

*Celebrating*



**MDHA  
2023  
ANNUAL  
REPORT**

# A Message from the *Executive Director*



MDHA 2023 ANNUAL REPORT



**2023 was a significant year for MDHA.** The Agency celebrated 85 years of creating quality affordable housing opportunities, supporting neighborhoods, strengthening communities and helping build a greater Nashville. Throughout the year, MDHA met many milestones, such as establishing a Resident Services Department, a first in our Agency's history. This addition allows us to better serve our residents.

MDHA staff in the new Resident Services Department manage the programming and resources available to the individuals and families we serve. These include the Family Self-Sufficiency program, Financial Freedom Workshop, community health initiatives and workforce development training. Employees are also responsible for building relationships with partners who can provide additional services. These services range from increasing a credit score to becoming a homeowner.

With the help of resident services programming, and valued partners, 11 MDHA families and Section 8 voucher participants became first-time homeowners in 2023. MDHA staff celebrated with Habitat for Humanity of Greater Nashville as they dedicated 18 new homes, four of which were for MDHA residents and voucher participants. MDHA made \$400,000 in HOME Investment Partnerships Program (HOME) available to Habitat for these new homes. We are proud these funds helped open doors for our residents, program participants and other first-time homebuyers.

Partnerships have also assisted in MDHA's transformation of Cayce Place, where we've completed 507 new apartments, including 271 for our Cayce families. In March, U.S. Department of Housing and Urban Development Deputy Secretary Adrienne Todman joined MDHA for the groundbreaking of 5th & Summer, the eighth new residential construction at Cayce Place. At the end of 2023, MDHA also broke ground on Park Point East. Once construction begins in January 2024, MDHA will have more than 400 units under construction at once for the first time since 1970.

Developers are also helping to expand affordable housing opportunities in Nashville. MDHA's Low-Income Housing Tax Credit Payment in Lieu of Taxes (PILOT) program assisted in the creation and/or preservation of more than 1,000 affordable units by developers following approval from Metro Council. In addition, HOME funding supported 763 affordable apartments under construction.

As MDHA's Executive Director, I am frequently asked about the Agency's outlook and our strategies for meeting our goals. While the operational aspects are key to our daily functions, our purpose centers around our residents. This mission of serving our residents, with the support of our partners and stakeholders, has kept us moving forward from day to day throughout our 85-year history.

**Dr. Troy D. White**  
MDHA Executive Director



# Board of Commissioners

The seven-member Board of Commissioners governs MDHA and meets monthly to establish policy, approve budgets and give staff guidance in carrying out the Agency's responsibilities within the framework of federal, state and local law. Commissioners are appointed by the Mayor and confirmed by Metro Council. The wide range of experience and expertise that the Commissioners possess provide vital support to MDHA and its mission.



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**THE MISSION** of MDHA is to create quality affordable housing opportunities, support neighborhoods, strengthen communities and help build a greater Nashville.



**Bill Purcell**  
CHAIR & COMMISSIONER



**Emily Thaden**  
VICE CHAIR FOR HOUSING  
COMMISSIONER



**Kay Bowers**  
COMMISSIONER



**Dr. Paulette Coleman**  
COMMISSIONER



**Shedenia Murphy Fletcher**  
COMMISSIONER



**Johnny Moore**  
COMMISSIONER



**Lita Salinas**  
COMMISSIONER

## MDHA Board of Commissioners Who Also Served in 2023:



**Aole Ansari**  
VICE CHAIR FOR DEVELOPMENT  
COMMISSIONER  
*January 2019 to April 2023*  
COMMISSIONER  
*January 2018 to December 2018*



**Antoinette Batts**  
COMMISSIONER  
*July 2013 to July 2023*



**IN MEMORIUM**  
**Marcus Campbell**  
COMMISSIONER  
*July 2019 to July 2023*

*Appointed to the MDHA Board of Commissioners in July 2019, Bishop Marcus Campbell served as a resident commissioner until his passing in 2023. His dedicated service to MDHA's families goes back more than a decade.*



