

Affordable Housing Strategic Plan Update

August 12, 2019



MDHA Properties/Units

5,433

**RAD Converted PBRA
Housing Units**

20

**Properties on
433 acres**

417

Apartments

**Without Subsidy
(ie. Uptown Flats)**

6,273

**Total
MDHA
Housing Units**

169

LIHTC

Apartments

(ie. Ryman Lofts)

254

**CWA Plaza
Apartments**

**adjacent to Cayce
Place; Section 8 PBRA**

Aug. 8, 2019

Rental Assistance Demonstration (RAD)

- 2012 Congress enacted RAD to:
 - Voluntary, permanent conversion of PH to project based Section 8 housing.
 - Preserve and improve PH by allowing local control of funding sources to maintain and improve PH buildings
 - Exchange Declaration of Trust/RAD Use Agreement
 - Exchange ACC/20 Year HAP contract
 - **TRANSFER CONTROL TO BOARD OF COMMISSIONERS!**

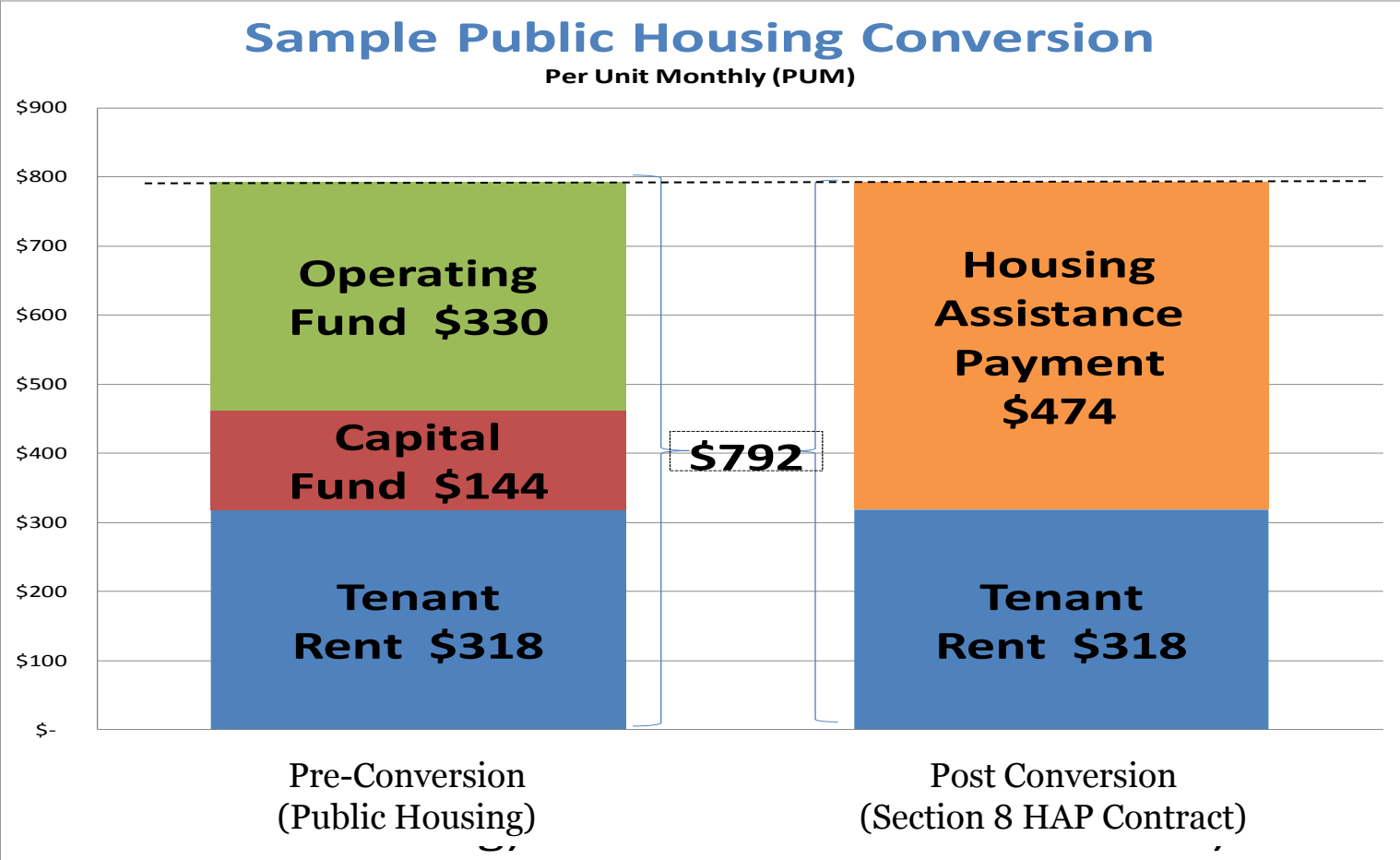
Why is RAD necessary?

