persons having special needs.</b>
CDBG	Acquisition, Construction or Reconstruction, Rehabilitation or installation of public facilities and improvements
<b>Activity</b>	<b>Address Housing Barriers</b>
CDBG	Housing Services
CDBG	Fair Housing Activities
<b>Priority 2</b>	<b>Preserve existing affordable housing units and help LMI tenants and homeowners retain housing.</b>
<b>Activity</b>	<b>Retain affordable housing stock</b>
CDBG	Homeowner Rehabilitation (Housing Target Areas)
CDBG	Weatherization Assistance (Countywide)
CDBG	Accessibility Rehabilitation (Countywide)
CDBG	HVAC Replacement (Countywide)
CDBG	Roof Replacement (Countywide)
CDBG	Housing Delivery
<b>Priority 3</b>	<b>Support facilities and services for the homeless and persons with HIV/AIDS</b>
<b>Activity</b>	<b>Assist Homeless Persons and Persons with HIV/AIDS</b>
CDBG	Services for the Homeless
ESG	Information System
ESG	Rapid Re-housing
ESG	Prevention
ESG	Shelter Operations/Essential Services
ESG	Outreach
HOPWA	Sponsor Administration.

HOPWA	Short Term Rent, Mortgage, and Utilities
HOPWA	Facility-Based Rental Housing Assistance
HOPWA	Tenant-Based Rental Assistance
HOPWA	Emergency Hotel/Motel Stay Assistance
HOPWA	Supportive Services - Permanent Housing Placement
<b>Priority 4</b>	<b>Create pathways to self-sufficiency for LMI persons and families.</b>
<b>Activity</b>	<b>Create economic opportunities for LMI persons</b>
CDBG	Employment Services (Section 3 Opportunities)
<b>Activity</b>	<b>Support Youth Programs</b>
CDBG	Summer Youth Programs
CDBG	Youth Employment Programs
<b>Priority 5</b>	<b>Revitalize distressed neighborhoods and underserved areas.</b>
<b>Activity</b>	<b>Invest in Underserved Areas</b>
CDBG	Public Facilities/Improvements
<b>Priority 6</b>	<b>Undertake grant management, planning, and other eligible administrative tasks authorized under CDBG, HOME, ESG, and HOPWA.</b>
<b>Activity</b>	<b>Provide oversight and management of grants.</b>
CDBG	Administration and Planning
HOME	Administration
ESG	Administration
HOPWA	Administration

### 3. Evaluation of past performance

Each year, MDHA reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance and Evaluation Report (CAPER). This report is required to be submitted to HUD within 90 days after the PY ends. Previous years' CAPERs are available on MDHA's website: <http://bit.ly/CAPERUpdates>

MDHA has consistently satisfied program mandates and has successfully targeted funds to benefit low- and moderate-income persons and neighborhoods. In its most recent letter approving the 2019 CAPER, HUD determined that our overall progress is excellent and that activities appear to be in accordance with program requirements.

While the accomplishments reported in the CAPER are used to measure the success of meeting the goals for a PY, the evaluation of past performance is a continual process. For example, the quantity and quality of responses to funding opportunities indicate the demand for a particular activity, the capacity needs of an organization, and whether the expectations of MDHA and program requirements were communicated clearly.



Results of audit/monitoring activities are used as management tools to strengthen MDHA and funding partners. Regular participation of MDHA staff in local forums, community meetings, and neighborhood events provide partners and citizens the opportunity to communicate needs, concerns, and ideas.

#### **4. Summary of citizen participation process and consultation process**

To ensure the 2021 Action Plan truly addresses the needs in Metro Nashville, the citizen participation and consultation processes were designed to garner considerable public input on the development of the Action Plan, as well as on the Draft. Throughout the 2020 PY, MDHA staff consulted with stakeholders, non-profits, project sponsors, and the Mayor's office for suggestions to improve or expand programs for PY 2021. Additional input on the development of the draft Plan was obtained through three virtual consultation sessions with local stakeholders and an on-line survey. Comments on the draft Action Plan were obtained during the 30-day public comment period (April 9th through May 14th, 2021) and at the virtual public hearing that was held on April 29, 2021. Details about the public hearing and how the public can submit comments are provided in the Public Notice (Appendix D).

Information on how persons with disabilities or sensory impairments or those in need of translation services can request accommodation is provided in all Public Notices, in emails advertising community meetings/public input sessions, and posted on the Consolidated Plan webpage in Spanish, Chinese, Vietnamese, Arabic, and Somali. MDHA will make every effort to accommodate reasonable requests if they are made not later than five (5) business days prior to any meeting. Public Notices are translated to Spanish.

Following the conclusion of the Public Comment Period, the 2021 Action Plan will be presented to the MDHA Board of Commissioners and the Metropolitan Council for approval, prior to its submittal to HUD.

## 5. Summary of public comments

A summary of comments received from stakeholders during the three consultation meetings and on-line surveys is provided in Appendix C.

A summary of public comments on the draft 2021-2022 Action Plan received at the virtual public hearing held on April 29, 2021 is provided in Appendix E.

## 6. Summary of comments or views not accepted and the reasons for not accepting them

A summary of public comments or views received during any public hearing that were not accepted and the reasons for not accepting them is included in summary of public comments (Appendix E).

## 7. Summary

Nashville is a growing city – between 2000 and 2018, the population of Davidson County grew by 22%%, from 569,891 to 692,587. With its' popularity has come immense pressure on the housing market, with cost burden being the most common housing problem experienced by Nashvillians of all income ranges. This problem is particularly acute for households with income less than 50% of the area median income (AMI). Further, Nashville's growth has not occurred equally across the county – the landscape of some neighborhoods has been changed dramatically by new development and the loss of affordable housing, while investment and new development have yet to make it to other areas. The goals and priorities of the Consolidated Plan seek to create new affordable housing, especially for households with incomes  $\leq$  60% AMI and provide incentives for this development in areas of opportunity; to preserve existing affordable housing to stabilize the fabric of existing neighborhoods and allow homeowners to age in their homes; and to bring new investment to underserved areas.

The impact of COVID-19 and the March and May 2020 storms have had a detrimental effect on Metro Nashville's finances. Additionally, the storms resulted in damage and loss of the affordable housing inventory as investors came in and acquired and tore down housing that was part of the affordable inventory and replaced it with housing that is not affordable. The COVID-19 pandemic resulted in the need to provide resources for the homeless population to social distance to prevent the spread of the disease further exacerbated the need for additional affordable housing.

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

MDHA is responsible for preparing the Consolidated Plan and the administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	NASHVILLE-DAVIDSON	MDHA Community Development Department
HOPWA Administrator	NASHVILLE-DAVIDSON	MDHA Community Development Department
HOME Administrator	NASHVILLE-DAVIDSON	MDHA Community Development Department
ESG Administrator	NASHVILLE-DAVIDSON	MDHA Community Development Department

Table 1 – Responsible Agencies

### Narrative

By Resolution R94-1326, the Metropolitan Council designated MDHA as the lead agency responsible for the development and administration of the Consolidated Plan and its related grant programs. These functions are undertaken by MDHA’s Community Development Department.

### Consolidated Plan Public Contact Information

Emel Alexander, Director of Community Development  
Metropolitan Development and Housing Agency  
712 South 6<sup>th</sup> Street  
Nashville, Tennessee 37206  
(Phone) 615-252-8507  
(Fax) 615-252-8533  
(Email) [ealexander@nashville-mdha.org](mailto:ealexander@nashville-mdha.org)

Treva Gilligan, Assistant Director of Community Development  
712 South 6<sup>th</sup> Street  
Nashville, Tennessee 37206  
(Phone) 615-252-6732

(Fax) 615-252-8533

(Email) [tjilligan@nashville-mdha.org](mailto:tjilligan@nashville-mdha.org)

For comments and general inquiries:

[consolidatedplan@nashville-mdha.org](mailto:consolidatedplan@nashville-mdha.org)

## PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

### 1. Introduction

To ensure the Action Plan truly addresses the needs in Metro Nashville, citizen participation and stakeholder consultation activities were designed to help:

- Validate the accuracy of data;
- Determine priority needs and target areas;
- Increase coordination among partners;
- Expand outreach efforts; and
- Build support for Consolidated Plan activities.

Throughout the 2020 PY, MDHA staff consulted with stakeholders, non-profits, project sponsors, Metro departments and the Mayor's office for suggestions to improve or expand programs for PY 2021. Additional input on the development of the draft Plan was obtained through three virtual consultation sessions with local stakeholders and an on-line survey. Comments on the draft Action Plan were obtained during the 30-day public comment period and at the virtual public hearing held during the comment period.

A summary of the commentary from the three consultation sessions and on-line survey is provided in Appendix C; and a summary of comments received orally during the virtual public hearing and in writing during the public comment period on the draft Action Plan is provided in Appendix E. Notes from community meetings/public input sessions and stakeholder consultations are on file at MDHA. Please call 615-252-8505 or email [consolidatedplan@nashville-mdha.org](mailto:consolidatedplan@nashville-mdha.org) to review these notes.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Public Housing Authority

MDHA is the public housing authority (PHA) in Metro Nashville and provides public/affordable housing through its Affordable Housing Department and rental assistance (i.e., Section 8 Vouchers) through the Rental Assistance Department and undertakes redevelopment of its properties through the Recapitalization Department. These functions are guided by the Five Year PHA Plan and are separate and distinct from the Community Development Department, which administers the Consolidated Plan and its related programs. Input on the needs of public/affordable housing residents and voucher-holders and how to address these needs was obtained through consultation with the leadership from these MDHA departments. Further, department directors participate in weekly staff meetings with MDHA executive leadership to review projects and coordinate efforts.

The Five Year PHA Plan, the Envision Cayce Master Plan, and the draft Napier/Sudekum Choice Neighborhoods Plan are among the other planning efforts considered when developing this Plan.

Partnership between MDHA and the Metro Homeless Impact Division (HID)

MDHA currently serves as the Collaborative Applicant for the Nashville-Davidson County Continuum of Care, and in that role, compiles the annual application to HUD for competitive CoC homeless funding. The City's Homeless Impact Division (HID) of Metropolitan Social Services is the designated entity for planning and coordinating efforts to address homelessness locally and currently serves as lead for the Homeless Management Information System (HMIS). MDHA Staff collaborates closely on projects and initiatives to ensure alignment with HID, dividing responsibilities for staffing the CoC standing and ad hoc committees and CoC General Membership.

In addition, a partnership between MDHA and HID allows for the utilization of up to 18 housing choice vouchers per month to support housing people experiencing literal homelessness. The goal is to focus on the most vulnerable populations who have experienced or are at risk of chronic homelessness and offer permanent supportive housing. Since this partnership began in May 2013, over 1,174 people have received a voucher.

## Coordination with Private and Governmental Health, Mental Health, and Service Agencies

Nashville's Homeless Impact Division (HID) participates in a local effort led by the Metro Health Department called the Community Mental Health Systems Improvement (CMHSI) project that focuses on the most vulnerable people who experience behavioral and mental health issues and touch the health, mental health, criminal justice and social sectors. The effort resulted in the Crisis Treatment Center, a program of the Mental Health Cooperative that offers 24/7 free Crisis Assessment and Treatment services for any individual in Davidson County. This facility offers a therapeutic alternative to Emergency Rooms for individuals in a psychiatric crisis, and a diversion option for police officers so that, when appropriate, they can drop individuals off for treatment instead of booking them into jail for minor offenses.

In addition, planning efforts are underway to improve coordination between the health, mental health, and criminal justice systems and include how to best address people's housing instability. The CHMSI group recently formed a subcommittee on affordable housing, which is working on exploring cross-sector collaboration to ensure social workers at the Sheriff's Office Behavioral Health Center are aware of and part of the CoC's coordinated entry process. The subcommittee on affordable housing is also exploring options for people experiencing homelessness who have such severe and persistent mental health issues that they are unable to engage successfully with social workers. The goal is to explore all options and develop protocols to assist getting people who have been living on Nashville's streets for years off the streets and into permanent housing options. The CMHSI effort is taking the place of an earlier attempt to create a Hospital to Home program to avoid duplicative efforts.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Nashville-Davidson County CoC and the Metropolitan Government strengthened CoC governance by creating a unified leadership structure. The CoC Homelessness Planning Council, which serves as the CoC's governing body, was formed in July 2018. This body has adopted a strategic 3-year plan to end homelessness, will strive to access/leverage additional local resources and integrate them with available federal and state resources to end homelessness.

The CoC has created different committees that work on filling gaps and addressing specific populations. In particular, a Veterans committee is working with Built for Zero to create a data-driven approach and further reduce the number of individuals on the Veterans By Name List. In 2016, a youth and young adult committee drafted the Key Action Plan to address youth homelessness. In July 2018, Nashville was notified that it was one of 11 communities across the country to be awarded Youth Homelessness Demonstration Program (YHDP) funding, and regular CoC Youth/Young Adults Committee meetings have been attended by an array of stakeholders to utilize the YHDP award of \$3.54 million in conjunction with other leveraged sources to end homelessness among youth and young adults. The community has also implemented the Family Collaborative led by the United Way to address family homelessness and is integrating that work within the CoC's strategic framework.

Capitalizing on a huge influx of CARES Act HUD ESG-CV funds and tailored technical assistance, the city has embarked on a Housing Surge designed to connect people sleeping outdoors and in shelters with permanent housing and rental assistance. The city's Homeless Impact Division (HID) is holding bi-weekly online meetings with nonprofit providers that have designated housing search staff to coordinate a landlord locator campaign. The HID is developing a landlord incentive program that will be implemented in partnership with United Way and local funders. The goal is to use the coordinated entry process and reduce chronic and long-term homelessness with a Housing First approach. Results are unprecedented, and reflected in the graphic below, through April 5, 2021, showing 303 persons moved into housing.



## ESG-CV RRH Dashboard

10/01/2020 to 04/05/2021



407

### People Served

- 197 chronically homeless
- 246 adults w/no children
- 59 adults w/children
- 100 children w/adults
- 42 youth under 25



29

### Average # of days from enrollment to housed

- 7 days or less = 137 people
- 8 to 14 days = 13 people
- 15 to 21 days = 12 people
- 22 to 30 days = 30 people
- 31 to 60 days = 57 people
- 61 to 180 day = 52 person



303

### People moved into housing

- 196 people in household w/o children
- 107 people in households w/children



### Length of time homeless prior to housing placement

- 31 to 60 days = 8 people
- 61 to 80 days = 55 people
- 181 - 365 days = 50 people
- 366 - 730 days = 57 people
- 731 days+ = 118 people

Data Source: Nashville HMIS ESG-CV RRH Projects 10/1/2020 to 04/5/2021

Through Coordinated Entry (CE), the HID brings together CoC providers who meet weekly in care coordination meetings for different populations. The meetings focus on families with children, individuals, youth/young adults and veterans, and examine the By Name Lists for each population. To be on a By Name List, households are literally homeless and have been assessed via the VI-SPDAT, the housing triage tool. Nashville is utilizing the VI-SPDAT for individuals, the Family-VI-SPDAT for families, and the TAY-VI-SPDAT for youth. At-risk populations will be identified by a preliminary common assessment through the HMIS prior to administering the VI-SPDAT. Nashville continues to evaluate the CE process with an equity lens and joins in national conversations about improving assessment tools that will reflect an equitable housing approach.

Additionally, the CoC received a renewable grant to fund a CE coordinator to provide education to the community at large and engage any person who may be experiencing a housing crisis, who has yet to be connected to services. This CE position will complement the existing two CE positions at the HID.

The community has an agreed-upon process to serve the most vulnerable people through a housing navigation process, once they are assessed. The tools commonly utilized for the housing navigation process include annual bus passes that provide free rides to people experiencing, or at-risk of, chronic homelessness as they work on housing; access to SRO housing units at a local nonprofit provider; connection to available case

management slots following a Critical Time Intervention (CTI) model; Rapid Re-housing units funded through CoC and ESG grant funds, and the partnership between HID and MDHA that provides up to 18 housing choice vouchers each month for people experiencing literal homelessness. Housing navigators have access to move-in costs through a special fund administered by the HID that pays up to \$1,000 per household for the first month's rent, utility deposits, security deposits, and if funding is available, other move-in costs including some arrears. HID also uses CDBG funds for move-in cost payments (utility and security deposits as well as first month's rent) for people experiencing literal homelessness who have actively been working with housing navigators. Housing navigators are trained by the HID staff and are required to utilize the CE to apply for move-in costs. Currently, approximately 19 provider organizations representing street outreach, emergency shelter, mental health care, AIDS/HIV services, youth/young adults, and other direct service providers participate in the housing navigation process. Housing navigators collaborate in monthly and weekly meetings to address the specific needs of people experiencing homelessness with a housing-focused approach. The community has an agreed-upon process to serve the most vulnerable people through a housing navigation process, once they are assessed. The tools commonly utilized for the housing navigation process include annual bus passes that provide free rides to people experiencing, or at-risk of, chronic homelessness as they work on housing; access to SRO housing units at a local nonprofit provider; connection to available case management slots following a Critical Time Intervention (CTI) model; Rapid Re-housing units funded through CoC and ESG grant funds, and the partnership between HID and MDHA that provides up to 18 housing choice vouchers each month for people experiencing literal homelessness.

An effort called Community Mental Health Systems Improvement (CMHSI) with the health department, mental health community organizations, hospital representatives, correctional facilities, and homeless services coordinators is underway to collaborate on how to improve the intersection of these different sectors and improve services coordination among highly vulnerable populations in a housing crisis. Most recently, the Davidson County Sheriff's Office opened a Behavioral Care Center to divert people with severe and persistent mental illness from the jail system. The Homeless Impact Division through the CMHSI effort is connecting with the Behavioral Care Center to link them to resources available to the CoC providers such as housing navigation tools, coordinated entry (CE) and resources accessed through CE.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

In addition to administering the Consolidated Plan and its related programs (CDBG, HOME, HOPWA and ESG) for Metropolitan Nashville, MDHA currently serves as the CoC Collaborative Applicant. The Homeless Impact Division (HID) is the HMIS Lead, manages the coordinated entry process, and serves as the backbone organization offering planning and coordination for the CoC. The CoC Homelessness Planning Council has created working committees attended by diverse representations of partner agencies. The committees work to streamline performance standards across multiple funding sources. These efforts help create, revise and align the policies and procedures for Coordinated Entry, HMIS and the Performance Evaluation processes.

In efforts to further align ESG with CoC priorities, there has been increased coordination/alignment between the CoC and ESG performance standards. Two former CoC committees – the Coordinated Entry Committee and the Written Standards Committee – were combined into a Standards of Care committee to align policy efforts. This committee is charged with reviewing and continuously updating the Nashville-Davidson County CoC & ESG written standards. The last reiteration of the Nashville-Davidson County CoC & ESG Written Standards was adopted by the CoC Homelessness Planning Council in September 2019. MDHA incorporated those standards as a part of its ESG application process. In 2019, members of the CoC's Performance Evaluation Committee (PEC) also served on the ESG Review Committee. Discussions are underway to potentially merge the PEC and ESG review committees to review proposed projects. Our community now coordinates the CoC and ESG evaluation committees, but efforts cannot be fully aligned due to the difference in timing of the federal funding announcements.

The HMIS Oversight Committee serves as the advisory body to the CoC and HMIS Lead. Its primary purpose is to provide guidance to the CoC and HMIS Lead on data planning; policy development; and systems improvement, including regular data quality review. In addition, the HMIS Oversight Committee ensures the administration of HMIS in accordance with HUD guidelines. The goals and duties of the HMIS Oversight Committee include:

- Informing the vision for HMIS and setting priorities to align with goals established by the CoC.
- Reviewing and monitoring strategic initiatives for HMIS.
- Developing and recommending approval of policies to the CoC Planning Council for local HMIS and the HMIS Lead and staff, including MOUs and data sharing agreements.

- Assuring appropriate data privacy mechanisms are in place and informing the process to manage data breaches as needed.
- Providing a platform to resolve provider concerns or issues.

In the late summer of 2020, the HMIS Oversight Committee presented documents to the CoC Homelessness Planning Council that allow all partners participating in HMIS to share client level data. Moving forward, our CoC is now able to further increase coordination of services and strengthen the HMIS data quality. Additionally, HID's HMIS Data Quality and Security Coordinator is working closely with the CoC Data Committee to outline and implement a data quality plan.

The HID has successfully increased interdepartmental relationships within Metro government and moved the city's response to homelessness from an enforcement-only approach to an engagement-first approach, which is focused on linking people to needed services rather than arresting them for essentially being homeless. These efforts increase community outreach and education about streamlining processes and aligning funding to help more people.

While a lot of work has been done around the alignment of procedures, policies, and resources, the CoC's HMIS Oversight Committee, in coordination with HID's HMIS team, continuously works with provider agencies to improve data quality, onboard new participating agencies, shape policies and procedures of HMIS, and implement data quality and privacy plans, etc. The HMIS Lead team is also implementing an educational push and, with the assistance from CoC committees and the Homelessness Planning Council, is actively encouraging street outreach workers to increase their efforts to enter people living outdoors into HMIS.

## **2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

A wide range of groups and organizations, from the public and private sectors and representing all areas covered by the Action Plan, participated in the Consultation process. The table below lists groups and organizations that were represented at stakeholder meetings and/or public input/community meetings.

<p><b>1</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Ryzec Group</p> <p>Housing</p> <p>Business Leaders</p> <p>Housing Needs Assessment</p> <p>Public Housing Needs</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>2</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Greater Nashville Realtors</p> <p>Housing</p> <p>Housing Needs Assessment</p> <p>Public Housing Needs</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>

3	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Greater Nashville Regional Council</p> <p>Housing</p> <p>Housing Needs Assessment</p> <p>Public Housing Needs</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
4	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Nashville Rescue Mission</p> <p>Services – Homeless</p> <p>Housing Needs Assessment</p> <p>Public Housing Needs</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>

<p><b>5</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Catholic Charities</p> <p>Services – Homeless</p> <p>Homeless Needs – Chronically homeless, Families with children, Veterans, Unaccompanied youth Homeless Strategy</p> <p>Housing Needs Assessment</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>6</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Metro Nashville Public Schools</p> <p>Services – Education</p> <p>Housing Needs Assessment</p> <p>Homeless Strategy</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>

7	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Pathway Lending</p> <p>Community Development Financial Institution</p> <p>Non-housing Community Development</p> <p>Economic Development</p> <p>Anti-poverty Strategy</p> <p>Housing Needs Assessment</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
8	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Family and Children’s Services</p> <p>Child Welfare Agency</p> <p>Other government - Local</p> <p>Housing Needs Assessment</p> <p>Anti-Poverty Strategy</p> <p>Public Housing Needs</p> <p>Non-housing Community Development</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids;</p>



		<p>Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>9</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Operation Stand Down Tennessee</p> <p>Services-Homeless</p> <p>Non-housing Community Development</p> <p>Economic Development</p> <p>Anti-poverty Strategy</p> <p>Housing Needs Assessment</p> <p>Homelessness Needs – Veterans</p> <p>Homelessness Strategy</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>10</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated</b></p>	<p>Benchmark Realty LLC</p> <p>Housing</p> <p>Housing Needs Assessment</p> <p>Public Housing Needs</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to</p>

	<p><b>outcomes of the consultation or areas for improved coordination?</b></p>	<p>receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>11</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Fisk University Community Alliance</p> <p>Services -Education</p> <p>Non-housing Community Development</p> <p>Economic Development</p> <p>Anti-poverty Strategy</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>12</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless and Community Advocates</p> <p>Civic Leaders</p> <p>Housing Needs Assessment</p> <p>Homelessness Strategy</p> <p>Non-housing Community Deveopment</p> <p>Economic Development</p>

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Anti-poverty Strategy</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>13</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>City of Murfreesboro, TN</p> <p>Other government - Local</p> <p>Non-housing Community Development</p> <p>Economic Development</p> <p>Anti-poverty Strategy</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>14</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>SFH Consulting</p> <p>Business Leaders</p> <p>Housing Needs Assessment</p>

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Public Housing Needs</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
15	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>OnePath LLC</p> <p>Business Leaders</p> <p>Housing Needs Assessment</p> <p>Public Housing Needs</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
16	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>LDG Development</p> <p>Housing</p> <p>Non-housing Community Development</p> <p>Anti-poverty Strategy</p>

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Economic Development</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>17</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>SMS Holdings</p> <p>Business Leaders</p> <p>Housing Needs Assessment</p> <p>Public Housing Needs</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>18</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>The Temple Church</p> <p>Other-Religious Organization</p> <p>Housing Needs Assessment</p> <p>Public Housing Needs</p>

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>19</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Park Center</p> <p>Services - Homeless</p> <p>Non-homeless Special Needs</p> <p>Housing Needs Assessment</p> <p>Homeless Strategy</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>20</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>Urban Housing Solutions</p> <p>Services – persons with HIV/AIDS</p> <p>Housing</p> <p>Services - Homeless</p>

	<p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Non-homeless Special Needs</p> <p>HOPWA Strategy</p> <p>Homeless Strategy</p> <p>Housing Needs Assessment</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
21	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Monroe Harding Academy</p> <p>Services - Education</p> <p>Non-homeless Special Needs</p> <p>Homeless Strategy</p> <p>Non-housing Community Development</p> <p>Anti-poverty Strategy</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the</p>

		survey results are detailed in the summary attached as Appendix C.
<b>22</b>	<b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>  <b>What section of the Plan was addressed by Consultation?</b>  <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Mental Health Cooperative  Health Agency  Non-housing Community Development  Non-homeless special needs  Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.
<b>23</b>	<b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>  <b>What section of the Plan was addressed by Consultation?</b>          <b>How was the Agency/Group/Organization consulted and what are the anticipated</b>	The Contributor  Services - Homeless  Non-homeless Special Needs  Homeless Needs – Chronically homeless  Homeless Needs – Families with children  Homeless Needs – Veterans  Homeless Needs – Unaccompanied youth  Non-housing community development  Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the



	<p><b>outcomes of the consultation or areas for improved coordination?</b></p>	<p>Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>24</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Metro Social Services</p> <p>Other Government - Local</p> <p>Housing Needs Assessment</p> <p>Non-housing Community Development</p> <p>Anti-poverty Strategy</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>25</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Residential Resources</p> <p>Housing</p> <p>Housing Needs Assessment</p> <p>Public Housing Assessment</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the</p>

		<p>following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
26	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Members of Metro Council and/or Metro Government</p> <p>Civic Leaders</p> <p>Other Government - Local</p> <p>Housing Needs Assessment</p> <p>Public Housing Needs</p> <p>Economic Development</p> <p>Homelessness Needs</p> <p>Non-housing Community Development Strategy</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
27	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>United Way</p> <p>Services – Homeless</p> <p>Housing</p>

	<p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Non-housing Community Development</p> <p>Anti-poverty Strategy</p> <p>Economic Development</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>28</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Nashville Cares</p> <p>Services – Persons with HIV/AIDS</p> <p>Non-homeless Special Needs</p> <p>HOPWA Strategy</p> <p>Homeless Needs – Chronically homeless</p> <p>Homeless Needs – Families with children</p> <p>Homeless Needs – Veterans</p> <p>Homeless Needs – Unaccompanied youth</p> <p>Homeless Strategy</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids;</p>

		<p>Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>29</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Tennessee State University</p> <p>Services – Education</p> <p>Non-housing Community Development</p> <p>Economic Development</p> <p>Anti-poverty Strategy</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
<p><b>30</b></p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>How was the Agency/Group/Organization consulted and what are the anticipated</b></p>	<p>The Salvation Army</p> <p>Services – Homeless</p> <p>Homeless Needs – Chronically homeless</p> <p>Homeless Needs – Families with children</p> <p>Homeless Needs – Veterans</p> <p>Homeless Strategy</p> <p>Prior to drafting the 2021 Annual Action Plan, MDHA held three virtual</p>

<p><b>outcomes of the consultation or areas for improved coordination?</b></p>	<p>stakeholder consultation sessions to receive their input on developing the Plan. The sessions covered the following topics: Homelessness and Housing for Persons with Aids; Affordable Housing and Affirmatively Furthering Fair Housing; and Non-Housing Community Development Needs. Further descriptions of the survey results are detailed in the summary attached as Appendix C.</p>
--	--

Table 2 – Agencies, groups, organizations who participated

**Identify any Agency Types not consulted and provide rationale for not consulting**

MDHA attempted to engage as many stakeholders as possible for input into the Plan. Stakeholders who wanted to provide additional input were invited to schedule an appointment with MDHA staff.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

In recent years, a number of plans and reports regarding housing needs, transportation needs, and growth have been published. The Action Plan will continue to build on the following planning efforts and align with local initiatives.

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
2017 Analysis of Impediments to Fair Housing Choice (formerly 2017 Joint Assessment of Fair Housing)	MDHA	The fair housing analysis took an in-depth look and disparities in housing and opportunities. Goals from this analysis are incorporated into this Plan.
2019 Community Needs Evaluation (March 2019)	Metro Social Services	The CNE provides an overview of social service needs and resources available to meet these needs. The CNE is used as a supplement for the needs

		assessments and market analyses undertaken through this Plan.
Affordable Housing Primer, Part 1 (January 2018), Part 2 (October 2018) and Part 3 (2019)	Metro Human Relations Commission	This Primer explains the concepts of affordable housing and analyzes gaps between incomes and housing costs and was used as a supplemental resource for this Plan.
Envision Cayce Master Plan (July 2014) and draft Envision Napier and Sudekum Transformation Plan (January 2018)	MDHA	These plans reflect MDHA’s commitment to transform areas of distressed public housing into neighborhoods of opportunity. These Plans serve as the basis for some of the geographical priorities in the Consolidated Plan.
Nashville Youth Violence Summit Report (March 2016)	Mayor’s Office	The purpose of the Report is to increase awareness concerning youth violence and address it through comprehensive community and government planning. The Consolidated Plan proposes to fund youth programs as part of this effort.
Nashville-Davidson County Continuum of Care (CoC)	MDHA/Metro Homeless Impact Division (HID)	The CoC seeks to improve coordination of resources to maximize housing and services for homeless persons. This Plan evaluates homeless needs and produces a homelessness strategic plan as well as provides for funding to assist homeless persons and families.

<p>Metro Government Of Nashville And Davidson County Homelessness Planning Council (HPC) Strategic Community Plan (July, 2019 – June 2022)</p>	<p>CoC – HID and MDHA</p>	<p>The HPC’s Strategic Plan is the community’s action-oriented endeavor to build an effective Housing Crisis Resolution System for Nashville-Davidson County. The 3-year plan focuses on the top priorities for the HPC to implement. The Strategic Community Plan is aligned with the federal strategic plan, ‘Home, Together’.</p>
<p>NashvilleNext (Amended August 2017)</p>	<p>Metro Planning Department</p>	<p>NashvilleNext is the City’s General Plan to guide growth through 2040. Proposed Consolidated Plan activities are consistent with NashvilleNext.</p>
<p>nMotion, Nashville MTA/RTA Strategic Plan (September 2016)</p>	<p>Metro Transit Authority</p>	<p>This Plan sets forth recommendations to address regional transportation issues as the region continues to grow. Recommendations were considered when developing strategies to address affordable housing along transit corridors.</p>
<p>PHA Five Year Plan (October 1, 2019 – September 30, 2024) &amp; Annual Plan (October 1, 2020 – September 30, 2021)</p>	<p>MDHA</p>	<p>The PHA Plan sets forth MDHA’s vision to address the needs of public and affordable housing residents. Activities identified in the Consolidated Plan to support these needs align with the PHA Plan.</p>
<p>The Housing Nashville Report ( 2017)</p>	<p>Mayor’s Office of Housing</p>	<p>The Housing Nashville Report produced by the Mayor’s Office of Housing provides benchmark data on housing and established priorities for funding, building, preserving, and retaining affordable housing options. The</p>

The Nashville Promise Zone (Designated June 2016)	Mayor’s Office in collaboration with MDHA	Consolidated Plan incorporates data and recommendations from this Report.
Transportation as a Key to Housing Affordability – Issue Brief (2018)	Tennessee Housing Development Agency	The 6 Promise Zone Goals related to housing, jobs, economic opportunities, education, infrastructure, and safety are reflected in the goals and priorities of the Consolidated Plan.
Equity as a Metric in City Performance Management System (April 2020)	Metro Human Human Relations Commission	This Brief studies the impact of housing location and transportation costs. Findings from this brief were considered when determining Consolidated Plan priorities.
		This report recommends that Metro use an Equity Lens, when implemented with a racial focus, as a tool to guide help guide decision making and resource allocation are leading to more equitable policies, programs and results

Table 3 – Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Although MDHA is the administrator of the Consolidated Plan, it is not a department of the Metropolitan Government. To ensure the Plan reflects the City’s priorities and aligns with its initiatives, representatives from the following Metro Offices are consulted throughout the year for suggestions and ideas to meet these initiatives.

- Mayor’s Office of Housing
- Homeless Impact Division



- Metro Human Relations Commission
- Metro Planning Department
- Metro Social Services

As indicated in this section representatives from several local (other MDHA and Metro Departments) and an adjacent unit of general local government (City of Murfreesboro) , contributed to the Plan.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

Activities proposed during the 2021 PY continue to further the priorities of the 2018-2023 Consolidated Plan which were established after a lengthy planning and public participation process. The Citizen Participation Plan provides information on how citizens can become involved in the development, implementation and evaluation of housing and community development programs.

Based on HUD guidance issued with CARES Act funding, concurrent with the Nashville-Davidson CARES Act substantial amendment 1 to the 2019-2020 AP, MDHA prepared substantial amendment 3 to the 2018-2023 Consolidated Plan which amended the Citizen Participation Plan to include a five (5) day comment period to expedite access to CARES Act dollars. The revised Plan is included as Appendix D of Nashville-Davidson CARES Act substantial amendment 1 to the 2019 Action Plan and is available at:

<http://bit.ly/CARES2019ActionPlan>

The citizen's participation process for this 2021 Action Plan follows the procedures described in Appendix D providing a thirty (30) day comment period for the regular Consolidated Plan and Action Plans unrelated to disaster and emergency events.

Interaction with the public and comments received throughout the year, as well as input from stakeholders and consultations described in AP-10 shaped the particular activities proposed in this Action Plan that aligned with the priorities previously established in the 2018-2023 Consolidated Plan. Comments submitted during the public comment period have been considered and incorporated to the extent possible into the final Action Plan.

For the purpose of the 2021 Action Plan, the public comment began on April 9, 2021 and concluded at 4:00 p.m. on May 14, 2021. During the public comment period, members of the public were invited to share their comments at a virtual public hearing. Details regarding the public comment period and virtual public hearing are provided in the Public Notice included in Appendix D of this Action Plan.

The Public Notice was published in English and Spanish advertised in *The Tennessean*, *The Tribune*, and *El Crucero*. In addition, the Notice was posted in English and Spanish at MDHA administrative and public/affordable housing properties and on MDHA's website ([www.nashville-mdha.org](http://www.nashville-mdha.org)). The Notice was widely distributed via email to over 1723 partners, government officials, nonprofit organizations, businesses, neighborhood groups, and citizens, whose email addresses have been provided to MDHA, and was sent to the Mayor's Office, and Members of the Metro Council. MDHA encouraged recipients to circulate the Notice among their networks. The public comment period and public hearing and reminders were publicized via MDHA's social media outlets. The virtual public hearing was held via Zoom on April 29, 2021 and made available on YouTube.

#### Reasonable Accommodation

Information on how persons with disabilities or sensory impairments or in need of translation services could request accommodation was provided on all Public Notices, in emails advertising community meetings/public input sessions, and posted on the Consolidated Plan webpage in Spanish, Chinese, Vietnamese, Arabic, and Somali. MDHA will make every effort to accommodate reasonable requests if they are made not later than five (5) business days prior to any meeting. Public Notices are translated to Spanish.