# By The Numbers



**30,000**  
NASHVILLIANS  
HOUSED



**270** HOUSEHOLDS THROUGH THE  
SHELTER PLUS CARE PROGRAM AND  
SINGLE ROOM OCCUPANCY PROGRAM (SRO)



**7,413**  
SECTION 8  
VOUCHERS



**5,718**  
PBRA AND  
PUBLIC HOUSING  
UNITS



**63** FAMILY  
UNIFICATION  
VOUCHERS



**1,012** INDIVIDUALS AND  
FAMILIES EXPERIENCING  
HOMELESSNESS  
PERMANENTLY HOUSED  
THROUGH MDHA'S  
SECTION 8 PROGRAMS,  
INCLUDING **487** VETERANS



**198**  
EMERGENCY  
HOUSING  
VOUCHERS



**677** LANDLORDS  
ACCEPTING SECTION 8  
VOUCHERS, INCLUDING  
**103** NEW LANDLORDS



**403** UNITS IN **8** OTHER  
MDHA-OWNED AFFORDABLE  
AND WORKFORCE PROPERTIES  
UNDER PRIVATE MANAGEMENT



**411** WORKFORCE  
AND MARKET-RATE  
UNITS IN **6** MDHA  
MIXED-INCOME  
COMMUNITIES



**87** UNITS IN  
AFFORDABLE/  
WORKFORCE  
APARTMENT  
COMMUNITIES  
MANAGED BY MDHA



**11** REDEVELOPMENT  
DISTRICTS OVERSEEN



**76** ITEMS  
REVIEWED BY THE DESIGN  
REVIEW COMMITTEE



# By The Numbers



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**11** PROGRAM PARTICIPANTS AND MDHA RESIDENTS BOUGHT HOMES

PHOTO COURTESY TO HABITAT FOR HUMANITY OF GREATER NASHVILLE



**366**  
EMPLOYEES



**88**  
NEW HIRES



**203**  
APARTMENTS UNDER CONSTRUCTION



## PILOT



**328**  
NEW AFFORDABLE UNITS COMPLETED



**2,837**  
NEW AFFORDABLE UNITS UNDER CONSTRUCTION

## COMMUNITY DEVELOPMENT



**8,098**  
HOUSEHOLDS SERVED THROUGH HOME, CDBG, ESG AND HOPWA PROGRAMS



**763** AFFORDABLE UNITS UNDER CONSTRUCTION WITH HOME FUNDING



**20** SUMMER ENRICHMENT PROGRAMS FUNDED TO BENEFIT **1,387** YOUTH



**17,421**  
SERVICES PROVIDED TO RESIDENTS AT ELDERLY AND DISABLED PROPERTIES



# 5th & Summer Groundbreaking



MDHA 2023 ANNUAL REPORT



The Cayce Transformation is forging ahead with groundbreaking progress – both literally and figuratively.

In March, MDHA broke ground on 5th & Summer, which will feature 107 units, including subsidized apartments set aside for current Cayce Place residents, as well as new affordable, workforce and market-rate apartments. Spanning six stories, this development will include modern amenities like stainless steel appliances, quartz countertops and tile backsplashes. Additionally, residents will enjoy access to a large lounge, computer room and fitness room.

MDHA was joined by several local elected officials for the occasion, as well as the U.S. Department of Housing and Urban Development Deputy Secretary Adrienne Todman.

“This is the way that we are going to change and improve affordable housing across the country – block by block and community by community,” said Deputy Secretary Todman.

5th & Summer is the eighth new residential construction and seventh mixed-income development at Cayce Place. Construction is anticipated to be complete in 2025.



“This is the way that we are going to change and improve affordable housing across the country—block by block and community by community.” — Deputy Secretary Todman



## 5TH & SUMMER FUNDING

- HUD rental subsidy for Project-Based Rental Assistance (PBRA) apartments
- HOME Investment Partnerships Program (HOME)
- Metro Nashville American Rescue Plan Act (ARPA) funds
- Low-Income Housing Tax Credit (LIHTC) Equity, which was competitively awarded by the Tennessee Housing Development Agency (THDA)
- THDA via a National Housing Trust Fund Grant
- Amazon Housing Equity Fund Loan
- MDHA equity
- Market-rate loan



ARCHITECT:  
GRESHAM SMITH

CONTRACTOR:  
AMERICAN CONSTRUCTORS INC.