- Underfunding of Public Housing - \$26B backlog - 2012
- 10 – 15k PH units/year are lost – disrepair unsafe condition
- PH Budget decreased 6% between 2010 – 2012
- PH platform has barriers to access private capital
- PH remove bad assets from balance sheet

MDHA RAD History

- Harbison selected as ED Dec 2013
- RAD Resident meeting Dec 2013
- Board approval/authorization to apply for RAD
- Application – Dec 2013; half units 1,749
- RAD Commitment Enter Housing Assistance Payment Contracts (**CHAP**) – Mar 25, 2015
- March 2016 – submitted application for remaining units
- Portfolio award – 23 CHAPS
- Order RAD Physical Condition Assessment (PCA)
- Initiate Title review process
- Began financial plan submission process

Public Housing Properties Convert at Cost-Neutral Rents



OCAF- Operating Cost Adjustment Factor

- portion of the rent attributable to operating expenses exclusive of debt service
- OCAFs are calculated as the sum of weighted component cost changes for wages, employee benefits, property taxes, insurance, supplies and equipment, fuel oil, electricity, natural gas, and water/ sewer/trash using publicly available indices
- HUD publishes it annually in Federal Register

MDHA Closed RAD Transactions – 5,469 units

Levy Place 7/2016	Carleen Waller 10/2017
J H Hale 9/2016	Hadley Towers 10/2017
Andrew Jackson 2/2017	Cumberland View 12/2017
Madison Towers 2/2017	Preston Taylor NH 5/24/18
Edgefield Manor 3/2017	Hist. Preston Taylor 6/2018
Parkway Terrace 4/2017	Vine Hill Towers 4/24/2018
Edgehill Apts 8/2017	Boscobel Heights 5/7/2018
Gernert Apts 8/2017	Barrett Manor 5/7/2018
Sudekum Apts 8/2017	Ceatham Place 5/14/2018
Napier Place 8/2017	Vine Hill Apts 5/18/2018
Parthenon Towers 10/2017	Neighborhood Hsg 3/2019

RAD Conversion



Levy Place 07/29/2016 – Neighborhood Housing
03/29/2019

Reserve for Replacement Funds as of June 2019

Boscobel Heights	\$5.1M	Parkway Terrace	\$0.5M
Sudekum Apts	\$5.1M	Levy Place	\$0.5M
Napier Place	\$2.3M	Neighborhood Hsg	\$1.8M
Edgehill Apts	\$3.8M	Vine Hill Tower	\$1.0M
Andrew Jackson	\$4.5M	Vine Hill Apts	\$1.5M
J. Henry Hale	\$0.4M	Hist. Preston Taylor	\$5M
Cheatham Place	\$3.7M	Preston Taylor NH	\$0.7
Edgefield Manor	\$0.5M	Hadley Towers	\$0.2M
Madison Towers	\$0.7M	Parthenon Towers	\$1.6M
Cumberland View	2.0	CB Waller	\$0.5M

Total Capital Reserves \$41,000,000

Affordable Housing Mission/Vision

- **MDHA Mission:**
- To create affordable housing opportunities, support neighborhoods, strengthen communities and help build a greater Nashville.
- **A/H Mission:**
- To be a leader in providing exceptional management services, customer care, and providing high quality mixed-income rental housing in Davidson County.
- **A/H Vision:**
- To increase the supply of quality affordable mixed-income housing units, increase resident opportunities for self-sufficiency, and to integrate MDHA communities into the surrounding neighborhood.

