

### Agenda

- 6:10 p.m. Welcome by one of the five neighborhood association presidents.
- 6:12 p.m. Presentation by Mr. Harbison. Be sure to begin by recognizing neighborhood leaders and elected officials present. Juanita will give a list to him before each meeting.
- 6:32 p.m. Question & Answer session.



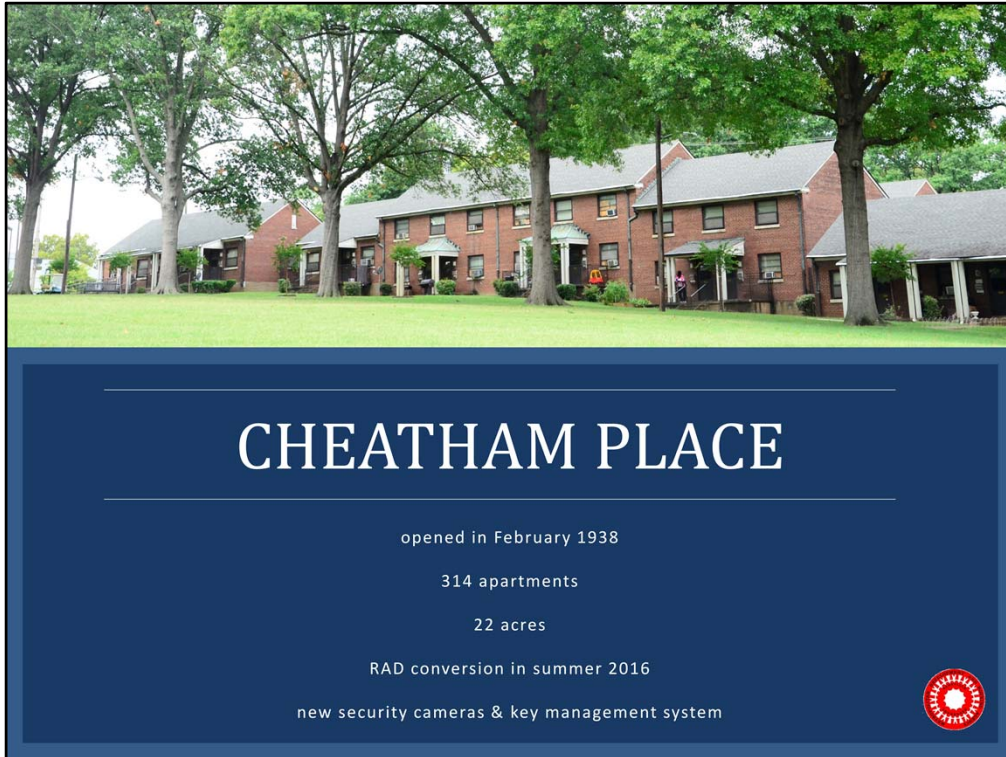
Rental Assistance Demonstration, known as RAD, is a U.S. Department of Housing and Urban Development (HUD) pilot program, authorized by Congress allowing public housing agencies to convert Section 9 public housing property to Section 8 project-based rental assistance. MDHA has received approval and is submitting final documents.

The change to project-based rental assistance will increase MDHA's annual operating budget, which has historically decreased each year.

RAD is a central part of our rental housing preservation strategy. The conversion is important because it allows MDHA to hold the declaration of trust on property and gives us authority to make much-needed capital improvements and rebuild aging structures. It ensures the long-term affordability and vitality of the homes of 5,399 Nashville families.

MDHA has no intention of selling any public housing property; instead, our staff is working to increase our affordable housing stock. MDHA is required to indefinitely renew 20-year contracts with HUD, making this land permanently affordable.