# Park Point East *Groundbreaking*



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MDHA's second groundbreaking ceremony of 2023 was held in December.

The name of the development was selected because it opens onto the site of the future greenspace. It also sits at the highest point on the original Cayce Place campus.

Park Point East will have a total of 203 units, with 115 set aside for current Cayce Place residents. The apartments will feature granite countertops, tile backsplash and patios or balconies. The development will be comprised of 24 townhouses and two apartment buildings, both of which will feature a community room and fitness room. Construction on Park Point East is scheduled to be complete in 2027.



## PARK POINT EAST FUNDING

- HUD rental subsidy for 115 PBRA apartments
- HOME
- Metro Nashville ARPA funds
- Metro Nashville Infrastructure funds
- RBC Community Investments via Low-Income Housing Tax Credit (LIHTC) Equity, which was competitively awarded by THDA
- MDHA equity
- Wells Fargo via construction and permanent financing

*"We received a 4% LIHTC and bond funding from THDA earlier this year, and that is a big reason why we are able to break ground on Park Point East," — Dr. Troy D. White*



ARCHITECT:  
SMITH GEE STUDIO

CONTRACTOR:  
HARDAWAY CONSTRUCTION

MORE THAN **400**   
UNITS TO BE UNDER CONSTRUCTION  
FOR FIRST TIME SINCE 1970 WHEN  
CONSTRUCTION STARTS

PHOTO COURTESY  
TO SHANE POTTER  
ITS, PHOTOGRAPHIC  
SERVICES

# Built for Homeownership



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Most homeowners have a favorite part about where they live. It could be the location, a reading nook or a front porch. But for Conswala, her favorite thing about her new home is simple.

“It’s mine, and that’s the best thing about it,” Conswala said.

Conswala is a native Nashvillian who grew up at MDHA’s J. Henry Hale Apartments. She has fond memories of her childhood in the community, so much so that she decided to return as an adult to raise her daughters.

“I’m grateful for MDHA because it provided me and my siblings with everything that we needed to go out and do great things,” she said. “It definitely has made me who I am.”

With hard work, doors continued to open for Conswala. In December 2023, she and her girls moved into their brand-new home thanks to Habitat for Humanity of Greater Nashville’s homeownership program.

“I’m excited. I’m anxious. I’m nervous. I’m all of those things bundled up into one,” Conswala said. “Homeownership has been one of my dreams.”

While it may have felt unusual to be leaving the neighborhood she – and her children – have grown up in, Conswala was counting down the days to the next chapter.

“You always want the best for your kids,” she said. “Living at J. Henry Hale Apartments has been a steppingstone to what’s next.”



< SCAN THE QR CODE TO WATCH CONSWALA’S STORY

PHOTO COURTESY TO HABITAT FOR HUMANITY OF GREATER NASHVILLE



PHOTO COURTESY TO HABITAT FOR HUMANITY OF GREATER NASHVILLE

During the months-long journey with Habitat, Conswala took many classes on topics ranging from budgeting to home repairs and even put in hours of sweat equity at the construction site.

“I have the joy of saying what many people don’t – I actually built my home,” Conswala said. “This is my hard work, efforts and even sweat from hammering those nails into every inch of that house.”

Growth inevitably comes with growing pains, but Conswala’s advice for others hoping to achieve a similar dream is to not be afraid to get started.

“Do it. And I know that’s easier said than done, but I was there,” she said. “Keep pushing, and you’ll get there. It’s worth every bit of it.”

*“It’s mine, and that’s the best thing about it.”*

— Conswala



# Resident Services Department *Established*



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For the first time in MDHA's 85-year history, the Agency established a Resident Services Department to identify, prioritize and provide services and resources for MDHA residents. The creation of the department was spearheaded by MDHA Executive Director Dr. Troy D. White.