The results of these outreach efforts are summarized in the following Table.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad (The Tennessean)	Non-targeted/broad Community	N/A	N/A	N/A	
2	Newspaper Ad (The Tribune)	Minorities	N/A	N/A	N/A	
3	Newspaper Ad (El Crucero)	Non-English Speaking (Spanish)	N/A	N/A	N/A	
4	Internet Outreach (MDHA Website)	Non-targeted/broad Community	N/A	N/A	N/A	<a href="http://www.nashville-mdha.org">www.nashville-mdha.org</a>
5	Internet Outreach (Social Media)	Non-targeted/broad Community	N/A	N/A	N/A	
6	Other: Posting at MDHA's Properties Administrative Offices	Residents of Public and Assisted Housing	N/A	N/A	N/A	
7	Other: Public Hearing – April 29, 2021	Non-targeted/broad Community	See Appendix E.	See Appendix E.	See Appendix E.	

8	Other: Email Distribution – 1723 contacts	Non-targeted/broad Community	N/A	N/A	N/A	
9	Other: Video of April 29, 2021 Public Hearing available on YouTube	Non-targeted/broad community	N/A	N/A	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The allocation amounts listed in the table below are based on the 2021 allocations that were released by HUD on February 25, 2021. CDBG Program Income (PI) is estimated based on the average amount of PI collected for the program. HOME PI reflects PI received as of February, 2021 with estimates based on average receipts thru May 31, 2021.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	5,421,549	173,804	0	5,595,353	5,595,353	Amount based on 2021 allocations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Homebuyer assistance Multifamily rental new construction New construction for ownership	2,570,146	269,297	0	2,839,443	2,839,443	Amount based on 2021 allocations.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services	1,737,427	0	0	1,737,427	1,737,427	Amount based on 2021 allocations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	453,167	0	0	453,167	453,167	Amount based on 2021 allocations.

**Table 56 - Expected Resources – Priority Table**

In addition to the Consolidated Plan formula grants, funding from other Federal programs and local funds will be used to address Consolidated Plan priorities: Continuum of Care (CoC) funds, Neighborhood Stabilization Program (NSP) I and II Program Income, and CDBG Disaster Recovery (CDBG-DR) Program Income from a 2010 grant. For FY 2020 the Nashville-Davidson County CoC will receive \$6,115,465 for renewal of grants for existing homeless assistance programs to be undertaken by MDHA and nonprofit organizations. MDHA has approximately \$788,000 in NSP PI on hand with an estimated \$120,000 expected to be received annually during five-year period covered by this Consolidated Plan from rental income from two multifamily rental projects previously acquired and constructed under the NSP programs. MDHA

plans to use NSP PI to fund housing activities that will benefit persons with incomes of up to 120% AMI to fill the gap for housing units for persons with incomes between 80 – 120% AMI as identified in the Mayor’s Housing Report Needs and Gap Analysis as other programs are limited to providing units for persons whose income does not exceed 60 to 80% AMI. NSP1 PI funds will be targeted to provide units countywide, while NSP2 PI funds will be targeted to the 17 census tracts identified in the NSP2 application. It is possible that some projects will be able to use PI from both sources. The funds will be loaned or granted as gap financing to nonprofit and for profit developers for eligible NSP activities through a Request for Application (RFA) process. The minimum affordability period will be consistent with the HOME program requirements, where the affordability period ranges from 5 to 20 years based on the amount of the per-unit investment. Any PI generated from loans to developers will be used to fund additional projects.

On average, \$165,000 in CDBG-DR PI is generated annually through housing activities undertaken by The Housing Fund (THF). The Program Income currently on hand continues to be used to rehab homes in flood-impacted areas to LMI buyers. The funds remaining in the line of credit will be used toward the new construction of affordable, single-family, for-sale homeownership housing in areas impacted by the 2010 Floods. The homes constructed will be sold to households having incomes of less than 120% AMI, adjusted according to family size, based on income limits issued by HUD in effect at the time the homes are sold. THF is will issue an RFA in the next few months for the use of these funds.

It is expected that the CDBG-DR grant will be closed out in 2023; at that time, CDBG-DR PI will become PI to the CDBG program.

MDHA receives pass through funding from the Tennessee Housing Development Agency (THDA) for the U.S. Department of Energy Weatherization Assistance Program (WAP) and for the U.S. Department of Health and Human Services Low Income Home Energy Assistance Program (LIHEAP), which are used jointly to install weatherization measures for very low income households. At the time of draft publication, current allocation amounts are used as 2021 allocations have not been announced.

During the five year Consolidated Plan period, MDHA and Metro will consider Section 108 Loan Guarantee opportunities to further the goals of this Plan.

The Metropolitan Government also funds affordable housing and homeless assistance programs. For the fall spring of 2021, the Mayor’s budget included \$7,445,000 for the Barnes Fund. Six non-profit organizations were funded and will create an additional 163 units. The 2022 budget request will include an ask for monies to improve the Homeless



Management Information System as part of the Metropolitan Homeless Impact Division regular budget request of a little over \$2 million. Additionally, Metro is finalizing design plans to start construction of a new permanent supportive housing project with a minimum of 81 new units using \$25,000,000 in General Obligation Bonds.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Leverage

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 for requests for proposals/applications. 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, Federal Home Loan Bank AHP funds, private funds from corporations, foundations, churches, and individuals. 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, and the State Housing Trust Fund (HFT). Where appropriate, leverage may be achieved through supportive services provided by partners.

Match Requirements

The HOME program requires a 25% match of the total HOME funds drawn down for project costs. This match is different than leverage, and this requirement will be met by match credit from prior HOME projects, Barnes Trust fund projects that meet the requirements of the HOME program, by the value of donated land or improvements, or by other eligible methods as provided in the HOME regulations. Amounts above the 25% match are considered leverage.

To meet the ESG match requirement, all organizations applying for funding must provide a 100% match of the funds they are seeking. This and the MDHA administration match

requirements may be satisfied by cash, the value of time and services provided, or other eligible methods as provided by the ESG regulations.

CoC funds must be matched 25% by funding from other eligible sources. An array of sources are expected to be leveraged to meet this match, depending on the project and the administering agency – from the value of primary care and pharmacy services to residents living in permanent supportive housing, to private donations that assist with operating costs, to federal and state funds that help further CoC planning activities.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Metro has established a Community Land Trust to acquire property and preserve it for long-term affordability. Along with seed funding to launch the Community Land Trust, Metro has donated 15 properties. The first properties are currently under development as the CLT moves forward with the start-up phase of this program. Additionally, Metro typically makes properties available to nonprofit partners to be utilized in conjunction with affordable housing projects utilizing Barnes Housing Trust funds. A total of 84 Metro owned lots have been awarded through the fall 2019 funding cycle.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	New Affordable Housing Opportunities	2021	2022	Non-Housing Community Development	Countywide	Address Housing Barriers	CDBG: \$29,870	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
				Affordable Housing	Countywide		CDBG \$58,756 Housing Services For HOME Activities	Other - 1
				Affordable Housing	Countywide Housing Target Areas	Construct New Affordable Housing	HOME: \$2,555,500	Rental units constructed: 53 Household Housing Unit  Homeowner Housing Added: 7 Household Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Affordable Housing Preservation	2021	2022	Affordable Housing  Public Housing Non-Housing Community Development	Countywide  Housing Target Areas,	Retain Affordable Housing Stock  Maintain Housing Stability	CDBG: \$535,642	Homeowner Housing Rehabilitated: 120 Household Housing Unit  Rental Housing Rehabilitated: 6 Household Housing Unit  Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
3	Support for Homeless & Persons with HIV/AIDS	2021	2022	Homeless  Non-Homeless Special Needs	Countywide	Assist Homeless Persons &	CDBG: \$292,545	Public service activities other than Low/Moderate Income Housing Benefit: 250

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Metropolitan Statistical Area	Persons with HIV/AIDS	<p>HOPWA: \$1,685,305</p> <p>ESG: \$421,446</p>	<p>LMC Persons Assisted</p> <p>Tenant-based rental assistance / Rapid Rehousing: 325 Households Assisted</p> <p>Homeless Person Overnight Shelter: 2000 Persons Assisted</p> <p>Homelessness Prevention: 75 Persons Assisted</p> <p>HIV/AIDS Housing Assistance: 68 Household Housing Unit</p> <p>Other: 2745 Other</p>

4	Self-sufficiency Opportunities	2021	2022	Public Housing Non-Housing Community Development Economic Development	Countywide CDBG Target Areas	Create Economic Opportunities for LMI Persons Support Youth Programs	CDBG: \$917,224	Public service activities other than Low/Moderate Income Housing Benefit: 1320 Persons Assisted  Businesses Assisted: 30
5	Neighborhood Revitalization	2021	2022	Non-Housing Community Development	CDBG Target Areas	Invest in Underserved Areas – may also meet goal 1 or 3 depending on the types of projects funded.	CDBG: \$2,657,993	Other: 3 Other
6	Administration and Planning	2021	2022	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide Metropolitan Statistical Area CDBG Target Areas Housing Target Areas	Provide Oversight and Management of Grants	CDBG: \$1,103,323  HOPWA: \$52,122  HOME: \$283,943  ESG: \$31,721	Other: 4 Other

Table 57 – Goals Summary

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	<b>New Affordable Housing Opportunities</b>
	<b>Goal Description</b>	Increase the number of decent, safe affordable units and help LMI households access affordable housing including increased access to housing/shelter for persons with special needs.
<b>2</b>	<b>Goal Name</b>	<b>Affordable Housing Preservation</b>
	<b>Goal Description</b>	Preserve existing affordable housing units and help LMI tenants and homeowners retain housing.
<b>3</b>	<b>Goal Name</b>	<b>Support for Homeless &amp; Persons with HIV/AIDS</b>
	<b>Goal Description</b>	Support facilities and services for homeless persons and persons with HIV/AIDS.
<b>4</b>	<b>Goal Name</b>	<b>Self-sufficiency Opportunities</b>
	<b>Goal Description</b>	Create pathways to self-sufficiency for LMI persons and families.
<b>5</b>	<b>Goal Name</b>	<b>Neighborhood Revitalization</b>
	<b>Goal Description</b>	Revitalize distressed neighborhoods and underserved areas.
<b>6</b>	<b>Goal Name</b>	<b>Administration and Planning</b>
	<b>Goal Description</b>	Undertake grant management, planning, and other eligible administrative tasks authorized under CDBG, HOME, ESG, and HOPWA.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following are proposed projects to be undertaken during the 2021 program year or utilizing 2021 allocations.

#### Projects

#	Project Name
1	CDBG Administration & Planning
2	CDBG Homeowner Rehab (CDBG Target Area)
3	CDBG Weatherization Assistance
4	CDBG HVAC Replacement
5	CDBG Roof Replacement
6	CDBG Accessibility Rehab
7	CDBG Rental Rehab
8	CDBG Housing Services
9	CDBG Housing Program Delivery
10	CDBG Summer Youth Programs
11	CDBG Youth Employment Programs
12	CDBG Housing Assistance for the Homeless
13	CDBG Renter Counseling Services
14	CDBG Fair Housing Services
15	CDBG Employment Services
16	CDBG Public Service Program Delivery
17	CDBG Microenterprise Assistance
18	CDBG Public Facilities and Improvements
19	CDBG Public Facility Program Delivery
20	HOME Administration
21	HOME New Construction - Rental
22	HOME New Construction - Ownership
23	HOME New Nonprofit Partner Set-Aside
24	HOPWA Housing and Supportive Services
25	ESG Programs and Services

**Table 58 - Project Information**



**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Funding priorities for the 2021 Action Plan are the same as those in the 2018 – 2023 Consolidated Plan.

Not only are funding priorities intended to address underserved needs as identified in the needs assessment and through public input, they are designed for implementation to be feasible and to be effective.

## AP-38 Project Summary

### Project Summary Information

1	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Administration and Planning
	<b>Needs Addressed</b>	Provide Oversight and Management of Grants
	<b>Funding</b>	CDBG: \$1,103,323.00 (\$1,068,563.00 Grant + \$34,760.00 PI)
	<b>Description</b>	Funding to be used for oversight and administration of CDBG programs, including monitoring, reporting, program evaluation, fair housing activities, and the development of the Consolidated Plan and annual updates and amendments. Planning includes studies, analysis, data gathering, and preparation of plans.
	<b>Target Date</b>	5/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Funds to be used by MDHA as the lead agency for the development and administration of the Consolidated Plan. Administrative activities include grant management, monitoring, budgeting, and planning and executing CDBG-eligible activities. MDHA may choose to partner with another entity to undertake eligible planning activities. Funding for this activity is capped at 20% of the annual CDBG allocation plus 20% of program income.
2	<b>Project Name</b>	<b>CDBG Homeowner Rehab</b>
	<b>Target Area</b>	Preference will be given to homeowners in Housing Target Areas but assistance may be provided in CDBG Target Areas and/or Countywide if there is not sufficient interest from homeowners fitting in these areas
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Retain Affordable Housing Stock

	<b>Funding</b>	CDBG: \$.00 (Funded in PYs 2018, 2019 and 2020 – activities underway and will continue in PY 2021 with prior year funding allocations.
	<b>Description</b>	Multi-component rehabilitation of homes occupied by LMI families, targeted to homes damaged by the March 3, 2020 Tornado and located within Housing Target Areas.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 units owned and occupied by persons with incomes at or below 80% AMI
	<b>Location Description</b>	Countywide for Metro Council Districts experiencing high housing costs due to increases in property values and loss of (or are at risk of losing) affordable housing due to economic pressure.
	<b>Planned Activities</b>	<p>Assistance will be provided in the form of forgivable loans for elderly (age 62+) homeowners. Assistance to other homeowners will be provided in the form of deferred (due on sale) loans. Repairs or improvements will be limited to items that address health and safety needs, such as heat/air, roof repair, plumbing, electrical, accessibility and aging in place.</p> <p>Priority will be given to homeowners whose incomes are at or below 50% AMI, persons with disabilities, and the elderly (age 62+). This program will be administered directly by MDHA and/or via a contracted partner.</p> <p>Homeowners may apply during the open application period, and funds will be allocated on a first-come, first-serve basis to eligible households until funding is exhausted.</p>
<b>3</b>	<b>Project Name</b>	<b>CDBG Weatherization Assistance</b>
	<b>Target Area</b>	Countywide (with preference given to households in accordance with WAP program guidelines, as applicable)
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Retain Affordable Housing Stock

	<b>Funding</b>	CDBG: \$.00 (Funded in PYs 2018, 2019 and 2020 – activities underway and will continue in PY 2021 with prior year funding allocations.
	<b>Description</b>	Installation of weatherization measures in owner-occupied units on a stand-alone basis and or in conjunction with assistance received through the U.S. Department of Energy's Weatherization Assistance Program (WAP).
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 units owned and occupied by households with incomes at or below 80% AMI.
	<b>Location Description</b>	Countywide (with preference given to households in accordance with WAP program guidelines, as applicable)
	<b>Planned Activities</b>	<p>CDBG funds will be used to supplement health and safety needs identified in an energy audit of each home receiving assistance. CDBG funds will be used to allow improvements to increase the efficient use of energy in structures through such means as installation of storm windows and doors, siding, wall and attic insulation, and conservations modifications, or replacement of heating and cooling equipment, including the use of solar energy equipment. Homes built prior to 1978 will have a lead based paint evaluation.</p> <p>Assistance will be treated as a grant to eligible homeowners. Priority will be given to households in accordance with WAP program guidelines, as applicable. This program will be administered by MDHA and/or via contracted partners.</p> <p>Homeowners must apply through the DOE Weatherization Assistance Program and/or be referred via other CDBG rehabilitation programs.</p>
<b>4</b>	<b>Project Name</b>	<b>CDBG Roof Replacement</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Retain Affordable Housing Stock

	<b>Funding</b>	CDBG: \$.00 (Funded in PYs 2018, 2019 and 2020 – activities underway and will continue in PY 2021 with prior year funding allocations.
	<b>Description</b>	Repair and/or replacement of roofs and components integral to roof replacement and structure preservation, including but not limited to, fascia/soffit, gutters/downspouts, tree/limb removal, etc. in homes owned and occupied by LMI households.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 units owned and occupied by LMI households (≤ 80% AMI).
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Repair and/or replacement of roofs in homes owned and occupied by LMI households. Assistance will be provided in the form of forgivable loans for elderly (age 62+) homeowners. Assistance to other homeowners will be provided in the form of deferred (due on sale) loans. Homeowners may apply during the open application period or be referred to the program through the regular CDBG Multi-Purpose Homeowner Rehab Program. Funds will be allocated on a first-come, first-serve basis to eligible households until funding is exhausted. This program will be administered by MDHA and/or via contracted partners.
<b>5</b>	<b>Project Name</b>	<b>CDBG Accessibility Rehabilitation</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Retain Affordable Housing Stock
	<b>Funding</b>	CDBG: \$.00 (Funded in PYs 2018, 2019 and 2020 – activities underway and will continue in PY 2021 with prior year funding allocations.
	<b>Description</b>	Installation of accessibility improvements and related items integral to structure preservation for handicapped or disabled households in homes owned and occupied by LMI households.

	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 units owned and occupied by LMI households ( $\leq$ 80% AMI).
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Installation of accessibility improvements for elderly (62+) and/or disabled households. Assistance will be treated as a grant to eligible homeowners. Homeowners may apply during the open application period or be referred to the program through the regular CDBG Multi-Purpose Homeowner Rehab Program. Funds will be allocated on a first-come, first-serve basis to eligible households until funding is exhausted. This program will be administered by MDHA and/or via contracted partners.
<b>6</b>	<b>Project Name</b>	<b>CDBG HVAC Replacement</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Retain Affordable Housing Stock
	<b>Funding</b>	CDBG: \$.00 (Funded in PYs 2018, 2019 and 2020 – activities underway and will continue in PY 2021 with prior year funding allocations.
	<b>Description</b>	Installation of new HVAC systems or replacement of nonfunctioning HVAC units and related items integral to structure preservation in homes owned and occupied by LMI households who are not receiving assistance through the CDBG Weatherization Program.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 units owned and occupied by LMI households ( $\leq$ 80% AMI) who are not receiving assistance through the CDBG Weatherization.
	<b>Location Description</b>	Countywide

	<b>Planned Activities</b>	Installation of new HVAC systems or replacement of nonfunctioning HVAC units. Assistance will be treated as a grant to eligible homeowners. Homeowners may apply during the open application period or be referred to the program through the Regular CDBG Homeowner Rehab or Weatherization and/or Home Uplift Programs. Funds will be allocated on a first-come, first-serve basis to eligible households until funding is exhausted. This program will be administered by MDHA and/or via contracted partners.
<b>7</b>	<b>Project Name</b>	<b>CDBG Rental Rehab</b>
	<b>Target Area</b>	Preference given to Housing Target Areas (assistance may be provided Countywide if there is not sufficient interest in these areas)
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Retain Affordable Housing Stock
	<b>Funding</b>	CDBG: \$.00 (Funded in PY2018; underway in PY 2019 and 2020 and will continue in PY 2021)
	<b>Description</b>	Rehab of existing units to be occupied by LMI ( $\leq$ 80% AMI) families.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 LMI households ( $\leq$ 80% AMI) – prior year funds
	<b>Location Description</b>	Preference given to Metro Council Districts experiencing loss or are at-risk of losing affordable housing – assistance may be provide Countywide if there is not sufficient interest in these areas.

	<b>Planned Activities</b>	<p>Assistance will be provided to qualified landlords or developers on a first-come, first-approved basis until funding is exhausted to rehabilitate vacant, substandard rental property to lease to tenants with incomes at or below 80% AMI.</p> <p>Rehabilitation of occupied units may be considered on a case-by-case basis if the extent of the rehabilitation does not require permanent relocation of existing tenants. Projects that would require the permanent displacement of existing residents will not be eligible for funding. Funds may also be used for relocation assistance as needed.</p> <p>Assistance will be provided in the form of a forgivable loan if a landlord agrees to makes units available exclusively for Voucher holders (Section 8, VASH, etc.); otherwise, assistance will be as a low-interest loan.</p> <p>All units must remain affordable and be leased to income-eligible tenants for a minimum of 10 years. This program will be administered by MDHA and/or via contracted partners.</p>
<b>8</b>	<b>Project Name</b>	<b>CDBG Housing Delivery Costs</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Retain Affordable Housing Stock
	<b>Funding</b>	CDBG: \$535,642.00 (\$520,000.00 Grant + \$15,642.00 PI)
	<b>Description</b>	Activity delivery costs associated with carrying out CDBG-eligible housing activities.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A. Accomplishments are tied to specific CDBG housing activities.
	<b>Location Description</b>	Countywide Housing Target Areas



	<b>Planned Activities</b>	Activity delivery costs incurred by MDHA or its contractors that are associated with the execution of the all CDBG Rehab (Homeowner and Rental) and Weatherization programs, such as reviewing and approving applications, making home inspections, preparing work-write ups, and inspecting projects through completion.
<b>9</b>	<b>Project Name</b>	<b>CDBG Housing Services</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Retain Affordable Housing Stock
	<b>Funding</b>	CDBG: \$58,756.00 (\$57,000.00 Grant + \$1,756.00 PI)
	<b>Description</b>	Activity delivery costs in support of the HOME Program.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A. Accomplishments are tied to specific HOME housing activities.
	<b>Location Description</b>	Countywide Housing Target Areas
	<b>Planned Activities</b>	Costs are also associated with housing activities that are linked to providing services to owners, tenants, contractors, and other eligible entities participating in or seeking to participate in the HOME program.
<b>10</b>	<b>Project Name</b>	<b>CDBG Summer Youth Programs</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Self-sufficiency Opportunities
	<b>Needs Addressed</b>	Support Youth Programs
	<b>Funding</b>	CDBG: \$340,013.00 (\$329,324.00 Grant + \$10,689.00 PI)
	<b>Description</b>	New or enhanced programs undertaken by nonprofit or public agencies that serve youth ages 6-18 from LMI families during the Summer of 2021.
	<b>Target Date</b>	7/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1200 youth ages 6-18 from families with incomes ≤ 80% AMI.

	<b>Location Description</b>	Countywide, with encouragement to recruit children living in MDHA-owned public/affordable housing.
	<b>Planned Activities</b>	Programs must provide new or enhanced activities that will further participants' academic, artistic, and athletic interests, as well as promote job skills development and/or healthy lifestyles, to help prepare youth to become successful adults. Programs must operate between June 1 and July 31, 2021. Funding is awarded through a competitive process.
11	<b>Project Name</b>	<b>CDBG Youth Employment Programs</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Self-sufficiency Opportunities
	<b>Needs Addressed</b>	Support Youth Programs
	<b>Funding</b>	CDBG: \$110,326.00 (\$106,676.00 Grant + \$3,650.00 PI)
	<b>Description</b>	Summer employment opportunities for youth ages 14-16 from LMI families offered by nonprofit and public agencies participating in Metro's Opportunity NOW program during the Summer of 2021.
	<b>Target Date</b>	7/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	110 youth ages 14-16 from households with incomes ≤ 80% AMI.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Grants awarded to nonprofit and public agencies providing employment opportunities as part of Metro Government's "Opportunity NOW" work program that focuses on the need for employment and job training opportunities for youth ages 14 – 16. Programs include one week of training and six weeks of paid, project-based community improvement work. Examples of project-based work programs include community gardens, community art projects, and neighborhood cleanup projects, etc. Programs may begin on or before June 1 and must conclude by July 31, 2021.  Funding is awarded through a competitive process.
12	<b>Project Name</b>	<b>CDBG Housing Assistance for the Homeless</b>

	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Support for Homeless Persons and Persons with HIV/AIDS
	<b>Needs Addressed</b>	Assist Homeless Persons & Persons with HIV/AIDS
	<b>Funding</b>	CDBG: \$292,545.00 (\$283,420.00 Grant + \$9,125.00 PI)
	<b>Description</b>	Limited assistance of one-time emergency payments for rent and utility needs for homeless persons obtaining housing through the Metro Homeless Impact Division or utilizing MDHA Voucher programs (i.e., Shelter Plus Care, VASH).
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 persons
	<b>Location Description</b>	Countywide for homeless persons who need emergency assistance for housing placement in Davidson County.
	<b>Planned Activities</b>	One-time emergency payments up to \$1000 per client to pay first month's rent and security and utility deposits for homeless persons obtaining housing through the Metro Homelessness Commission or utilizing MDHA Voucher programs (i.e., Shelter Plus Care, VASH). Payments are made directly to landlords and utility companies. Funds can also be used for costs associated with program delivery.
<b>13</b>	<b>Project Name</b>	<b>CDBG Renter Counseling Services</b>
	<b>Target Area</b>	Housing Target Areas and Countywide
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Maintain Housing Stability
	<b>Funding</b>	CDBG: \$\$0.00 (Funded in PYs 2018 and 2020 – program got late start and was affected by COVID-19 but is currently underway and will continue in PY 2021 with prior year funding allocations.
	<b>Description</b>	Counseling services provided to tenants countywide and MDHA-owned public/affordable housing on tenant responsibilities to help them maintain housing stability, homeownership and entrepreneurship.
	<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	125 residents of MDHA-owned public/affordable housing.
	<b>Location Description</b>	Housing Target Areas and Countywide

	<b>Planned Activities</b>	<p>Services to MDHA residents and other LMI residents of Davidson County has been expanded to include homeownership and entrepreneurship. The program got off to a slow start due to COVID-19, but starting in January, 2021 the provider started providing bi-weekly Zoom Classes with the assistance of MDHA’s Envision Center and participants are scheduling follow-up one-on-one counseling. The "ships" were merely discussion points embedded in the prior curriculum, but have generated an interest from participants beyond just a discussion within a topic. Homeownership and Entrepreneurship will be new classes based on what the participants have requested or shown an interest in learning. This new focus of Homeownership and especially Entrepreneurship (economic development) will give the LMI and minorities in the community an opportunity to support, experience and hear from women and minority owned businesses within our communities. Financial literacy will be an integral part of any class. Each of the programs will have its’ own curriculum to assist in setting goals, providing resources, and empowering the participants to move forward. Counseling program designed to equip residents with tools to become responsible tenants and good neighbors and to help mitigate potential or actual problems that could result in housing loss. Program should have a specific plan, strategy, and intervention t that has been shown to positively address housing loss prevention.</p> <p>Funding was awarded to a qualified nonprofit via a competitive process in 2018 and the contract has been extended to allow activities to continue thru the 2021 PY. Funds can also be used for costs associated with program delivery.</p>
14	<b>Project Name</b>	<b>CDBG Fair Housing Services</b>
	<b>Target Area</b>	Countywide, with emphasis on Housing Target Areas
	<b>Goals Supported</b>	New Affordable Housing Opportunities Affordable Housing Preservation

	<b>Needs Addressed</b>	Address Housing Barriers Maintain Housing Stability
	<b>Funding</b>	CDBG: \$29,870.00 (\$29,000.00 Grant + \$870.00 PI)
	<b>Description</b>	Fair housing counseling, outreach, and education; conduct complaint-based testing.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 persons from protected classes
	<b>Location Description</b>	Countywide, with an emphasis on assisting LMI residents in Housing Target Areas
	<b>Planned Activities</b>	<p>Speaking with aggrieved individuals to inform them of their rights pertaining to Fair Housing and interacting with a potentially aggrieved individual's housing provider to determine the housing provider's version of the facts (i.e., investigation.); interacting with a housing provider to inform the housing provider of his or her obligations under applicable law, in order to bring relief to the aggrieved individual; providing legal representation to an aggrieved individual, either as a defendant or plaintiff in housing-related litigation; providing general education information to individuals to inform them of their rights in conjunction with the Fair Housing Laws; providing general educational information to individuals to inform them of their rights in conjunction with the Fair Housing Laws and project delivery costs.</p> <p>Funding was awarded to a qualified nonprofit through a competitive process in PY 2018. PY 2021 funding will extend the 2018 award agreement.</p>
<b>15</b>	<b>Project Name</b>	<b>CDBG Employment Services</b>
	<b>Target Area</b>	Housing Target Areas
	<b>Goals Supported</b>	Self-sufficiency Opportunities
	<b>Needs Addressed</b>	Create Economic Opportunities for LMI Persons
	<b>Funding</b>	CDBG: \$54,737.00 (\$53,000.00 Grant + \$1,737.00 PI)

	<b>Description</b>	Employment services to connect LMI persons to employment opportunities associated with housing construction and redevelopment projects undertaken by MDHA in Housing Target Areas, with the goal to provide Section 3 opportunities.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 persons living in MDHA-owned subsidized housing
	<b>Location Description</b>	Housing construction/redevelopment projects undertaken by MDHA in Housing Target Area.
	<b>Planned Activities</b>	Employment navigation services and/or soft skills job training to assist with increasing opportunities for potential Section 3 businesses or individuals to work on MDHA projects. Funds may also be used for costs associated with project delivery.  The program started in PY 2018 and is being administered by MDHA; 2021 PY funds will fund the 4 <sup>th</sup> year of the program.
<b>16</b>	<b>Project Name</b>	<b>CDBG Public Service Program Delivery</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Self-sufficiency Opportunities Affordable Housing Preservation New Affordable Housing Opportunities
	<b>Needs Addressed</b>	Summer Youth Programs Assist Homeless Persons & Persons with HIV/AIDS Create Economic Opportunities for LMI Persons Address Housing Barriers Maintain Housing Stability
	<b>Funding</b>	CDBG: \$.00 – incorporated as part of individual activity costs
	<b>Description</b>	Delivery costs associated with CDBG public services activities
	<b>Target Date</b>	05/31/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Accomplishments will be tied to specific Public Services Activities.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Costs directly related to carrying out specific Public Services activities.
<b>17</b>	<b>Project Name</b>	<b>CDBG Microenterprise Assistance</b>
	<b>Target Area</b>	CDBG Target Areas
	<b>Goals Supported</b>	Self-sufficiency Opportunities
	<b>Needs Addressed</b>	Create Economic Opportunities for LMI Persons
	<b>Funding</b>	CDBG: \$412,148.00 (\$400,000.00 Grant + \$12,148.00 PI)
	<b>Description</b>	Microenterprise assistance to a commercial enterprise that has five or fewer employees, one or more of whom owns the enterprise and is LMI.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 businesses
	<b>Location Description</b>	Preference for businesses located in or will be located in CDBG Target Areas, with opportunities for businesses Countywide



	<b>Planned Activities</b>	<p>Microenterprise assistance for businesses that have five or fewer employees, one or more of whom owns the business and is LMI. An emphasis will be placed on women-owned businesses and business opportunities for public housing residents. Activities will include recruiting program participants; providing business and personal development training programs to qualified businesses/persons; providing individual consulting to participants for the development of business plans, loan applications and business problem-solving during and after start-up; facilitating access to business mentors or volunteers such as accountants or lawyers for the duration of the contract; advising and assisting participants concerning participation with existing trade associations, business networks, and lenders.</p> <p>Program will be administered through a contracted partner(s).</p>
<b>18</b>	<b>Project Name</b>	<b>CDBG Public Facilities and Improvements</b>
	<b>Target Area</b>	CDBG Target Areas and/or Countywide
	<b>Goals Supported</b>	New Affordable Housing Opportunities, Support for Homeless and Persons with HIV/AIDs or Neighborhood Revitalization
	<b>Needs Addressed</b>	Increased access to Housing/Shelter for Persons Having Special Needs, Assist homeless persons and persons with HIV/AIDS or Investment in Underserved Areas
	<b>Funding</b>	CDBG: \$2,657,993.00 (\$2,574,566.00 Grant + \$83,427.00 PI)

	<b>Description</b>	Acquisition, construction or expansion or reconstruction, rehabilitation or installation of public facilities and improvements carried out by the recipient or other public or private non-profit entity. Facilities designed for use in providing shelter for persons having special needs are considered public facilities and not subject to the prohibition of new housing construction described in §570.207(b)(3). Such facilities include shelters for the homeless; convalescent homes; hospitals, nursing homes; battered spouse shelters; halfway houses for run-away children, drug offenders or parolees; group homes for mentally retarded persons and temporary housing for disaster victims.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 projects
	<b>Location Description</b>	Projects will be located in and serve residents in CDBG Target Areas or a minimum of 51% LMI persons or LMI limited clientele (if Countywide)
	<b>Planned Activities</b>	Costs include hard and soft costs, A&E costs and delivery cost associated with the project. Maintenance/operations costs are not eligible. Infrastructure Projects will be identified through collaboration with Metro. Funds for public facilities may be used for Metro or MDHA-owned projects. Public facility projects will be awarded to qualified nonprofits via an RFA process. A portion of the funding can be used for costs associated with project delivery.
<b>19</b>	<b>Project Name</b>	<b>CDBG Public Facility Program Delivery</b>
	<b>Target Area</b>	CDBG Target Areas or Countywide
	<b>Goals Supported</b>	Neighborhood Revitalization
	<b>Needs Addressed</b>	Invest in Underserved Areas or Countywide
	<b>Funding</b>	CDBG: \$.00 – incorporated as part of individual activity costs

	<b>Description</b>	Delivery costs associated with CDBG public facility/infrastructure projects.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Accomplishments will be tied to specific public facility/infrastructure activities.
	<b>Location Description</b>	Projects will be located in and serve residents in CDBG Target Areas or Countywide
	<b>Planned Activities</b>	Costs directly related to carrying out specific public facility/infrastructure activities.
<b>20</b>	<b>Project Name</b>	<b>HOME Administration</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	New Affordable Housing Opportunities
	<b>Needs Addressed</b>	Construct New Affordable Housing
	<b>Funding</b>	HOME: \$283,943.00 (\$257,014.00 Grant + \$26,929.00 PI)
	<b>Description</b>	Provide grant management, compliance, and oversight of Home-funded activities.
	<b>Target Date</b>	5/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Administrative costs include staff and related costs for overall program management, coordination, monitoring, reporting, and evaluation. Administrative activities will be undertaken by MDHA.
<b>21</b>	<b>Project Name</b>	<b>HOME New Construction – Rental</b>
	<b>Target Area</b>	Countywide, with a preference for Housing Target Areas
	<b>Goals Supported</b>	New Affordable Housing Opportunities
	<b>Needs Addressed</b>	Construct New Affordable Housing
	<b>Funding</b>	HOME: \$1,973,500.00 (\$1,795,132.00 Grant + \$178,368.00 PI)

<b>Description</b>	Funding for construction of new units for rent to households with incomes ≤ 60% AMI.
<b>Target Date</b>	5/31/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 units (≤ 60% AMI), with priority for projects that benefit large families, persons with disabilities, and/or extremely low income tenants (0-30% AMI)
<b>Location Description</b>	Preference will be given to projects located in Housing Target Areas, but projects may be built Countywide if there are no eligible projects proposed in Housing Target Areas.
<b>Planned Activities</b>	<p>A minimum of 15% of the 2021 HOME allocation, estimated to be \$385,522.00, will be set-aside for eligible CHDO projects. The tenure of the CHDO projects will be based on developer demand and can come from the homeowner or rental project budgets.</p> <p>Additionally, MDHA may set aside a minimum of \$500,000 for the redevelopment of MDHA-owned properties converted under RAD.</p> <p>For remaining funds, MDHA may award funds on a first-come, first –served basis through an open application cycle or on a competitive basis via a Request for Proposals development.</p> <p>Financial assistance to developers may be in the form predevelopment loans, construction loans, and permanent financing.</p> <p>Eligible uses of funds include acquisition, site preparation, construction, and soft costs. All new construction projects will be subject to underwriting by MDHA and must meet HOME Site and Neighborhood Standards.</p> <p>Units must be occupied by tenants with incomes at or below 60% AMI. In projects with 5 or more HOME-</p>

		<p>assisted units, at least 20% of the units must serve households at or below 50% AMI.</p> <p>Projects that would require the permanent displacement of existing residents will not be eligible for funding.</p>
--	--	---

<b>22</b>	<b>Project Name</b>	<b>HOME New Construction – Ownership</b>
	<b>Target Area</b>	Countywide, with a preference for Housing Target Areas
	<b>Goals Supported</b>	New Affordable Housing Opportunities
	<b>Needs Addressed</b>	Construct New Affordable Housing
	<b>Funding</b>	HOME: \$291,000.00 (\$259,000.00 Grant + \$32,000.00 PI)
	<b>Description</b>	New construction for ownership and downpayment assistance in conjunction with the purchase of these homes by LMI households (≤80% AMI).
	<b>Target Date</b>	5/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 homes (≤80% AMI), with priority given to projects that benefit large families.
	<b>Location Description</b>	Preference will be given to projects located in Housing Target Areas, but projects may be built Countywide if there are no eligible projects proposed in Housing Target Areas.