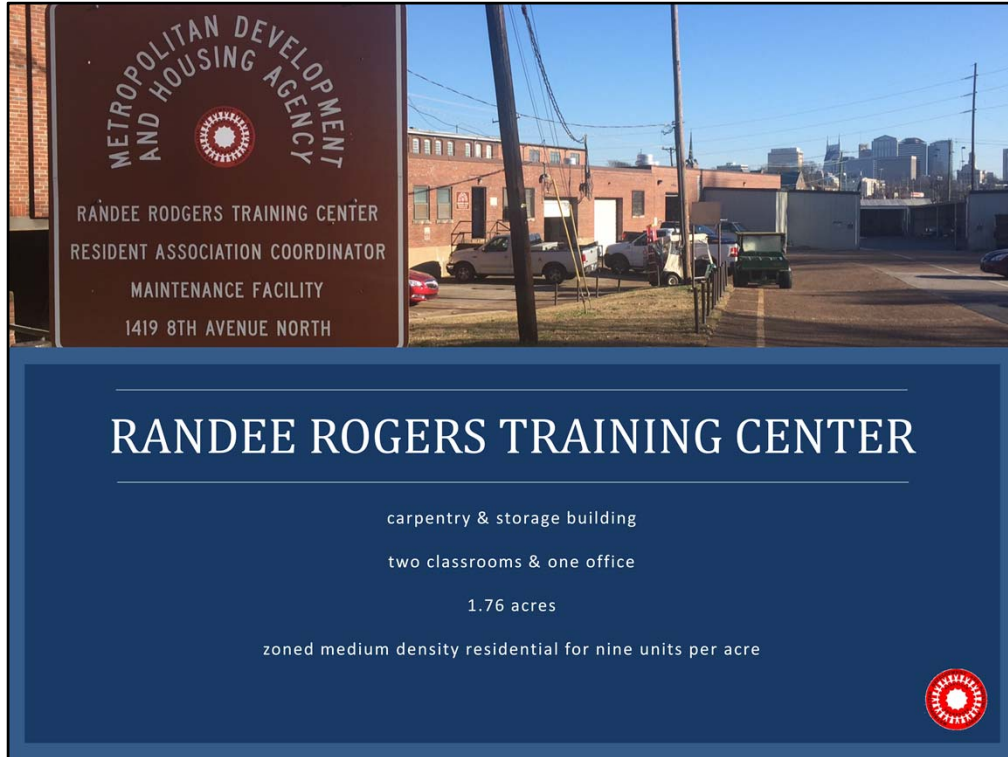
There is no initial requalification or rescreening as part of the RAD conversion. Our residents will sign new leases, and we will continue to calculate their rent as 30 percent of adjusted income as we do today.



Cheatham Place is our oldest traditional family property. It opened in February 1938 and has 314 units in 62 two-story brick row houses on 22 acres. There are studio apartments and one, two and three-bedroom apartments. Cheatham includes a community center and property management office across the street from Buena Vista Elementary and the Randee Rogers Training Center.

Cheatham will have its paperwork RAD conversion this coming summer. There will not be any changes in the day-to-day lives of our residents here.

Within the next year, MDHA will make improvements to handicap accessibility, curb cuts and parking spaces as well as install a new security camera system, key management system and kitchen aerators for water efficiency.

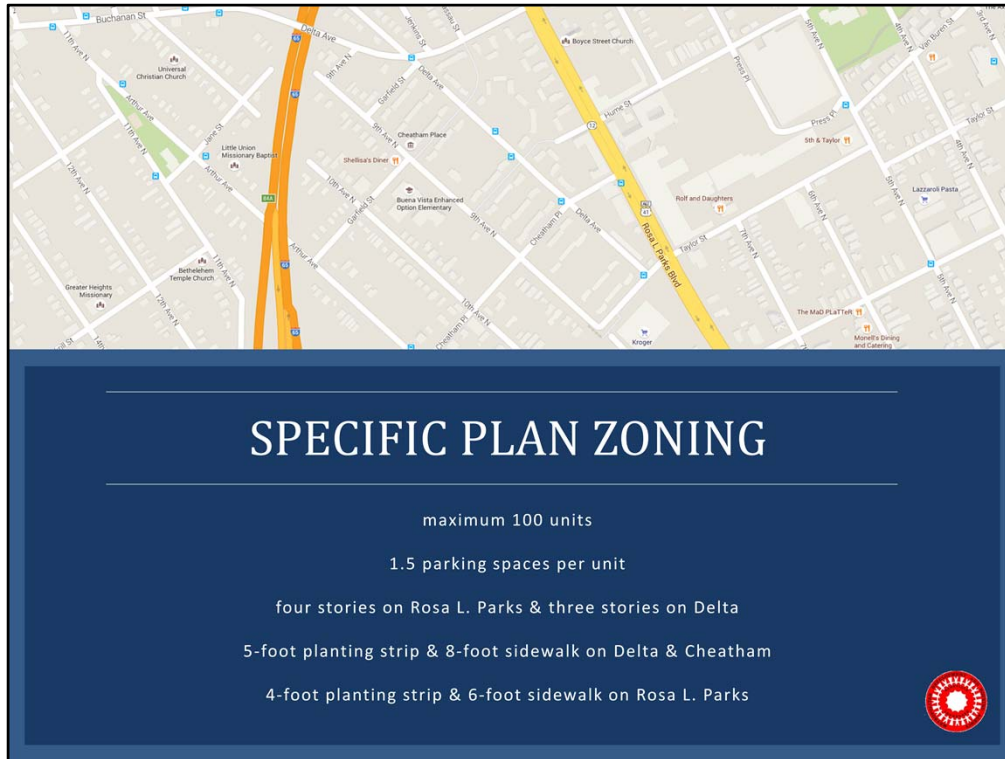


The Randee Rogers Training Center was named in memory of a community activist and MDHA social worker who lived with residents at the old Preston Taylor Apartments.