Upon assuming the role of MDHA's sixth executive director, Dr. White established three pillars that cascade into the Agency's efforts. Those pillars are residents, staff and development. In the past, MDHA had divisions and staff within larger departments dedicated to services for residents, but Dr. White identified the establishment of a formal Resident Services Department as key to supporting the residents pillar.

The newly created department has a director and approximately 30 staff who manage the programming and resources available to the individuals and families MDHA serves. These include the Family Self-Sufficiency program, Financial Freedom Workshops, community health initiatives and workforce development training. Employees are also responsible for building relationships with partners who can provide additional services to our residents.

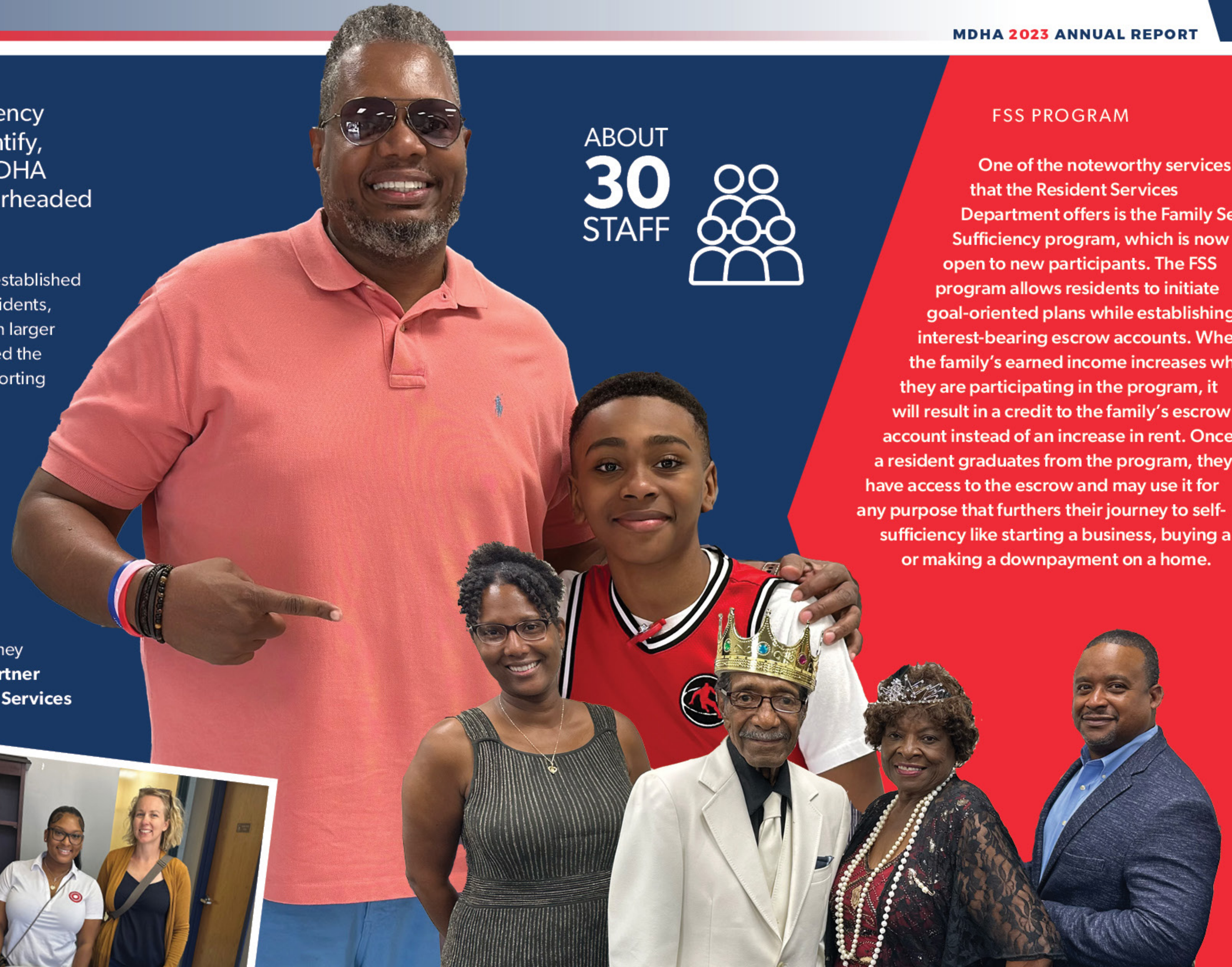
The department operates an information line that residents may call if they are in need of services. **Any nonprofit or organization looking to partner with the Resident Services Department may also call the Resident Services information line at 615-252-8527.**