	<b>Planned Activities</b>	<p>A minimum of 15% of the 2021 HOME allocation, estimated to be \$385,522.00 will be set-aside for eligible CHDO projects. The tenure of the CHDO projects will be based on developer demand and can come from the homeowner or rental project budgets.</p> <p>Funding for the construction of new homes (including property acquisition costs), and downpayment assistance for eligible homebuyers to purchase these homes. All purchasers must receive/complete homebuyer education through a HUD or THDA approved education provider.</p> <p>MDHA may award funds on a competitive basis via a Request for Proposals or on a first come, first served basis through an open application cycle/RFP or undertake development.</p> <p>Projects that would require the permanent displacement of existing residents will not be eligible for funding.</p>
--	---------------------------	---

<b>23</b>	<b>Project Name</b>	<b>HOME New Nonprofit Partner Set-Aside</b>
	<b>Target Area</b>	Countywide, with a preference for Housing Target Areas
	<b>Goals Supported</b>	New Affordable Housing Opportunities
	<b>Needs Addressed</b>	Construct New Affordable Housing
	<b>Funding</b>	HOME: \$291,000.00 (\$259,000.00 Grant + \$32,000.00 PI)
	<b>Description</b>	Funding awarded to new nonprofit partners for construction of new properties, for rent to households with incomes ≤ 60% AMI or new home construction and downpayment assistance for the purchase of these homes by LMI households (≤ 80% AMI).
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 units - Homeownership @ ≤80% AMI or Rental @ ≤60% AMI, with priority given to projects that benefit large families, persons with disabilities, and/or extremely low income families (0-30%)
	<b>Location Description</b>	Preference will be given to projects located in Housing Target Areas, but projects may be built Countywide if

	<p>there are no eligible projects proposed in Housing Target Areas.</p>
<p><b>Planned Activities</b></p>	<p>For 2021, a set-aside of HOME funds to nonprofit developers who have not been awarded HOME funds in the last five years AND have completed the Barnes Fund Capacity Building program.</p> <p>Eligible applicants must have a shovel ready project and demonstrate their ability to develop successful affordable housing projects. <b>Eligible activities for consideration include:</b></p> <ul style="list-style-type: none"> <li>• New construction of rental housing</li> <li>• New construction of single-family homebuyer property and direct financial assistance for LMI buyer to purchase the home.</li> <li>• Allowable activities include acquisition, site preparation, construction, and soft costs.</li> </ul> <p>An organization that is awarded funds through this Set-Aside will not be eligible to apply for the next two (2) years following completion of the funding year in which funds were awarded.</p> <p>MDHA may award funds on a first come, first served basis through an open application cycle or on a competitive basis via a Request for Applications (RFA).</p> <p>Funds not obligated under this activity within 1 ½ years of the applicable program year start date may be reallocated to Rental and Homeownership project budgets not subject to the set-aside requirement.</p> <p>The 1 ½ year time period does not apply to set-aside funds made available via an RFA process that aren't awarded due to lack of demand. Those funds may be allocated to other Rental and Homeownership projects seeking/receiving awards of funds via the same RFA process if funding requests are over-subscribed.</p>

		Projects that would require the permanent displacement of existing residents will not be eligible for funding.
24	<b>Project Name</b>	<b>HOPWA Housing and Supportive Services</b>
	<b>Target Area</b>	Metropolitan Statistical Area
	<b>Goals Supported</b>	Support for Homeless & Persons with HIV/AIDS
	<b>Needs Addressed</b>	Assist Homeless Persons & Persons with HIV/AIDS
	<b>Funding</b>	HOPWA: \$1,737,427.00
	<b>Description</b>	Housing; short-term rent, mortgage, and utility assistance (STRMU); supportive services for persons with HIV/AIDS and their families; program administrative costs incurred by MDHA and Sponsor agencies
	<b>Target Date</b>	5/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	-Facility Based Rental Assistance: 53 persons -STRMU: 275 persons -Supportive Services: 2,320 persons -Short-Term/Emergency Assistance – 15 persons - TBRA: 50 persons
	<b>Location Description</b>	Persons with HIV/AIDS in the Nashville-Davidson—Murfreesboro-Franklin-MSA
<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• \$173,742.00 for <u>Administration</u> – \$52,122.00 retained by MDHA and \$121,620.00 to be awarded to Sponsor agencies</li> <li>• \$1,563,685.00 for the following eligible activities: <ul style="list-style-type: none"> <li>○ <u>Facility Based Rental/Housing Assistance</u>– costs associated with the rental subsidy assistance of clients in project-based rental units OR facility-based housing assistance costs for leasing a transitional/short-term housing facility/unit (ex-hotels/motels)</li> <li>○ <u>STRMU</u> – reasonable rent and mortgage assistance payments that represent actual housing costs; assistance varies per client depending on funds available, tenant need, and program guidelines</li> <li>○ <u>Tenant Based Rental Assistance</u> – costs associated with the placement of clients in permanent housing in the private rental housing market; assistance covers a portion of the rent based upon Fair Market Rent or “reasonable rent”</li> </ul> </li> </ul>	



		<p>and operates similar to the Section 8 Housing Choice Voucher Program.</p> <ul style="list-style-type: none"> <li>○ <u>Supportive Services</u> - services including, but are not limited to, health, mental health assessments, permanent housing placement, drug and alcohol abuse treatment and counseling, day care, transportation assistance, employment assistance, personal assistance, nutritional services, intensive care when required, and assistance in gaining access to local, State, and Federal government benefits and services, except that health services may only be provided to individuals with acquired immunodeficiency syndrome or related diseases and not to family members of these individuals. Permanent Housing Placement assistance is also covered under Supportive Services. Funds may also be used for education, infection control, PPE supplies and other services in order to prevent, prepare for and respond to the coronavirus (COVID-19).</li> </ul> <p>All funds will be awarded to Sponsors selected for funding through an RFA to be issued in Spring 2021. Proposals will be evaluated by a Review Committee comprised of MDHA staff, representatives of programs that serve persons living with HIV/AIDS, or individuals that are knowledgeable about various aspects of housing services in accordance with the evaluation criteria contained in the RFA and ranked from highest to lowest. Funding will be awarded for projects according to their overall rank until funding is exhausted.</p>
<b>25</b>	<b>Project Name</b>	<b>ESG Programs and Services</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Support for Homeless Persons & Persons with HIV/AIDS
	<b>Needs Addressed</b>	Assist Homeless Persons & Persons with HIV/AIDS
	<b>Funding</b>	ESG: \$453,167.00
	<b>Description</b>	Activities to support homeless persons - rapid re-housing and homeless prevention assistance, shelter

	operations/essential services, and outreach; program and HMIS administration
<b>Target Date</b>	5/31/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	-Rapid Re-housing: 325 persons -Homeless Prevention: 75 persons -Shelter Operations/Essential Services: 2,000 -Outreach: 100 persons
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• \$31,721.00 for <u>Administration</u> – retained by MDHA for general management, oversight, and coordination of ESG programs</li> <li>• \$5,000.00 for <u>HMIS</u> – retained by MDHA for costs associated with providing technical assistance and training, data review, input, and quality control for ESG subrecipients</li> <li>• \$416,446.00 for the following eligible activities: <ul style="list-style-type: none"> <li>○ <u>Rapid Re-housing Assistance</u> – includes, but is not limited to, utilities, rental application fees, security deposits, etc. and other eligible activities as defined in the ESG regulations at 24 CFR, §576.104; §576.105 (Housing relocation and stabilization services) and §576.106 (Short term and medium-term rental assistance)</li> <li>○ <u>Homeless Prevention</u> includes, but is not limited to, rental assistance (such as arrears) and housing relocation and stabilization services, etc., and other eligible activities as defined in the ESG regulation at 24CFR, §576.103</li> <li>○ <u>Shelter Operations*</u> - include, but are not limited to, maintenance, rent, repair, etc., and other eligible activities as defined in ESG regulations at 24 CFR §576.102(3)</li> <li>○ <u>Essential Services*</u> – include, but are not limited to, case management, childcare, education services, etc., and other eligible activities as defined in ESG regulations at 24 CFR, §576.102(1)</li> <li>○ <u>Street Outreach*</u> – includes, but is not limited to, the cost of engagement, case management,</li> </ul> </li> </ul>

		<p>emergency health and mental health, etc. and other eligible activities as defined in the ESG regulation at 24 CFR, §576-101</p> <p>*The total amount awarded for Shelter Operations, Essential Services, and Street Outreach cannot exceed \$271,900.00 (60% of the 2021 ESG Allocation).</p> <p>Funding for all activities, except Administration and HMIS, will be awarded to qualified nonprofits through a competitive process to be announced Spring 2021. Proposals will be evaluated by a Review Committee comprised of MDHA staff, representatives of programs that serve homeless persons, homeless or formerly homeless individuals or individuals that are knowledgeable about various aspects of the ESG program. Proposals will be evaluated in accordance with the evaluation criteria contained in the RFA and ranked from highest to lowest. Funding will be awarded for projects according to their overall rank until funding is exhausted.</p>
--	--	--

## AP-50 Geographic Distribution – 91.220(f)

On March 3, 2020, Metro Nashville-Davidson County was impacted by an EF-3 tornado. On September 22, 2020 Metro Nashville-Davidson County received notification that HUD had allocated \$3,240,899 in CDBG funding to address emergency needs resulting from tornados, wind damage and flooding that impacted multiple communities in March and May 2020. This funding was made available through the Declared Disaster Recovery Fund (DDRF), authorized under section 106(c)(4) of the Housing and Community Development Act of 1974. These funds were allocated to projects and activities via Substantial Amendment 1 to the 2020 Action Plan approved by Metro Council on December 15, 2020. This Action Plan Amendment can be viewed at the following link:

<http://bit.ly/DDRFFunding2020>

If the extra CDBG-DDRF funds are not sufficient to meet the needs, MDHA will give residents and projects impacted by the 2020 storms priority for assistance with 2021 PY funding. Additionally MDHA will give residents and projects impacted by the 2021 flooding priority for assistance with any available funding.

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

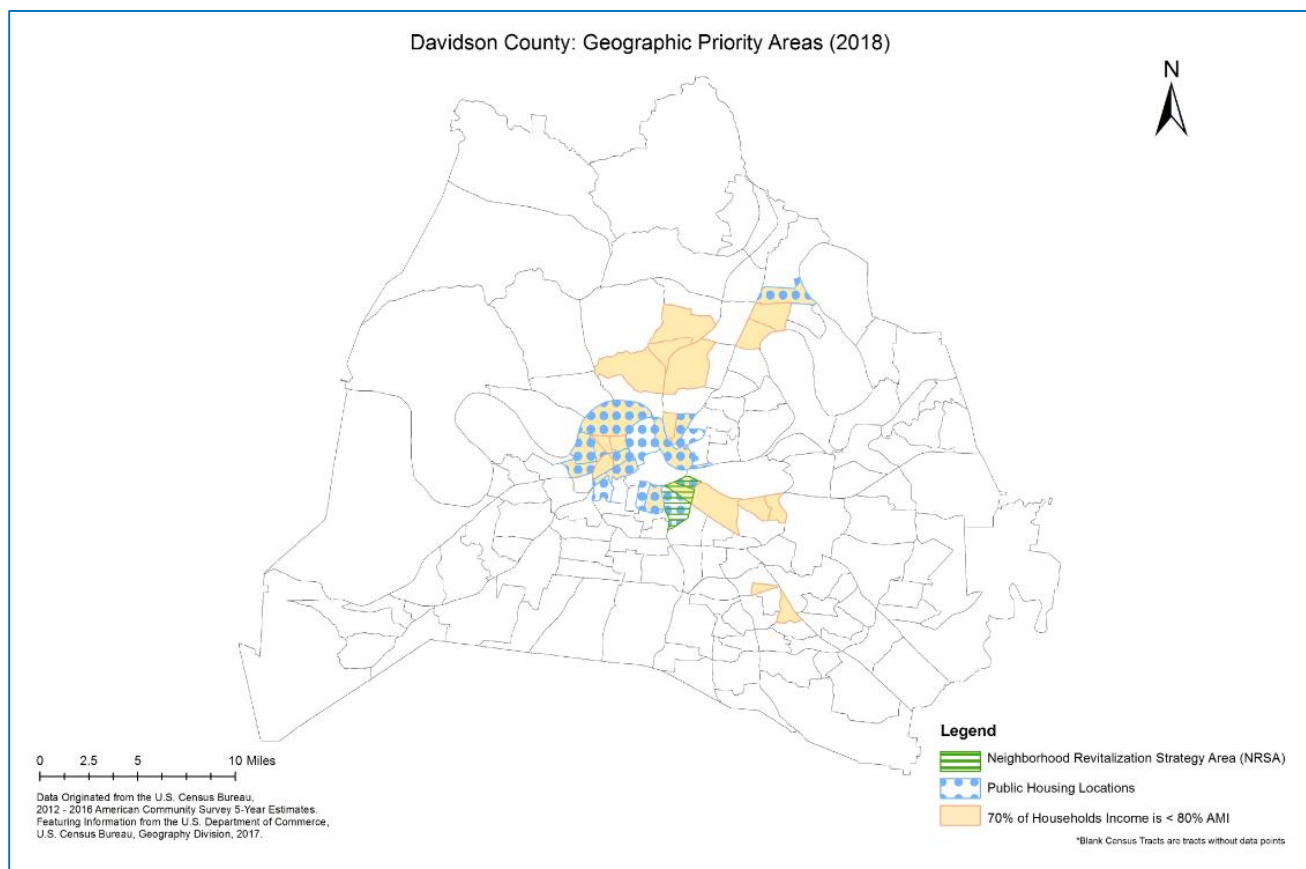
In the 2013-2018 Consolidated Plan, MDHA established certain funds/activities in three designated areas in Davidson County: 1) CDBG Target Areas, 2) Napier-Sudekum Choice Neighborhoods Initiative (CNI) Planning Area, and 3) Housing Target Areas, as described below. Simultaneous with the submission of this Action Plan, MDHA is incorporating Substantial Amendment 4 to the 5-year plan which is removing the Napier-Sudekum CNI Area because completion of proposed activities proved to be infeasible due to COVID-19 and general lack of resources. \*Public Facility/Improvement projects located in CDBG Target Areas will receive priority for funding based on demand, but funds can be used countywide on projects that benefit LMI persons. \*\*Additionally, Fair Housing Counseling services will be available countywide with an emphasis on Housing Target Areas. For 2021 the budgeted allocation will be prioritized as follows. Remaining CDBG, ESG, and HOPWA funds will be deployed countywide, while HOPWA funds are used to assist persons with HIV/AIDS throughout the MSA.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
*CDBG Target Areas	54%
**Housing Target Areas	2%

**Table 59 - Geographic Distribution**

The following map shows the CDBG Targeted Census Tracts. The shaded areas are the CDBG Targeted Census Tracts. **The green area is the Napier-Sudekum CNI Planning Area, which has been removed as a target area.** Blue dots indicate Census tracts in which MDHA-owned public/affordable housing is located.



## Geographic Priority Areas

**Metro Nashville-Davidson County was hit by Tornados on March 3, 2020 and other storms in the later spring of 2020. Additionally, during the drafting of this Action Plan, certain areas of the County were affected with flooding from the spring rains. Thus preference for assistance in rehabilitation and public facility projects will be given to residents residing in storm or flood damaged areas that meet the criteria for eligible projects/activities.**

<b>1</b>	<b>Area Name:</b>	<b>CDBG Target Areas</b>
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	N/A
	<b>HUD Approval Date:</b>	TBD
	<b>% of Low/ Mod:</b>	Target Areas are comprised of 26 Census tracts in Davidson County in which at least 70% of households in the Census tract have incomes $\leq$ 80% AMI. The % of LMI households for each Census tract is provided in the subsequent table.
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	N/A
	<b>Identify the neighborhood boundaries for this target area.</b>	See list of Census tracts that follows this table.
	<b>Include specific housing and commercial characteristics of this target area.</b>	There are 33,380 households in the 26 Census tracts. In addition, there are 13 MDHA-owned public/affordable housing properties in these areas.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The fair housing analysis conducted in 2017 identified Census tracts in Davidson County reflecting disparities in access to opportunity. These areas tend to be segregated by race or ethnicity and have high rates of poverty. There is a strong correlation between living in higher poverty areas and lower school performance, lower access to the labor market, greater reliance on public transportation, greater concentrations of public housing, and food deserts. When asked on the Survey conducted for this Plan, many respondents indicated these same areas.
<b>Identify the needs in this target area.</b>	Needs that have been identified include sidewalks and parks; programs for youth; anti-poverty programs (such as financial literacy programs; workforce development/job training); and more retail/commercial options.	

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>CDBG funds for public facilities and improvements, as well as microenterprise assistance will be targeted to these areas. Some of these areas may be in Housing Target Areas as well, where funds are targeted for homeowner and rental rehab of existing affordable housing, which add tools for revitalization.</p> <p>19 of the 26 Census tracts are in the Nashville Promise Zone.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Limited availability of public funds and challenges in attracting private investment.</p>

The following table lists the Census tracts in this targeted area. The table is sorted by the percentage of households with incomes under \$50,000 in descending order, with the largest percentage listed first. To determine the Census tract number for a property, see Exhibit 1.

Census Tract	Estimate; Total HH's:	HH's Under \$50,000	Percentage under \$50,000	Promise Zone	Council Districts	MDHA Sites
148	1001	945	94%	Subzone 3	19	Napier Place, Sudekum Apartments
193	1259	1153	92%	Subzone 1	5, 6	Cayce Place, Edgefield Manor
142	878	790	90%	Subzone 5	19, 21	Andrew Jackson Courts
139	679	606	89%	Subzone 5	21	
107.02	1750	1527	87%		7, 8	
159	1163	1012	87%	Subzone 3	19, 17	
136.02	146	124	85%	Subzone 5	21	Hadley Park Towers
136.01	1296	1099	85%	Subzone 5	21	Historic Preston Taylor Apartments, Hadley Park Towers
104.02	2363	1934	82%		9	Madison Towers
162	1384	1081	78%	Subzone 2	17, 19	Edgehill Homes, Gernert Studio Apartments

126	837	650	78%	Subzone 1	5	
160	410	318	78%	Subzone 3	17	
110.01	2169	1682	78%		2, 8	
118	1014	785	77%	Subzone 1	5	Levy Place
143	771	594	77%	Subzone 5	21	
137	2403	1838	76%	Subzone 5	2, 21	Cumberland View
158.04	2140	1617	76%	Subzone 3	13	
144	674	503	75%	Subzone 5	19, 21	J. Henry Hale Apartments
109.04	1250	922	74%		3	
127.01	2147	1575	73%	Subzone 5	2	
190.05	1229	897	73%	Subzone 4	26	
138	694	504	73%	Subzone 5	21	
191.08	1196	868	73%		30	
158.03	890	639	72%	Subzone 3	19, 15, 13	
107.01	1726	1217	71%		7, 8, 9	
109.03	1911	1345	70%		3,8	

<b>2</b>	<b>Area Name:</b>	Housing Target Areas
	<b>Area Type:</b>	Metro Council Districts
	<b>Other Target Area Description:</b>	N/A
	<b>HUD Approval Date:</b>	TBD
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	Housing preservation and new housing construction
	<b>Identify the neighborhood boundaries for this target area.</b>	14 Metro Council Districts listed in the next table as well as areas in which MDHA-owned public/affordable housing is located (blue dots on previous map).
<b>Include specific housing and commercial characteristics of this target area.</b>	The 14 Council Districts in the Housing Target Area experienced at least a 40% increase in property values during the 2017 reappraisal. According to Metro's Open Data Portal, seven of the Districts are in the top 14 for Property Standards Violations (since 5/1/2015); 10 are in the top 14 for percentage of Building Permits Issued (since 5/1/2013); and seven are in the top 14 for Total Value of Permits.	

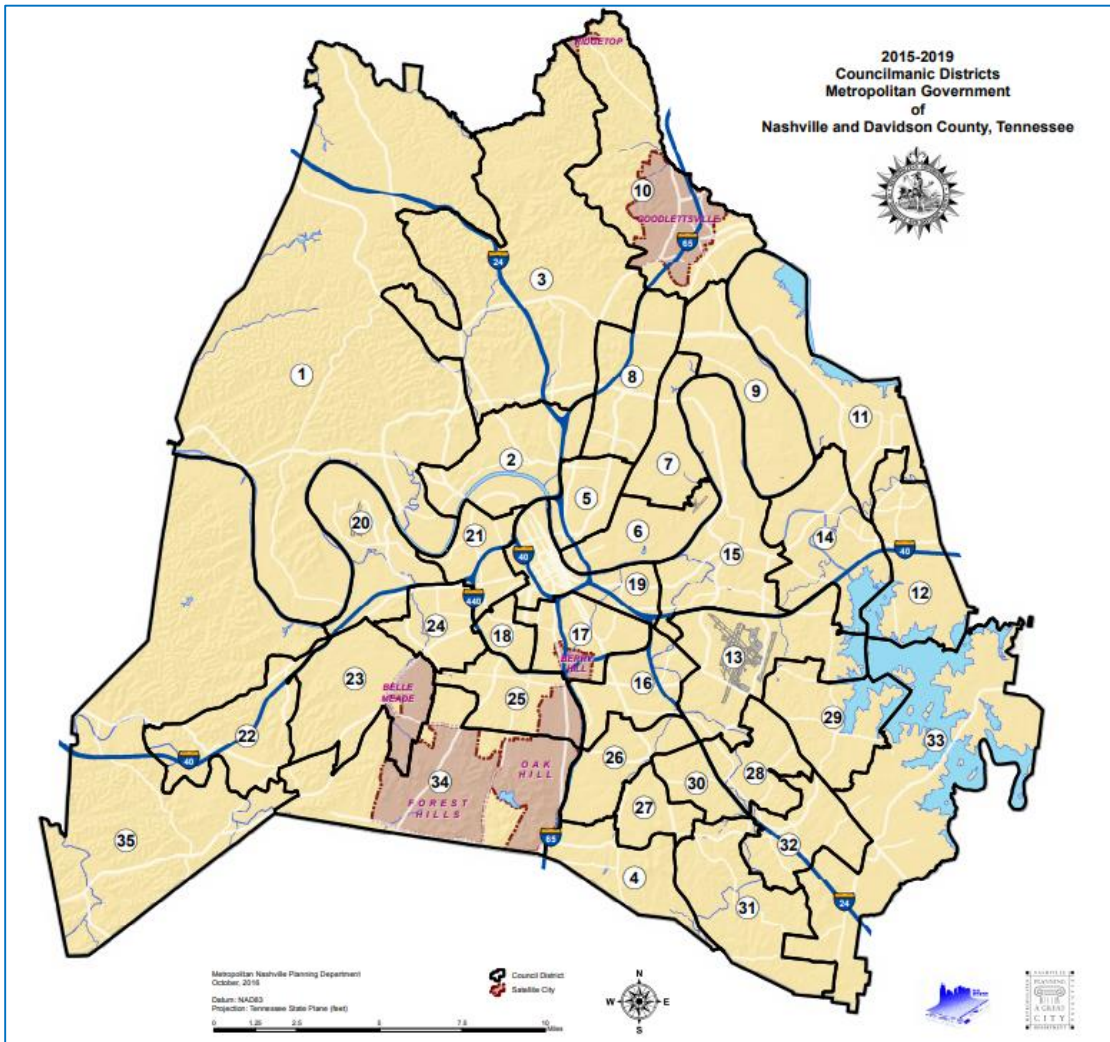


	22 MDHA-owned properties house over 5,000 units occupied by low-income households; seven of these are older, distressed properties in which MDHA plans to redevelop into mixed-income, mixed-use communities.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Input for the 2017 fair housing analysis as well as for this Plan expressed strong concern about the loss of affordable housing due to Nashville’s growth, which is displacing residents from their homes. This input is substantiated by the <i>Housing Nashville Report</i> .  Analyses and input also revealed the need for reducing concentrations of poverty as MDHA proposes for its sites.
<b>Identify the needs in this target area.</b>	Preserve existing affordable housing in gentrifying areas and create new affordable units.
<b>What are the opportunities for improvement in this target area?</b>	Local discussions on affordable housing have brought these needs into the spotlight, and more nonprofit and for-profit developers are interested in providing affordable housing.  Master planning for four MDHA sites is complete (Cayce) or underway (Napier, Sudekum, and Edgehill); with MDHA’s first mixed-income housing under construction and the second one breaking ground on May 10, 2018. MDHA will replace all public housing one-for-one while adding workforce (80-120%) and market rate units.
<b>Are there barriers to improvement in this target area?</b>	The primary challenges will be outreach and garnering participation in the homeowner and rental rehab programs. For new affordable housing, the challenge will be securing affordable land and financing.

The table on the next page lists the 14 Metro Council Districts in the Housing Target Areas. Highlighted cells indicate that the respective District is among the top 14 in that category. Areas with MDHA properties are indicated on the map at the beginning of this section; some properties may be located within the target Council Districts.

District	% increase in Appraisals	Property Standards Violations	Property Standards Violations %	Building Permits Issued	Building Permits Issued %	Building Permits Issued with Value	Building Permits Issued with Value %	Total Value of Permits	Total Value of Permits %
5	93%	1070	4.59%	1719	4.66%	1714	4.67%	\$334,780,771.00	3.14%
21	77%	1136	4.87%	1651	4.48%	1638	4.46%	\$647,479,734.00	6.07%
7	66%	1087	4.66%	1683	4.57%	1678	4.57%	\$183,242,306.00	1.72%
19	63%	468	2.01%	3144	8.53%	3126	8.52%	\$3,268,170,236.00	30.64%
20	61%	545	2.34%	2655	7.20%	2653	7.23%	\$406,803,470.00	3.81%
17	55%	752	3.22%	2783	7.55%	2764	7.53%	\$578,407,990.00	5.42%
6	53%	1018	4.36%	1782	4.83%	1770	4.82%	\$278,377,843.00	2.61%
16	52%	1628	6.98%	947	2.57%	943	2.57%	\$141,388,851.00	1.33%
2	49%	659	2.82%	1249	3.39%	1237	3.37%	\$289,553,900.00	2.71%
30	45%	801	3.43%	257	0.70%	257	0.70%	\$17,039,594.00	0.16%
15	41%	670	2.87%	1031	2.80%	1030	2.81%	\$231,147,465.00	2.17%
27	41%	412	1.77%	416	1.13%	416	1.13%	\$89,628,634.00	0.84%
8	41%	1142	4.90%	634	1.72%	628	1.71%	\$60,120,710.00	0.56%
14	40%	646	2.77%	767	2.08%	766	2.09%	\$122,886,099.00	1.15%

For context, below is a map of Metro Council Districts.



## Rationale for the priorities for allocating investments geographically

The basis for allocating investment geographically is twofold: (1) to bring investments to underserved or distressed neighborhoods; and (2) to create/preserve affordable housing in areas of opportunity with greater access to transportation, schools, services, and lower exposure to poverty. These are goals of the fair housing analysis as well as priority needs of this Plan.

In addition to targeting funds to certain geographical areas as described above, funds for housing programs are also prioritized for the following populations:

- 2020 storm victims, if CDBG-DDRF do not meet the needs
- 2021 flood victims
- Large families
- Persons with disabilities
- Elderly (age 62+)
- Very low-income households ( $\leq 50\%$  AMI).

### Housing for Persons with AIDS

The only program that is administered by MDHA that would lend itself to providing services to those who may not be located within the Metro Nashville-Davidson County boundary is through the disbursement of HOPWA funding. This funding stream is distributed through the broader Nashville-Davidson—Murfreesboro—Franklin Metropolitan Statistical Area (MSA), comprised of Cannon, Cheatham, Davidson, Dickson, Hickman, Macon, Robertson, Rutherford, Smith, Sumner, Trousdale, Williamson, and Wilson Counties. HOPWA funds are not intended to be targeted towards a specific geographic area, but rather towards a specific population, which is people living with AIDS/HIV and their families.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One year goals established below reflect the utilization of CDBG, HOME, ESG, and HOPWA for affordable housing. Goals for emergency shelter, transitional shelter, or social/supportive services are not included.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless (ESG - CDBG)	625
Non-Homeless (CDBG & HOME)	186
Special-Needs (HOPWA)	393
Total	1204

**Table 60 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance (ESG & HOPWA)	718
The Production of New Units (HOME)	60
Rehab of Existing Units (CDBG)	126
Acquisition of Existing Units	0
Total	1204

**Table 61 - One Year Goals for Affordable Housing by Support Type**

## AP-60 Public Housing – 91.220(h)

### Introduction

MDHA will continue to undertake the redevelopment of its oldest former public housing into mixed-use, mixed-income communities.

### Actions planned during the next year to address the needs of public housing

To support MDHA's redevelopment efforts, approximately \$500,000 of HOME funds may be used for new construction of mixed-income housing as part of an "Envision" initiative. The HOME-assisted units will be restricted to households with incomes  $\leq 60\%$  AMI. To connect residents to jobs associated with MDHA redevelopment efforts or Community Development projects and further Section 3 opportunities, CDBG will continue to be used to provide employment services.

To help public housing residents maintain housing stability, CDBG funds will continue to be used to provide renter counseling services to MDHA residents and other LMI residents of Davidson County has been expanded to include homeownership and entrepreneurship. [The program got off to a slow start due to COVID-19, but starting in January, 2021 the provider started providing bi-weekly Zoom Classes with the assistance of MDHA's Envision Center and participants are scheduling one-on-one counseling.](#) The "ships" were merely discussion points embedded in the prior curriculum, but have generated an interest from participants beyond just a discussion within a topic. Homeownership and Entrepreneurship will be new classes based on what the participants have requested or shown an interest in learning. This new focus of Homeownership and especially Entrepreneurship (economic development) will give the LMI and minorities in the community an opportunity to support, experience and hear from women and minority owned businesses within our communities. Financial literacy will be an integral part of any class. Each of the programs will have its' own curriculum to assist in setting goals, providing resources, and empowering the participants to move forward.

The Envision Center at Napier Sudekum is a one-stop-shop serving Napier Place, Sudekum Apartments, and the broader South Nashville community, which focuses on services related to lifelong learning, economic advancement, health and wellness, and community leadership. The EC is staffed with Navigators that assist clients in the creation of assessing needs, setting goals, and individualized plans to achieve them. The Navigators also provide ongoing support as clients' access services through an integrated service delivery model. While under COVID-19 restrictions these services have been provided virtually. In addition to navigation services clients of the Envision Center are able to participate in virtual HiSET classes, financial literacy education group classes

through Zoom meetings, MDHA's ConnectHome program is serving students in 3-12 grades with digital literacy and good digital citizen education. During COVID the EC has also assisted clients' access services including food boxes; prepared meal delivery for families with children and also includes educational materials for children in the household, and household supplies. Most recent EC staff have worked with hospital and clinic partners to connect clients with COVID-19 vaccination appointments.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

MDHA provides a number of opportunities for residents to become more involved in management and to participate in homeownership programs:

- Two public housing residents are appointed to the 7 member MDHA Board of Commissioners.
- Each property has a resident association that actively engages the residents and coordinates activities with property management. The president of each resident association meets with MDHA leadership annually to review the PHA Annual Plan.
- At each monthly MDHA Board meeting, a property manager and a resident association president are invited to address the Board and provide updates on activities occurring at their properties and relay needs to the Board.
- MDHA's "Envision" process encourages residents to participate in the master planning process for their sites and specific meetings are held to obtain their input.
- MDHA's Affordable Housing Department and Rental Assistance Department offer self-sufficiency programs that create pathways to homeownership. On average, 10 residents/voucher-holders achieve homeownership through these programs.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

This section describes the one-year goals and activities for the Nashville-Davidson County area to strengthen our housing crisis resolution system. In July 2018, Nashville-Davidson County reworked its homeless governance structure by merging two formerly separate boards - the Metropolitan Homelessness Commission, and the Continuum of Care (CoC) Governance Board - to form the Nashville-Davidson County Continuum of Care Homelessness Planning Council, which is empowered to make decisions and recommendations as the governance board for the Nashville-Davidson County Continuum of Care, as required by 24 CFR Part 578.

The Nashville-Davidson County Continuum of Care Homelessness Planning Council has the following duties and responsibilities:

1. To implement a coordinated and focused approach to ending homelessness and to develop measurable objectives via the creation of a strategic plan;
2. To fulfill all duties and responsibilities as the governance board for the Nashville-Davidson County Continuum of Care, including compliance with 24 CFR Part 578;
3. To hold regular meetings open to the public with published agendas;
4. To assure participation of all stakeholders, including persons experiencing homelessness;
5. To maintain accurate, current data on homeless populations; and
6. To educate the public, service providers, and other interested parties on issues related to homelessness. For information on specific homeless initiatives, visit the Homeless Impact Division (HID) web page:

<https://www.nashville.gov/Social-Services/Homeless-Impact-Division.aspx>.

In August 2019, the Homelessness Planning Council approved a 3-year Strategic Plan, the community's action-oriented endeavor to build an effective Housing Crisis Resolution System for Nashville-Davidson County. This plan intends to create a system where no person is forced to be homeless for more than an average of 90 days. Rather than serve as a comprehensive wish list that addresses every need of each person, community partner, or entity with interest and/or concerns around homelessness, the goal of the strategic plan is to build a strong foundation for the Housing Crisis Resolution System. The strategies outlined in the plan are action-oriented, time-based and outcome-driven. The plan highlights top priorities for the Homelessness Planning Council to implement



and measure outcomes on behalf of, and with, community partners. The Strategic Community Plan is aligned with the federal strategic plan, “Home Together” 1, which aims to prevent and end homelessness for all people experiencing a housing crisis. Progress of the Strategic Community Plan will be evaluated on a regular basis with annual and/or quarterly reports provided to the Homelessness Planning Council and the Continuum of Care General Membership. The intention is to update the plan during an annual review process. Monthly committee reports outlining each committee’s progress of assigned action items from the strategic plan are sent to the Homelessness Planning Council. The plan can be found online at:

[https://www.nashville.gov/Portals/0/SiteContent/SocialServices/docs/hc/Reports/Strategic%20Community%20Plan%207.3.19\\_committee%20approved.pdf](https://www.nashville.gov/Portals/0/SiteContent/SocialServices/docs/hc/Reports/Strategic%20Community%20Plan%207.3.19_committee%20approved.pdf)

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

- Continue implementing the 3-year strategic plan with clear priorities on how our community builds an effective Housing Crisis Resolution System, with specific action plans that outline responsible parties. This plan was adopted by the Homelessness Planning Council on August 14, 2019.
- Improve coordination efforts among service providers through increased investment in HMIS.
- Enhance data entry into HMIS by street outreach staff, to better understand Nashville’s unsheltered population, and evaluate that data regularly to gauge changes.
- Invest in activities that lead people experiencing homelessness to permanent housing as quickly as possible while offering a variety of interventions to address persons’ unique needs.
- Use ESG funds to assist approximately 325 people with rapid rehousing and 75 households with homeless prevention services; serve approximately 2,000 individuals via shelters and essential services; and, with ESG-funded and other community partners, engage a minimum of 100 individuals via street outreach efforts with the goal to link them through our Coordinated Entry process with housing opportunities.
- Enhance supports to individuals housed using HUD ESG-CV funds.

