

ENVISION

Development Recapitalization and Construction

Aug 12, 2019



ENVISION LEGACY PROPERTIES

Cumberland View

North Nashville

21 Acres
226 Units
800 Potential

Cheatham Place

Germantown

14 Acres
314 Units
700 Potential

Andrew Jackson

Fisk University Area

15 Acres
374 Units
750 Potential

Edgehill Apartments

Vandy/Belmont Area

33 Acres
380 Units
1485 Potential

2723 units on five former Hope VI sites and seven towers including 125 market rate units on 227 acres in exceptional condition in the core of Nashville

Cayce + CWA

East Nashville

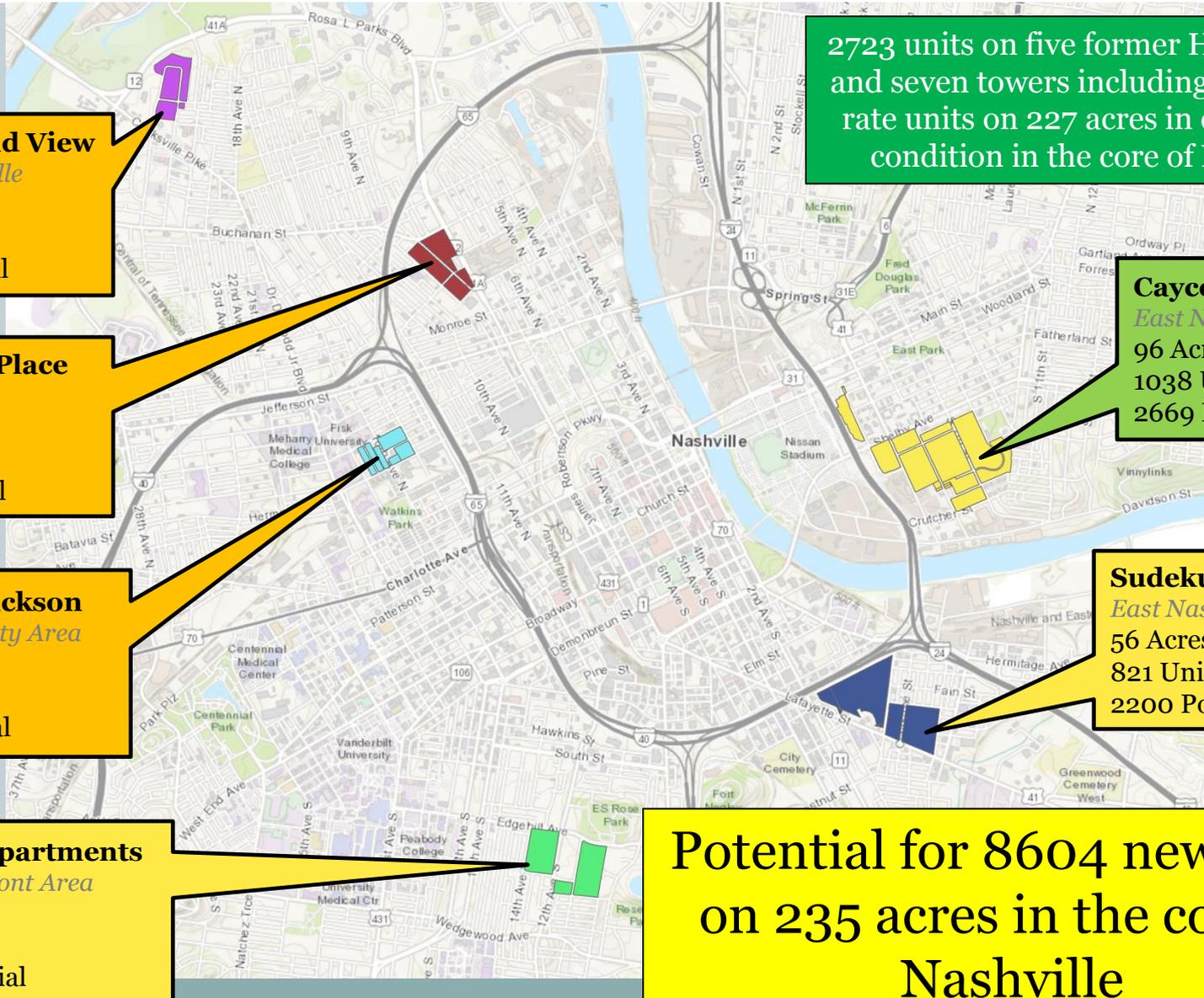
96 Acres
1038 Units
2669 Potential

Sudekum/Napier

East Nashville

56 Acres
821 Units
2200 Potential

Potential for 8604 new units on 235 acres in the core of Nashville



ENVISION PROCESS



Phase 1

Existing Conditions

What is the ground truth and what are the needs



Phase 2

Options and Alternatives

What are the wants and how do we address gaps in needs and services



Phase 3

Preferred Plan

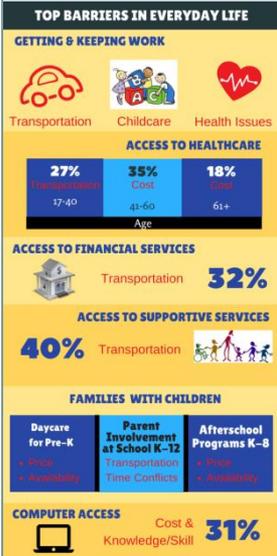
Finalizing the plan and determining how to achieve it



Phase 4

Implementation

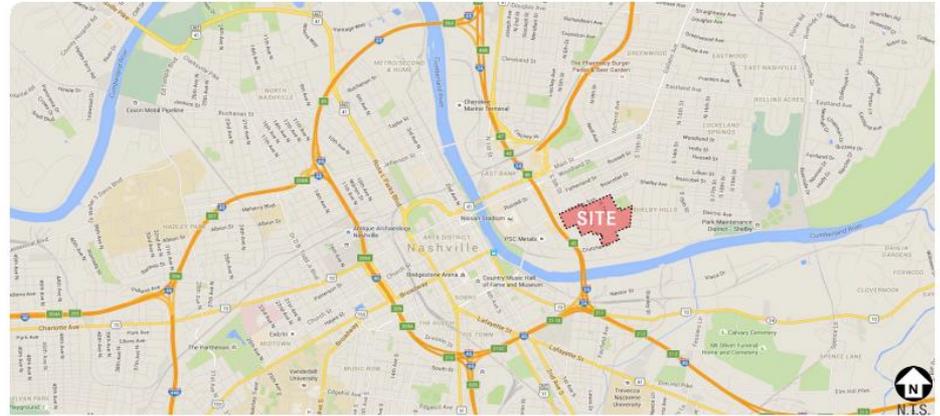
Work collaboratively with residents and other stakeholders to enact the plan



ENVISION CAYCE

- **Proposed development:**
 - Envision Cayce replaces our current subsidized public housing with new affordable housing and market rate units.
- **Plan Highlights:**
 - Current units = 1,038
 - Envision Cayce Target units = 2,700