ABOUT  
**30**  
STAFF



## FSS PROGRAM

One of the noteworthy services that the Resident Services Department offers is the Family Self-Sufficiency program, which is now open to new participants. The FSS program allows residents to initiate goal-oriented plans while establishing interest-bearing escrow accounts. When the family's earned income increases while they are participating in the program, it will result in a credit to the family's escrow account instead of an increase in rent. Once a resident graduates from the program, they have access to the escrow and may use it for any purpose that furthers their journey to self-sufficiency like starting a business, buying a car or making a downpayment on a home.



Many programs offered through MDHA's Resident Services Department are made possible through partnerships and grants, such as the following that supported programming in 2023.

**117** RESIDENTS



117 MDHA residents ages 60 and older are now equipped with skills to take on the digital world thanks to **Senior Tech Academy!**

Participants at multiple MDHA properties received free tablets and were trained on topics like telehealth, internet safety and more. Classes were held in partnership with the Nashville Public Library and were made possible thanks to a grant from the West End Home Foundation/SeniorTrust Reducing Social Isolation and Increasing Access to Essential Services through Digital Literacy and Inclusion for Older Tennesseans Grant Program.

**79** STUDENTS



Grants also helped MDHA invest in the next generation of technology leaders through a **Spring Break Coding Academy**.

Along with receiving a free laptop, the courses allowed 79 young minds to delve into the world of coding and learn valuable skills that will shape their futures. This program was made possible thanks to a grant awarded to MDHA by Fifth Third Bank.

**350** RESIDENTS AND EMPLOYEES



MDHA was also awarded a \$7,500 grant from Regions Bank for the continued support of MDHA's **Work Readiness Program Revolving Loan Fund**.

In 2023, the funds supported 350 MDHA residents and employees with workforce barrier removal assistance through no-interest small loans. These loans increase economic prosperity by removing fees and legal barriers to tools such as a driver's license that can make participants more competitive when job hunting or applying for promotions.

# Second Avenue *Rebuild*



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## ONE-OF-A-KIND ART CELEBRATES SECOND AVENUE'S HISTORY

MDHA collaborated with the Civic Design Center, the Mayor's Office, AT&T and others to organize a Second Avenue Gallery honoring Phil Ponder (below) and the evolution of Second Avenue. Ponder's art is replicated on the wall of the AT&T building, which was impacted by the 2020 bombing.



*The latest renderings were completed and construction began on Second Avenue in May 2023.*

MDHA is managing the Second Avenue Rebuild on behalf of the city to restore – and improve – Second Avenue following the Christmas Day bombing in 2020.

In May 2023, construction started on the north block of Second Avenue between Union Street and Church Street. Initial construction efforts included installing a new storm drain infrastructure, electrical work, placement for tree soil cells and pouring sidewalks. All buildings and businesses remained open with pedestrian access throughout construction on the north block. Construction progress was halfway complete in the north block by the end of 2023. Construction on the south block between Commerce Street and Broadway will begin in January 2024.

The Second Avenue Rebuild is a fully funded project with the majority of funding coming from the Metropolitan Government of Nashville and Davidson County via the Capital Spending Plan, with additional funding provided by the Convention Center Authority.