Vision for Affordable Housing Department

- Professional Organization
- Excellent Customer Focused Service
- Efficient Operations – financial and operational
- Excellent Curb Appeal
- Exceptional Talent Development Program
- Engaged and motivated Employees
- Online Tenant Recertification Program
- Online Payment Capabilities
- Automated Inventory System
- Employee Recognition Program linked with property performance

Supportive Services Programs

- Resident Opportunities and Self Sufficiency
- Family Self Sufficiency
- ConnectHome
- JobsPlus
- Each program encourage development of local strategies to coordinate the use of public and private resources to enable eligible families to make progress towards economic self-sufficiency.

ROSS

- Resident Opportunities and Self- Sufficiency (ROSS) – three year grant that funds service coordinators to connect residents with supportive services, empowerment activities, and support in becoming self-sufficient
- Work with:
 - Families to increase income and become self-sufficient
 - Elderly or residents with disabilities to improve living conditions to age-in-place

FSS

- Family Self-Sufficiency (FSS) – program to connect families to services that will lead to economic independence – goal obtain living wage by connecting them to services such as:
 - Child care
 - Transportation,
 - Education,
 - Job Training/placement
 - Substance abuse counseling/treatment
 - Homeownership counseling
 - HUD funded escrow funds for use towards contract of participation

Connect Home activity

Goal to close digital divide in HUD assisted housing by providing free or low cost broadband access, devices and digital literacy training

Year 2 Goal (Oct 2016 – Sept 2018)	Actual Results
Number of newly connected public housing households (age 4 – 19) - - - - - 211	229
Number of newly connected public housing households (any age) - - - - - 211	309
Number of laptops distributed to public housing households - - - - - 211	229
Number of tablet distributed to public housing households (age 62+) - - - - - 0	80
Number of residents who completed digital literacy training - - - - - 211	309

Jobs Plus

- Sudekum and Napier Communities
- 4 year program beginning July 2016
- \$2.7M grant to increase employment opportunities
- Career Development
- Develop partnership with area employers
- Wage Growth – living wage
- Program ends June 2020

Social services success 2016 - 2019

- 7 - Dialysis Clinic graduates
- 7 – Successfully passed Hemodialysis Technician license examination
- 8 - Nursing Student graduates
- 11 - PAF Scholarships - \$16,000
- 1 - PHADA Bollinger Scholarship winner
- 2 – TAHRA Scholarship winners
- 12 - Peaches Manning Scholarships
- 90 Plus Celebration
- 25 - Enrolled in College
- 16 - Purchased Homes
- 14 – TSU Social Work Interns
- 46 – MDHA Summer Intern resident employment program

Community Engagement

- Cayce MOU – June 2017
- Agreement with East Precinct to fund overtime for officers to walk or bike Cayce. – No car patrols!
- Primary purpose community engagement – not enforcement
- East Precinct Commander Imhof – additionally assigned eight F/T members of his flex teams to Cayce
- Edgehill Precinct MOU – October 2018
- Hermitage Precinct MOU – October 2018

