

### ***Executive Summary***

In order to be eligible for four grant programs available from the U.S. Department of Housing and Urban Development (HUD), the Metropolitan Government of Nashville-Davidson County must develop a Consolidated Plan in accordance to with the federal regulations found at 24 CFR Part 91. The Metropolitan Council designated the Metropolitan Development and Housing Agency (MDHA) to act as the lead agency responsible for the development and administration of the Consolidated Plan and its four related block grant programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Emergency Solutions Grant (ESG)

### ***Consultation and Public Participation Process***

MDHA began the planning process in July, 2009 and has to date received input from over 200 residents and stakeholders. In August and September, MDHA held four community meetings to explain the planning process and to gather input from residents and stakeholders. Discussion topics focused on affordable housing needs, community development needs, and fair housing. A summary of these meetings will be posted to MDHA's website. In addition to the community meetings, MDHA has collected information through a survey, consulted with community service providers and other Metro agencies, and review recent studies focused on the affordable housing and community development needs of Nashville.

An ad announcing the Public Hearing on November 10, 2009 and announcing the public comment period from October 21, 2009 and ended November 19, 2009 was published in the Tennessean, El Crucero and The Pride. Comments were received by email at [conplan@nashville-mdha.org](mailto:conplan@nashville-mdha.org) or by mail at Consolidated Plan, Development Department, P.O. Box 846, Nashville, TN.

Nashville-Davidson County Consolidated Plan 2010-2014

**Proposed Projects for 2010 Program Year**

MDHA intends to carry out the following programs based on the priorities set in the Strategic Plan.

<b>PROGRAM</b>	<b>ESTIMATE</b>
CDBG	
Neighborhood Improvement Program	\$1,225,000
Community Economic Development Program	\$400,000
Community Services Program	\$735,000
Homeowner Emergency Rehabilitation	\$1,115,000
Section 108 Loan Repayment	\$445,000
General Administration	\$540,000
Planning	\$340,000
Non-profit Planning and Capacity Building	\$100,000
Total	\$4,900,00
HOME	
Downpayment Assistance	\$500,000
Homeowner Rehabilitation	\$540,000
Rental Rehabilitation	\$300,000
Affordable Housing Program	\$1,380,000
Community Housing Development Organization Set-Aside	\$480,000
CHDO Operating Support	\$160,000
Administration	\$320,000
Total	\$3,200,000
ESG	
Shelter Operations	\$120,350
Essential Services	\$62,350
Homeless Prevention	\$26,350
Administration	\$10,950
Total	\$220,000
HOPWA	
Rental Assistance	\$315,000
Supportive Services	\$400,500
Administrative Services	\$55,650
Grant Administration	\$23,850
Total	\$795,000

### **CDBG Program Summary**

#### **Neighborhood Improvement Program**

The Neighborhood Improvement Program will contain three components: Planning and Capacity Building, Infrastructure, and Enhancements. The goal of the program is to provide opportunities for collaboration and expand existing resources for investments that are critical to neighborhood infrastructure and that support neighborhood enhancement. Priority will be given to projects that leverage additional funds to make large capital investments in the neighborhood and that incorporate eco-friendly design elements.

- The first component, Planning and Capacity Building, will provide resources to non-profits to support individuals and neighborhood organizations interested in the Neighborhood Improvement Program.
- The Neighborhood Infrastructure component will fund functional infrastructure improvements and community facilities in qualified low-income census tracts.
- The Neighborhood Enhancement component will fund projects that address a neighborhood's aesthetic needs.

#### **Community Economic Development Program**

The Community Economic Development Program will contain three components: Neighborhood Commercial Improvement, Business Technical Assistance, and Microenterprise Assistance. These programs will foster business development and economic opportunities for low-income residents.

- The Neighborhood Commercial Improvement program will provide a range of financing options to businesses located in low-income areas to make façade improvements and to correct code violations to their property.
- The Business Technical Assistance component provides technical and financial assistance to local businesses for the purpose of job creation or retention.
- Microenterprise Assistance includes to financial assistance, technical assistance, and supportive services to facilitate the creation, stabilization and expansion of microenterprises. Microenterprises are defined as businesses with five or fewer employees, including the owner.

#### **Community Services Program**

The Community Services Program will provide financial assistance to non-profits and public agencies to fund a new program or a quantifiable increase to an existing program that provides community-based services designed to enhance the quality of life.

#### **Homeowner Emergency Rehabilitation**

The Homeowner Emergency Repair program will provide grants to correct conditions that threaten the health or safety of the occupant. Eligible projects include HVAC, plumbing, roofing, and electrical.

**HOME Program Summary**

**Downpayment Assistance**

The Downpayment Assistance program will provide financial assistance and counseling to households purchasing their first home. Homeownership is the primary asset building tool for most American households. In addition, higher rates of homeownership contribute to greater stability at the neighborhood level. In addition to receiving financial assistance, recipients will be required to complete an educational component to ensure that the purchase is feasible in the long-term and there is low risk of foreclosure.

**Homeowner Rehabilitation**

The Homeowner Rehabilitation Program will provide financial assistance to existing homeowners to preserve and increase the number of owner-occupied units in standard condition.

**Rental Rehabilitation**

The Rental Rehabilitation program will provide financial assistance to substandard rental properties to correct code violations.

**Affordable Housing Program**

The Affordable Housing Program will provide financial assistance to qualified developers to increase the affordable housing stock within the community. Projects may include new construction or acquisition and rehabilitation. Developers must be in good standing with MDHA, demonstrate the capacity to comply with all applicable federal regulations, and be able to complete the development in a timely manner. A portion of this program budget will be set aside for use by qualified non-profit housing developers (CHDOs).

**ESG Program Summary**

**Homeless Prevention**

The risk of homelessness is more prevalent than ever as a result of today's economic conditions and housing market. Households that lost jobs in the sagging construction, manufacturing, and retail sectors and those who have not been able to secure full-time employment are among those facing homelessness.

**Emergency Shelter & Transitional Housing**

Emergency shelters and transitional housing form the core of the continuum of the homeless service system. MDHA will continue to provide operational support to emergency shelters and transitional housing facilities to move homeless families and individuals to permanent supportive housing and independent living.

**HOPWA Program Summary**

**Housing Assistance for Persons with HIV/AIDS**

HOPWA funds will be used to increase the housing stability for persons living with HIV/AIDS and their families through the provision of financial assistance and related housing services.