We use this building for storage and as a carpentry shop. The resident association coordinator’s office is located here, and we are in one of two multipurpose rooms used for instructional training and lunch meetings.

Overall, Randee Rogers is an underutilized piece of property, and we hope to recapitalize it by adding to Nashville affordable housing stock.

We’ve filed documents with Metro Planning to cancel the Cheatham Place Residential Planned United Development Overlay District for these 1.76 acres. Right now this land shares RM9 zoning with the public housing community and would allow for only 15 apartments if we built today.



The proposed ordinance with Metro Council and Metro Planning would create a specific plan for Randee Rogers to allow a greater concentration of affordable housing, similar to Station Lofts next door and Evergreen at Werthan across the street.

The specific plan standards would allow for:

- Up to 100 apartments.
- 1.5 parking spaces for each unit.
- The building or buildings could be up to four-stories tall on Rosa Parks and three-stories tall on Delta and could have six-foot porches.
- At least half of the ground floor apartments would have pedestrian entrances from Rosa Parks.
- Vehicles would enter from Cheatham or Delta as they do now.
- New sidewalks on Cheatham, Delta and Taylor would include a substantial amount of landscaping and bring the Rose Parks streetscape to other sides of the building(s).

This specific plan would not allow vinyl siding or untreated wood. Our desire is to keep within the character of the neighborhood.



**MIXED-INCOME APARTMENTS**

unit mix	type	area median income	\$ for family of four
20%	market rate	n/a	n/a
80%	LIHTC	below 60%	below \$40,140



We are considering pursuing Low-Income Housing Tax Credits to finance this development.

Ideally, this project would be a direct extension of MDHA’s mission “to create affordable housing opportunities.” Most of the apartments would be home to families making less than 60 percent of area median income.

I must emphasize this chart is only an idea and the unit mix is not concrete. Our staff are in the early planning stages.

With the specific plan, we will need at least 20 percent of the apartments to house market-rate renters to cover project costs.



**PROJECT SCOPE**

construction begins spring 2017  
opens summer 2018

\$22 million project

62 one-bedroom units  
35 two-bedroom units  
3 three-bedroom units

5% American with Disabilities Act accessible

150 parking spaces = surface + garage

central corridor, elevator access, egress stairs



Here is an outline of the project scope of the possible mixed-income apartment building. We expect it to cost \$22 million, and we are seeking \$10 million in Low-Income Housing Tax Credits.

If we receive LIHTC funding next summer, we would hire an architect in summer 2016. Construction would begin in spring 2017. And apartments would be ready to lease in summer 2018.

With 100 units, nearly two-third would be one-bedroom units.

To accommodate parking for 150 vehicles, there would be a combination of a surface parking and a parking garage beneath the building.

## RECENT & CURRENT AFFORDABLE HOUSING

Uptown Flats  
on Dickerson Road  
opened in 2013  
< 120% AMI  
LEED Gold



Ryman Lofts  
on Rolling Mill Hill  
opened in 2012  
< 60% AMI  
LEED Silver  
2013 ULI Nashville  
Excellence in  
Development  
2015 NAHB Best  
Affordable  
Apartment  
Community

10<sup>th</sup> & Jefferson  
in Hope Gardens  
coming 2017  
< 120% AMI



Cayce Place  
Apartments  
in East Nashville  
coming 2017  
< 80% AMI



Since we are in the conceptual stage and do not yet have funding or an architect for this project, we do not know what the building would look like. Here are examples of similar affordable housing projects we have recently built or are in the process of constructing.

Built using Low-Income Housing Tax Credits, Ryman Lofts has 60 units for Nashville's creative class. Its visual artists, writers and musicians must earn less than 60 percent of area median income.

We used federal funds from the Neighborhood Stabilization Program to help build Uptown Flats, a three-story, 72-unit apartment community.

All of our new affordable housing buildings have received national recognition and awards...

- Uptown Flats is registered with the United States Green Building Council as LEED Gold.
- The National Association of Home Builders named Ryman Lofts the Best Affordable Apartment Community up to 100 units during its 2015 Pillars of the Industry Awards. It also has LEED Silver designation. Ryman Lofts also won a 2013 ULI Nashville Excellence in Development Award.
- Nance Place, not pictured, is on Rolling Mill Hill and is the first Platinum LEED-certified multifamily project registered in Tennessee. The Tennessee Housing Development Agency named it "Tennessee's Best" for Remarkable Achievement/Urban in 2011.

MDHA began construction last month on the southeast corner of 10th Avenue North and Jefferson Street to build a 54-unit apartment building for people making up to 120 percent of area median income.

We broke ground for Cayce Place Apartments in October. It will have 70 apartments and is part of the first phase of Envision Cayce, our plan to transform our largest public housing community into a mixed-income, mixed-use neighborhood.





Q & A

Contact

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We are glad to answer any questions about the zoning change and possible apartment building. And our staff would like to hear your input on this development.