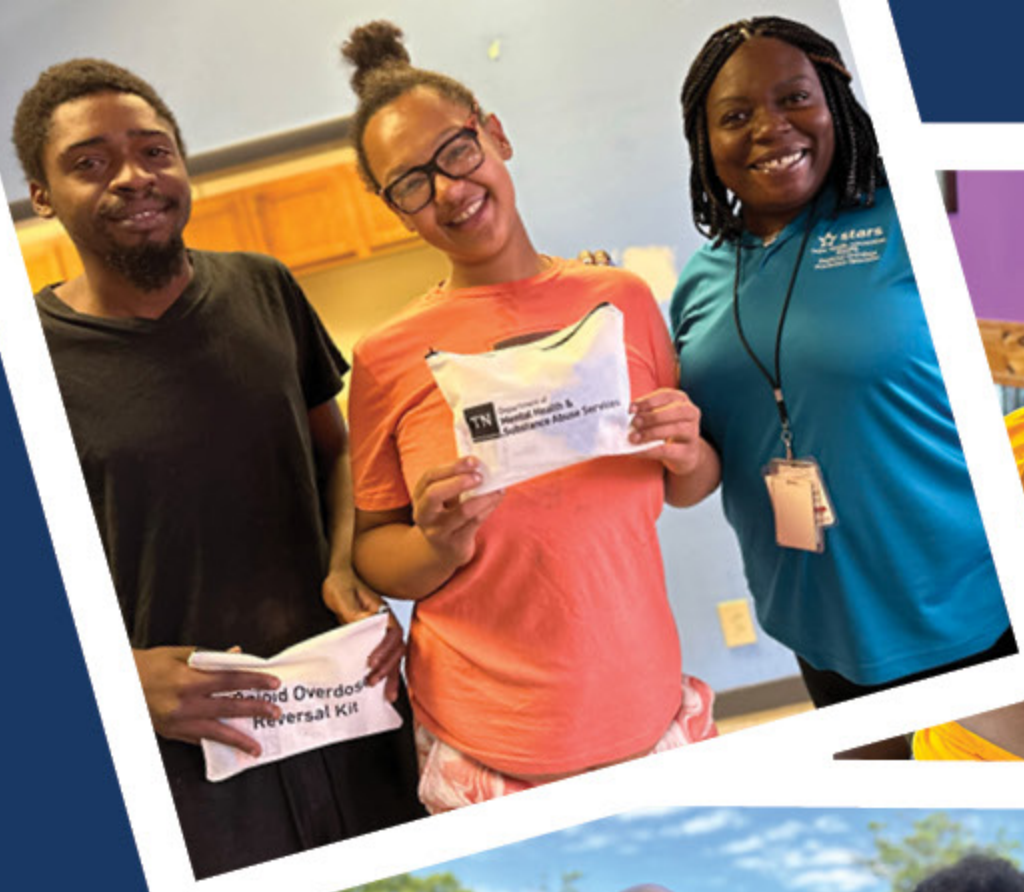
Stay up to date about the Second Avenue Rebuild at [www.Nashville-MDHA.org/second-avenue-rebuild](http://www.Nashville-MDHA.org/second-avenue-rebuild).



# Financials



	YEAR ENDED	
	SEPT. 30, 2022	SEPT. 30, 2023
<b>REVENUES</b>		
Tenant Income	\$25,746,334	\$25,810,853
Governmental Revenues	\$124,436,621	\$132,869,699
Other Income	\$70,980,007	\$31,728,650
<b>Total Revenues</b>	<b>\$221,162,962</b>	<b>\$190,409,202</b>
<b>EXPENSES</b>		
Utilities	\$11,276,651	\$11,732,646
Maintenance	\$19,207,195	\$29,150,911
Housing Assistance Payments	\$62,551,557	\$67,834,123
Adminstration and Other Direct Costs	\$55,175,007	\$53,878,401
Depreciation	\$17,767,077	\$17,728,783
<b>Total Expenses</b>	<b>\$165,977,487</b>	<b>\$180,324,864</b>
<b>CHANGE IN NET POSITION</b>	\$55,185,475	\$10,084,338
<b>NET POSITION</b> – Beginning of Year	\$419,825,121	\$475,010,596
<b>NET POSITION</b> – End of Year	\$475,010,596	\$485,094,934



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