- Effectively utilize subsidies such as the 100 new mainstream housing vouchers awarded to MDHA in December 2020.
- Expand the inventory of available housing units for persons served with Rapid Rehousing assistance when their rental assistance ends, via housing search and access to more landlords.
- Streamline access to Shelter Plus Care and other vouchers to ensure we prioritize people according to their need, and link them through Coordinated Entry to the right resources.
- Advocate for homeless persons to be prioritized for COVID vaccine distribution.
- Nashville was selected by HUD to be one of 8 CoCs across the country to participate in an inaugural community “Equity Demo” cohort that is working together to design more equitable assessment and prioritization processes. The local Equity Core Team is collecting local data on black males among the homeless population to confirm disparities in numbers and outcomes, & will then outline action steps to begin addressing these issues.
- Heighten awareness of the racial inequities across housing, economic mobility, health care, criminal justice, and other systems. These all contribute to racial inequities in homelessness. Urge community members to pledge to actively and intentionally practice antiracism when participating in CoC committee meetings, representing the CoC in the community, and when talking about homelessness and housing issues in Nashville. The Homelessness Planning Council took a first step in this endeavor by forming an Equity and Diversity Committee and formally endorsing an Anti-Racist Pledge during its January 13, 2021 meeting.
- Continue to identify and address existing disparities and inequities in the homeless services and housing system – including, but not limited to, representation in the population of people experiencing homelessness, access and placement, hiring practices and workforce patterns, interaction with colleagues and clients, and health and economic outcomes.
- Use CDBG funds to assist approximately 250 homeless individuals with one-time, emergency payments to pay for first month’s rent, security and utility deposits for housing obtained via HID or utilizing MDHA Shelter Plus Care or VASH voucher programs. Work to assess and improve the community’s system for addressing homelessness by increasing the efficiency and effectiveness of our housing crisis resolution system.
- Work to broaden the implementation of Coordinated Entry (CE) for people experiencing homelessness and those at risk of homelessness.
- Continue to provide homelessness prevention and diversion services to those who are still housed.

- Continue to prioritize ESG prevention funds to assist persons with histories of homelessness.
- Continue to increase system capacity in outreach and housing navigation services.
- Continue the work to adopt minimum standards for street outreach and improve the coordination between different street outreach groups.
- Increase permanent housing opportunities, linked to appropriate supports, for homeless veterans, chronic/vulnerable homeless persons, families and youth.
- Expand rapid rehousing opportunities for homeless youth & young adults (YYA), as well as create diversion options to avoid homelessness for this subpopulation.
- Support the continued work of the CE specifically for victims of domestic violence, as well as the rapid rehousing resources for this subpopulation, made possible via three CoC bonus projects awarded by HUD to The Mary Parrish Center.
- Continue to address barriers to housing entry by using available resources, such as, but not limited to, up-front housing costs like rent/utility deposits and first-month's rent.
- Continue to expand and improve implementation of CE and include an equity lens while doing so.
- Continue marketing efforts to ensure different populations know where the main entry points to services are.
- Continue to educate service providers so they know how to link and partner with trained housing navigators.
- Continue to expand efforts to connect people who were experiencing homelessness when they entered institutions (hospitals, jail, mental health facilities, etc.) with housing navigators as part of their discharge planning to avoid people being released to the streets or shelters.
- Continue to provide CoC partners with information on available services to ensure that they have the resources to link people to available mainstream services and homeless-specific services.
- Support further developments within the Homeless Court in Nashville.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Homeless Impact Division is dedicated to continual improvement of Coordinated Entry (CE) to ensure people experiencing literal homelessness have immediate access to emergency shelter and, when appropriate, to transitional housing programs. Our current shelter occupancy numbers show that emergency and transitional beds are not

utilized at a high capacity. Yet, outdoor numbers indicate that people are not accessing shelter beds even when they are available. Therefore, the CoC Shelter Committee is discussing access to shelter, how to remove barriers to shelter, and potentially create alternative shelter options for all populations with a Housing First approach.

The following strategies will help address the needs to evaluate appropriate referrals to fill beds with people with highest need:

- Develop a solid prevention and diversion effort;
- Quickly link people to emergency beds;
- Coordinate exit strategies that allow newly identified low-income affordable housing units to be filled with people who experience literal homelessness;
- Create an in-reach team to assist shelter providers with housing navigation and enter people into CE;
- Improve data sharing to know how long people stay in shelter beds and where they go when they exit;
- Educate providers across the CoC on eligibility requirements for different transitional housing to promote appropriate referrals (ideally through CE);
- Assist transitional housing providers to coordinate with other agencies when people leave their programs, so that they do not return to literal homelessness;
- Develop warm hand-off protocols to support people as they exit shelter and transitional housing beds;
- Link housing navigators with transitional housing providers to assist in the housing search coordination if needed;
- Share housing resources/destination information and eligibility criteria to provide people in emergency shelters and transitional housing with options;
- Continue to evaluate innovative approaches such as developing bridge housing, navigation centers, safe havens, service centers, night centers, etc. to address the needs of people who identify themselves as shelter-resistant.

**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**

- Link people with available housing opportunities as quickly as possible and support them in accessing subsidies and increasing their income to help them sustain their housing long-term.
- Build a diversion program with resources to identify and work with families who were recently homeless to prevent them from becoming homeless again.
- Continue to use CDBG funds to cover one-time move-in costs (security and utility deposits and first month's rent) for households experiencing literal homelessness.
- Identify flex funding to assist with other move-in costs, including arrears that keep people out of housing, including but not limited to, pet deposits, application fees, pro-rated rent, furniture, etc.
- Create a landlord mitigation fund to incentivize landlords to work with providers on a Housing First approach.
- Explore funding opportunities to increase services for people transitioning from literal homelessness to permanent housing and deploy a progressive engagement approach to start with the least intervention level and increase it as needed.
- Enhance services & housing placement in Nashville by exploring resource opportunities to add 24-hour care coordination, psych support and medication management for chronically homeless persons as they move to permanent supportive housing.
- Enhance community understanding of Housing First by offering training and learning opportunities.
- Work with public agencies, private and nonprofit developers to explore opportunities to build affordable housing and permanent supportive housing units.
- Develop a public/private partnership to create landlord incentive programs such as a risk-mitigation fund, move-in cost assistance
- Support the continued partnership between MDHA and the Metropolitan Homeless Impact Division that dedicates up to 18 housing choice vouchers per month to households experiencing literal homelessness.
- Include Shelter Plus Care referrals in the Coordinated Entry process.
- Strengthen the ongoing landlord outreach process by improved coordination between the city and service providers who search for housing opportunities for their clients. Include the use of the Tennessee Housing Development Agency's <http://www.tnhousingsearch.org/>.
- Develop solid By Name Lists for families, Veterans, Youth & Young Adults, with prioritization for housing for the most vulnerable people experiencing literal homelessness.
- Through a written agreement and regular collaboration between homeless service providers and employment service providers, increase access to employment and employment supports. This includes a minimum of quarterly meetings to focus on mitigating a wide variety of barriers to employment such as criminal records, English

as a second language, access to childcare, and internet access. Additionally, it includes building direct contacts and relationships between service providers for individual trouble shooting when someone has difficulty obtaining and/or maintaining employment.

- Continue the Community Mental Health Systems Improvement (CMHSI) efforts to bring together partners from the health, mental health, criminal justice and homeless systems to improve coordination for the most vulnerable populations and link them with stable housing by ensuring all partners are aware of available local, state and government homeless funding sources to support the housing needs of this population.

- In August 2020, HID published its annual Coordinated Entry (CE) Evaluation. In addition to actions steps already cited, it requires ESG- & CoC-funded agencies to take referrals via CE & abide by the CE Policies and Procedures, and calls for further study the effectiveness of the VI-SPDAT as a prioritization tool, particularly as it relates to race.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Primarily via Community Mental Health Systems Improvement (CMHSI) efforts:

- Increase systems coordination and education of discharge personnel at different institutions with discharge procedures in place to prevent homelessness upon discharge, i.e., Foster Care, Mental health, Physical health and Criminal Justice and Correctional systems to identify people at risk of homelessness and link them with supports to prevent them from becoming literally homeless after discharge;
- Improve cross-sector approaches and coordination between hospital and health care providers and our local criminal justice system, starting with a focus on people with mental health diagnoses.

Attempt to avoid homelessness among youth via:

- Improved coordination with the state Department of Children Services and support of their effort to expand services for youth exiting foster care with a focus on prevention efforts.

### AP-70 HOPWA Goals - 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance payments	275
Tenant -Based Rental Assistance	50
Units provided in permanent housing facilities developed, leased, or operated with HOPWA	53
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	15
<b>Total</b>	<b>393</b>



## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction:

Overcoming the City’s affordable housing crisis requires attacking the problem on multiple fronts and addressing a number of challenges that negatively impact the creation and/or preservation of affordable housing.

**Actions it planned 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**

Barrier	Proposed Action
Availability and cost of land	<ul style="list-style-type: none"> <li>• Utilize public land for affordable housing development.</li> <li>• Allow acquisition to be used as an eligible expense of HOME and Barnes Funds.</li> <li>• Create a Community Land Trust to acquire and preserve property.</li> </ul>
Lack of mandatory inclusionary zoning	<ul style="list-style-type: none"> <li>• Encourage private developers to construct affordable housing in the urban core and along major corridors through incentives, such as the Housing Incentives Pilot Program (HIPP).</li> </ul>
Zoning/density requirements	<ul style="list-style-type: none"> <li>• Provide density bonuses for affordable housing.</li> </ul>
Property taxes	<ul style="list-style-type: none"> <li>• Publicize tax relief/abatement programs such as payments in lieu of taxes (PILOT) for tax credit projects; property tax exemption benefits for affordable housing provided to low income persons with disabilities or elderly that is financed by HOME and other eligible sources (as provided in T.C.A. 67-5-207); and Metro’s Tax Freeze program for low income homeowners.</li> </ul>

Scarcity of funding	<ul style="list-style-type: none"> <li>• Leverage public funds to create more units.</li> <li>• Continue to fund the Barnes Fund.</li> <li>• Explore public/private partnerships.</li> </ul>
Prohibition on local hire requirements	<ul style="list-style-type: none"> <li>• Increase Section 3 participation in HUD-funded construction projects through outreach and job training programs.</li> </ul>
Negative perception (NIMBYism)	<ul style="list-style-type: none"> <li>• Develop a public awareness campaign to combat NIMBYism.</li> </ul>
Housing discrimination	<ul style="list-style-type: none"> <li>• Educate residents as well as the industry on fair housing rights and responsibilities.</li> </ul>
Criminal history	<ul style="list-style-type: none"> <li>• Establish flexible admission policies for persons with a criminal history.</li> <li>• Consider actual conviction history rather than criminal affidavits or arrest records.</li> <li>• Support re-entry and diversion programs.</li> </ul>
Credit challenges.	<ul style="list-style-type: none"> <li>• Promote financial counseling/literacy programs.</li> </ul>

## AP-85 Other Actions – 91.220(k)

### Actions planned to address obstacles to meeting underserved needs

- Invest in geographic priority areas for community development, targeting CDBG funds for public facilities and improvements and economic development to areas with high concentrations of poverty – where investment is needed most.
- Continue to offer CDBG assistance for rental rehab as a grant to landlords who agree to rent to voucher-holders to facilitate more inventory.
- Using CDBG funds to provide grants to LMI homeowners for the installation of accessibility improvements for disabled households.
- Continue to generate interest and involvement in the Promise Zone.

### Actions planned to foster and maintain affordable housing

- Help the very low income and formerly homeless maintain housing stability by:
  - Continuing to work to develop and maintain a listing of landlords who have accepted subsidies and have worked with service providers who assist people with behavioral issues;
  - Continue to work on creating a training plan for housing navigators and other service providers on how to engage positively with landlords and speak the same language (business-oriented approaches);
  - Continue to offer rental housing counseling services to MDHA residents and other LMI Davidson County residents
- Partner with District Council members and neighborhood groups to reach out to homeowners in need of rehabilitation assistance.
- Actively pursue other funding mechanisms and partnerships for the development of affordable housing to leverage limited public dollars.
- Continue to participate in PolicyLink’s All-in Cities Anti-Displacement Policy Network so Nashville will be equipped with data, policy ideas and best practices that will lead to the strategic development and tracking of solutions to displacement to ensure that Nashville’s neighborhoods continue to thrive.

### Actions planned to reduce lead-based paint hazards

- Implement housing related activities in accordance with all applicable HUD, EPA, and State of Tennessee regulations.
- Provide all rehab 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. Additionally, when properties test positive for LPB hazards, interim controls are performed and LBP clearances are provided.)

- Address lead- based paint hazards as part of the home rehab programs and rehab of shelters and community centers.

### **Actions planned to reduce the number of poverty-level families**

- Provide assistance to microenterprises in targeted areas to foster small business development in underserved communities.
- Provide employment and enrichment opportunities to youth during the summer months that provide constructive outlets and illuminate paths out of generational poverty.
- Connect low income persons to job opportunities associated with MDHA development projects.

### **Actions planned to develop institutional structure**

- Provide training and technical assistance to subrecipients.
- Streamline procurement process.
- Set aside a portion of HOME funds for new nonprofit affordable housing developers.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

- Continue to work to develop and maintain a list of housing providers that serve low-income/homeless and their requirements and include them in forums and stakeholder meetings.
- Continue to encourage communication among providers using Information & Referral and/or Coordinated Entry.
- Continue to work to develop a Housing Crisis Resolution System.

## AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

### Introduction:

In accordance with federal regulations, this Action Plan describes the CDBG, HOME, and ESG activities proposed to be undertaken with 2021 allocations. To the extent allowed by federal regulations, MDHA may claim costs incurred prior to the effective date of respective grant agreement.

CDBG funds will be used to assist low and moderate income households and low and moderate income areas.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

### Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME Resale/Recapture Guidelines are provided in Appendix A.

As of the date the 2021 Action Plan was released for public comment, HUD/FHA had not issued new homeownership value limits for 2021 for the HOME program. Therefore, MDHA will continue to use the local value limits based on local housing data that were approved by HUD with the submission of the 2020 Action Plan for the 2021 Program Year. The documentation used to establish these limits is included in Appendix B of this Action Plan. Based on the data provided using the prescribed methodology, 95% of the median purchase price limit will be \$319,153 for single family existing construction and \$389,764 for single family new construction. These are the value limits MDHA will utilize to ensure homes acquired with HOME funds comply with modest housing requirement of 24 CFR 92.254. All Homes must be sold to households with incomes at or below 80% AMI.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The HOME Resale/Recapture Guidelines in Appendix A include a description of affordability requirements.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

## Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

### 1. Include written standards for providing ESG assistance

Nashville's ad hoc CoC Written Standards Committee began meeting in late January 2019 to revise a January 2018 draft document to guide the provision of housing and services funded via both HUD CoC and ESG dollars. A final draft was emailed to a CoC listserv of over 500 stakeholders, including agencies awarded CoC and ESG funding, for review and input. The draft was also publicly posted on the MDHA's website for comment. The Written Standards were approved by the Homelessness Planning Council on September 23, 2019, and may be found on MDHA's website at

<http://www.nashville-mdha.org/wp-content/uploads/2016/07/COC-ESG-Written-Standards-FINAL-1.pdf>.

CoC Written Standards Ad Hoc Committee, now called the CoC Standards of Care Committee, is a standing committee of the CoC instead of ad hoc, and members include staff from the following agencies, most of which receive either CoC and/or ESG funding:

- The Mary Parrish Center
- Safe Haven Family Shelter
- Metro Social Services
- Vanderbilt University Medical Center
- Operation Stand Down TN
- Mental Health Cooperative
- Oasis Center
- Cathie Buckner, Lived Experience
- Nashville Rescue Mission
- Nashville CARES
- The Next Door

- The United Way of Metro Nashville

The Committee intends to collaborate more closely with other CoC committees on updating standards for Rapid Re-housing due to the influx of ESG-CV dollars and activity this year. In addition, it will collaborate more intentionally on training opportunities across the CoC, and begin a system analysis of Nashville's shelter care and after-hours services in the community.

2. [If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.](#)

The Nashville-Davidson County Coordinated Entry (CE) has a de-centralized access approach with designated entry points for different populations (individuals, families, youth, and Veterans). The Metropolitan Homeless Impact Division (HID) has designated a staff member to help the community coordinate and build CE. This individual serves as the planning lead, by staffing specific committees, and being the main contact point for approximately 25 agencies that participate actively in CE.

The CE was created to identify and engage any person or family who is experiencing a housing crisis in order to enhance our diversion and prevention efforts in the larger Housing Crisis Resolution System. To accomplish this objective, anyone who is experiencing a housing crisis, and has given consent, is entered into CE via HMIS and completes a preliminary assessment. (A person may still receive services even if they do not consent to HMIS.)

Nashville-Davidson County is utilizing the VI-SPDAT as the community's housing triage assessment tool for individuals who are literally homeless and have identified housing as a goal. If the person falls into the Youth and Youth Adult (YYA) population, a TAY-VI-SPDAT is completed; and the community uses the Family-VI-SPDAT for families with minor children.

The CoC is in the process of strengthening its prioritization methods in Nashville/Davidson County. Generally, priority will be given to households who have high scores on the VI-SPDAT; with the length of homelessness and any extenuating circumstances raised during bi-weekly care coordination meetings also factored in. Our community holds three (3) different care coordination meetings where provider agencies discuss the households with the highest barriers to housing and consult on how to assist those households to move to permanent housing and link them with the right supports as quickly as possible. Each care coordination group meets every two (2) weeks and focus on Veterans, families with minor children, and individuals (youth are currently included in the individual or family discussion depending on whether they



have minor children in the household).

The CoC has received grant funding for (3) three CE coordinators that conduct outreach and in-reach across Davidson County to identify people experiencing homelessness and link them to the best organization/agency that can provide services and housing as quickly as possible based on the client's needs.

In addition, a stakeholder group involving nine (9) organizations with street outreach teams is working on setting minimum standards for street outreach efforts, which will include entering people living in encampments and on the streets into CE.

The CoC Written Standards of Care Committee will be working on improvements to CE that includes but are not limited to a plan to provide after-hour services.

Nashville is in the position to offer immediate access to shelters for most individuals and families. Further investment in data collection through HMIS will help quantify the gaps where focus is needed, including but not limited to, serving single male-headed households, and couples who refuse to separate.

In addition, the CoC has established and is in the process of strengthening a Consumer Advisory Board, to provide ongoing feedback on our overall Housing Crisis Resolution System.

The HID trains and coordinates with housing navigators, who are the frontline staff, at 20+ partner agencies that coordinate services and housing for people accessing CE. FY2018 CoC funding awards strengthened the city's CE and HMIS capabilities. Nashville garnered three (3) new Domestic Violence bonus projects; one is developing a CE specifically designed to serve this subpopulation, which will eventually be integrated into the CE for all populations. An HMIS Expansion grant was also awarded that will double staffing capacity to assure more robust and accurate data collection efforts in Nashville.

### **3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

A Request for Applications is emailed to over 40 community- and faith-based entities and/or governmental agencies, advertised in several local papers and published on the MDHA website. Application responses are reviewed and rated by a five to six-member review committee based on the following evaluation criteria: Project Quality;

Need for Project; Operational Feasibility; Applicant Capacity, including HMIS data quality; and proven ability to stabilize homeless people with housing and income supports. Awards are made based on the highest ranked scores of the applications and recommendations of the review committee. The review committee typically includes staff from various funding agencies, program coordinators and a formerly homeless person. In 2019, members of the CoC Performance Evaluation Committee (PEC) also served on the ESG evaluation committee. Discussions are underway to potentially merge the PEC and ESG review committees to allow them to review both programs to facilitate increased coordination between the funding sources.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

Each year, MDHA recruits someone who has been, or who is currently, homeless to serve on the ESG Review Committee. A clause requiring homeless input is also included in all Agreements between MDHA and ESG subrecipient agencies.

**5. Describe performance standards for evaluating ESG.**

The CoC Written Standards of Care Committee began meeting in January 2019 to revise a January 2018 draft document to guide the provision of housing and services funded via HUD CoC and ESG. A final draft was emailed to a CoC listserv of over 500 stakeholders, including agencies awarded CoC and ESG funding to get their input. The final document was presented to the CoC membership and the Homelessness Planning Council, which adopted the standards in September 2019. This is a work in progress, as the Continuum increases its focus on data collected via HMIS (& comparable databases, in the case of domestic violence shelters), and intends to broaden the reach of the standards to projects that do not receive CoC or ESG funding. The document as currently drafted contains the following performance benchmarks for ESG projects:

Emergency Shelter		Target
	Exits to Permanent Housing	85% - Shelters – 90% - Prevention and Rapid Rehousing
	Length of Stay	Average of 90 days - shelters

Agencies using ESG funds will continue to strive to assure that housing stability & incomes are increasing via ESG funds, as well as how stays in shelter are becoming shorter and recidivism is declining.

METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE

**APPENDICES**

**SUBSTANTIAL AMENDMENT 4  
TO THE  
2018 – 2023 CONSOLIDATED PLAN  
FOR  
HOUSING AND COMMUNITY  
DEVELOPMENT  
AND  
THE 2021-2022 ANNUAL UPDATE  
FOR  
PROGRAM YEAR FOUR**

**For the period June 1, 2021 – May 31, 2022**

**Prepared by:**

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



**On Behalf of:**

The Metropolitan Government of  
Nashville and Davidson County

**Final After Public Comment May 17, 2021**



**Substantial Amendment 4 to the 2018-2023 Consolidated Plan**

**For**

**Housing and Community Development**

**And**

**The 2021-2022 Annual Update**

**(2021 Action Plan) Program Year Four**

**APPENDICES**

**Appendix A – HOME Resale/Recapture Provisions**

**Appendix B – Data to establish 95% of the Median Area Purchase Price for Single Family housing in Metropolitan Nashville-Davidson County**

**Appendix C – Summary of Consultations Comments and Responses**

**Appendix D – Public Notices**

**Appendix E – Summary of Public Comments and MDHA Responses**

**Appendix F – Fair Housing Plan**

**Appendix G - Summary of 2021 Action Plan Priorities/Projects/Goals**

## APPENDIX A

### HOME RESALE/RECAPTURE PROVISIONS

#### I. BACKGROUND

Section 215 of the HOME statute establishes specific requirements that all HOME-assisted homebuyer housing must meet in order to qualify as affordable housing. Specifically, all HOME-assisted homebuyer housing must have an initial purchase price that does not exceed 95 percent of the median purchase price for the area, be the principal residence of an owner whose family qualifies as low-income at the time of purchase, and be subject to either resale or recapture provisions. The HOME statute states that resale provisions must limit the subsequent purchase of the property to income-eligible families, provide the owner with a fair return on investment, including any capital improvements, and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. The HOME statute also specifies that recapture provisions must recapture the HOME investment from available net proceeds in order to assist other HOME-eligible families. Metro Nashville-Davidson County, as the Participating Jurisdiction (PJ), utilizes the resale/recapture methods for HOME homebuyer programs in accordance with 24 CFR 92.254(a)(5). The Metropolitan Development and Housing Agency (MDHA) is the entity designated by the PJ as the administrator of the HOME program and will be the entity responsible for enforcement of HOME Resale/Recapture provisions.

The HOME rule at §92.254(a)(5) establishes the resale and recapture requirements that must be used for all homebuyer activities. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, and enforced via lien, deed restrictions, or covenants running with the land. The resale or recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

When undertaking HOME-assisted homebuyer activities, including projects funded with HOME program income, the PJ must establish resale or recapture provisions that comply with HOME statutory and regulatory requirements and set forth the provisions in its Consolidated Plan. HUD must determine that the provisions are appropriate. The written resale/recapture provisions that the PJ submits in its Annual Action Plan must clearly describe the terms of the resale/recapture provisions, the specific circumstances under which these provisions will be used, and how MDHA will enforce the provisions.

#### II. DEFINITIONS

- Development Subsidy – a development subsidy is defined as financial assistance

provided by MDHA as the HOME program administrator to offset the difference between the total cost of producing a housing unit and the fair market value of the unit. When provided independently and absent any additional subsidy that could be classified a direct subsidy, development subsidy triggers resale.

- Direct Subsidy – a direct subsidy is defined as the amount of HOME assistance, including any program income that enables the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. Direct subsidy also includes any assistance that reduces the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy. A direct subsidy triggers recapture.
- Net Proceeds – the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

### **III. PERIOD OF AFFORDABILITY**

The HOME rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. How MDHA calculates the amount of HOME assistance in each unit and therefore the applicable period of affordability varies depending on whether the unit is under resale or recapture provisions.

#### **a. Period of Affordability Under Resale Provisions**

Under resale, §92.254(a)(5)(i) of the HOME rule states that the period of affordability is based on the total amount of HOME funds invested in the housing, regardless of whether or not the funds are reflected in buyer financing. In other words, the total HOME funds expended for the unit determines the applicable affordability period. Any HOME program income used to assist the project is included when determining the period of affordability under a resale provision.

#### **b. Period of Affordability Under Recapture Provisions**

Under the recapture option, the period of affordability is based upon the HOME-funded Direct Subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability.

The following table outlines the required minimum affordability periods. Affordability periods for HOME-assisted units that also receive assistance through the Metro Housing Trust Fund (Barnes Fund) and/or the Community Land Trust (CLT) will be aligned with the affordability periods of those programs.

<b>If the total HOME investment (resale) or Direct Subsidy (recapture) in the unit is:</b>	<b>The Period of Affordability is:</b>
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

#### **IV. RESALE PROVISIONS**

Resale Provisions shall ensure that, when a HOME-assisted homebuyer sells his or her property, either voluntarily or involuntarily, during the affordability period,

1. The property is sold to another low-income homebuyer who will use the property as his or her principal residence;
2. The original homebuyer receives a fair return on investment, (i.e., the homebuyer’s down-payment, plus capital improvements made to the house); and
3. The property is sold at a price that is “affordable to a reasonable range of low-income buyers.”

The resale provisions allow the original HOME-assisted homebuyer to sell the unit to an income eligible homebuyer. The resale provision does not require repayment of the HOME funds used to assist the original homebuyer, but rather preserves the affordability of the unit through the sale of the property to a subsequent lower income homebuyer. All HOME resale restrictions must apply to the original and any subsequent homebuyer throughout the period of affordability.

##### **a. Applicability**

MDHA has chosen to use Resale Provisions for all HOME-assisted homebuyer units in order to preserve the affordable housing stock. Thus any HOME assistance, development or direct subsidy to the homebuyer, will trigger the use of Resale provisions. This decision is predicated by the loss of 20% (18,000 units) of the affordable housing stock since the year 2000 based on the “House Nashville” housing report issued by the Mayor’s office in May 2017 and the fact that home prices in Metro



Nashville-Davidson County continue to escalate.

Additionally, Resale Provisions will apply to any HOME-assisted homebuyer project that also receives assistance through the Metro Housing Trust Fund Commission (Barnes Fund) with the minimum affordability period of 20 years. The PJ is in the early stages of establishing a Community Land Trust (CLT) which will preserve the affordability of properties for perpetuity while enabling homeowners to build wealth through the use of a resale formula that will restrict the sales price for subsequent buyers (the formula will be an annual fixed rate of appreciation). An advisory committee will ensure policies and procedures are established for the CLT including resale requirements. Any HOME funded CLT units will be subject to the resale provisions/formula and minimum affordability requirements established by the CLT.

**b. Effect**

The HOME rule at §92.254(a)(3) requires that all HOME-assisted homebuyer housing be acquired by an eligible low-income family, and the housing must be the principal residence of the family throughout the Period of Affordability. Under Resale Provisions, if the housing is transferred, voluntarily or otherwise, during the Period of Affordability, it must be made available for subsequent purchase only to a buyer whose household qualifies as low-income, and will use the property as its principal residence.

**c. Fair Return on Investment**

Resale Provisions shall ensure that, if the property is sold during the period of affordability, the price at resale provides the original HOME-assisted homebuyer a fair return on investment (including the original homebuyer's initial investment and any capital improvement). The value of capital improvements is defined as the actual, documented costs of permanent structural improvements to the property that enhance the property value. Capital improvements are generally non-recurring expenses, such as the cost of an addition, or a remodel. Repairs and regular maintenance are not capital improvements. To be considered by MDHA in determining fair return on investment, the actual costs of the capital improvements must be documented with receipts, cancelled checks, or other documents acceptable to MDHA. Additionally, the work must have been properly permitted and inspected and MDHA will visually inspect the property to verify that the capital improvements exist.

MDHA shall consider a fair return on investment achieved when the original

homebuyer (now the seller) receives from the sale a percentage return on investment based on the percentage of change as calculated by the **Housing Price Index Calculator** of the Federal Housing Finance Agency. The HPI Calculator is currently located at <https://www.fhfa.gov/DataTools/Tools/Pages/HPI-Calculator.aspx> and forecasts what a given house purchased at a point in time would be worth today if it appreciated at the average appreciation rate of all homes in the area. The calculation shall be performed for the Nashville-Davidson—Murfreesboro—Franklin, TN Metropolitan Statistical Area.

**Calculating Fair Return on Investment – EXAMPLE**

1. **Down payment:** The original homeowner put down \$1,000 earnest money at the signing of the sales contract.
2. **Cost of Capital Improvements:** The original homeowner had a permitted, inspected, fence installed at a cost of \$1,500; has receipts to document the cost and a visual inspection confirms the fence exists.
3. **Percentage of Change:** The original purchase price for the home was \$150,000 and the amount of HOME subsidy invested in the unit was \$25,000. Additionally the home received Barnes Funds requiring a 20-year affordability period.

For the purposes of using the HPI calculator, the home was purchased in the 3<sup>rd</sup> Quarter of 2014, and will be calculated using the 3<sup>rd</sup> Quarter of 2020. Using the HPI calculator, the house would be worth approximately \$247,000.

Calculating the Fair Return to the Original Owner:

Downpayment:	\$1,000
Capital Improvements	\$1,500
Increase in value per HPI:	<u>\$97,000</u>
	\$99,500 Fair Return on Investment

In order to realize a fair return to the original homeowner, the sales price must be set at roughly \$249,500 (i.e., \$150,000 + \$1,000 down payment + \$1,500 capital improvements + \$97,000 HPI increase = \$249,500).

The seller must have the sales price approved by MDHA. Additionally, MDHA must verify that the new homebuyer is income eligible. If the resale price necessary to provide a fair return to the seller is not affordable to the subsequent lower income homebuyer, MDHA may provide additional HOME assistance, if it's available as an eligible activity in the Action Plan. If additional HOME assistance is provided, the affordability period will start over.

The fair return to the homeowner is paid out of proceeds from the sale of the home; if the value of the home declines and the home is sold at a loss and no proceeds are available, the homeowner shall not be entitled to any return. If proceeds are insufficient to provide the full amount of the calculated fair return, the homeowner shall receive a return only up to the amount of available proceeds.

#### **d. Continued Affordability**

In addition to ensuring that the HOME-assisted homebuyer receives a fair return on his or her investment, MDHA's Resale Provisions shall ensure that the housing under a Resale Provision will remain affordable to a reasonable range of low-income homebuyers. Accordingly, MDHA shall ensure that the sales price of a home resold under Resale Provisions is within the maximum mortgage capacity of a target population of potential buyers with incomes ranging from 65% to 80% of the Area Median Income (AMI) adjusted according to family size. Sales prices shall be set such that the amount of Principal, Interest, Taxes, and Insurance and HOA fees, if applicable, does not exceed 30% of the new homebuyer's annual income.

#### **e. Imposing Resale Provisions**

A clear, detailed written agreement, executed before or at the time of sale, ensures that all parties are aware of the specific HOME requirements applicable to the unit (i.e., period or affordability, principal residency requirement, terms and conditions of the resale requirements). The HOME written agreement must be a separate legal document from any loan instrument and must, at a minimum, comply with the requirements at §92.504(c)(5) of the HOME rule. If MDHA provides HOME funds to a subrecipient or CHDO to develop and sell affordable housing, MDHA will prepare and execute the agreement with the buyer, or be a party to the agreement along with the entity it funded.

While mortgage and lien documents are used to secure repayment of the HOME subsidy, these documents are not sufficient to enforce the Resale Provisions. Separately recorded deed restrictions, covenants running with the land, or other similar mechanisms must be used to impose the Resale Provisions (§92.254(a)(5)(i)(A)) in HOME-assisted homebuyer projects under the resale option. The purpose of these enforcement mechanisms is to secure and retain the affordable re-use of the property, while providing a fair return to the seller.

#### **f. Foreclosure**

In HOME-assisted homebuyer projects, the affordability restrictions imposed by deed restrictions, covenants running with the land, or other similar mechanisms may terminate upon foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. In such cases, the termination of the affordability restrictions does not satisfy the requirement that the property remains qualified as affordable housing under §92.254 for the period of affordability.

Consequently, for HOME-assisted homebuyer housing under a Resale Provision, if the affordability is not preserved by a subsequent purchase at a reasonable price by a low-income homebuyer who will use the property as its principal residence, and who agrees to assume the remainder of the original affordability period, MDHA shall repay the full amount of the HOME investment.

## **V. RECAPTURE PROVISIONS**

Unlike the resale approach, MDHA's Recapture Provisions permit the original homebuyer to sell the property to any willing buyer during the period of affordability while MDHA is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer.

### **a. Applicability**

Recapture Provisions are not deemed appropriate for securing HOME Program investments in the current escalating housing market of Metro Nashville-Davidson County, thus, Resale Provisions are generally applicable to all MDHA homebuyer activities, unless circumstances otherwise require Recapture to be used. Specifically, Recapture Provisions are always used in cases involving a Direct Subsidy to a homebuyer. Recapture provisions cannot be used when a project receives only a Development Subsidy and is sold at fair market value, because there is no direct HOME subsidy to recapture from the homebuyer. Instead, Resale Provisions must be used in this case.

### **b. Effect**

If a homeowner chooses to sell or use the property for non-eligible HOME Program activities during the Period of Affordability, the full amount of the HOME Program Direct Subsidy (specifically excluding the amount of any Development Subsidy) shall be recaptured and repaid to MDHA provided that net proceeds are sufficient. MDHA may

choose to forgive a portion of the HOME Program Direct Subsidy subject to recapture on a pro-rata basis over the affordability period. If net proceeds are insufficient to repay the total HOME investment due, only the actual net proceeds will be recaptured. In the event that net proceeds are zero (as is usually the case with foreclosure), the recapture provision still applies, but there are no funds to recapture. Recaptured funds shall be returned to the MDHA HOME Trust Fund to be reinvested in other affordable housing for low to moderate income persons.

### **c. Imposing Recapture Provisions**

A clear, detailed written agreement, executed before or at the time of sale, ensures that all parties are aware of the specific HOME requirements applicable to the unit (i.e., period or affordability, principal residency requirement, terms and conditions of either the resale or recapture requirement). The HOME written agreement must be a separate legal document from any loan instrument and must, at a minimum, comply with the requirements at §92.504(c)(5) of the HOME rule. If MDHA PJ provides HOME funds to a subrecipient or CHDO to develop and sell affordable housing, MDHA must prepare and execute the agreement with the buyer, or be a party to the agreement along with the entity it funded.

The written agreement between the homebuyer and MDHA, as well as mortgage and lien documents are all used to impose the Recapture Provisions in HOME- assisted homebuyer projects under the recapture option. The purpose of these enforcement mechanisms is to ensure that MDHA recaptures the Direct Subsidy to the HOME-assisted homebuyer if the HOME-assisted property is transferred. Unlike the resale option, deed restrictions, covenants running with the land, or other similar mechanisms are not required by the HOME rule to be used in homebuyer projects under the recapture option.

### **d. Foreclosure**

In HOME-assisted homebuyer projects, the affordability restrictions imposed by deed restrictions, covenants running with the land, or other similar mechanisms may terminate upon foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. In such cases, the termination of the affordability restrictions does not satisfy the requirement that the property remains qualified as affordable housing under §92.254 for the period of affordability.

Consequently, homebuyer housing with a Recapture Provision is not subject to the

affordability requirements after MDHA has recaptured the HOME funds in accordance with its written agreement. If the ownership of the housing is conveyed pursuant to a foreclosure or other involuntary sale, MDHA shall attempt to recoup any net proceeds that may be available through the foreclosure sale. MDHA is subject to the limitation that when there are no net proceeds or net proceeds are insufficient to repay the HOME investment due, MDHA may only recapture the actual net proceeds, if any.