 - Total Units increased by = 1,662
 - 40 / 15 / 45
- **Early Successes:**
 - Barret Manor - Completed
 - Kirkpatrick Park – Construction
 - Boscobel I – Under Construction
 - Boscobel II – Under Construction
 - Boscobel III – Under Construction
 - Boscobel IIIa (Townhomes) - Design
 - Boscobel IV - Design
 - Explore School – Under Construction

Vicinity Maps



Moving forward:

- *Create and implement the People and Neighborhood Plan*

Envision Napier Sudekum

- 2016 Choice Neighborhoods Planning Grant (\$500,000)
- Planning began in November 2016, and HUD accepted the plan in August 2018
- Active planning included over 60 community meetings, design charrettes, and community engagement events
- The Plan is currently going through the zoning approval process:
 - Planning Commission Approval 5/23/2019
 - Introduced at Metro Council (1st Reading) 7/02/2019
 - Public Hearing at Metro Council (2nd Reading) 8/06/2019
 - Final Hearing at Metro Council (3rd Reading) 8/20/2019
 - Bill becomes effective 9/03/2019



Residents and community members at the Metro Council Public Hearing on August 6, 2019



Envision Napier and Sudekum

Proposed development:

- Up to 2,100 at 40-20-40 mix
- Up to 150,000 sq. ft. commercial space

Plan Highlights:

- New 4 acre park
- Comprehensive Early Learning Center
- Grocery Store
- Regional Community Center

Moving Forward:

- Evaluate establishing a Redevelopment District
- Select Phase I project to continue momentum and engagement