Community Engagement Team

Cayce Place

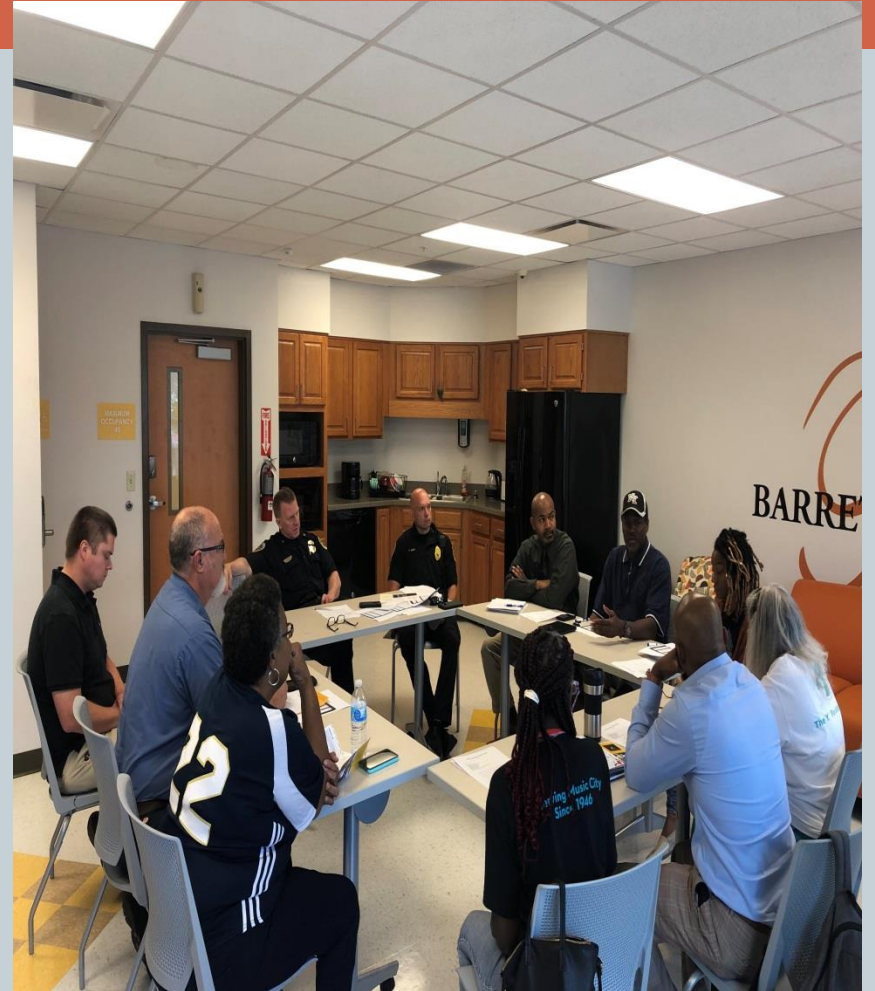


Community Engagement Team

Cayce



Cayce Advisory Board



Cayce Crime Stats 2017 Thru 2019

	<u>2017</u>	<u>2018</u>	<u>2019</u>
HOMICIDES	4	0	0
ROBBERIES	11	0	6
SEX CRIMES	5	2	2
AGG. ASSAULT	67	41	39
VIOLENT CRIME	87	50	47
PROPERTY CRIME	<u>84</u>	<u>75</u>	<u>63</u>
TOTAL CRIME	171	125	110

OVERALL CRIME DECREASE

35.67%

2017 vs 2019

PROPERTY CRIME: DECREASE OF 25%

VIOLENT CRIME: DECREASE OF 46%

TOTAL PART 1 CRIME: DECREASE OF 35%

(HOMICIDE, RAPE, ROBBERY, AGG ASSAULT, BURGLARY, SEXUAL ASSAULT,
AUTO THEFT, ARSON)

Mixed Income Management

- Learning to market our communities;
- Training and mentoring with established Mgmt Co.;
- Studying best practices to develop mixed income communities;
 - -Purpose Built Communities – best model
 - End intergenerational poverty through mixed income, education, and wellness
 - High performing school can be a central part of community
- Hiring staff to focus on mixed income community planning specific activities to get people out of their apartments;

MDHA Security Efforts

- **MDHA Task Force**

- Group of MNPd officers dedicated to MDHA properties - \$750K annually
- Answer complaints from the MDHA security office and send result to MDHA
- Attend MDHA community functions
- Patrol MDHA properties and use cameras system for proactive enforcement

- **Cameras**

- Installing cameras at every property ~2,000 cameras/ >\$7M
- 3 mobile trailers (3 cameras per trailer) that we move to “Hot Spots”
- Compatible with the MNPd camera system (Milestone Video Management)
- MNPd has access to our system