## **VI. REFINANCING POLICY**

MDHA shall carefully review all requests for subordination on a case-by-case basis in order to protect its interests and the interests of the homebuyers/borrowers. The conditions under which the MDHA will agree to subordinate to new debt are as follows:

It is MDHA's policy to approve subordination requests when the following conditions are met:

1. The refinancing must be necessary to reduce the owner's overall housing costs,  
OR
2. The refinancing must otherwise make the housing more affordable, AND
3. CLTV with new debt is 80% or less.
4. Debt Service Coverage Ratio (DSCR) ratio with new loan is 1.15 or above.
5. MDHA will not subordinate to refinancing for the purpose of taking out equity unless the funds are being used for property repairs and improvements as outlined in 6.
6. Cash out will be used for property repairs or improvements and pay closing costs associated with new loan contingent on the following:

All work will be done by licensed, insured contractors.

Construction funds held in escrow by lender or Title Company and disbursed only after inspection of property documents work has been completed.

If property is occupied, existing tenants will remain in occupancy with no change in lease terms. Property owner will bear all expense associated with temporary relocation of tenants if it is necessary due to the extent of repairs.

7. The subordination is necessary for the project to convert construction financing to permanent financing with no increase in debt. Requests of this nature do not require review or recommendation from the MDHA Loan Review Committee.

Upon receipt of a subordination request from a lender or homebuyer, MDHA will review the terms of the refinancing to determine whether the above criteria are met. MDHA may require additional documentation from the homeowner or lender in order to make its determination. Once complete information is received, a subordination decision is made within 15 business days.

When requests of this type are received, Community Development (CD) staff will obtain the subordination document from the Lender and prepare correspondence stating the request meets MDHA guidelines and forward these to MDHA Legal Counsel for review and approval. The CD Director shall be copied on all correspondence. MDHA Legal Counsel will forward the subordination document to the MDHA ED for signature once they approve it.

### **MONITORING RESALE & RECAPTURE PROVISIONS**

For HOME-assisted homebuyer projects, MDHA shall perform ongoing monitoring of the principal residency requirement during the period of affordability. Confirmation that the buyer is using the property as his or her principal residence may be accomplished by verifying that the buyer's name appears on utility company records or insurance company records for the home. In addition, postcard or letters mailed with "do not forward" instructions may demonstrate whether the buyer is receiving mail at the home.

Failure to comply with the resale or recapture requirements means that:

1. the original HOME-assisted homebuyer no longer occupies the unit as his or her principal residence (i.e., unit is rented or vacant), or
2. the home was sold during the period of affordability and the applicable resale or recapture provisions were not enforced.

In cases of noncompliance under either resale or recapture provisions, MDHA must repay to its HOME Investment Trust Fund in accordance with §92.503(b), any remaining HOME funds invested in the housing. The amount subject to repayment is the total amount of HOME funds invested in the housing (i.e., any HOME development subsidy to the developer plus any HOME down-payment or other assistance (e.g., closing costs) provided to the homebuyer) minus any HOME funds already repaid (i.e., payment of principal on a HOME loan). Any interest paid on the loan is considered program income and cannot be counted against the outstanding HOME investment amount.

### **VII. APPROVAL OF CHDO & SUBRECIPIENT PROVISIONS**

CHDOs and Subrecipients carrying out development and/or homebuyer activities on behalf of M D H A shall be contractually bound to apply and implement these same Resale and Recapture Provisions, verbatim. As such, review and approval of these Provisions



## APPENDIX B

### DATA TO ESTABLISH 95% OF THE MEDIAN AREA PURCHASE PRICE FOR SINGLE FAMILY HOUSING IN METROPOLITAN NASHVILLE-DAVIDSON COUNTY

As of the date the 2021 Action Plan was released for public comment, HUD/FHA had not issued new homeownership value limits for 2021 for the HOME program. Therefore, MDHA will continue to use the value limits, based on local housing data that were approved by HUD with the submission of the 2020 Action Plan for the 2021 Program Year. The documentation used to establish these limits and information pertaining to these limits is included below.

#### Compilation of Single Family New Construction Real Estate Sales (defined as closed sales on units constructed in 2018 and 2019) for a 3-month period November 2019 – January 2020

Month	Unit Type	Sales Volume	Median Price Based on 95%
November 2019	Single Family - New Construction	162	\$403,750.00
December 2019	Single Family- New Construction	185	\$418,000.00
January 2020	Single Family – New Construction	171	\$347,542.00
	Average Volume & Median Sales Price for Months reviewed	518	<b>\$389,764.00</b>

Sales Volume for Single Family New Construction Units is less than 250 sales per month so 3 months' worth of sales data is required per HUD guidelines to establish a median sales price based on local data of **\$389,764.00**.

HUD New Home Construction Single Family Limit effective April 1, 2020 - \$279,900 – median prices listed above for each of 3 months reviewed exceed this limit.

#### Compilation of Single Family Existing Real Estate Sales for 1-Month Period December 2019

Month	Unit Type	Sales Volume	Median Price Based on 95%
December 2019	Single Family – Existing	859	<b>\$319,153.00</b>

Sales Volume for December 2019 exceeds the required 500 volume of sales per month, therefore December 2019 sales data was utilized to establish a median sales price per HUD guidelines based on local data of **\$319,153**.

HUD Existing Home Single Family Limit effective April 1, 2020 - \$270,000 – median prices listed for December 2019 exceeds this limit.

***Average Median Sales price for New Construction and Existing Construction is \$354,459***

*\*Source data provided via - Realtracs, the local Multiple Listing Service for Nashville-Davidson County - Due to the volume of data, please contact the Community Development Department by phone at 615-252-8505 or by email at [consolidatedplan@nashville-mdha.org](mailto:consolidatedplan@nashville-mdha.org) to request to view the source data.*

## **APPENDIX C**

### **SUMMARY OF CONSULTATIONS COMMENTS AND RESPONSES**

#### **Introduction**

The (MDHA Consolidation Plan Meetings) were held in three sessions virtually. A total of 58 stakeholders registered across the three meetings, representing a total of 13 organizations (including MDHA). Each meeting was held from 10:00 am - 11:30 am.

- Consultation - Affordable & Fair Housing - Thursday, Jan. 14, 2021
- Consultation - Homelessness & HOPWA - Tuesday, January 19, 2021
- Consultation - Non-housing Community Development - Thursday, January 28, 2021

The sessions could not be held in person due to the COVID - 19 Pandemic. MDHA staff developed an online survey using questions in the Consolidated Plan questionnaire. The results were tallied via the Survey Monkey tool and results are included for each topic. During the virtual sessions, stakeholders were able to ask questions of the MDHA staff and gain clarity on survey questions.

Sessions were facilitated by Tifinie Capehart Consulting and Girl Friday Business Solutions.

#### **Format of the Summary Report:**

Each section provides the following:

- A. Summary of the conversation for that session, and major themes.
- B. Funding Priorities highlighted from the virtual call / discussion
- C. Follow Up Items for MDHA Staff (ideas that could be implemented/developed for the next funding cycle)
- D. Summary of the results
- E. On-line survey results from registered participants.
- F. On-line survey results from general responses from non-registered firms/individuals on Constant Contact List.

#### **Stakeholder Contact List:**

List of stakeholders and their contact information.

List of MDHA Staff members on the calls.

Full Zoom Call transcripts (Chat Box and Meeting Audio Transcribed) are being kept on file at MDHA and will be made available upon request.

## **Session 1: 2021 Action Plan Consultation: Affordable Housing & Affirmatively Furthering Fair Housing, January 14, 2021**

### **Analysis:**

This virtual session included organizations ranging from Metro Nashville Government, Affordable Housing Providers and Non Profits, and Financing Institutions. There were 25 stakeholders present on the virtual call, and 9 stakeholders completed the online survey. During this session, stakeholders discussed that providing affordable housing is stymied by the rising costs of materials, rising land costs/competition in the market, and lack of incentives. There was rich discussion regarding the preservation of multifamily housing, and being able to compete against large investors. Stakeholders also discussed the need to better assist nonprofits in creating affordable housing collaborations and deals with the private sector. A common theme was also that affordable housing should continue to target 120% AMI (Area Median Income) and less, not just 80% AMI or less.

From the discussion, stakeholders brainstormed priorities for MDHA Funding:

1. Funding for Land Acquisition
2. Funding for projects targeting families and housing targeting 80% - 120% AMI
3. Funding for the creation of affordable housing units (that are more than 1 bedroom); a lack of units was consistently noted as a barrier to affordable housing
4. Funding for affordable housing, for areas near transit, and areas that would aid in de-concentrating poverty.
5. Funding for preserving multi-family housing; especially large existing properties. If not then focusing on smaller multifamily as well.

### **Follow Up / Action Items for MDHA:**

1. Create an Affordable Housing working group similar to the CoC model, to increase coordination and sharing of resources.

### **MDHA RESPONSE**

On January 12, 2021, Mayor Cooper announced the creation of an Affordable Housing Task Force, and appointed 21 affordable housing experts in his mission to create better and more affordable housing for Nashville.

The group began meeting in January. Their recommendations will inform the 2022 fiscal year budget plan that Mayor John Cooper will make later this year to Metro Council.

“Nashville’s housing needs are urgent,” Mayor John Cooper said. “By working together and listening to one another, we can find solutions that work best for Nashville’s neighborhoods.”

The taskforce includes MDHA staff and Board Members.

### **Question and Responses/Discussion Summary from the Virtual Meeting:**

#### **Q1: Brainstorm the top barriers to affordable housing in Nashville Davidson-County and why?**

1. Rising cost of land
2. Competition from outside investors
3. Lack of Supply / Low inventory
4. Lack of vouchers; landlords that will accept vouchers
5. Good data on how much supply is needed; if the need is unclear, then it will be difficult to plan for funding.

#### **Q2: When addressing affordable housing in Nashville-Davidson County, what should be the priorities; in terms of a) activities and b) sub-populations?**

##### Q2.a: Activities

1. Using HOME Funds strictly for new construction as it’s designed
2. Rapid Rehousing for the homeless
3. Expand Rental Assistance

##### Q2.b: Sub-populations

1. Base priorities on data to determine who has the most need.
2. Families with children (i.e. create units with more than 1 bedroom)
3. Population between 80% - 120% AMI

#### **Q3: Which areas do you think funds should be targeted? (e.g., near transit, high-density residential areas, low-density residential areas)?**

1. Areas near Transit
2. Low-density areas, that should be rezoned for higher density, to de-concentrate poverty  
- within 1/2 - 2/3 miles from public transit

**Q4: What suggestions do you have for improving knowledge about fair housing and removing barriers to housing opportunities in Nashville Davidson County?**

1. Create a working committee for Affordable Housing like the CoC (Continuum of Care).
2. Create consistent talking points on affordable housing and fair housing, for non-profits, PR professionals, and media to consume and share.
3. Create a one-stop-shop or website to locate affordable housing resources and available units.
4. Educate elected officials on affordable housing and fair housing.

**Q5: How can MDHA increase the effectiveness of its housing programs, other than an increase in funding?**

1. Improve upon publicizing the funds that are available and their intended uses.
2. Publicize success stories from the use of MDHA funds.
3. Pursue rezoning initiatives with Elected officials for density and housing (e.g. rezoning light industrial areas for more density / affordable housing)
4. Improving Section 8; improving its efficacy, and providing more autonomy to landlords.
5. Encourage Metro to share the burden of infrastructure costs.
6. Release eviction debt for families after a certain amount of time.

MDHA 2021-2022 Action Plan Online Survey for Affordable Housing and Affirmatively Furthering Fair Housing

Q1 Brainstorm the top barriers to affordable housing in Nashville-Davidson-County and why?

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	Rising costs of land, lumber, labor that we can't control means government must do more such as conversion of unused municipal and school buildings.	1/15/2021 11:48 AM
2	Land costs are too high to build or preserve affordable housing. The numbers simply do not work with land the price that it is. If a MF rental property is for sale, the price is so high, the new owner simply cannot limit rents to affordable rates. Homes are in such demand, owners can charge very high sale prices. To build new construction, the land and materials are too costly to allow for the owner to limit their rents to affordable rates. There is not enough subsidy being offered in Davidson County to off-set the reality of such high land values. If there were more options available to offset the expenses (ie. grant dollars, equity through tax credits, subsidy of any sort) then more affordable housing could be built and/or preserved.	1/14/2021 3:02 PM
3	(1) Understanding real resource needs (subsidy requirements to make a project work) and the various resources available - There needs to be a deeper understanding of the financial costs of developing or preserving affordable housing and the various resources that are available. (2) Infrastructure Costs - Site improvements can make the cost per unit balloon and a project infeasible. These costs are the same for affordable housing and luxury developers. Can the local government help offset some of these costs? (3) Good data on how much housing needs to be created or preserved over a 5, 10-year period. Unless we know exactly how much we need, we can't make a strong argument for sustainable funding.	1/14/2021 11:49 AM
4	Lack of options for Section 8 housing vouchers. Difficulty finding housing if you have a Section 8 voucher.	1/14/2021 10:30 AM
5	-low inventory of available units -poor credit/rental history of applicants -unemployment/under-employment	1/14/2021 8:14 AM
6	Land costs, competition from outside investors for land, lack of equity sources willing to accept a lower return on investment.	1/13/2021 8:28 PM
7	There alot that can go into this question. I can only speak from what I been threw from homeless for 10 years to having my own going on 4 years.	1/13/2021 6:51 PM
8	-Lack of supply -Zoning -lack of rental assistance and landlords accepting vouchers -lack of supportive housing services to address barriers to housing stability -a lack of livable wage jobs -car-centric infrastructure that prevents mixed-use neighborhoods and multimodal transportation	1/13/2021 4:04 PM
9	There's not enough affordable housing in Nashville-Davidson County. Most of them are in only certain sections of Davidson County. The ones available have long waiting lists.	1/12/2021 9:24 AM

MDHA 2021-2022 Action Plan Online Survey for Affordable Housing and Affirmatively Furthering Fair Housing

Q2 When addressing affordable housing in Nashville-Davidson County, what should be the priorities (in terms of activities and sub-populations).

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	"workforce" housing, e.g. for families with 2 minimum wage workers who can't meet all monthly expenses, or forego healthcare, etc.	1/15/2021 11:48 AM
2	I think the priority should be rental affordable housing available for 120% AMI and less. Not just 80% and below.	1/14/2021 3:02 PM
3	Priorities need to be based on (1) data, which tells us what we need, and (2) resources/capacity of the best organizations to undertake the specific activities. For example, data says we need to create new affordable housing as well as preserve existing. If HOME is the only source MDHA has to fund new construction, it should be used solely for that purpose, especially since there are other resources for homeowner rehab. A for subpopulations, need to look at which have the biggest barriers to housing and prioritize them.	1/14/2021 11:49 AM
4	Families (more than 1 bedroom).	1/14/2021 10:30 AM
5	-families with children	1/14/2021 8:14 AM
6	increasing supply of housing, creating networks for sharing housing costs and childcare needs	1/13/2021 8:28 PM
7	We already know the priorities let's stop sugarcoating and lying to our communities. If you want to create a system or a program to help make it easy then better stick with.	1/13/2021 6:51 PM
8	-Expanding rental assistance programs and landlord engagement to increase availability of housing options. -Rapid Rehousing for chronically homeless individuals -Accessibility of supportive services that promote housing stability -Zoning reform to address artificial barriers to increasing housing supply around the urban core (i.e. abolishing single-family zoning) - Improving infrastructure to promote public/multimodal transportation -Capital that incentivizes mixed income housing development with an emphasis on expanding deeply affordable housing/supportive housing for households earning at or below 30 AMI.	1/13/2021 4:04 PM
9	Not sure how to answer this question, but when I think of affordable housing, it should consist of nice interior and exterior for residents. Also, there should be nice stores (grocery stores, retail stores, etc.) close to the neighborhood where residents can go and get good high quality food just like any other side of town in Nashville. Education is also a priority. Children living in affordable housing she have access to high quality education with teachers and staff that cares.	1/12/2021 9:24 AM



MDHA 2021-2022 Action Plan Online Survey for Affordable Housing and Affirmatively Furthering Fair Housing

Q3 Which areas do you think funds should be targeted? (e.g., near transit, high-density residential areas, low-density residential areas).

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	low-density areas within 1/2 - 2/3 mile from public transit	1/15/2021 11:48 AM
2	Funds should be targeted to high-density, close to downtown, near transit, and even require a green, sustainable element to the building material. Whether the property is new construction or preservation of affordable housing, if the owner/developer used more energy efficient material the tenants would pay less in utilities and of all our residents, we would want our lowest income residents to pay the least in utilities.	1/14/2021 3:02 PM
3	Funding should be targeted in an intentional manner to increase equitable opportunities to jobs, education, transit, health, etc.	1/14/2021 11:49 AM
4	High density	1/14/2021 10:30 AM
5	-near transit	1/14/2021 8:14 AM
6	Funds should be targeted near transit in areas zoned higher density with an eye toward deconcentrating poverty	1/13/2021 8:28 PM
7	Near transit, to be near grocery stores, to feel safe, to be able to know how it feels to be at home	1/13/2021 6:51 PM
8	transit accessible areas and areas of significant economic activity within the urban core	1/13/2021 4:04 PM
9	If possible, funding should be granted to high and low- density residential areas.	1/12/2021 9:24 AM

MDHA 2021-2022 Action Plan Online Survey for Affordable Housing and Affirmatively Furthering Fair Housing

Q4 What suggestions do you have for improving knowledge about fair housing and removing barriers to housing opportunities in Nashville-Davidson County?

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	Develop some bullet points that all entities can use so the same messages get publicized repeatedly. Frequent short info blurbs sent to many media outlets, like community newspapers as well as major ones, radio stations, etc. Write them in normal language like you would use when talking. Media editors often need short pieces to fill in space or time.	1/15/2021 11:48 AM
2	Work with nonprofits on the ground in the communities and the can help deliver the message.	1/14/2021 3:02 PM
3	(1) Educate elected officials, planners, etc., on fair housing requirements and the impacts/consequences of actions they take, such as with down-zoning. (2) Robust language access with public and private housing providers, lenders, etc.	1/14/2021 11:49 AM
4	I think a working committee for Affordable Housing like the CoC would be a good start.	1/14/2021 10:30 AM
5	-a one stop shop website or physical location where people can get immediate assistance locating available units they qualify for	1/14/2021 8:14 AM
6	More information about what affordable housing looks like and who lives there.	1/13/2021 8:28 PM
7	Show them charts and whatever else they need to see visually, data to prove to them its worth it	1/13/2021 6:51 PM
8	Landlord engagement and incentives for accepting voucher holders	1/13/2021 4:04 PM
9	Conduct free webinars for the public. Send educational information on fair housing and removing barriers to all residents in Nashville- Davidson County.	1/12/2021 9:24 AM

MDHA 2021-2022 Action Plan Online Survey for Affordable Housing and Affirmatively Furthering Fair Housing

Q5 How can MDHA increase the effectiveness of its housing programs, other than an increase in funding?

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	Work with city planning dept., mayor's office, Council to re-zone light industrial areas to allow for multi-family housing.	1/15/2021 11:48 AM
2	Allow for more publication of the funds available. Advertise better. Provide free forums so everyone can learn how to access these funds. Make the information easily understood and accessible.	1/14/2021 3:02 PM
3	Everyone in the affordable housing space can do a better job of telling "their stories". NIMBYism and misinformation are rampant and hamper our efforts. We need to showcase how affordable housing has changed lives and communities and use examples where affordable housing has been integrated into mixed-use, mixed income communities.	1/14/2021 11:49 AM
4	A focus on getting families connected with Section 8 eligible houses/apartments.	1/14/2021 10:30 AM
5	-examine the public housing eviction process to reduce evictions, forgive debt after 3-5 years	1/14/2021 8:14 AM
6	Metro should pay infrastructure costs on Envision projects.	1/13/2021 8:28 PM
7	Finding more landlords that will give a chance on renting to a lower class by giving them a tax break.	1/13/2021 6:51 PM
8	Improving efficacy of the section 8 program so that more recipients are able to successfully use them, and giving private owners with project-based vouchers more autonomy in application/waiting list process.	1/13/2021 4:04 PM
9	By giving people with backgrounds a second chance. There once was a time that people with felonies couldn't get in public housing. Hopefully, that has change.	1/12/2021 9:24 AM

[On-line survey results from general responses from non-registered firms/individuals on Constant Contact List – 13 Responses](#)

Q1 Brainstorm the top barriers to affordable housing in Nashville-Davidson-County and why?

Answered: 13 Skipped: 0

**MDHA 2021-2022 Action Plan Online Survey for Affordable Housing and Affirmatively Furthering Fair Housing (3.1)**

#	RESPONSES	DATE
1	Funding from Metro, State and Federal Gov Empty Promises from Politicians	3/8/2021 5:40 PM
2	The families at our schelter have large eviction debt due to the pandemic. \$4,000 -\$6,000. They have to pay this off before they are able to get into another place. Also they families are stuck in public housing their whole lives. It is likely that their children will also use public housing as adults. There should be a way to guide people out of public housing.	3/5/2021 11:20 AM
3	1) Land costs and construction costs are exorbitant. 2) Affordable developers have to compete with private equity for land and existing multifamily properties. Because of so many variables, we can't close as quickly on properties as market rate owner/developers. 3) Lack of true political support at all levels of government. 4) NIMBYism. 5) Lack of zoned land. 6) Inability to rezone land because of lack of political support and NIMBYism. 7) Scarcity of tax credits and bonds from the State. 8) No assurance of the timing or receipt of tax credits and bonds from the State agency. This often means if a developer has jumped through all the hoops to rezone land, means they have to sit on the land sometimes for years before you can receive tax credits and bonds. If a developer can't afford to buy the land or sit on it (and 99% of them don't), then that opportunity to build new affordable housing is lost. 9) Shrinking QCTs. Nashville is gentrifying and pushing out lower-income to the outlying suburbs, which separates them from services, but also shrinks the number of Nashville census tracts that qualify as QCTs. It's extremely hard to build new or buy existing properties without the 30% basis boost provided by QCTs. 10) Nashville topography and infrastructure (or lack thereof) requires a tremendous amount of site work costs, which can limit feasibility and/or location of deals. 11) Building permits approval process is slow and tedious. Time kills deals. Investors won't close without a "Will-Serve Letter" stating permits are able to be pulled immediately upon closing. If a developer has jumped through hoops to rezone land, buy land, and potentially be awarded tax credits/bonds but can't get building permits, then you lose the investor and the opportunity to build new units. 12) Lack of dedicated funding sources to make deals financially feasible, especially in high opportunity areas that are in non-QCTs. 13) Some dedicated funding sources (ie. Barnes Funds and CITC) are only available to non-profits. These non-profits do phenomenal work, but they have historically not leveraged these funds as well as some for profit developers can meaning that fewer affordable units get built. 14) Lack of PBVs for harder to serve tenants at the lower income spectrums. PBVs help fill the gap created by providing units to these lower-income groups. Without a funding source to fill the gap, these units don't get built. 15) Property taxes. The LIHTC PILOT is good, but given the 34% increase in property taxes this year, investors make developers underwrite to significantly higher property taxes beyond Y10. Sometimes this number kills the deal or the investor's interest in the deal because of the uncertainty of property tax rates beyond Y10. 16) Nashville needs another type of PILOT that will allow for mixed-income deals with workforce and affordable housing to be financially feasible both with or without LIHTCs.	3/5/2021 10:29 AM
4	Affordability Sustainability Preservation	3/5/2021 10:20 AM
5	Lack of available public housing, lack of available housing vouchers, lack of "tiny homes" communities, lack of incentives to landlords to not charge market rates and to accept homeless tenants with evictions/convictions on their record	3/5/2021 9:04 AM
6	Ability for average families to afford to maintain or access homeownership Lack of landlords willing to accept Sec 8 vouchers And not enough affordable rental units in all areas of the county	3/4/2021 5:39 PM
7	Racism and planned failure for affordable housing	3/2/2021 11:52 AM
8	Lack of requirements or incentives for developers to include affordable housing in new projects. Lack of readily available capital to acquire existing properties to maintain affordability	3/2/2021 9:43 AM
9	We must teach them	3/2/2021 9:18 AM
10	lack of housing units gentrification low wages and high rent poor credit absentee landlords	3/2/2021 8:09 AM
11	1) insufficient or non-existent downpayment due to inability to accumulate savings, barely able to earn enough to meet financial obligations, etc. 2) poor credit history due to insufficient personal financial management skills, adversely impacted by major life changes (i.e. health, divorce, death).	3/1/2021 10:15 PM
12	A will to do it. This city and others have their own sets of priorities. Pro growth cities like Nashville do not make lower wage working class persons a priority. So there is little to no real	3/1/2021 10:05 PM

MDHA 2021-2022 Action Plan Online Survey for Affordable Housing and Affirmatively Furthering Fair Housing (3.1)

investment in housing to accommodate this population.

13

A lot of work still needs to be done to have a coordinated approach. Navigating the resources is a huge barrier for our residents. Our systems are set up in such a way that it's hard to get into affordable housing and difficult to leave.

3/1/2021 8:36 PM

MDHA 2021-2022 Action Plan Online Survey for Affordable Housing and Affirmatively Furthering Fair Housing (3.1)

Q2 When addressing affordable housing in Nashville-Davidson County, what should be the priorities (in terms of activities and sub-populations).

Answered: 13 Skipped: 0

#	RESPONSES	DATE
1	A consistent plan for growing availability from not only MDHA but through public/private partnerships and nonprofit leadership. There are organizations that engage in this work but they need streamlined support from Metro to make things happen. I think specifically of New Level Dev corp.	3/8/2021 5:40 PM
2	A priority should be a continuation of services after someone receives housing to provide assistance before the person is at risk of eviction again. Case manager follow up.	3/5/2021 11:20 AM
3	1) Dedicated funding source to buy land quick! 2) Ordinances that allow for affordable housing to be built anywhere to bypass hurdles of zoning and NIMBYism.	3/5/2021 10:29 AM
4	Land usage (Zoning) Affordability	3/5/2021 10:20 AM
5	Literally homeless, families with minor children, Veterans	3/5/2021 9:04 AM
6	Increasing the number of affordable (rent restricted) rental units Providing pathways to homeownership / preserving homeownership for low/mod income families	3/4/2021 5:39 PM
7	A long term study of causes and concrete long term plans to correct.	3/2/2021 11:52 AM
8	Retention of Naturally occurring affordable housing. Supporting mixed income housing with incentives to allow for some affordable housing to be maintained.	3/2/2021 9:43 AM
9	How to keep a job or support the cast	3/2/2021 9:18 AM
10	-assisting people in cleaning up credit errors -creating long term apartment leases for low income similar to what Campus for Human Development has on their top floor. -outreach to get those who qualify for SSI/SSDI qualified -identification of youth who are homeless and getting them into housing to break pipeline of longer term homelessness and involvement in the justice system -working with Metro Schools homelessness coordinator to ID families and provide assistance in identifying their barriers to housing and creating long term solutions.	3/2/2021 8:09 AM
11	1.) Access to capital for developers dedicated to serving the targeted affordable housing market 2.) Review of affordable housing stock prior to issuing permits to construct market rate housing, consult with local non profits developers to determine if approving permits meets the city's/county's urgent need for affordable housing and if not, incentivize introducing a local non profit agency to partner on the market rate to create a mixed income project with the non profit developing the affordable units.	3/1/2021 10:15 PM
12	I mention classes and transit below.below. Create housing space for those previously incarcerated. Provide incentives fir single moms to further their education. Daycare should be on the housing grounds.	3/1/2021 10:05 PM
13	- Improving existing housing -increase availability of income based housing & programs to assist residents pay down past debt to access housing.	3/1/2021 8:36 PM



MDHA 2021-2022 Action Plan Online Survey for Affordable Housing and Affirmatively Furthering Fair Housing (3.1)

Q3 Which areas do you think funds should be targeted? (e.g., near transit, high-density residential areas, low-density residential areas).

Answered: 13 Skipped: 0

#	RESPONSES	DATE
1	Areas must be on transit lines, first and foremost. High density must also be a priority. Creative reuse, sustainability, and mixed development similar to the Envision plans need to be adapted around the city.	3/8/2021 5:40 PM
2	Moving families from high density high poverty areas to low density areas and strengthening the public transit system to they will still be able to get around. This year there should be a one time eviction assistance to help with eviction debt from the pandemic.	3/5/2021 11:20 AM
3	Everywhere, but especially near transit.	3/5/2021 10:29 AM
4	Residential (Community) Preservation Minority Home Ownership within the parameters of Briley Parkway	3/5/2021 10:20 AM
5	Near transit (most low income families rely upon mass transit)	3/5/2021 9:04 AM
6	Funds should be targeted to whatever projects/opportunities in Davidson County where one can produce or preserve the most units	3/4/2021 5:39 PM
7	start with the low hanging fruit and follow up from there	3/2/2021 11:52 AM
8	Naturally occurring rental in low-density residential areas.	3/2/2021 9:43 AM
9	All above we have to have rehabilitation organizations an hand as partners at all times	3/2/2021 9:18 AM
10	split funds between these two, moving away from the idea that there is just one solution, rather developing options that meet needs of individual circumstances -consider availability of child care or considering child care options -consider availability of employment options in areas targeted	3/2/2021 8:09 AM
11	All areas should be targeted. Affordable housing should be interspersed through the city/county.	3/1/2021 10:15 PM
12	Funds for affordable housing should be near transit lines that run as frequents as possible and intersect routes across the city to save riders time. Single affordable units are as important as higher density units	3/1/2021 10:05 PM
13	Dont have enough knowledge.	3/1/2021 8:36 PM

MDHA 2021-2022 Action Plan Online Survey for Affordable Housing and Affirmatively Furthering Fair Housing (3.1)

Q4 What suggestions do you have for improving knowledge about fair housing and removing barriers to housing opportunities in Nashville-Davidson County?

Answered: 11 Skipped: 2

#	RESPONSES	DATE
1	MDHA needs a better marketing strategy focused on the storytelling. WHY do we need affordable housing, WHAT is being done that is changing lives, HOW is MDHA providing affordable housing for teachers, firefighters, families in need...	3/8/2021 5:40 PM
2	People have long waits(many months) to get into housing opportunities. There should be a way to reduce the wait time for public housing.	3/5/2021 11:20 AM
3	A directive from the Mayor's office that he will support and enact policies proven to produce more affordable housing.	3/5/2021 10:29 AM
4	Empower the non-profit organizations to develop and execute solutions	3/5/2021 9:04 AM
5	Realist assessments and planning	3/2/2021 11:52 AM
6	Developing a census of the naturally occurring multi-family affordable housing in Nashville.	3/2/2021 9:43 AM
7	Support at all levels of help	3/2/2021 9:18 AM
8	create awareness messaging of housing on long-term prosperity for Nashville. have community groups such as Rotary and Exchange Club educated about these issues and recruit them as ambassadors to carry the message	3/2/2021 8:09 AM
9	Public announcement of partnerships via television, social media, etc. websites, with longstanding agencies and developers as resource partners for residents to contact to learn more about initiatives in fair housing and removing barriers to housing opportunities.	3/1/2021 10:15 PM
10	Educate people tell them the truth about all the intentional barriers to opportunities that have been erected. Then discuss with them the measures that will be employed to rectify and compensate for some of the illegal and immoral practices.	3/1/2021 10:05 PM
11	A continued effort to connect programing.	3/1/2021 8:36 PM

MDHA 2021-2022 Action Plan Online Survey for Affordable Housing and Affirmatively Furthering Fair Housing (3.1)

Q5 How can MDHA increase the effectiveness of its housing programs, other than an increase in funding?

Answered: 12 Skipped: 1

#	RESPONSES	DATE
1	Creative reuse of buildings and land that Metro owns that is not actively used.	3/8/2021 5:40 PM
2	The wait times are too long. While they are waiting to get housing they are doubled up with other families. This puts those families at risk for eviction because they are not supposed to have other people living there who are not on their lease. They are also forced to go into the shelter while they are waiting for a housing opportunity.	3/5/2021 11:20 AM
3	1) MDHA needs more public-private partnership with developers to redevelop MDHA's property. This will give MDHA more capital and capacity as well as expedite the timelines with which MDHA can complete the redevelopment of all their RAD properties. 2) Make all funding sources available for for-profit developers to apply. Also make all funding sources for both new construction and rehab--not just one or the other. 3) Lobby city government, State government, and THDA to enact policies that will enable more affordable housing to be created. 4) Revisit your policies on PBVs and allow more PBVs to be awarded. 5) Have money in your budget set-aside to buy land quickly via a partnership with developers.	3/5/2021 10:29 AM
4	Expounding on the Messaging that Fair Housing is a Right, Pushing the message that any individual that works 40 hrs. a week has a Right to housing within these United States THAT is the "American Dream" If I can tend to yo stuff and make you money I should be able to earn enough to have stuff of my own to tend to. I pay taxes and make the man money and I at least have to make enough to live where I work, at minimum wage working a solid 40 but teachers cant even live in the county nowhere its bad	3/5/2021 10:20 AM
5	Keep standards high, the Rodeway Inn project does not meet standards for permanent housing; get an effective lead to mobilize housing navigators from non-profits	3/5/2021 9:04 AM
6	Maintain and increase existing housing properties without dilution.	3/2/2021 11:52 AM
7	Collaborate more with existing affordable housing network partners by doing joint ventures.	3/2/2021 9:43 AM
8	Classes education drug rehabilitation reading ect	3/2/2021 9:18 AM
9	work on issues such a how to establish credit Work with banks to bring services to neighborhoods teach youth about budgeting establish partnerships with colleges to provide support to those who do not have college education to increase their educational level	3/2/2021 8:09 AM
10	Commit to work all with local non profit agencies (on a one-on-one basis) in the affordable housing space to determine how MDHA and the non profit agency can partner to jointly achieve the goal of furthering fair housing and an increase in affordable housing units, lastly creating an action plan to see it through.	3/1/2021 10:15 PM
11	Put residents on a path to one today become homeowners. Encourage them to become civically engaged reward them for that. Teach residents money management skills give incentives for that. Establish partially funded childcare on your premises.also urban gardens to grow fresh produce.	3/1/2021 10:05 PM
12	Put trained social workers back in all the communities. Give them the tools and resources to connect and empower residents. Participate in or host community events where government and nonprofit continue to work on collaboration.	3/1/2021 8:36 PM

**Session 1: 2021 Action Plan Consultation: Affordable Housing & Affirmatively Furthering Fair Housing, January 14, 2021**

<b><u>Last Name</u></b>	<b><u>First Name</u></b>	<b><u>Email Address</u></b>
Hoover	Sara	sfhevl@gmail.com
Muldoon	Sean	sean.muldoon@osdtn.org
Christian	Karrington	kbchristian1998@gmail.com
Zwycewicz	Kris	krisz@ryzecgroup.com
Hubbard	Angela	ahubbard@gnrc.org
McSurdy	Michael	mmcsurdy@fcsnashville.org
Stewart	Lee	lee.stewart@nashville.gov
Haddock	Alisha	ahaddock@cctenn.org
Knowles	Catherine	catherine.knowles@mnps.org
Salyer	Brianna	brianna.salyer@mnps.org
Alex	Joel	jalex@fcsnashville.org
Lassiter	Sasha	chromecowgirl@gmail.com
Smith	Alex	alexsmth130@gmail.com
Oesmann	Kelsey	kelsey@urbanhousingsolutions.org
Grady	Ben	bgrady@nashvillerescuemission.org
Robben	Nicole	nicole.robber@pathwaylending.org
Dawson	Keyunta	keyunta.dawson@pathwaylending.org

Levine	Sally	levinenash@aol.com
Friskics-Warren	Bill	bill.friskics-warren@parkcenternashville.org
Allen	Burkley	burkley.allen@nashville.gov
Hausser	Gloria	gloria.j.hausser@gmail.com
Robinson	Rosalind	rrihome@aol.com
Pointer	Cheteka	cpointer@smsholdings.com
Shanes	Jamaya	treyworld98@gmail.com
Winters	Krashea	krashealanay@gmail.com
MaconGordon	Cynthia	pjc37208@yahoo.com
Sherrell	Shykeria	shykerias2001@icloud.com
Bell	Daniele	danniwbell@gmail.com
LaLonde	Kristine	kristine.lalonde@gmail.com

**Session 1: 2021 Action Plan Consultation: Affordable Housing & Affirmatively Furthering Fair Housing, January 14, 2021**

**MDHA Staff in Attendance:**

Emel Alexander

Treva Gilligan

Angela Harrell

Shelley Fugitt

Brian Sexton

## Session 2: Action Plan Consultation: Homelessness & Housing for Persons with HIV/AIDS Held on January 19, 2021

### Analysis:

This virtual session included organizations ranging from Metro Nashville Government including Metro Nashville Schools, and Nonprofits such as the Salvation Army, and the Contributor. There were 15 stakeholders present on the virtual call and 16 stakeholders completed the online survey. The views expressed by stakeholders in this session can be summarized as prioritizing the following; prevention, permanent housing, and families as a housing sub-population needing attention. A stakeholder did also note that while families and veterans get significant funding, individuals and couples without children are a subpopulation with needs for funding. In the survey results, a top barrier to affordable housing for families, was a lack of income. Therefore funding strategies are recommended to help in this area.