Envision Edgehill Apartments

- Funded with Metro CIB
- Planning began in August 2018, and now is wrapping up
- Active planning included over 55 community meetings, design charrettes, and community engagement events, and over 1,800 participant touches
- Envision Edgehill Apartments Next Steps:
 - Kick off rezoning process August 2019
 - Rezoning process complete Early 2020



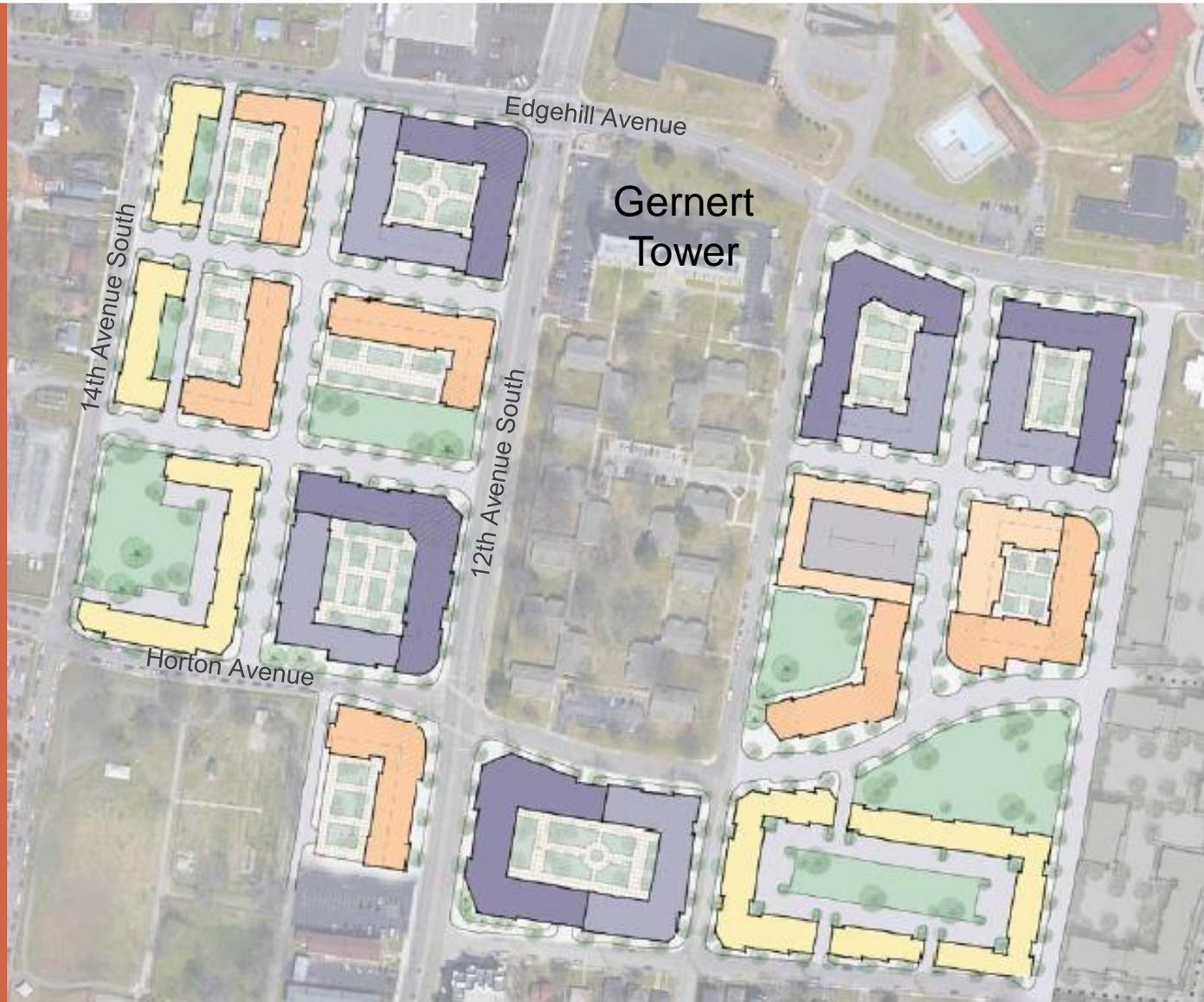
Envision Edgehill Apartments

Final Concept Plan

Supports:

- 1,400 – 1,500 residential units
- 160,000 sf of Commercial/non-housing
- ~12% open space