MDHA Security Efforts

- **MOU's**
 - \$100,000 MOU with PD for Community Policing in Cayce Place
 - \$100,000 MOU with PD for Community Policing in Sudekum and Napier
 - \$100,000 MOU with PD for Community Policing in Edgehill Apartments
 - \$150,000 MOU in Development for Community Policing in North Precinct
 - Applied for Security and Safety Grant through HUD for the past 3 years
- **Security Office**
 - Daily arrest reports sent to all MDHA offices (Any arrest on property)
 - Applicant background checks (FBI national background NCIC)
 - Domestic Violence Educational Information provided
 - Monthly calls for service sent to Mangers
 - Silent complaint form/phone line for residents
 - Coordinate MNPD for RA monthly meetings
 - Liaison with various MNPD departments and other Law Enforcement agencies
 - Trespass Waivers with MNPD
- **ShotSpotter**
 - Pledged \$100,000 towards the 1st year operations

Mixed Income Management

- Branding
- Disassociate management from MDHA
- - Volunteer Mortgage Loan Servicing – est. by THDA in 2016
- - Separate website, logo, and office location.
- Compliance Division
- Dedicated staff to review all affordable housing approved applicants – PBRA and LIHTC
- Review all tenant recertification data – eliminate the need for annual compliance reviews, and will be used to direct training activities

Kirkpatrick Park Network Night

- September 13, 2019 Kirkpatrick Park – Initial tenant network night
- Limited to residents (existing and committed)
- Food, fun, music, and activities designed to encourage getting to know neighbor
- Social media app registration – neighbor next door, FB community board, etc.
- Kirkpatrick Park Community Center – rain option
- Start of monthly resident activities
- Invite neighbors around KP beginning Jan. 2020

New Initiatives 2019

- **Urban Education Alliance 2029**
- – agreement with TSU to develop a program to target 9th – 12th grade students from low-income households to make them college ready:
 - 1. 16% college graduation rate low income families;
 - 2. ACT prep – target 25 score;
 - 3. Apply college;
 - 4. Apply financial aid (Pell/HOPE/Promise, etc);
 - 5. Fund last dollar assistance;
 - 6. College student mentors; and
 - 7. Bus passes, parental incentives, etc.