From the discussion, stakeholders brainstormed priorities for MDHA Funding:

1. Continue to prioritize funding for the sub-population of families, but also examine the needs of individuals and couples without children.
2. Prioritize funding for the creation and placement of the homeless population to permanent housing.
3. Provide funding to reduce the top three barriers to housing for families which are; lack of income, employment, and lack of rental history
4. Provide funding to reduce the top three barriers to housing for individuals with HIV/AIDS; lack of income, healthcare, and stigma.
5. Continue the CoC program and continue to increase communication across service providers.
6. Provide funding to improve discharge procedures for affected populations.

### Question and Responses/Discussion Summary from the Virtual Meeting:

**Q1 Prioritize activities to address homelessness with 1 being highest in priority and 4 being lowest in priority.**

Stakeholders were asked to prioritize four activities to address homelessness; outreach, emergency shelter and transitional housing, rapid rehousing, and prevention. Based on the survey responses, the work areas were ranked in the following order:

1. Prevention - on average ranked first as a priority.
2. Emergency Shelter and Transitional Housing - on average ranked second as a priority.
3. Rapid Re-Housing - on average ranked third as a priority.
4. Outreach - on average ranked fourth as a priority.

**Q2 Prioritize subpopulations to be served by homeless assistance programs with 1 being highest in priority and 6 being lowest in priority.**

There were six subpopulations that stakeholders were asked to prioritize to be served by homeless assistance programs; the Chronic Homeless, Veterans, Families, Youth aging out of foster care/state custody, Persons discharged from health care/mental health facilities, and Persons discharged from corrections programs & institutions. Based on the survey responses, the subpopulations were ranked in the following order:

1. Families - received the most responses as the number one priority.
2. Persons discharged from health care/mental health facilities - received the most responses as being the second priority.
3. Persons discharged from corrections programs & institutions - received the most responses as being the third priority.
4. Youth aging out of foster care/state custody - received the most responses as being the fourth priority.
5. Chronic - received the most responses as being fifth priority.
6. Veterans - received the most responses as being sixth priority.

**Q3 Prioritize activities to address homelessness for persons with HIV/AIDS with 1 being highest in priority and 4 being lowest in priority.**

There were four activities that the attendees were asked to prioritize; STRMU (Short Term Rent Mortgage And Utility Assistance Program), TBRA (Tenant Based Rental Assistance), Permanent Housing Facilities, and Transitional Short Term Housing Facilities. Based on the survey responses, the activities were ranked in the following order:

1. Permanent Housing - received the most responses as the number one priority.
2. TBRA - received the most responses as being the second priority.

3. STRMU - received the most responses as being the third priority.
4. Transitional Short Term Housing Facilities - received the most responses as being the fourth priority.

**Q4 List top three barriers to affordable housing for persons/families that are homeless or are at-risk of homelessness:**

1. Lack of Affordable Housing Units.
2. Landlord discrimination; past felonies, credit, past evictions.
3. Lack of employment / low income; due to mental, physical disabilities, low access to jobs and childcare.

**Q5 List top three barriers to affordable housing for persons with HIV/AIDS and their families.**

1. Lack of Affordable Housing Units.
2. Landlord discrimination and stigma around HIV/AIDS.
3. Lack of adequate health care and mental health support.

**Q6 Describe the level of coordination for addressing homelessness among the following:**

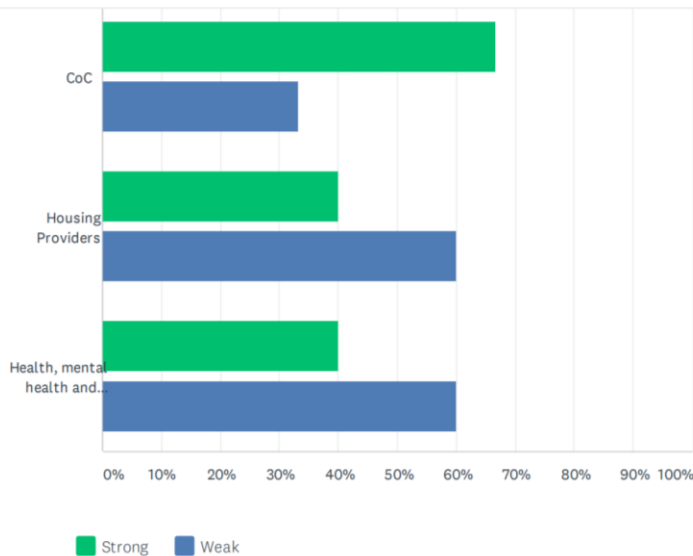
The 2019 - 2020 Consolidated Plan Update stakeholder meetings were held in person, and this question was presented in a comparison matrix, which was used to describe the strength of each agency's coordination with other agencies. This year, the question was framed so that stakeholders would rank the level of coordination of the agency with other agencies. Similar to 2019 comments, the CoC was amongst the strongest in their coordination, while the other agencies, Housing Providers, and Mental Health Services/Agencies, were noted as having "Weak" coordination.

Figure from 2019 Consolidated Plan Update:



	Strong	Weak
CoC	IIIIII(7)	I (1)
Housing Providers		IIIIIII (8)
Health, mental health & service agencies	III(3) "Fair" (Two mentions)	III (3)
Local & state govt. agencies	I (1)  *Fair *Unsure	IIII (4)

2021 Survey Results for Question 6 - CoC ranked as having the 'strongest' coordination amongst all agencies.



	STRONG	WEAK	TOTAL
CoC	66.67% 10	33.33% 5	15
Housing Providers	40.00% 6	60.00% 9	15
Health, mental health and service agencies	40.00% 6	60.00% 9	15

**Q7 Provide one recommendation for increasing coordination for each of the following areas below: 1.) CoC 2.) Housing Providers 3.) Health, Mental Health, and Service Agencies 4.) Local and State Government Agencies**

1. CoC - no recommendations given
2. Housing Providers
  - a. Have more employees connecting housing providers to those in need.
  - b. Provide more housing options for low income people.
3. Health, Mental Health, and Service Agencies
  - a. Greater and more participation by health providers in Individual, Family, and Veteran Care Coordination Meetings held by Metro Homeless Impact Division and in HMIS.
4. Local, State, Government Agencies
  - a. Provide more low income/affordable housing opportunities

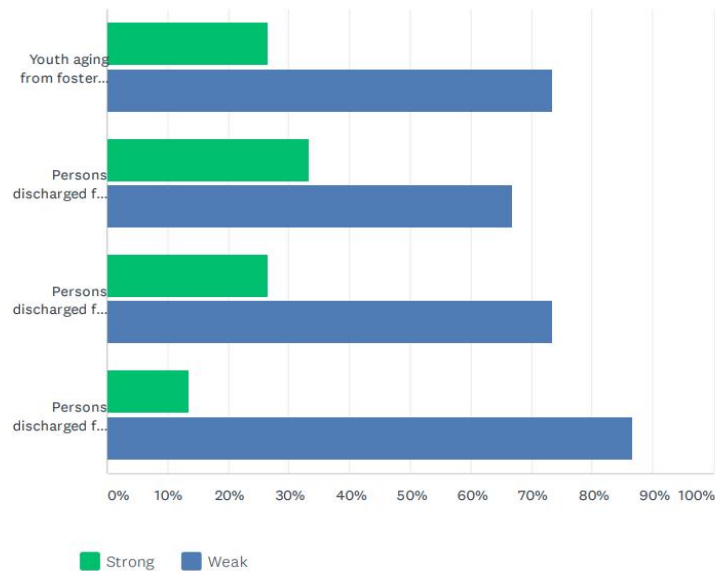
**Q8 Describe Discharge Coordination Procedures for the following:**

The 2019 - 2020 Consolidated Plan Update stakeholder meetings were held in person, and this question was presented in a comparison matrix, which was used to describe the strength of each agency's discharge procedures and coordination with other agencies. This year, the question was framed so that stakeholders would rank the level of coordination of the agency with other agencies.

Figure from 2019 Consolidated Plan Update

	Strong	Weak
Youth aging from foster care/state custody		III (3)  (Discharge procedures)Nonexistent with foster care  With runaways, Oasis does a good job, but they can't do it all.
Persons discharged from health care facilities		IIII (5)
Persons discharged from mental health facilities		IIII (4)
Persons discharged from correctional programs & institutions		IIII (5)

## 2021 Survey Results for Question 8



	STRONG	WEAK	TOTAL
Youth aging from foster care/state custody	26.67% 4	73.33% 11	15
Persons discharged from health care facilities	33.33% 5	66.67% 10	15
Persons discharged from mental health facilities	26.67% 4	73.33% 11	15
Persons discharged from correctional programs and institutions	13.33% 2	86.67% 13	15

The survey data showed that Stakeholders felt that all of the agencies could use improvement in their discharge coordination. The agencies that are doing the best however in their discharge procedures, are Health Care Facilities (33% noting they are the strongest in their discharge procedures).

**Q9 Provide one recommendation for increasing discharge coordination for each of the following areas below: 1.) Youth aging from foster care/state custody 2.) Persons discharged from health care facilities 3.) Persons discharged from mental health facilities 4.) Persons discharged from correctional program and institutions:**

Stakeholders did not respond with specific recommendations for each item 1-4, but provided general recommendations including, making sure there is better communication between agencies, utilizing discharge planners (only Vanderbilt Hospital has this), and properly vetting clients to connect them to the most relevant services.

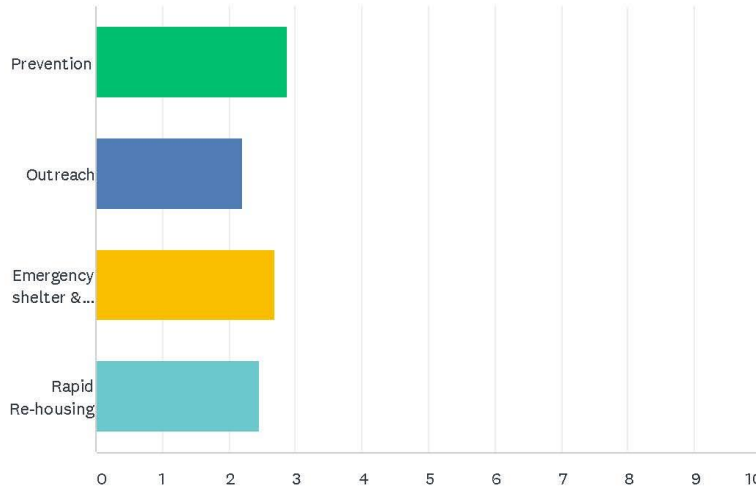
**Q10 Comments/recommendations regarding past Action Plan discussion of ESG and HOPWA program:**

1. Very Helpful
2. Resources are over allocated to families and veterans. Our largest populations of people experiencing homelessness are individuals and couples without children.

MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS

Q1 Prioritize activities to address homelessness with 1 being highest in priority and 4 being lowest in priority.

Answered: 16 Skipped: 0

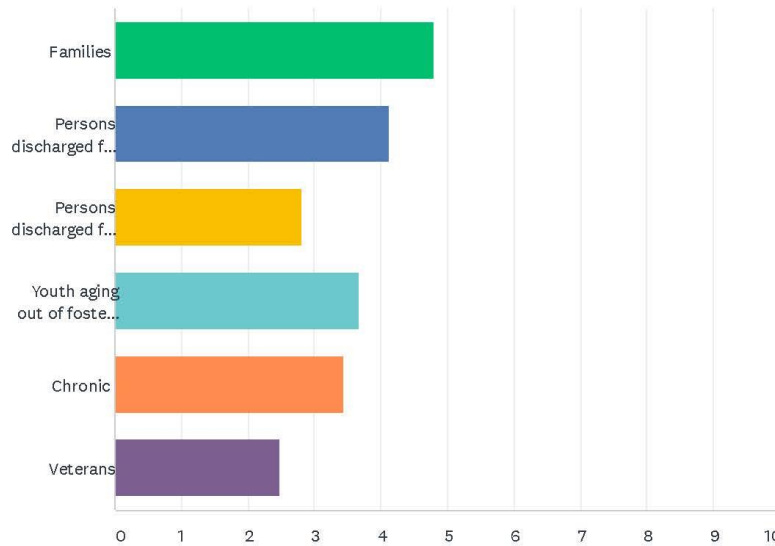


	1	2	3	4	TOTAL	SCORE
Prevention	46.67% 7	20.00% 3	6.67% 1	26.67% 4	15	2.87
Outreach	6.25% 1	37.50% 6	25.00% 4	31.25% 5	16	2.19
Emergency shelter & transitional housing	26.67% 4	20.00% 3	46.67% 7	6.67% 1	15	2.67
Rapid Re-housing	25.00% 4	25.00% 4	18.75% 3	31.25% 5	16	2.44

MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS

Q2 Prioritize subpopulations to be served by homeless assistance programs with 1 being highest in priority and 6 being lowest in priority.

Answered: 16 Skipped: 0

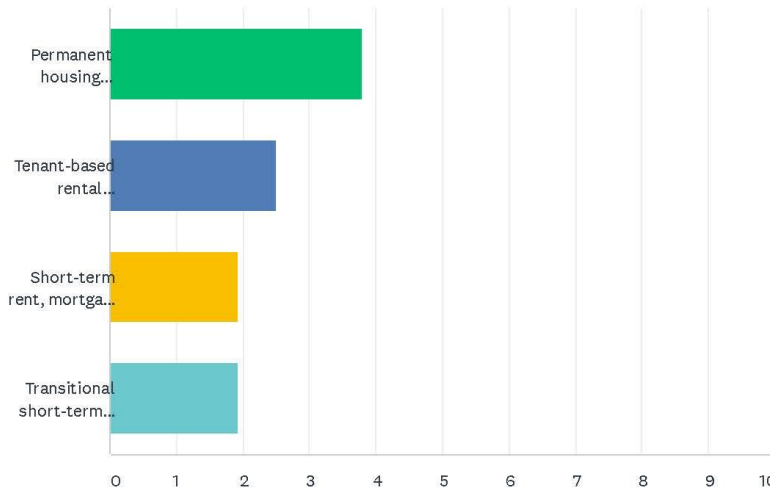


	1	2	3	4	5	6	TOTAL	SCORE
Families	53.33% 8	20.00% 3	6.67% 1	6.67% 1	0.00% 0	13.33% 2	15	4.80
Persons discharged from health care/mental health facilities	12.50% 2	18.75% 3	43.75% 7	18.75% 3	6.25% 1	0.00% 0	16	4.13
Persons discharged from corrections programs and institutions	6.25% 1	12.50% 2	18.75% 3	12.50% 2	18.75% 3	31.25% 5	16	2.81
Youth aging out of foster care/state custody	6.67% 1	33.33% 5	6.67% 1	33.33% 5	13.33% 2	6.67% 1	15	3.67
Chronic	25.00% 4	12.50% 2	6.25% 1	18.75% 3	12.50% 2	25.00% 4	16	3.44
Veterans	0.00% 0	6.67% 1	20.00% 3	6.67% 1	46.67% 7	20.00% 3	15	2.47

MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS

Q3 Prioritize activities to address homelessness for persons with HIV/AIDS with 1 being highest in priority and 4 being lowest in priority.

Answered: 15 Skipped: 1



	1	2	3	4	TOTAL	SCORE
Permanent housing facilities	85.71% 12	7.14% 1	7.14% 1	0.00% 0	14	3.79
Tenant-based rental assistance (TBRA)	7.14% 1	50.00% 7	28.57% 4	14.29% 2	14	2.50
Short-term rent, mortgage and utility assistance payments (STRMU)	7.14% 1	21.43% 3	28.57% 4	42.86% 6	14	1.93
Transitional short-term housing facilities	6.67% 1	20.00% 3	33.33% 5	40.00% 6	15	1.93

MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS

Q4 List top three barriers to affordable housing for persons/families that are homeless or are at-risk of homelessness

Answered: 14 Skipped: 2

#	RESPONSES	DATE
1	Finances, background, evictions	1/19/2021 11:19 AM
2	low-income, lack of affordable housing, no support system	1/19/2021 11:07 AM
3	Low income, no previous rental history, lawful convictions.	1/19/2021 10:49 AM
4	Income, childcare, transportation	1/19/2021 10:16 AM
5	outreach/awareness of resources, living wage	1/19/2021 9:20 AM
6	Employment	1/19/2021 9:14 AM
7	Rent/Mortgage prices are to high. Based on Minimum wage or even \$12 per hour housing is simply not affordable	1/19/2021 8:43 AM
8	-lack of available units -poor credit/rental history -large family size	1/19/2021 8:18 AM
9	Income Credit Rental history Criminal history Mental health	1/19/2021 8:06 AM
10	Lack of employment Low disability payments Poor credit history	1/19/2021 6:44 AM
11	Mental illness employment life skills	1/19/2021 1:54 AM
12	lack of actually affordable housing (ex: where someone on disability, making below the poverty threshold, can afford), lack of affordable health care that includes mental health care, landlords refusing to work with anyone because of a past felony	1/19/2021 1:26 AM
13	Lack of DEDICATED affordable housing units for people experiencing homelessness; background issues (credit, criminal, eviction/landlord reference); landlord discrimination against potential tenants	1/19/2021 12:51 AM
14	1. Limited to no resources on finding housing 2. Long waiting lists to get in affordable housing 3. No technology to apply for affordable housing	1/12/2021 9:40 AM



MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS

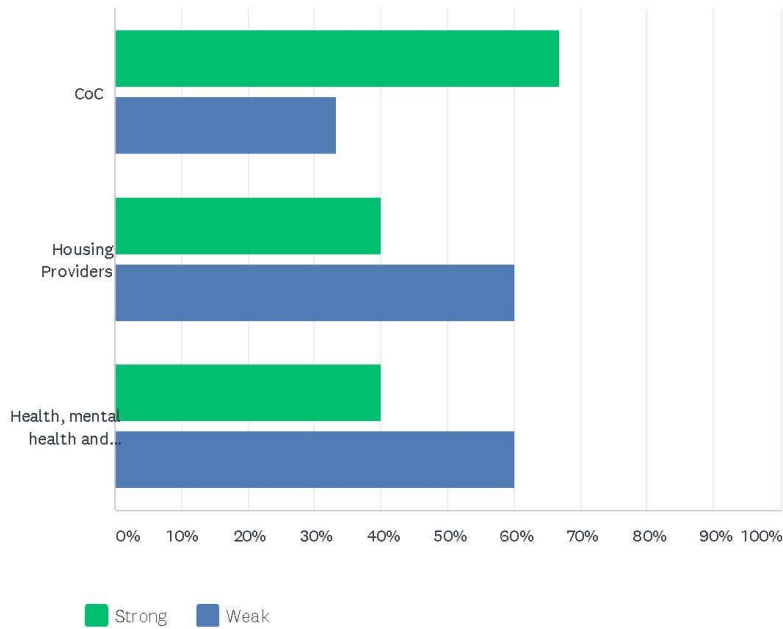
Q5 List top three barriers to affordable housing for persons with HIV/AIDS and their families.

Answered: 12 Skipped: 4

#	RESPONSES	DATE
1	Background, availability, acceptance	1/19/2021 11:19 AM
2	lack of access to healthcare, stigma, lack of affordable housing,	1/19/2021 11:07 AM
3	Low income, no previous rental, lawful convictions.	1/19/2021 10:49 AM
4	Medical health treatment, income, stigma of having HIV/AIDS	1/19/2021 10:16 AM
5	Steretypes	1/19/2021 9:14 AM
6	Unknown	1/19/2021 8:43 AM
7	HIV Income Mental health	1/19/2021 8:06 AM
8	Lack of employment No healthcare Lack of family support	1/19/2021 6:44 AM
9	Medical coverage mental/emotional support employment	1/19/2021 1:54 AM
10	The stigma that is STILL going on!!!, lack affordable healthcare, landlord discrimination	1/19/2021 1:26 AM
11	Lack of affordable housing; landlord discrimination against potential tenants; housing that allows access to their health providers (close to a bus line, near treatment providers, etc.)	1/19/2021 12:51 AM
12	1. discrimination 2. Limited resources 3. lack of affordable housing available	1/12/2021 9:40 AM

Q6 Describe the level of coordination for addressing homelessness among the following:

Answered: 15 Skipped: 1



	STRONG	WEAK	TOTAL
CoC	66.67% 10	33.33% 5	15
Housing Providers	40.00% 6	60.00% 9	15
Health, mental health and service agencies	40.00% 6	60.00% 9	15

MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS

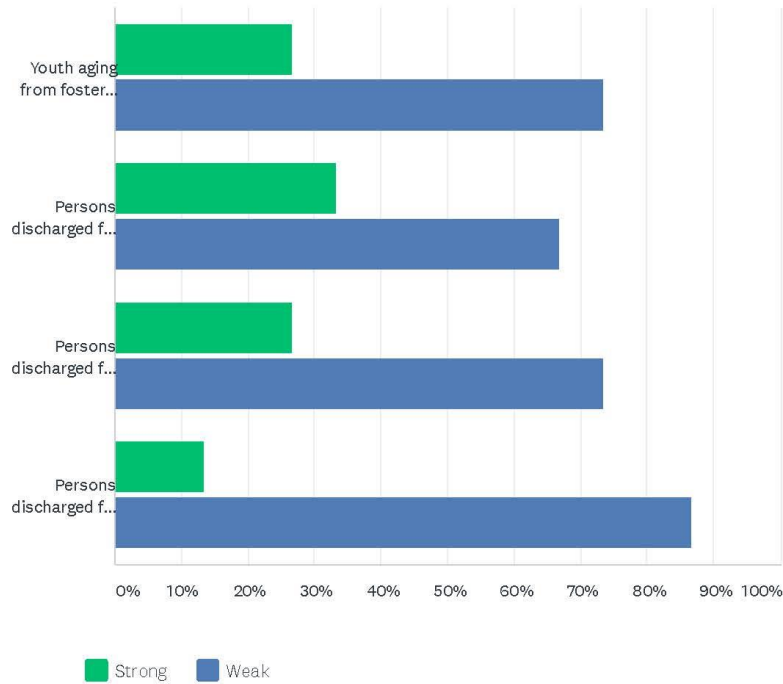
**Q7 Provide one recommendation for increasing coordination for each of the following areas below: 1.) CoC 2.) Housing Providers 3.) Health, Mental Health, and Service Agencies 4.) Local and State Government Agencies**

Answered: 8 Skipped: 8

#	RESPONSES	DATE
1	2. Have more employees connecting housing providers to those in need. 3. Health service agencies increasing mobile health care options.	1/19/2021 11:07 AM
2	Increase communication, increase communication, increase communication, increase communication of guidelines.	1/19/2021 10:49 AM
3	1 - no recommendations 2 - provide more housing options for low income people 3 - no recommendations 4 - provide more income/housing opportunities	1/19/2021 10:16 AM
4	Mental health services can do better by actually supporting those in need. Mobile crisis is supposed to be crisis based and they don't answer that call.	1/19/2021 8:06 AM
5	Better communication More time working together with clients	1/19/2021 6:44 AM
6	For the most part, there is no communication between healthcare providers and major shelters with housing navigators and outreach workers. Hospitals and shelters do not refer to outreach programs nor coordinate with.	1/19/2021 1:26 AM
7	3) Greater and complete participation by health providers in Individual, Family, and Veteran Care Coordination Meetings held by Metro Homeless Impact Division and in HMIS.	1/19/2021 12:51 AM
8	Coordination for each areas can be increased through partnership. Collaborating with other agencies.	1/12/2021 9:40 AM

Q8 Describe Discharge Coordination Procedures for the following:

Answered: 15 Skipped: 1



	STRONG	WEAK	TOTAL
Youth aging from foster care/state custody	26.67% 4	73.33% 11	15
Persons discharged from health care facilities	33.33% 5	66.67% 10	15
Persons discharged from mental health facilities	26.67% 4	73.33% 11	15
Persons discharged from correctional programs and institutions	13.33% 2	86.67% 13	15

MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS

Q9 Provide one recommendation for increasing discharge coordination for each of the following areas below:1.) Youth aging from foster care/state custody2.) Persons discharged from health care facilities3.) Persons discharged from mental health facilities4.) Persons discharged from correctional program and institutions

Answered: 10 Skipped: 6

#	RESPONSES	DATE
1	I am genuinely confused by this statement. sorry	1/19/2021 11:07 AM
2	Case management, referrals, referrals, referrals.	1/19/2021 10:49 AM
3	1 - get them connected for income/housing/health 2 - assist them with follow-up in their community 3 - assist them with follow-up in their community 4 - connect them to programs specifically for them	1/19/2021 10:16 AM
4	There are not a lot of options when it comes to resources for facilities for discharged foster children all resources are normally dried up or overextended as it is. People discharging from mental health facilities I normally not properly insured and not properly vetted when it comes to different options for their care this is also a weakness in the system.	1/19/2021 9:47 AM
5	Idk	1/19/2021 9:14 AM
6	They should have funding to help find permanent housing to have people placed somewhere before releasing them to the streets.	1/19/2021 8:06 AM
7	Better communication Soft hand off of clients Family coordination Better connection to P.O.	1/19/2021 6:44 AM
8	The programs listed above do not communicate. They are just discharged, there is no referral to any outside programs to help a person who will be facing homelessness after the discharge. Nothing. Just a simple leave of a program, the end.	1/19/2021 1:26 AM
9	Mental health hospitals and traditional hospitals all have social workers and discharge planners and with the exception of Vanderbilt Hospital, none participate in Coordinated Entry, Care Coordination Meetings, or HMIS.	1/19/2021 12:51 AM
10	Partnership and providing helpful resources.	1/12/2021 9:40 AM

## Q10 Comments/recommendations regarding past Action Plan discussion of ESG and HOPWA programs

Answered: 3 Skipped: 13

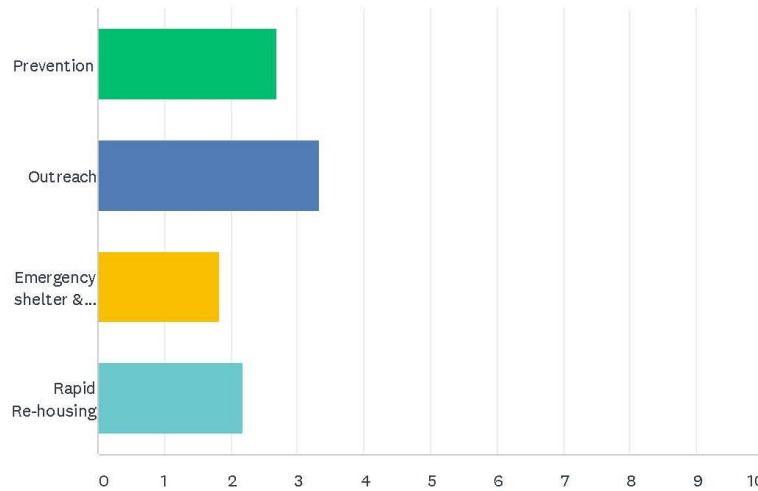
#	RESPONSES	DATE
1	Very helpful.	1/19/2021 6:44 AM
2	Resources are over allocated to families and veterans. Our largest populations of people experiencing homelessness are individuals and couples without children.	1/19/2021 12:51 AM
3	N/A	1/12/2021 9:40 AM

[On-line survey results from general responses from non-registered firms/individuals on Constant Contact List – 6 Responses](#)

MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS (3.1)

Q1 Prioritize activities to address homelessness with 1 being highest in priority and 4 being lowest in priority.

Answered: 6 Skipped: 0



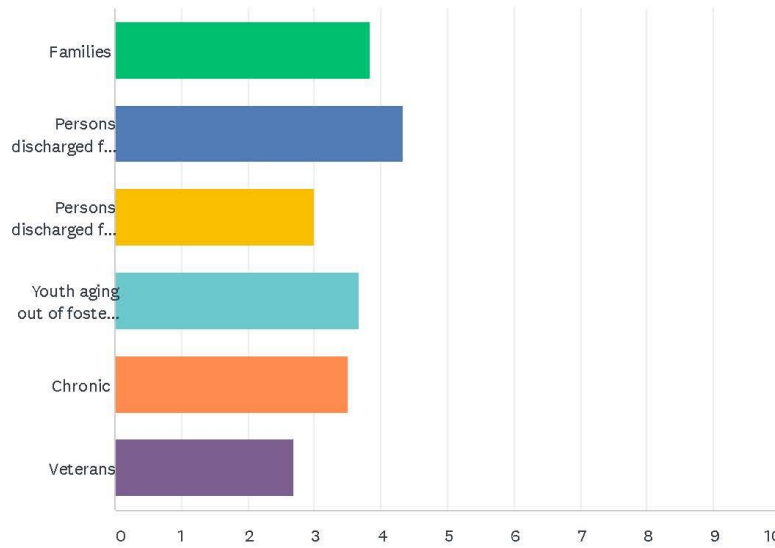
	1	2	3	4	TOTAL	SCORE
Prevention	33.33% 2	33.33% 2	0.00% 0	33.33% 2	6	2.67
Outreach	50.00% 3	33.33% 2	16.67% 1	0.00% 0	6	3.33
Emergency shelter & transitional housing	0.00% 0	33.33% 2	16.67% 1	50.00% 3	6	1.83
Rapid Re-housing	16.67% 1	0.00% 0	66.67% 4	16.67% 1	6	2.17



MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS (3.1)

Q2 Prioritize subpopulations to be served by homeless assistance programs with 1 being highest in priority and 6 being lowest in priority.

Answered: 6 Skipped: 0

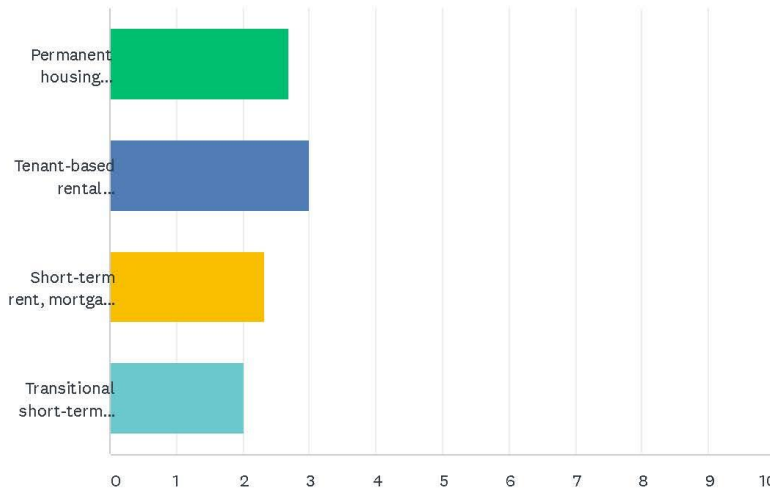


	1	2	3	4	5	6	TOTAL	SCORE
Families	33.33% 2	16.67% 1	0.00% 0	0.00% 0	50.00% 3	0.00% 0	6	3.83
Persons discharged from health care/mental health facilities	0.00% 0	50.00% 3	33.33% 2	16.67% 1	0.00% 0	0.00% 0	6	4.33
Persons discharged from corrections programs and institutions	33.33% 2	0.00% 0	0.00% 0	16.67% 1	0.00% 0	50.00% 3	6	3.00
Youth aging out of foster care/state custody	33.33% 2	0.00% 0	16.67% 1	16.67% 1	16.67% 1	16.67% 1	6	3.67
Chronic	0.00% 0	33.33% 2	16.67% 1	33.33% 2	0.00% 0	16.67% 1	6	3.50
Veterans	0.00% 0	0.00% 0	33.33% 2	16.67% 1	33.33% 2	16.67% 1	6	2.67

MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS (3.1)

Q3 Prioritize activities to address homelessness for persons with HIV/AIDS with 1 being highest in priority and 4 being lowest in priority.

Answered: 6 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Permanent housing facilities	16.67% 1	50.00% 3	16.67% 1	16.67% 1	6	2.67
Tenant-based rental assistance (TBRA)	50.00% 3	16.67% 1	16.67% 1	16.67% 1	6	3.00
Short-term rent, mortgage and utility assistance payments (STRMU)	16.67% 1	33.33% 2	16.67% 1	33.33% 2	6	2.33
Transitional short-term housing facilities	16.67% 1	0.00% 0	50.00% 3	33.33% 2	6	2.00

MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS (3.1)

Q4 List top three barriers to affordable housing for persons/families that are homeless or are at-risk of homelessness

Answered: 6 Skipped: 0

#	RESPONSES	DATE
1	1. Low wages 2. rent is above the market value 3. location is in a less desirable part of town	3/5/2021 9:55 AM
2	Low income, mental health, felonies	3/5/2021 9:05 AM
3	Income, healthcare, stability	3/5/2021 12:13 AM
4	Discrimination; NIMBYism; affordability	3/4/2021 11:55 PM
5	poverty, lack of affordable housing, racial/ethnic disparities in the delivery of services	3/2/2021 9:44 AM
6	Limited income, limited job skills, transportation	3/2/2021 8:12 AM



MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS (3.1)

Q5 List top three barriers to affordable housing for persons with HIV/AIDS and their families.

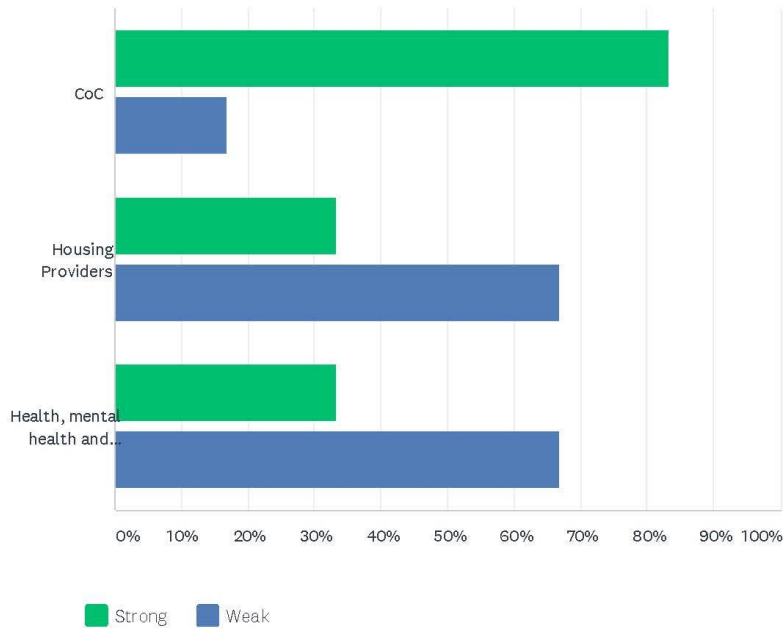
Answered: 6 Skipped: 0

#	RESPONSES	DATE
1	low wages rent is above the market value location of is in a less desirable part of town	3/5/2021 9:55 AM
2	Low income, mental health, physical health	3/5/2021 9:05 AM
3	Health care, income, community	3/5/2021 12:13 AM
4	Discrimination; substance abuse; Affordability	3/4/2021 11:55 PM
5	poverty, lack of affordable housing, the stigma of living with HIV/AIDS	3/2/2021 9:44 AM
6	Illness, limited income, lack of affordable housing	3/2/2021 8:12 AM



Q6 Describe the level of coordination for addressing homelessness among the following:

Answered: 6 Skipped: 0



	STRONG	WEAK	TOTAL
CoC	83.33% 5	16.67% 1	6
Housing Providers	33.33% 2	66.67% 4	6
Health, mental health and service agencies	33.33% 2	66.67% 4	6





MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS (3.1)

Q7 Provide one recommendation for increasing coordination for each of the following areas below: 1.) CoC 2.) Housing Providers 3.) Health, Mental Health, and Service Agencies 4.) Local and State Government Agencies

Answered: 6 Skipped: 0

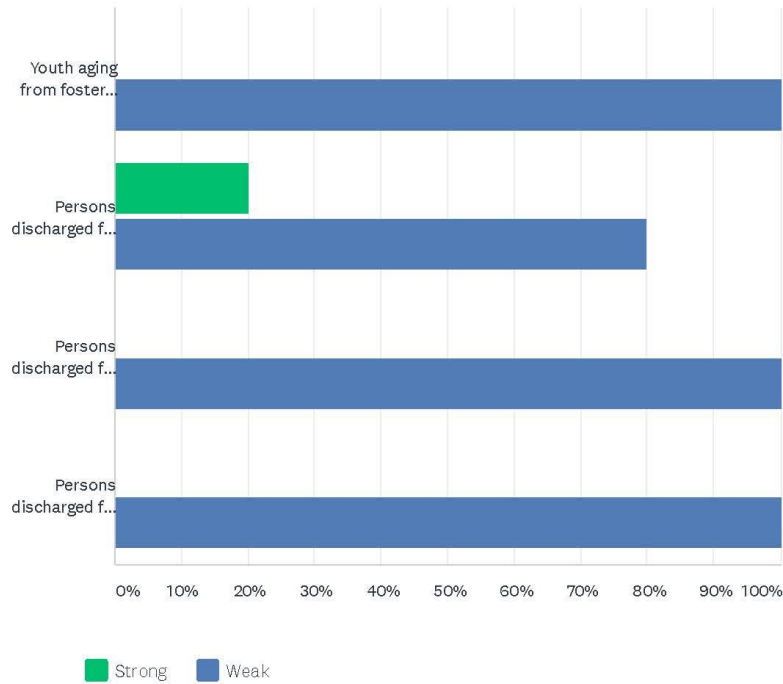
#	RESPONSES	DATE
1	Real dialogue to with all parties necessary to solve the problem.	3/5/2021 9:55 AM
2	Communication	3/5/2021 9:05 AM
3	Communication, it would get us a long way.	3/5/2021 12:13 AM
4	1) involve more agencies providing services that impact people experiencing homelessness 2) fully participate in/embrace coordinated entry 3) effective discharge planning 4) be active at all levels in enforcement against housing discrimination, not relying on THRC or HUD	3/4/2021 11:55 PM
5	1) CoC: Build a racial equity culture within the CoC (encompassing policies, procedures, participation and funding opportunities) 2) Housing Providers: Create racial equity cultures within your organizations. 3) Develop and embrace racial equity culutres. 4) Develope and embrace racial equity cultures.	3/2/2021 9:44 AM
6	Increased coordination	3/2/2021 8:12 AM



MDHA 2021-2022 Action Plan Online Survey for Homelessness & Housing for Persons with HIV/AIDS (3.1)

Q8 Describe Discharge Coordination Procedures for the following:

Answered: 6 Skipped: 0



	STRONG	WEAK	TOTAL
Youth aging from foster care/state custody	0.00% 0	100.00% 6	6
Persons discharged from health care facilities	20.00% 1	80.00% 4	5
Persons discharged from mental health facilities	0.00% 0	100.00% 6	6
Persons discharged from correctional programs and institutions	0.00% 0	100.00% 6	6

**Q9 Provide one recommendation for increasing discharge coordination for each of the following areas below:1.) Youth aging from foster care/state custody2.) Persons discharged from health care facilities3.) Persons discharged from mental health facilities4.) Persons discharged from correctional program and institutions**

Answered: 5 Skipped: 1

#	RESPONSES	DATE
1	Make it a state priority and get funds to assist these population	3/5/2021 9:55 AM
2	Communication	3/5/2021 9:05 AM
3	MTMHI should stop discharging people to the streets still experiencing a severe mental health crisis. People have no where to go. Mental health coop should utilize their facilities to help people in crisis more.	3/5/2021 12:13 AM
4	1) All units placed through Coordinated Entry 2) Participate fully in coordinated Entry 3) Participate fully in Coordinated Entry 4) Participate fully in Coordinated Entry	3/4/2021 11:55 PM
5	1) Youth: Build stronger relationships among rental property operators and young people and their allies. 2) Health: Design and implement citywide system for the delivery of housing and services to persons being discharged from facilities. 3) Mental health: Same at number 2 above, with special emphasis on the regional psychiatric institutes. 4) Prisons: Same as number 2 and 3 above, but, in this case, with the removal of barriers to persons convicted of felonies, especially those whose names appears on the sexual offneder registry.	3/2/2021 9:44 AM



## Q10 Comments/recommendations regarding past Action Plan discussion of ESG and HOPWA programs

Answered: 3 Skipped: 3

#	RESPONSES	DATE
1	Pay professionals fair salary to keep them.	3/5/2021 9:55 AM
2	TBRA is always better than STRMU under HOPWA. More long term subsidies and PSH for all.	3/4/2021 11:55 PM
3	I think there is a persistent concern about a general lack of institutional transparency and trustworthiness at MDHA. The agency is required to seek input from community stakeholders but senior leadership doesn't seem open to that input, especially when it comes from community-based advocates and people with lived expertise with homelessness and housing crises.	3/2/2021 9:44 AM

## Session 2: Action Plan Consultation: Homelessness & Housing for Persons with HIV/AIDS Held on January 19, 2021

<u>Last Name</u>	<u>First Name</u>	<u>Email Address</u>
Muldoon	Sean	sean.muldoon@osdtn.org
Christian	Karrington	kbchristian1998@gmail.com
Knowles	Catherine	catherine.knowles@mnps.org
Salyer	Brianna	brianna.salyer@mnps.org
LaLonde	Kristine	kristine.lalonde@gmail.com
Wade	Lorraine	lwade@cctenn.org
Druffel	Thom	thom.druffel@nashville.gov
Shanes	Jamaya	treyworld98@gmail.com
Middlebrook	Stacie	staciemiddlebrook@monroeharding.org
Call	Jesse	jesse.call@uss.salvationarmy.org
Randalow	Rachel	raven@thecontributor.org
Ballantyne	Avangalin	avangalin.ballantyne@uss.salvationarmy.org
Salyer	Brianna	bnsalyer@mnps.org
Hoke	Jessica	jhoke@nashvillecares.org
Pickney	Erin	epickney@nashvillecares.org

### MDHA Staff in Attendance:

Brian Sexton

Shelley Fugitt

Suzie Tolmie

LaSheakita Fayne

Treva Gilligan



## Session 3: 2021 Non Housing Community Development,

January 28, 2021

### Analysis:

This virtual session included organizations ranging from Metro Nashville Government, Community Development Nonprofits, and Financing Institutions. There were 14 stakeholders present on the virtual call and 3 stakeholders completed the survey. Stakeholder attendance in this session and survey participation were lower than the previous two sessions. The 2019 - 2020 notes were reviewed with this year's data to find any commonalities. A similar highlight was that a common barrier to reducing poverty in this topic area, is the lack of income. Therefore a consistent theme between the 2019 session on this topic, and this year's discussions, was creating income producing activities in this category of funding. This includes creating opportunities for community facilities to be used for job training, child care, and increasing access to jobs and services (i.e. transportation).

From the discussion, stakeholders brainstormed priorities for MDHA Funding:

1. Prioritize funding where there are opportunities for employment, thus increasing incomes to help reduce poverty.
2. Prioritize funding for activities that support child care services.
3. Expand funding into non-urban areas.

### Follow-Up / Action Items for MDHA:

1. Engage Business and Neighborhood groups in suburban areas, to gather potential projects and prepare for the next round of funding.

### MDHA Response:

The priorities and activities for Community Planning and Development program funding is already established for the current 5-year plan. As we are going into year 4 of the current 5-year plan. We will be starting the preparation of the new 5-year plan to cover the period 2024-2029 within the next 18 months and will undergo an extensive community engagement process to gather input for the funding priorities for the new plan.

## **Question and Responses/Discussion Summary from the Virtual Meeting:**

Major themes in this discussion included ideas that poverty can be alleviated by providing adequate living wages and support for the working class. This support can come in the form of adequate childcare, transportation, and access to well-paying jobs.

### **Q1 Brainstorm Barriers to Reduce Poverty:**

1. Wages that have not kept up with the costs of living is a barrier; especially true for lower wage jobs.
2. Exclusion from public services
3. Racism and Gender Inequity
4. Insufficient economic opportunities.

### **Q2 Prioritize Top Three Barriers to Reducing Poverty with 1 being the highest in priority and 3 being the lowest.**

Inadequate Living Wage was the top barrier to reducing poverty, while Inadequate Childcare and Limited or no access to Education, Technology, and Training tied for second in the small survey sample. During the virtual call, it was noted that all three issues are equal barriers because they are interrelated.

### **Q3 Brainstorm non-housing community development needs:**

1. Public Facilities (e.g. community centers)
  - a. grocery and retail stores
  - b. library
  - c. community centers
  - d. parks
2. Public Improvements & Infrastructure (i.e., sidewalks, stormwater improvements)
  - a. sidewalks
  - b. stormwater
  - c. transportation
3. Public Services (i.e. healthy food initiatives, summer youth programs, youth employment opportunities)
  - a. healthy food programs
  - b. summer camps for youth
  - c. youth employment opportunities
  - d. educational programs

4. Economic Development (i.e., microenterprise assistance, facade loans, financial empowerment training in conjunction with technical assistance) date
  - a. financial empowerment training
  - b. facade loans
  - c. grants
  - d. homeownership classes
  - e. business startup classes

**4 Prioritize top three non-housing community development activities:**

For this particular question, the response was low and there was little discussion on the topic during the virtual call. It is recommended that MDHA staff revisit the priorities in the 2019 Consolidated Plan update.

- a. Re-purpose /Re-imagine the public facilities - e.g. libraries, and community centers that are underutilized that can be used for more engaging programming, access to technology, and counseling spaces.
- b. Economic Development and Workforce Development - e.g., incentivized entrepreneurial development, increase financial literacy, general education and business startup training.
- c. Increase Workforce Services - e.g., economic development, micro entrepreneurship, financial training, and youth year-round employment opportunities.

**Q5 Select locations where Community Development Block Grant (CDBG) funds should be targeted; areas with extremely high concentrations of poverty, areas with relatively high concentrations of poverty, or any LMI area:**

1. Areas with extremely high concentrations of poverty
2. Any Low to Medium Income area

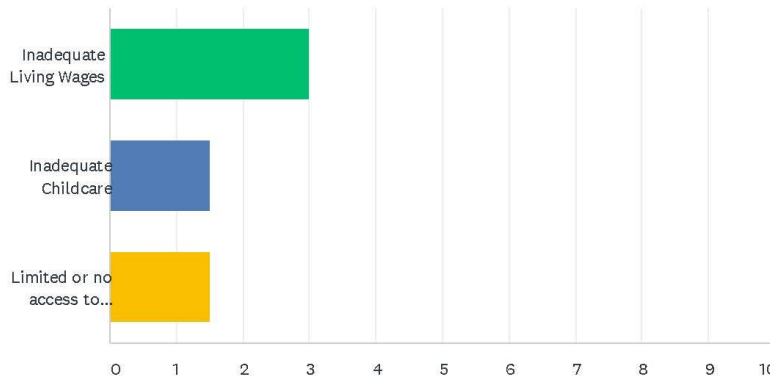
## Q1 Brainstorm Barriers to Reduce Poverty.

Answered: 2 Skipped: 1

#	RESPONSES	DATE
1	expenses have outpaced wages, especially for lower wage jobs	1/20/2021 9:39 AM
2	Exclusion from public services Racism Gender Inequity Insufficient economic opportunities	1/12/2021 9:51 AM

Q2 Prioritize Top Three Barriers to Reducing Poverty with 1 being the highest in priority and 3 being the lowest.

Answered: 3 Skipped: 0



	1	2	3	TOTAL	SCORE
Inadequate Living Wages	100.00% 3	0.00% 0	0.00% 0	3	3.00
Inadequate Childcare	0.00% 0	50.00% 1	50.00% 1	2	1.50
Limited or no access to Education, Technology, and Training	0.00% 0	50.00% 1	50.00% 1	2	1.50

### Q3 Brainstorm non-housing community development needs:

Answered: 1 Skipped: 2

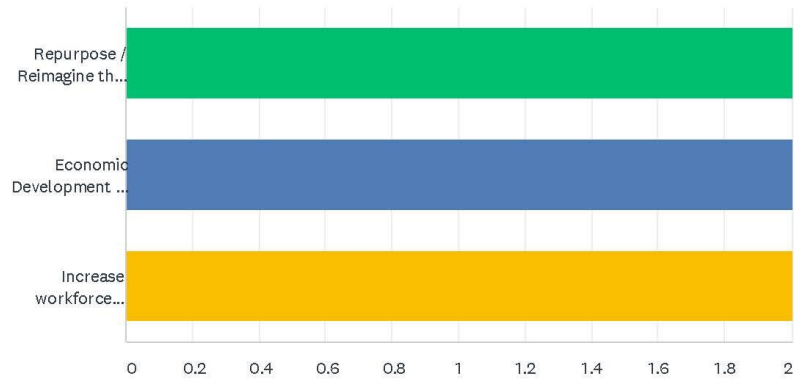
ANSWER CHOICES	RESPONSES
Public Facilities (e.g. Community Centers)	100.00% 1
Public Improvements & Infrastructure (i.e., sidewalks, stormwater improvements)	100.00% 1
Public Services (i.e., healthy food initiatives, summer youth programs, youth employment opportunities)	100.00% 1
Economic Development (i.e., microenterprise assistance, facade loans, financial empowerment training in conjunction with technical assistance)	100.00% 1

#	PUBLIC FACILITIES (E.G. COMMUNITY CENTERS)	DATE
1	grocery and retail stores, library, community centers, parks,	1/12/2021 9:51 AM
#	PUBLIC IMPROVEMENTS & INFRASTRUCTURE (I.E., SIDEWALKS, STORMWATER IMPROVEMENTS)	DATE
1	sidewalks, stormwater, transportation?	1/12/2021 9:51 AM
#	PUBLIC SERVICES (I.E., HEALTHY FOOD INITIATIVES, SUMMER YOUTH PROGRAMS, YOUTH EMPLOYMENT OPPORTUNITIES)	DATE
1	healthy food programs, summer camps for youth, youth employment opportunities, educational programs	1/12/2021 9:51 AM
#	ECONOMIC DEVELOPMENT (I.E., MICROENTERPRISE ASSISTANCE, FACADE LOANS, FINANCIAL EMPOWERMENT TRAINING IN CONJUNCTION WITH TECHNICAL ASSISTANCE)	DATE
1	financial empowerment training, facade loans, grants, homeownership classes, business start-up classes	1/12/2021 9:51 AM



Q4 Prioritize top three non-housing community development activities:

Answered: 3 Skipped: 0



	1	2	3	TOTAL	SCORE
Repurpose / Reimagine the public facilities; mainly libraries, and community centers. They are underutilized in many communities, and can be used for more engaging programming, access to technology, and counseling spaces. Can also be used as partnerships with businesses (e.g. technology, trainings).	33.33% 1	33.33% 1	33.33% 1	3	2.00
Economic Development and workforce development. Incentivized entrepreneurial development, increase financial literacy, general education and business startup-training.	33.33% 1	33.33% 1	33.33% 1	3	2.00
Increase workforce services. For example, economic development micro-entrepreneurship, financial training, youth, year round employment opportunities and continue to provide needed general public services.	33.33% 1	33.33% 1	33.33% 1	3	2.00



**Q5 Select locations where Community Development Block Grant (CDBG) funds should be targeted; Areas with extremely high concentrations of poverty, areas with relatively high concentrations of poverty, or any LMI area:**

Answered: 2 Skipped: 1

#	RESPONSES	DATE
1	Areas with extremely high concentrations of poverty,	1/20/2021 9:39 AM
2	Any lmi area	1/12/2021 9:51 AM

**On-line survey results from general responses from non-registered firms/individuals on Constant Contact List – 4 Responses**



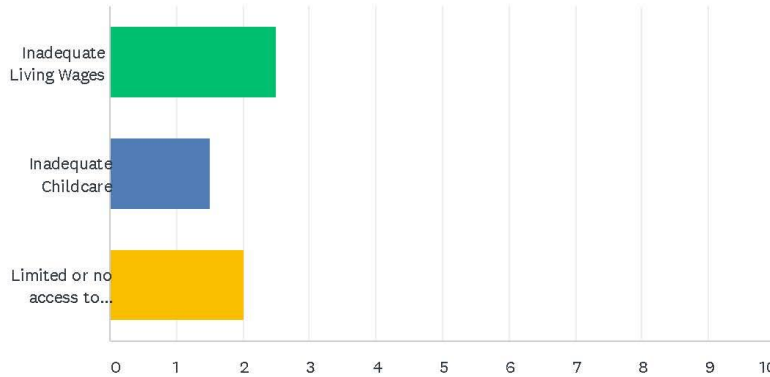
## Q1 Brainstorm Barriers to Reduce Poverty.

Answered: 2 Skipped: 2

#	RESPONSES	DATE
1	Ensure folks are working and earning a livable wage. Create adequate transportation system	3/5/2021 8:05 AM
2	Affordable childcare, transportation	3/4/2021 10:56 PM

Q2 Prioritize Top Three Barriers to Reducing Poverty with 1 being the highest in priority and 3 being the lowest.

Answered: 4 Skipped: 0



	1	2	3	TOTAL	SCORE
Inadequate Living Wages	50.00% 2	50.00% 2	0.00% 0	4	2.50
Inadequate Childcare	25.00% 1	0.00% 0	75.00% 3	4	1.50
Limited or no access to Education, Technology, and Training	25.00% 1	50.00% 2	25.00% 1	4	2.00

### Q3 Brainstorm non-housing community development needs:

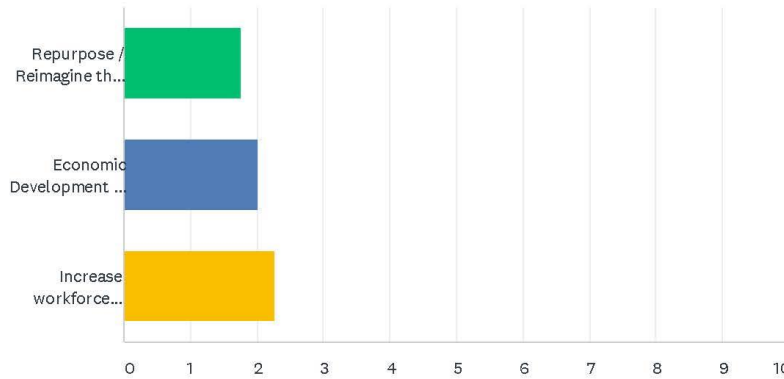
Answered: 3 Skipped: 1

ANSWER CHOICES	RESPONSES
Public Facilities (e.g. Community Centers)	33.33% 1
Public Improvements & Infrastructure (i.e., sidewalks, stormwater improvements)	33.33% 1
Public Services (i.e., healthy food initiatives, summer youth programs, youth employment opportunities)	66.67% 2
Economic Development (i.e., microenterprise assistance, facade loans, financial empowerment training in conjunction with technical assistance)	66.67% 2

#	PUBLIC FACILITIES (E.G. COMMUNITY CENTERS)	DATE
1	Greenspace within walking distance of home	3/4/2021 10:56 PM
#	PUBLIC IMPROVEMENTS & INFRASTRUCTURE (I.E., SIDEWALKS, STORMWATER IMPROVEMENTS)	DATE
1	Our city is decades behind in all types of infrastructure needs	3/4/2021 10:56 PM
#	PUBLIC SERVICES (I.E., HEALTHY FOOD INITIATIVES, SUMMER YOUTH PROGRAMS, YOUTH EMPLOYMENT OPPORTUNITIES)	DATE
1	Extremely important to begin preparing folks early for job training , development and establishing good work habits.	3/5/2021 8:05 AM
2	transportation and youth education support	3/4/2021 10:56 PM
#	ECONOMIC DEVELOPMENT (I.E., MICROENTERPRISE ASSISTANCE, FACADE LOANS, FINANCIAL EMPOWERMENT TRAINING IN CONJUNCTION WITH TECHNICAL ASSISTANCE)	DATE
1	start-up capital	3/4/2021 10:56 PM
2	Technical assistance and small business training, micro finance	3/4/2021 5:04 PM

### Q4 Prioritize top three non-housing community development activities:

Answered: 4 Skipped: 0



	1	2	3	TOTAL	SCORE
Repurpose / Reimagine the public facilities; mainly libraries, and community centers. They are underutilized in many communities, and can be used for more engaging programming, access to technology, and counseling spaces. Can also be used as partnerships with businesses (e.g. technology, trainings).	25.00% 1	25.00% 1	50.00% 2	4	1.75
Economic Development and workforce development. Incentivized entrepreneurial development, increase financial literacy, general education and business startup-training.	25.00% 1	50.00% 2	25.00% 1	4	2.00
Increase workforce services. For example, economic development micro-entrepreneurship, financial training, youth, year round employment opportunities and continue to provide needed general public services.	50.00% 2	25.00% 1	25.00% 1	4	2.25





**Q5 Select locations where Community Development Block Grant (CDBG) funds should be targeted; Areas with extremely high concentrations of poverty, areas with relatively high concentrations of poverty, or any LMI area:**

Answered: 2 Skipped: 2

#	RESPONSES	DATE
1	North Nashville	3/5/2021 8:05 AM
2	Edgehill has had no infusion of funds in years except to put a private university's baseball facility which took all our green space. A five lane highway runs right down the middle of the neighborhood. There is extreme gentrification.	3/4/2021 10:56 PM

## Session 3: 2021 Non Housing Community Development,

### January 28, 2021

Last Name	First Name	Email Address
Hodge	Lalita	miminc00@msn.com
Stewart	Lee	lee.stewart@nashville.gov
Dill	Tracey	tracey.dill@unitedwaygn.org
Haston	Joshua	jhaston@ldgdevelopment.com
Ware	Jafar	jware@murfreesborotn.gov
Alex	Joel	jalex@fcsnashville.org
Thompson	Isaac	ithompson4@att.net
Gordon	Cynthia	samaritan28th@yahoo.com
Hayes	Leslie	leslie.hayes@pathwaylending.org
LaLonde	Kristine	kristine.lalonde@gmail.com
Smith	Alexander	alexsmth130@gmail.com
Yeargin	Evelyn	eryeargi@mhc-tn.org
Howse	Kiva	missbass179@gmail.com
Cater	K	kcater82011@gmail.com

#### **MDHA Staff**

Treva Gilligan

LaSheakita Fayne

Shelley Fugitt

Angela Harrell

Brian Sexton

## APPENDIX D

### REQUEST FOR PUBLIC COMMENT AND NOTICE OF PUBLIC HEARING

#### SUBSTANTIAL AMENDMENT 4 TO THE 2018-2023 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT AND 2021-2022 ANNUAL UPDATE FOR PROGRAM YEAR 4 (2021 ACTION PLAN)

**Public Hearing:** The Metropolitan Development and Housing Agency (MDHA) will host a virtual public hearing on the draft Substantial Amendment 4 to the 2018-2023 Consolidated Plan for Housing and Community Development and 2021-2022 Annual Update for Program Year 4 (2021 Action Plan) at:

**2 p.m. CDT Thursday, April 29, 2021, via Zoom. The meeting can be accessed via the link below:**

<http://bit.ly/04292021PublicHearing>

**Public Comment Period:** The draft Substantial Amendment 4 and 2021 Action Plan was made available for public examination and comment on April 9, 2021.

Members of the public may obtain copies in the following ways:

- Downloading copies from MDHA's website at <http://bit.ly/CPApril2021>;
- Requesting copies by calling the MDHA Community Development Department at 615-252-8505 or Telephone Device for the Deaf (TDD) at 615-252-8599;
- Picking up copies in the lobby of MDHA's Community Development Department at 712 S. Sixth St., Nashville, TN 37206, between the hours of 7:30 a.m. and 4 p.m. Monday through Friday.

MDHA will receive written comments through 4 p.m. CDT Friday, May 14, 2021.

- Comments may be submitted electronically at [consolidatedplan@nashville-mdha.org](mailto:consolidatedplan@nashville-mdha.org);
- Faxed to 615-252-8533 (Attention: Consolidated Plan);
- Mailed to MDHA Community Development Department, Attention: Consolidated Plan, P.O. Box 846, Nashville, TN 37202
- Hand-delivered to MDHA Community Development Department, Attention: Consolidated Plan, 712 S. Sixth St., Nashville TN 37206.

**Purpose and Summary:** MDHA has prepared for submittal to the U.S. Department of Housing and Urban Development (HUD) a draft Substantial Amendment 4 to the 2018-2023 Consolidated Plan for Housing and Community Development and the 2021-2022 Annual Update for Program Year (PY) 4 (2021 Action Plan). The draft Substantial Amendment 4 provides for the following: 1) A request for HUD to allow the Metropolitan Government of Nashville and Davidson County to discontinue the Neighborhood Revitalization Strategy Area (NRSA) designation for the Napier Sudekum Choice Neighborhood Implementation (CNI) Planning area established in the 2013-2023 Five Year Consolidated Plan. This request is sought because there have been significant delays in the development progress in the NRSA due to financial, environmental

and COVID-19 concerns, and it's unlikely the outstanding projected activities can be completed within the original five-year term of the NRSA designation. These projects and activities may still be completed under normal HUD project categories as they become viable in future years. Through this substantial amendment, the Napier Sudekum CNI Planning Area will be deleted from the Five Year Consolidated Plan and the PY 2021 and 2022 Action Plans. Projects originally listed under the Napier Sudekum CNI Planning Area will be designated to the other available targeted areas or to countywide status in the PY 2021 and 2022 Action Plans. Additionally, funds allocated to the Targeted Homeowner Rehab project for the Napier Sudekum CNI will be incorporated in the regular Community Development Block Grant (CDBG) Homeowner Rehab activities, as homeowners from the Napier Sudekum CNI will still be eligible to apply; and 2) Amend language to the description section of the Strategic Plan (SP) 25 Priority Need #3 – Retain Affordable Housing Stock, of the Consolidated Plan to state that the amount of CDBG funds to be allocated to this Priority Need will be determined annually based on anticipated demand, taking into account unobligated funds from prior year's Action Plans, and projected expenditure levels. This change is being made because COVID-19 greatly impacted MDHA's housing rehabilitation production rate and staff need time, once restrictions are lifted, to spend down the funds designated for these activities in prior year Action Plans. 3) Add language to Consolidated Plan Goal 1 New Affordable Housing Opportunities to clarify that these new opportunities include increased access to housing/shelter for persons who have special needs.

The 2021 Action Plan describes community needs and funding priorities for the 2021-2022 program year (June 1, 2021, through May 31, 2022) and serves as Metropolitan Government of Nashville and Davidson County's application for receiving funds for the following programs: CDBG, HOME Investment Partnerships Program (HOME), Emergency Solutions Grants (ESG) and Housing Opportunities for Persons with Aids (HOPWA). Proposed funding allocations are intended to address the priority needs identified in the 2018-2023 Consolidated Plan, as amended, and to benefit low- and moderate-income (LMI) households and areas. Details regarding specific activities to be funded are provided in the 2021 Action Plan.

- Funding Priorities:**
- Increase the number of decent, safe affordable units and help LMI households access affordable housing;
  - Preserve existing affordable housing units and help LMI tenants and homeowners retain housing;
  - Support facilities and services for the homeless and persons with HIV/AIDS;
  - Create pathways to self-sufficiency for LMI persons and families;
  - Revitalize distressed neighborhoods and underserved areas;
  - Undertake grant management, planning and other eligible administrative tasks authorized under CDBG, HOME, ESG and HOPWA.

**Anticipated Resources:**

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>
2021 Allocation	\$5,342,816.00	\$ 2,570,146.00	\$453,167.00	\$1,737,427.00
Estimated Program Income	\$ 173,804.00	\$ 269,297.00	\$ -	\$ -
<b>TOTAL</b>	<b>\$5,516,620.00</b>	<b>\$ 2,839,443.00</b>	<b>\$453,167.00</b>	<b>\$1,737,427.00</b>

**2021-2022 Proposed Allocations:**

<b>CDBG</b>	
<b>Project Type</b>	<b>Proposed Budget</b>
Administration & Planning	\$ 1,103,323.00
Public Services	\$ 827,491.00

<b>HOME</b>	
<b>Project Type</b>	<b>Proposed Budget</b>
Administration	\$ 283,943.00
New Construction Ownership Programs	\$ 291,000.00

Housing	\$ 594,398.00
Public Facilities & Infrastructure	\$ 2,579,260.00
Economic Development	\$ 412,148.00
<b>TOTAL</b>	<b>\$ 5,516,620.00</b>

New Construction Rental Programs	\$1,973,500.00
New Non-Profit Set Aside	\$ 291,000.00
<b>TOTAL</b>	<b>\$2,839,443.00</b>

ESG	
Project Type	Proposed Budget
Administration	\$ 31,721.00
Emergency Shelter & Transitional Housing; Rapid Re-Housing; Street Outreach; Prevention;	\$ 416,446.00
HMIS	\$ 5,000.00
<b>TOTAL</b>	<b>\$ 453,167.00</b>

HOPWA	
Project Type	Proposed Budget
Administration	\$ 173,742.00
Facility-Based Housing Assistance; Short-term Rent, Mortgage & Utilities; TBRA; Supportive Services	\$1,563,685.00
<b>TOTAL</b>	<b>\$1,737,427.00</b>

**Request for Accommodations:** MDHA makes every effort to provide reasonable accommodations to assist persons with disabilities. Any person needing assistance in accessing this information or who has other needs that require special accommodations may contact 615-252-8562 or TDD at 615-252-8599.

Para asistencia en Español llame al 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

لوصول إلى لغة تمجرت تغيير اذهل البيان، يرجى الاتصال 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 E  
SUMMARY OF PUBLIC COMMENTS AND MDHA RESPONSES**

**Comments/Questions received at the April 29, 2021 Virtual Public Hearing**

**NONE**

**Attendees listed below:**

MDHA Staff:  
Brian Sexton  
Sha Fayne  
Treva Gilligan  
Marchelle Perry  
Angela Harrell  
Angela Molino  
Shelley Fugitt  
Robert Modert (IT)

Other:  
Lee Stewart, Metro Social Services

APPENDIX F  
FAIR HOUSING PLAN

# FAIR HOUSING GOALS & PRIORITIES



1. For each fair housing issue as analyzed in the Fair Housing Analysis section, prioritize the identified contributing factors. Justify the prioritization of the contributing factors that will be addressed by the goals set below in Question 2. Give the highest priority to those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance.

The following is a list of contributing factors, in descending priority, for each fair housing issue analyzed. Prioritization of contributing factors is based on the degree in which the factor impacts a fair housing issue; factors having the greatest impact on a fair housing issue and addressed through a fair housing goal are listed first and those with less direct or more remote ability to remedy the respective fair housing issues listed last.

### Segregation

- Location and type of affordable housing
- Loss of affordable housing
- Displacement of resident due to economic pressure
- Lack of meaningful access for individuals with LEP
- Quality of affordable housing information programs
- Lending discrimination
- Source of income discrimination
- Lack of community revitalization strategies
- Lack of public investment in specific neighborhoods, including services or amenities
- Lack of private investment in specific neighborhoods
- Land use and zoning
- Private discrimination

### R/ECAPs

- Location and type of affordable housing
- Loss of affordable housing
- Displacement of resident due to economic pressure
- Lack of meaningful access for individuals with LEP
- Quality of affordable housing information programs
- Lending discrimination
- Source of income discrimination
- Lack of private investment in specific neighborhoods
- Land use and zoning
- Impediments to mobility
- Deteriorated and abandoned properties

### Disparities in Access to Opportunity

- Location and type of affordable housing
- Availability, type, frequency and reliability of public transportation
- Loss of affordable housing
- Displacement of resident due to economic pressure
- Lack of opportunity due to high housing costs
- Lack of meaningful access for individuals with LEP
- Quality of affordable housing information programs
- Access to financial services
- Lending discrimination
- Source of income discrimination
- Lack of community revitalization strategies
- Lack of public investment in specific neighborhoods, including services or amenities
- Lack of private investment in specific neighborhoods
- Land use and zoning
- Private discrimination

### Disproportionate Housing Needs

- Lack of affordable, accessible units in a range of unit sizes
- Loss of affordable housing
- Lack of assistance for housing accessibility modifications
- Occupancy codes and restrictions
- Lack of meaningful access for individuals with LEP

### Publicly Supported Housing

- Lack of affordable, accessible units in a range of unit sizes
- Access to publicly supported housing for persons with disabilities
- Occupancy codes and restrictions
- Admissions and occupancy policies and procedures, including preferences in publicly supported housing
- Impediments to mobility
- Source of income discrimination
- Lack of meaningful access for individuals with LEP
- Quality of affordable housing information programs
- Lack of public investment in specific neighborhoods
- Lack of private investment in neighborhoods
- Community opposition
- Loss of affordable housing
- Displacement of residents due to economic pressure

- Siting selection policies, practices, and decision for publicly supported housing

### Disability and Access

- Lack of affordable, accessible units in a range of unit sizes
- Access to publicly supported housing for persons with disabilities
- Loss of affordable housing
- Lack of affordable, integrated housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of affordable in-home or community-based supportive services
- Access to transportation for persons with disabilities
- Inaccessible public or private infrastructure
- Lack of assistance for transitioning from institutional settings to integrated housing
- [Lack of knowledge about requesting reasonable accommodation to] Land use and zoning laws

### Fair Housing Enforcement and Outreach

- Community opposition
- Lack of local public fair housing enforcement
- Lending discrimination
- Private discrimination

**2. For each fair housing issue with significant contributing factors identified in Question 1, set one or more goals. Using the table below, explain how each goal is designed to overcome the identified contributing factor and related fair housing issue(s). For goals designed to overcome more than one fair housing issue, explain how the goal will overcome each issue and the related contributing factors. For each goal, identify metrics and milestones for determining what fair housing results will be achieved, and indicate the timeframe for achievement.**

\*NOTE: When MDHA is listed as a Responsible Program Participant, it will be noted whether it is a public housing authority (PHA) responsibility or a Consolidated Plan (CP) responsibility, since MDHA is the designated Consolidated Plan administrator. Goals will be incorporated in the next Five Year Consolidated Plan and included in the Strategic Plan for Housing and Community Development. MDHA's PHA specific goals will be incorporated in its next Five Year PHA Plan.