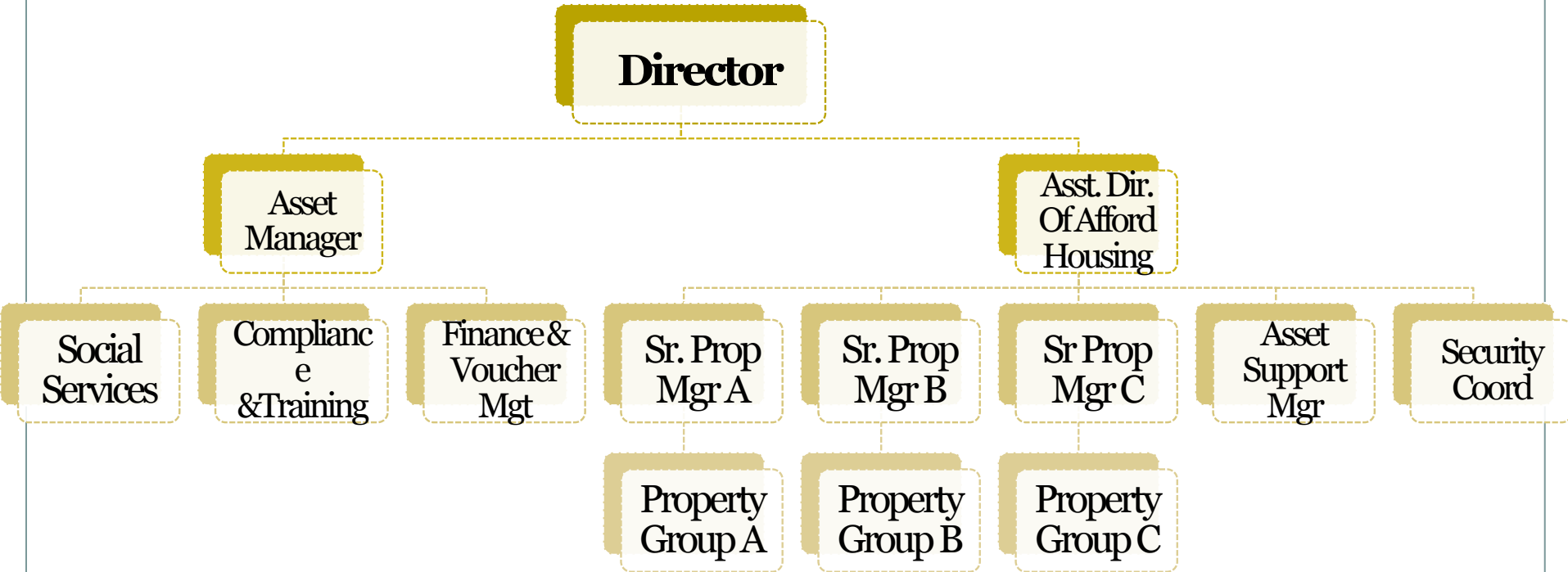
New Initiatives 2019

- Homeownership Partnership
- -agreement with Habitat for Humanity to develop a mixed-income community of homeowners marketed towards workforce and former residents of MDHA housing.
- 1. Exploring land options – 0 Moss Road;
- 2. Work in coordination with FSS escrow program;
- 3. Plan to develop a mixed income community with diverse housing types, retail, and green space;
- 4. Habitat very interested.

Community Engagement

- North Nashville Precinct MOU
- Cover – Cumberland View, Cheatham Place, John Henry Hale, Andrew Jackson, Historic Preston Taylor, and Harper Cove Flats
- Metro Legal reviewed the draft MOU
- Circulate for signature for a October 2019 effective date

MDHA Affordable Housing Structure



Historic Preston Taylor Apartments Site



Historic Preston Taylor Apartments Construction



Historic Preston Taylor Apartments



Vine Hill Apartments



5-10

Aerial view

7.



Cumberland View



Sudekum Apartments



Cayce Place Apartments



Edgehill Apartments

Kirkpatrick Park Apartments



Kirkpatrick Park Apartments



Kirkpatrick Park Apartments



Kirkpatrick Park Apartments



Boscobel I



KSA

Boscobel II



Randee Rogers Apartments

New mixed-income units in Germantown

Site

- 1.76 acres

Units

100 Apartments

Income Levels

- Sec 9: 50
- Workforce: 25
- Market: 25

Estimated Budget

\$28,000,000

Schedule

Demo

August 2019

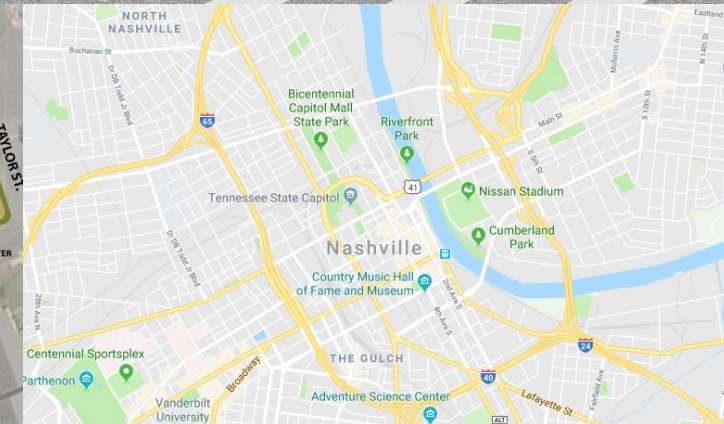
Start Construction

November 1, 2019

Complete

Construction

January 31, 2021



Projected Central Park



Area Turnover Projection
 Area D and E: June 2021
 Area F: January 2023
 Area G: January 2026
 Area H: January 2027