GOAL	CONTRIBUTING FACTORS	FAIR HOUSING ISSUES	METRICS, MILESTONES, & TIMEFRAME FOR ACHIEVEMENT	RESPONSIBLE PROGRAM PARTICIPANT
<p><b>1. Increase the number of affordable housing units accessible to all protected classes.</b></p>	<ul style="list-style-type: none"> <li>• Lack of affordable, accessible housing in a range of unit sizes</li> <li>• Location and type of affordable housing</li> <li>• Lack of affordable, integrated housing for individuals who need supportive services</li> <li>• Loss of affordable housing</li> <li>• Availability, type, frequency, and reliability of public transportation</li> <li>• Access to transportation for persons with disabilities</li> </ul>	<ul style="list-style-type: none"> <li>• Segregation</li> <li>• R/ECAPs</li> <li>• Disability and Access</li> <li>• Disparities in Access to Opportunity</li> <li>• Disproportionate Housing Needs</li> <li>• Publicly Supported Housing</li> </ul>	<p>1(a). Promote property tax exemptions available to nonprofits pursuant to T.C.A. 67-5-207 for properties financed with certain HUD funding for permanent housing for low income persons with disabilities or low income elderly persons. (&lt; 1 year)</p> <p>1(b). Utilize MDHA &amp; Metro property to create a range of affordable, accessible housing options. (2-5 years)</p> <p>1(c). Provide public incentives to create new housing in areas of opportunity and/or to create permanent supportive</p>	<p>1(a). MDHA (CP)</p> <p>1(b). MDHA (CP &amp; PHA), Metro</p> <p>1(c). MDHA (CP) &amp; Metro</p> <p>1(d). MDHA (CP &amp; PHA), Metro</p> <p>1(e). Metro</p>

			<p>housing. (1-5 years)</p> <p>1(d). Incentivize creation of affordable housing on transit corridors. (2-5 years)</p> <p>1(e). Continue to fund the Barnes Fund. (1-5 years)</p>	
<p><b>Discussion:</b> The analysis revealed a severe lack of affordable housing in a range of unit sizes, particularly for families and persons with disabilities, and in areas that are integrated or high opportunity. MDHA in its Consolidated Plan role and as the PHA for Nashville will work closely with the Metro Government to deploy and leverage resources through a variety of mechanisms to create new affordable housing that is accessible to all protected classes: 1(a) – MDHA will publicize this program when making applicable HUD funding available and work with developers constructing eligible projects on ensuring appropriate documentation for the State to create more affordable, accessible housing in a range of unit sizes to address Disproportionate Housing Needs and Disability and Access. 1(b) – MDHA and Metro will develop or partner with developers on creating new affordable, accessible housing in a range of unit sizes to address Disproportionate Housing Needs especially encountered by families and to address Disability and Access and Publicly Supported Housing. 1(c) – When making public funds (i.e., HOME, Barnes Fund) available for new housing construction, priority will be given for projects in high opportunity areas to address Segregation, R/ECAPs, and Disparities in Access to Opportunity. A portion of HOME funds will be set aside to create permanent supportive housing to address Disability and Access and Disproportionate Housing Needs. 1(d) – Also to address Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disabilities and Access, MDHA and Metro will create and/or expand funding mechanisms to incentivize affordable housing along designated transit corridors. 1(e) – Continued commitment of Metro to contribute at least \$10 million each year for the Barnes Fund will help address Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs by facilitating housing construction in areas of opportunity and in a range of unit sizes.</p>				
<p><b>2. Preserve existing affordable housing units, especially for persons with Limited English Proficiency</b></p>	<ul style="list-style-type: none"> <li>• Displacement of residents due to economic pressure</li> <li>• Lack of affordable, accessible housing in a</li> </ul>	<ul style="list-style-type: none"> <li>• Segregation</li> <li>• R/ECAPs</li> <li>• Disability and Access</li> <li>• Disparities in Access to Opportunity</li> </ul>	<p>2(a). Dedicate public funding and/or make other funding available for making accessibility improvements for low-income persons with</p>	<p>2(a). MDHA (CP) &amp; Metro</p> <p>2(b). Metro</p> <p>2(c). Metro &amp; MDHA (CP)</p>

<p><b>(LEP) and persons with disabilities (and the elderly).</b></p>	<p>range of unit sizes</p> <ul style="list-style-type: none"> <li>• Lack of assistance for housing accessibility modifications</li> <li>• Loss of affordable housing</li> <li>• Occupancy codes and restrictions</li> <li>• Deteriorated and abandoned properties</li> </ul>	<ul style="list-style-type: none"> <li>• Disproportionate Housing Needs</li> </ul>	<p>disabilities. (1-5 years)</p> <p>2(b). Continue to promote tax freeze program. (1-5 years)</p> <p>2(c). Coordinate with Metro Codes on providing assistance to homes in need of repair. (1-5 years)</p> <p>2(d). Attempt to intervene when potential loss of affordable housing is identified. (1-5 years)</p>	<p>2(d). Metro, MDHA (CP &amp; PHA)</p>
<p><b>Discussion:</b> Following closely on the need to create more affordable housing accessible to all protected classes is the need to help vulnerable populations (i.e., persons with disabilities, LEP, and living in rapidly gentrifying areas) retain housing they have. 2(a) – Allocating funding in the Consolidated Plan (such as CDBG and HOME) and/or through other sources addresses Disability and Access and Disproportionate Housing Needs by helping persons with disabilities make necessary improvements so they can remain in their homes. 2(b) – With Nashville’s trend toward increased property values, continuing and expanding outreach efforts about Metro’s tax freeze program will help avert displacement of residents due to economic pressure and the loss of affordable housing that could lead to increased Segregation, R/ECAPs, and Disparities in Access to Opportunity. 2(c) – MDHA will work with Metro Codes and other Metro agencies to develop a protocol to alert MDHA (or other agencies) when homes in need of repair are identified, and MDHA will target CDBG for repairs. As with 2(b) this help avert displacement of residents due to economic pressure and the loss of affordable housing that could lead to increased Segregation, R/ECAPs, and Disparities in Access to Opportunity and also addresses Disproportionate Housing Needs. 2(d) – As affordability restrictions expire for large, multi-family apartment buildings, persons with disabilities and persons with LEP have been particularly affected by the loss of affordable housing and resulting displacement. Metro and MDHA will explore legal and financial options to be better positioned to intervene by preserving the housing or minimizing the impact that could lead to increased Segregation, R/ECAPs, Disparities in Access to Opportunity and Disproportionate Housing Needs.</p>				
<p><b>3. Increase access to affordable</b></p>	<ul style="list-style-type: none"> <li>• Access to publicly supported</li> </ul>	<ul style="list-style-type: none"> <li>• Segregation</li> <li>• R/ECAPs</li> </ul>	<p>3(a). Adopt a model to quickly connect</p>	<p>3(a). MDHA (CP &amp; PHA), Metro,</p>

<p><b>housing opportunities, especially for persons with Limited English Proficiency (LEP) and persons with disabilities.</b></p>	<p>housing for persons with disabilities</p> <ul style="list-style-type: none"> <li>• Admissions and occupancy policies and procedures, including preferences in publicly supported housing</li> <li>• Community opposition</li> <li>• Impediments to mobility</li> <li>• Lack of affordable housing in a range of unit sizes</li> <li>• Lack of affordable, integrated housing for individuals who need supportive services</li> <li>• Lack of meaningful access for individuals with LEP</li> <li>• Location and type of affordable housing</li> <li>• Quality of affordable housing information programs</li> </ul>	<ul style="list-style-type: none"> <li>• Disability and Access</li> <li>• Disparities in Access to Opportunity</li> <li>• Disproportionate Housing Needs</li> <li>• Publicly Supported Housing</li> </ul>	<p>persons who are chronically homeless to housing. (1 year)</p> <p>3(b). Engage and incentivize landlords with housing in opportunity areas to accept Vouchers. (1-5 years)</p> <p>3(c). Expand language access to leases, loan documents, etc. (1-5 years)</p> <p>3(d). Require that all publicly-funded affordable housing projects meet universal design or visitability standards. (1-5 years)</p> <p>3(e). Develop creative homeownership (purchase). Options. (1-5 years)</p> <p>3(f). Review and make MDHA’s policy for considering criminal history available to the public. (1-2 years)</p>	<p>Continuum of Care</p> <p>3(b). MDHA (PHA &amp; CP), Metro</p> <p>3(c). MDHA (CP &amp; PHA), Metro</p> <p>3(d). MDHA (CP &amp; PHA), Metro</p> <p>3(e). Metro, MDHA (CP)</p> <p>3(f). MDHA (PHA)</p> <p>3(g). MDHA (CP), Metro</p>
---	--	---	---	--

			3(g). Create a countywide housing navigation system. (1-5 years)	
<p><b>Discussion:</b> Goals 1 &amp; 2 are intended to address the built environment by creating and preserving housing units, while Goals 3 &amp; 4 are intended to assist persons with protected characteristics overcome barriers to securing and/or retaining this housing. 3(a) – MDHA and Metro will work with the Continuum of Care (CoC) to educate homeless service providers and landlords about Housing First and to align programs and funding sources that will address Disability and Access, Disproportionate Housing Needs, and Publicly Supported Housing. 3(b) – The analysis shows an overwhelming concentration of Vouchers in Segregated areas, R/ECAPs, and areas with Disparities in Access to Opportunity; providing incentives to landlords with rental housing in other areas of the county will decrease Vouchers concentrated in these areas. 3(c) – Metro and MDHA will partner with housing industry associations to facilitate (train and provide resources) the expansion of leases and other real estate related documents to persons with LEP. 3(d) MDHA and Metro will include universal design and visitability requirements in all funding awards to developers and in all government constructed housing to address Disability and Access and Disproportionate Housing Needs. 3(e) – During the development of the AFH, community members expressed limitations on their ability to purchase a home due to religious beliefs. Metro and MDHA will work with lenders to make home purchase financing available in a means accessible by persons who cannot typically cannot access conventional methods which will broaden housing options outside of Segregated areas, R/ECAPs, and area with Disparities in Access to Opportunity. 3(f) – MDHA will review its policy on considering criminal history for admission to ensure it meets HUD standards and will post it on MDHA’s website so that the public knows what is required to access Publicly Supported Housing. 3(g) MDHA and Metro will lead on aligning housing providers and programs to educate residents on housing options in the county. A countywide housing navigation system will help locate housing outside of Segregated areas, R/ECAPs, and areas with Disparities in Access to Opportunity.</p>				



<p><b>4. Create/expand programs to help tenants and homeowners retain housing.</b></p>	<ul style="list-style-type: none"> <li>• Access to publicly supported housing for persons with disabilities</li> <li>• Lack of affordable in-home or community-based supportive services</li> <li>• Lack of affordable, integrated housing for individuals who need supportive services</li> <li>• Location and type of affordable housing</li> </ul>	<p>Disability and Access Disproportionate Housing Needs Publicly Supported Housing</p>	<p>4(a). Make process for requesting reasonable accommodation in MDHA-owned housing publicly available. (&lt;1 year)</p> <p>4(b). Align resources and improve strategies for homeless prevention. (1-5 years)</p> <p>4(c). Establish interventions to evictions for persons with mental impairments. (1-3 years)</p>	<p>4(a). MDHA (PHA)</p> <p>4(b). MDHA (PHA &amp; CP), Metro, Continuum of Care</p> <p>4(c). MDHA (PHA &amp; CP), Metro, Continuum of Care</p>
<p><b>Discussion:</b> These programs are intended to help persons with disabilities overcome barriers to retaining housing outside of the loss of a physical unit as discussed in Goal #2. 4(a) – MDHA will make its process for requesting reasonable accommodation in its housing easily accessible by posting on its website and making copies available in property offices. 4(b) – MDHA in coordination with Metro and the CoC will utilize data to prioritize funding decisions that will prevent at-risk persons with chronic illness from becoming homeless. 4(c) – MDHA and Metro will work with mental health providers, case managers and landlords to develop a protocol to intervene when an individual in housing who is experiencing a mental health crisis to minimize the risk of an eviction.</p>				
<p><b>5. Create/expand programs [targeted to persons in Segregated areas and R/ECAPs] to increase self-sufficiency.</b></p>	<ul style="list-style-type: none"> <li>• Access to financial services</li> <li>• Lending discrimination</li> <li>• Source of income discrimination</li> <li>• Lack of opportunity due to high housing costs</li> </ul>	<ul style="list-style-type: none"> <li>• Segregation</li> <li>• R/ECAPs</li> <li>• Disparities in Access to Opportunity</li> </ul>	<p>5(a). Expand financial counseling programs into R/ECAPs, particularly to youth (1-5 years)</p> <p>5(b). Expand digital inclusion opportunities at MDHA</p>	<p>5(a). Metro</p> <p>5(b). MDHA (PHA)</p>

			properties. (2-5 years)	
<p><b>Discussion:</b> Goals 1-4 focused on creating and retaining housing outside of Segregated areas, R/ECAPs, and area with Disparities in Access to Opportunity and increasing access to/preserving housing occupied by persons with disabilities and LEP. Goals 5-7 focus on bringing opportunities and investment to underserved areas, which are Segregated, R/ECAPs, and have significant Disparities in Opportunity. 5(a) – By securing additional funding, Metro can expand programs Financial Empowerment Center to target persons in R/ECAPs, particularly youth. 5(b) – MDHA will continue its participation in the ConnectHome initiative and bring technology and training programs to all properties.</p>				
<p><b>6. Increase public investment in underserved neighborhoods</b></p>	<ul style="list-style-type: none"> <li>Lack of community revitalization strategies</li> <li>Lack of public investment in specific neighborhoods, including services or amenities</li> </ul>	<ul style="list-style-type: none"> <li>Segregation</li> <li>R/ECAPs</li> <li>Disparities in Access to Opportunity</li> <li>Disproportionate Housing Needs</li> <li>Publicly Supported Housing</li> </ul>	<p>6(a). Leverage resources to redevelop public housing properties in R/ECAPs to create mixed-income, mixed-use communities. (1-5+ years)</p> <p>6(b). Continue to target public funds for neighborhood programs and infrastructure projects in R/ECAPs. (1-5 years)</p>	<p>6(a). MDHA (PHA &amp; CP), Metro</p> <p>6(b). MDHA (CP), Metro</p>
<p><b>Discussion:</b> Through initiatives such as MDHA’s RAD conversion and planned recapitalization of its older properties, the recently designated Promise Zone, and the CDBG Place-Based Strategy, Metro and MDHA have demonstrated a commitment to increase public investment in the county’s most underserved areas. These areas are highly Segregated, R/ECAPs, and have significant Disparities in Access to Opportunity. 6(a) – MDHA will continue to implement its recapitalization (“Envision”) plans to demolish and redevelop its traditional public housing sites, keeping its commitment to 1-for-1 replacement of public housing while creating new workforce and market rate housing. MDHA’s first Envision effort is underway at the James Cayce apartments with its first mixed income building soon to be under construction. 6(b) In the 2013-2018 Consolidated Plan, MDHA introduced a Place-Based Strategy for Community Development, targeting CDBG funds in underserved areas. As MDHA leads the development of the next 5 Year Consolidated Plan, it will continue to allocate funding to capital improvements and other projects in R/ECAPs, subject to Citizen Participation.</p>				
<p><b>7. Incentivize private</b></p>	<ul style="list-style-type: none"> <li>Lack of community</li> </ul>	<ul style="list-style-type: none"> <li>Segregation</li> <li>R/ECAPs</li> </ul>	<p>Offer incentives to</p>	<p>Metro, MDHA</p>

<p><b>investment in underserved neighborhoods</b></p>	<p>revitalization strategies</p> <ul style="list-style-type: none"> <li>• Lack of private investment in specific neighborhoods</li> <li>• Land use and zoning</li> </ul>	<ul style="list-style-type: none"> <li>• Disparities in Access to Opportunity</li> <li>• Disproportionate Housing Needs</li> </ul>	<p>attract private investment in R/ECAPs and areas with concentrations of publicly supported housing. (2-5 years)</p>	<p>(PHA &amp; CP)</p>
---	--	--	---	-----------------------

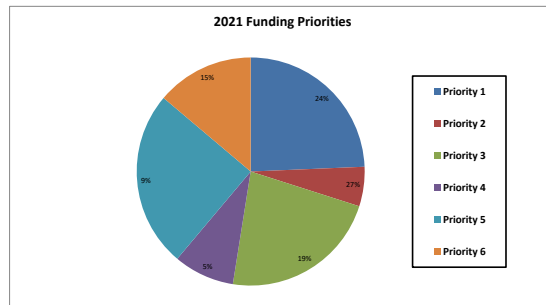
**Discussion:** To truly bring opportunity to underserved areas, public investment needs to leverage private investment. Tax increment financing (TIF) is one tool to stimulate private investment in established Redevelopment Districts and to-be-created Transit Oriented Redevelopment Districts. By prioritizing planning and development efforts in these distressed areas, private developers can access TIF and other incentives to facilitate development projects.

<p><b>8. Expand fair housing outreach, education, and enforcement activities.</b></p>	<ul style="list-style-type: none"> <li>• Community opposition</li> <li>• Lack of local public fair housing enforcement</li> <li>• Lending discrimination</li> <li>• Private discrimination</li> </ul>	<ul style="list-style-type: none"> <li>• Segregation</li> <li>• R/ECAPs</li> <li>• Disability and Access</li> <li>• Disparities in Access to Opportunity</li> <li>• Disproportionate Housing Needs</li> </ul>	<p>8(a). Coordinate with neighborhood groups and community leaders to identify fair housing issues. (&lt;1 year)</p> <p>8(b). Continue to use CDBG funds to support fair housing outreach, education, and enforcement activities. (1-5 years)</p> <p>8(c). Consider creating a local mechanism to enforce Fair Housing complaints. (1-2 years)</p>	<p>8(a). Metro, MDHA (CP)</p> <p>8(b). MDHA (CP)</p> <p>8(c). Metro</p>
---	---	---	--	---

**Discussion:** Metro and MDHA will strengthen commitments to affirmatively further fair housing by expanding outreach, education, and enforcement activities so that residents are fully informed of their rights, the housing industry understands its responsibilities, and public agencies can address issues. 8(a) – MDHA and Metro will launch a joint public awareness campaign in partnership with local groups and leaders. 8(b) – MDHA has partnered with the

local FHIP agency to support its fair housing activities and will propose to continue this partnership in the new 5 Year Consolidated Plan. 8(c) – Currently, Metro does not have a mechanism to enforce local fair housing violations. It will review its authority and capacity to develop an enforcement mechanism.

METRO NASHVILLE-DAVIDSON COUNTY CONSOLIDATED PLAN PRIORITIES AND GOALS - 2021 PROGRAM YEAR						
<b>Priority 1</b>		<b>Increase the number of decent, safe affordable units and help LMI households access affordable housing including, increased access to housing/shelter for persons with special needs.</b>	<b>\$2,585,370.00</b>			
<b>Activity</b>	<b>New Construction</b>	<b>2021 Budget</b>	<b>Year 4 Goals</b>	<b>Target Area</b>	<b>Income Target</b>	
HOME	Rental	\$1,973,500.00	50	HTA	60%	
HOME	Rental	\$291,000.00	7	HTA	80%	
HOME	New Nonprofit Partner Set-aside	\$291,000.00	3	HTA	80%	
<b>Activity</b>	<b>Address Housing Barriers</b>					
CDBG	Fair Housing Activities	\$29,870.00	150	HTA	80%	
<b>Activity</b>	<b>Increased access to housing/shelter for persons having special needs.</b>					
	*Acquisition, Construction or Reconstruction, rehabilitation or installation of public facilities and improvements - available \$ amount, goals, income target included in Priority 5 - Public Facility and Improvements.					
CDBG						CW
<b>Priority 2</b>	<b>Preserve existing affordable housing units and help LMI tenants and homeowners retain housing.</b>	<b>\$594,398.00</b>				
<b>Activity</b>	<b>Retain affordable housing stock</b>					
	*H/O Rehab (Targeted to Gentrifying Areas) - Funded in 2018, 2019 & 2020 - progress stalled due to COVID - program back underway with prior year funding	\$0.00	40	HTA	80%	
CDBG	*Weatherization Assistance - same as above	\$0.00	20	CW	60%	
CDBG	*Roof Replacement - same as above	\$0.00	20	CW	80%	
CDBG	*Accessibility Rehabilitation - same as above	\$0.00	20	CW	80%	
CDBG	*HVAC Replacement	\$0.00	20	CW	80%	
CDBG	*Rental Rehab - Funded in PY 2018, underway in PY 2021	\$0.00	6	HTA	80%	
CDBG	Housing Services/Delivery	\$594,398.00	N/A	CW	N/A	
<b>Activity</b>	<b>Maintain Housing Stability</b>					
CDBG	*Renter Counseling (MDHA Affordable Housing Residents) - Funded in PY 2018, underway in PY 2021	\$0.00	125	HTA	60%	
<b>Priority 3</b>	<b>Support facilities and services for the homeless and persons with HIV/AIDS</b>	<b>\$2,399,296.00</b>				
<b>Activity</b>	<b>Assist Homeless Persons &amp; Persons with HIV/AIDS</b>					
CDBG	Services for the Homeless	\$292,545.00	250	CW	30%	
ESG	HMIS	\$5,000.00	N/A	CW	N/A	
ESG	Rapid Re-housing		325	CW	30%	
ESG	Prevention		75	CW	30%	
ESG	Shelter Operations/Essential Services	\$416,446.00	2000	CW	30%	
ESG	Outreach		100	CW	30%	
HOPWA	Sponsor Admin.	\$121,620.00	N/A	MSA	80%	
HOPWA	Short Term Rent, Mortgage, and Utilities		275	MSA	80%	
HOPWA	Rental Assistance/Permanent Housing (FBRA and TBRA)		53	MSA	80%	
HOPWA	Supportive Services - Permanent Housing Placement	\$1,563,685.00	2320	MSA	80%	
HOPWA	Short Term/Emergency Assistance		15	MSA	80%	
<b>Priority 4</b>	<b>Create pathways to self-sufficiency for LMI persons and families.</b>	<b>\$917,224.00</b>				
<b>Activity</b>	<b>Create economic opportunities for LMI persons</b>					
CDBG	Employment Services (Section 3 Opportunities)	\$54,737.00	10	HTA	60%	
CDBG	Microenterprise Assistance	\$412,148.00	30	CDBG-T	80%	
<b>Activity</b>	<b>Support Youth Programs</b>					
CDBG	Summer Youth	\$340,013.00	1200	CW	80%	
CDBG	Opportunity NOW	\$110,326.00	110	CW	80%	
CDBG	cost	\$0.00	N/A	CW	80%	
<b>Priority 5</b>	<b>Revitalize distressed neighborhoods and underserved areas.</b>	<b>\$2,657,993.00</b>				
<b>Activity</b>	<b>Invest in Underserved Areas</b>					
						LMI-Area, 51% LMI, or LMI Limited Clientele
CDBG	Public Facilities/Improvements	\$2,657,993.00	3	CDBG-T & CW		
CDBG	cost	\$0.00	N/A	CDBG-T & NS CNI		LMI-Area
<b>Priority 6</b>	<b>Undertake grant management, planning, and other eligible administrative tasks authorized under CDBG, HOME, ESG, and HOPWA.</b>	<b>\$1,471,109.00</b>				
<b>Activity</b>	<b>Provide oversight and management of grants.</b>					
CDBG	CDBG	\$1,103,323.00	N/A	CW	N/A	
HOME	HOME	\$283,943.00	N/A	CW	N/A	
ESG	ESG Admin	\$31,721.00	N/A	CW	N/A	
HOPWA	HOPWA	\$52,122.00	N/A	MSA	N/A	
<b>TOTAL</b>		<b>\$10,625,390.00</b>				





METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE

**EXHIBITS**

**SUBSTANTIAL AMENDMENT 4  
TO THE  
2018-2023 CONSOLIDATED PLAN  
FOR  
HOUSING AND COMMUNITY DEVELOPMENT  
AND  
2021-2022 ANNUAL UPDATE  
TO THE  
2018-2023 CONSOLIDATED PLAN  
FOR  
HOUSING AND COMMUNITY DEVELOPMENT  
PROGRAM YEAR FOUR**

**For the period June 1, 2021 – May 31, 2022**

**Prepared by:**

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



Final May 17, 2021

**Substantial Amendment 4 to the 2018-2023 Consolidated Plan**

**For**

**Housing and Community Development**

**And**

**2021-2022 Annual Update to the 2018-2023 Consolidated Plan**

**(2021 Action Plan) Program Year Four**

**EXHIBITS**

**Exhibit 1 - Determining a Census Tract Number**

**Exhibit 2 - Notice of 2021 Allocations**

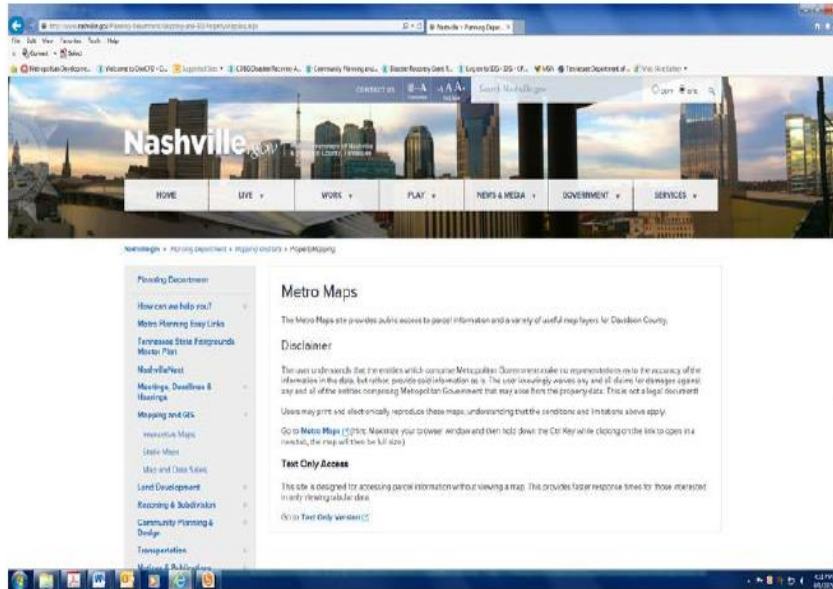
**Exhibit 3 - HUD Approval of 2021 Action Plan Extended Submission Date**



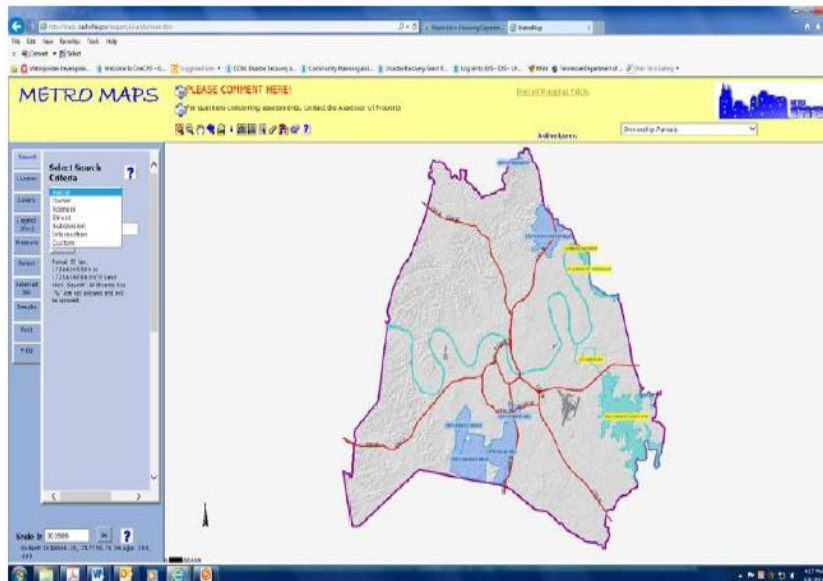
## EXHIBIT 1

## HOW TO DETERMINE YOUR CENSUS TRACT

1. Go to: <http://www.nashville.gov/Planning-Department/Mapping-and-GIS/PropertyMapping.aspx>.
2. Click on: **Metro Maps** in the sentence that says, “Go to Metro Maps”.

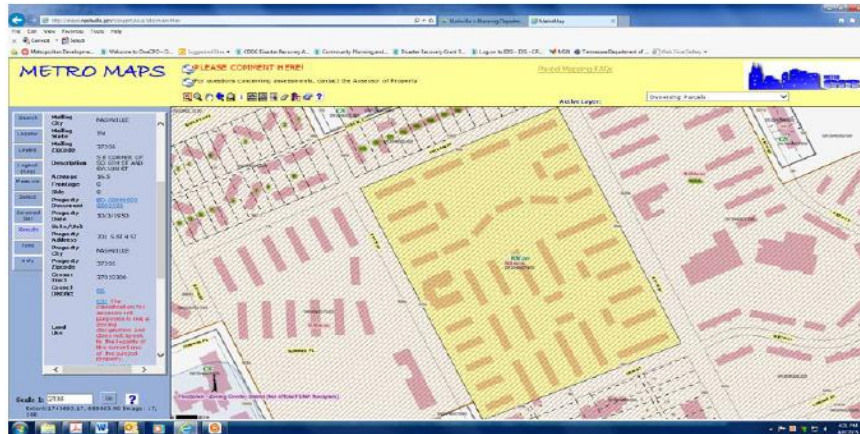


3. In the drop-down box under Select Search Criteria, select Address.





- Under View More Parcel Data, scroll down until you find the Census Tract. The last six numbers identify your Census Tract.



- If you need assistance, contact the Community Development Department at 615-252-8505.

**EXHIBIT 2**

**HUD NOTIFICATION of 2021 ALLOCATIONS**

**February 25 and Revised May 13, 2021**



OFFICE OF COMMUNITY PLANNING  
AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT WASHINGTON, DC 20410-7000

May 13, 2021

The Honorable John Cooper  
Mayor of Nashville-Davidson  
1 Public Square  
Suite 100  
Nashville, TN 37201

Dear Mayor Cooper:

I am pleased to inform you of your jurisdiction's Fiscal Year (FY) 2021 allocations for the Office of Community Planning and Development's (CPD) formula programs, which provide funding for housing, community and economic development activities, and assistance for low- and moderate-income persons and special needs populations across the country. Public Law 116-260 includes FY 2021 funding for these programs. Please note that this letter reflects a revised amount for the Community Development Block Grant and Section 108 borrowing authority. Your jurisdiction's FY 2021 available amounts are as follows:

Community Development Block Grant (CDBG)	\$5,421,549
Recovery Housing Program (RHP)	\$0
HOME Investment Partnerships (HOME)	\$2,570,146
Housing Opportunities for Persons With AIDS (HOPWA)	\$1,737,427
Emergency Solutions Grant (ESG)	\$453,167

Individuals and families across the country are struggling in the face of four converging crises: the COVID-19 pandemic, the resulting economic crisis, climate change, and racial inequity. Through these bedrock programs, CPD seeks to develop strong communities by promoting integrated approaches that provide decent housing and suitable living environments while expanding economic opportunities for low- and moderate-income and special needs populations, including people living with HIV/AIDS. We urge grantees to strategically plan the disbursement of grant funds to provide relief for those affected by these converging crises and help move our country toward a robust recovery.

Based on your jurisdiction's CDBG allocation for this year, you also have \$27,107,745 in available Section 108 borrowing authority. Since Section 108 loans are federally guaranteed, this program can leverage your jurisdiction's existing CDBG funding to access low-interest, long-term financing to invest in Opportunity Zones or other target areas in your jurisdiction.

HUD continues to emphasize the importance of effective performance measurements in all its formula grant programs. Proper reporting in the Integrated Disbursement and Information System (IDIS) is critical to ensure grantees comply with program requirements and policies, provide demographic and income information about the persons that benefited from a community's

[www.hud.gov](http://www.hud.gov)

[gsan@hud.gov](mailto:gsan@hud.gov)

activities, and participate in HUD-directed grantee monitoring. Your ongoing attention to ensuring complete and accurate reporting of performance measurement data continues to be an invaluable resource with regard to the impact of these formula grant programs.

The Office of Community Planning and Development is looking forward to working with you to promote simple steps that will enhance the performance of these critical programs and successfully meet the challenges that our communities face. If you or any member of your staff have questions, please contact your local CPD Office Director.

Sincerely,

A handwritten signature in blue ink, appearing to read "JAJ", is positioned above the typed name.

James Arthur Jemison II  
Principal Deputy Assistant Secretary  
for Community Planning and Development







ASSISTANT SECRETARY FOR  
COMMUNITY PLANNING AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-7000

February 25, 2021

The Honorable John Cooper  
Mayor of Nashville-Davidson  
1 Public Square  
Suite 100  
Nashville, TN 37201

Dear Mayor Cooper:

I am pleased to inform you of your jurisdiction's Fiscal Year (FY) 2021 allocations for the Office of Community Planning and Development's (CPD) formula programs, which provide funding for housing, community and economic development activities, and assistance for low- and moderate-income persons and special needs populations across the country. Public Law 116-260 includes FY 2021 funding for these programs. Your jurisdiction's FY 2021 available amounts are as follows:

Community Development Block Grant (CDBG)	\$5,342,816
Recovery Housing Program (RHP)	\$0
HOME Investment Partnerships (HOME)	\$2,570,146
Housing Opportunities for Persons With AIDS (HOPWA)	\$1,737,427
Emergency Solutions Grant (ESG)	\$453,167

Individuals and families across the country are struggling in the face of four converging crises: the COVID-19 pandemic, the resulting economic crisis, climate change, and racial inequity. Through these bedrock programs, CPD seeks to develop strong communities by promoting integrated approaches that provide decent housing and suitable living environments while expanding economic opportunities for low- and moderate-income and special needs populations, including people living with HIV/AIDS. We urge grantees to strategically plan the disbursement of grant funds to provide relief for those affected by these converging crises and help move our country toward a robust recovery.

Based on your jurisdiction's CDBG allocation for this year, you also have \$26,714,080 in available Section 108 borrowing authority. Since Section 108 loans are federally guaranteed, this program can leverage your jurisdiction's existing CDBG funding to access low-interest, long-term financing to invest in Opportunity Zones or other target areas in your jurisdiction.

Because the funds are not appropriated by Congress, Housing Trust Fund (HTF) formula allocations will be announced at a later date under separate cover.

[www.hud.gov](http://www.hud.gov)

[espanol.hud.gov](http://espanol.hud.gov)

HUD continues to emphasize the importance of effective performance measurements in all its formula grant programs. Proper reporting in the Integrated Disbursement and Information System (IDIS) is critical to ensure grantees comply with program requirements and policies, provide demographic and income information about the persons that benefited from a community's activities, and participate in HUD-directed grantee monitoring. Your ongoing attention to ensuring complete and accurate reporting of performance measurement data continues to be an invaluable resource with regard to the impact of these formula grant programs.

The Office of Community Planning and Development is looking forward to working with you to promote simple steps that will enhance the performance of these critical programs and successfully meet the challenges that our communities face. If you or any member of your staff have questions, please contact your local CPD Office Director.

Sincerely,

A handwritten signature in blue ink, appearing to read "James", with a stylized flourish at the end.

**James Arthur Jemison II**  
Principal Deputy Assistant Secretary  
for Community Planning and Development



U. S. Department of Housing and Urban Development

Knoxville Field Office, Region IV  
John J. Duncan Federal Building  
710 Locust Street, Suite 301  
Knoxville, Tennessee 37902-2526

March 15, 2021

Saul Solomon, Interim Executive Director  
Metropolitan Development and Housing Agency  
P.O. Box 846  
Nashville, Tennessee 37202

Dear Mr. Solomon:

SUBJECT: Action Plan - Request to Extend Submittal Deadline of the 2021 Action Plan to July 31, 2021

This letter is in response to the March 4, 2021, letter regarding the above subject matter. In the letter, the Metropolitan Development and Housing Agency (MDHA), as the lead agency of Nashville - Davidson County's Consolidated Planning programs, is in the process of completing the Metropolitan Government's Annual Action Plan. In accordance with Notice CPD-21-02, the Consolidated Plan and Annual Action Plan is due within 60 days of the Department of Housing and Urban Development's (HUD) Notice of Allocations for 2021, which was February 25, 2021. The purpose of the extension request is to allow enough time for MDHA Board approval, Metro Council approval, and for the Mayor to sign the SF 424 and Certifications.

You stated that you anticipate obtaining Metro Council approval at one of its July 2021, meetings. After Metro Council approval, the Mayor will sign the SF 424 and Certifications, which will then be submitted to HUD for approval no later than July 31, 2021.

This Office has reviewed the justification provided to support the request and the request has been approved. Please keep in mind that the final deadline for receipt of any 2021 Annual Action Plan, is **August 16, 2021**. As you know, this deadline cannot be waived.

If you have any questions, please contact Lynn Holt, Senior Community Planning and Development Representative, at (865) 474-8222.

Very sincerely yours,

Erik Høglund, Acting Director  
Office of Community Planning  
and Development

cc:

Honorable John Cooper, Mayor  
Metropolitan Government of Nashville - Davidson County  
Emel Alexander, Director of Community Development