- Mixed Use
- Apartments
- Townhomes
- Park Space



Envision Cumberland View Apartments

Existing Conditions

- Construction was completed on the property in February 1969
- 21 acres
- 226 units
 - 1 BR: 24
 - 2 BR: 96
 - 3 BR: 50
 - 4 BR: 28
 - 5 BR: 24
 - 6 BR: 4



ENVISION CAYCE TENTATIVE CONSTRUCTION PHASING 2017-2028 (as of 5 Aug 2019)



Units

Current As of 2018 = 1,038
 Future Projected = 2,669
 A Total Increase of = 1,631

KIRKPATRICK PARK APARTMENTS

Architect

Smith Gee Studios

Contractor

RG Anderson Company

Key Milestones

Close HUD Loan: 11/27/17
Project Ground Breaking: 11/29/17
Phase 1 Occupancy: 4/11/19
Phase 2 Occupancy: 5/30/19
Phase 3 Occupancy: 6/27/19
Bldgs. A&B Occupancy: 7/25/19
HUD Final Inspection: 9/26/19

Budget

\$26,008,899
99% Complete

Building Size(s): 92,466 SF
Site Size: 3.75 Acres

- 1-3 Story Units/Townhomes
- 94 Total Units
- Utilizing HUD 221(d)4 Loan, Metro CIB and HOME Funds



CURRENT PROGRESS: KIRKPATRICK PARK



EXPLORE SCHOOL

Architect

Johnson Johnson Crabtree and Assoc.

Contractor

RG Anderson

Key Milestones

Substantial Completion
Elementary 8/2/19
Ribbon Cutting 8/2/19
Substantial Completion Middle
10/18/19

Budget

\$30,400,000
69% Complete

Building Size: 85,858 SF
Site Size: 4.69 Acres

- Grades K-8 with 4 classrooms per grade
- 3 Story Building
- Classrooms for science, language, music, and life skills
- Opening Fall 2019
- Utilizing New Market Tax Credits



CURRENT PROGRESS: EXPLORE SCHOOL



BOSCOBEL I: Davidson Apartments

Architect

Kline Swinney Associates

Contractor

Hardaway Construction

Key Milestones

Ground Breaking: 5/10/18
Demo Completed: 4/17/18
Full GC NTP: 8/16/18
Tenant Occupancy: 1/20/20

Budget

\$27,376,661.00
60% Complete

Building Size: 146,019 SF
Site Size: 1.549 Acres

- 96 units
 - 50 PBRA
 - 24 Workforce
 - 22 Market Rate
- Available Winter 2020
- LIHTC, CITC, and Market Rate Loan
- Received NHTF Grant



CURRENT PROGRESS: BOSCOBEL I - Davidson Apartments



BOSCOBEL II: Minnick Place

Architect

Kline Swinney Associates

Contractor

Hardaway Construction

Key Milestones

Groundbreaking: Fall, 2018
Demo Completed: 9/15/18
Tenant Occupancy: 6/18/20
- Townhome: 12/26/2019
- Bldg. C: 5/5/20
- Bldg. D: 6/18/20

Budget

\$34,228,806.00
44% Complete

Building Size: 153,493SF
Site Size: 5.78 Acres

- 101 units
 - 45 PBRA
 - 15 Workforce
 - 41 Market Rate
- Available Summer 2020
- LIHTC, CITC, Market Rate Loan, and HOME Funds



CURRENT PROGRESS: Boscobel II - Minnick Place



BOSCOBEL III: Red Oak Flats

Architect

EOA

Contractor

RG Anderson Co.

Key Milestones

Close Loan: 8/9/2019

Ground Breaking: 8/20/2019

Occupancy: 1/13/2021

Budget

\$34,417,437.00

1% Complete

Building Size: 109,136 SF

Site Size: 2.89 Acres

- 4-Story Apts w/ parking under
- 102 Total Units
 - 45 PBRA
 - 15 Workforce
 - 42 Market Rate
- Available Winter 2021
- LIHTC, CITC, Market Rate Loan, and HOME Funds



7th and Dew Street Corner Perspective

CURRENT PROGRESS: Boscobel III - Red Oak Flats



BOSCOBEL IIIA: Red Oak Townhomes

Architect
EOA Architects

Contractor
TBD CM@R

Key Milestones

CM On Board: 10/15/2019
100%CD: 3/1/2020
GMP: 4/1/2020
MDHA Board: 4/14/2020
Building Permits/Loan
Close/NTP: 5/1/2020
Groundbreaking:

Budget

Rough Estimate: \$15.5M
0% Complete

Building Size: ~55,000 SF
Site Size: ~2.8Acres

- 40 units
 - 25 PBRA
 - 7 Workforce
 - 8 Market Rate
- Available Fall 2022
- Funding TBD



Community Campus: Community Center / Library

Architect
GHP

Contractor
American

Key Milestones

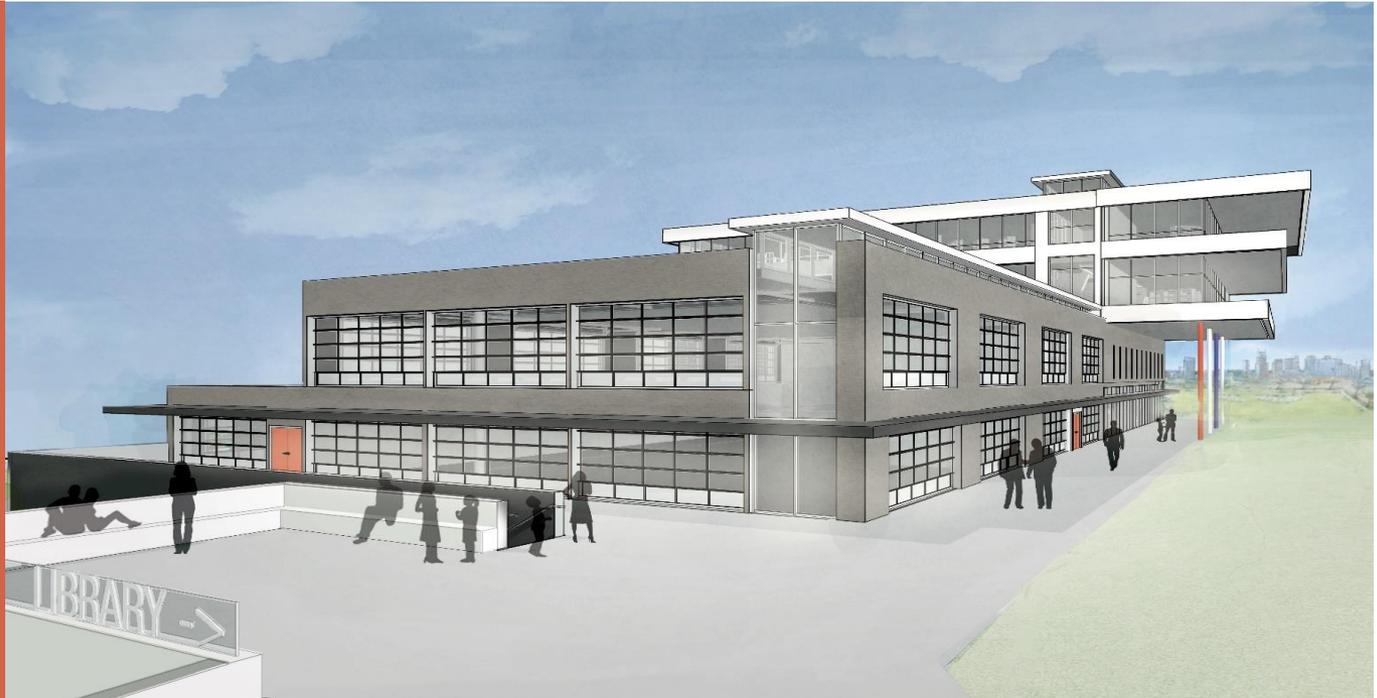
DDs: 10/1/2019
CDs 100%: 3/2/2020
Permits/Loan Close: 4/27/20
MDHA Approves: 5/12/2020
Completion: 10/1/21

Budget

\$30,000,000.00
0% Complete

Building Size: 60,000 sq.ft
Library; 25,000 sq.ft
Center; 35,000
Site Size: ~1.1Acres

- Available Fall 2021
- 2020 NMTC
- In Opportunity Zone
- Metro Support; Metro Library; and Metro Gov't support reqd



Boscobel IV

Architect
Smith Gee Studios

Contractor
TBD CM@R

Key Milestones

Master Plan: 8/16/2019
9% LIHTC Award: 8/31/2019
CM on Board: 10/15/2019
100% CD: 4/1/2020
Full Building Permits/Close
Loan/NTP: 6/1/2020
Groundbreaking:

Budget

~\$50,000,000.00
0% Complete

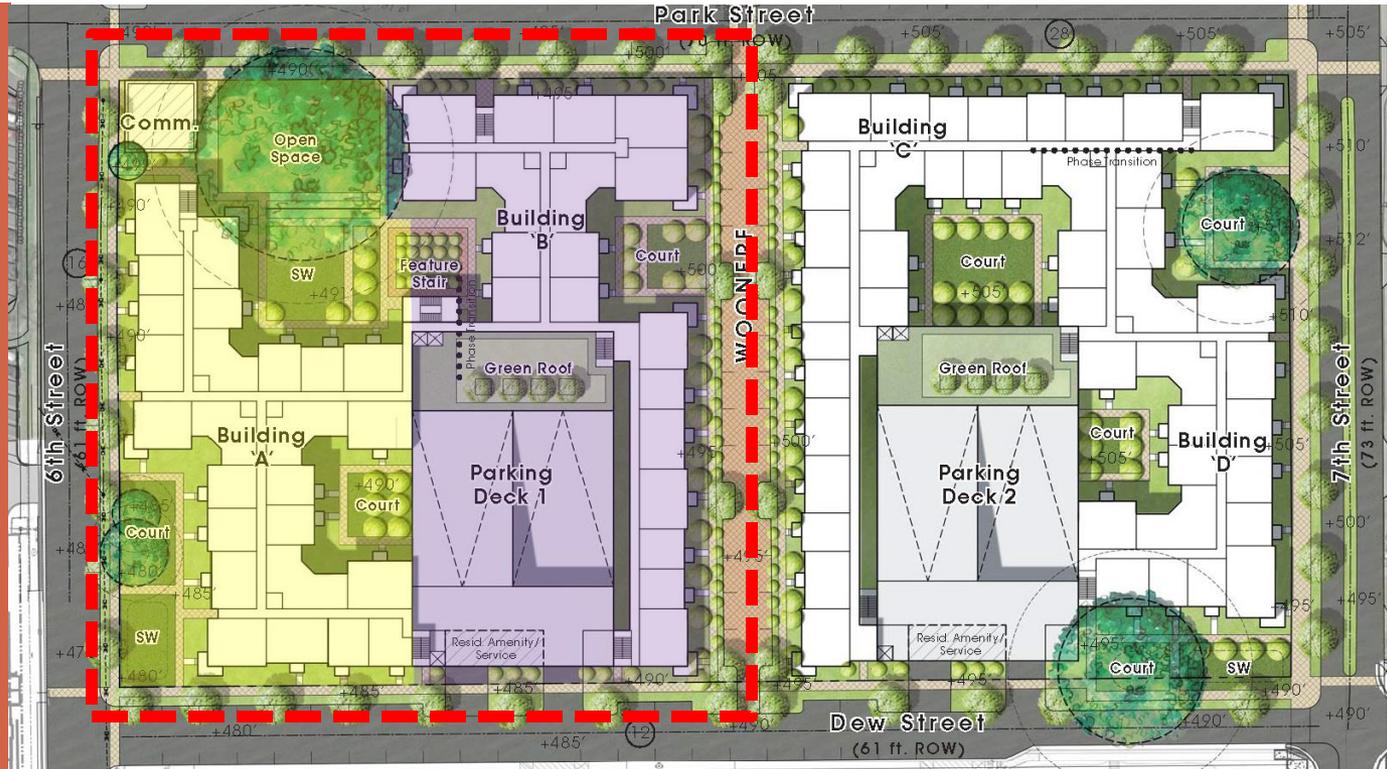
Building Size: ~220,000 SF
Site Size: ~3.3 Acres

- Units: 164
- 72 PBRA
 - 28 Workforce
 - 64 Market Rate
 - Structured Garage

• Available Fall 2021

Funding

- 2019 9% LIHTC – Building B
- 2020 4% LIHTC – Building A



CURRENT PROGRESS: HARPER COVE FLATS



Curb Victory Hall Public Private Partnership

Private Partners
Giarratana, LLC

Donor
Mike Curb

Architect Contractor
ESA RG Anderson

Location: 1117 12th Avenue
South

Key Milestones

Construction Loan Closed: 8/6/19
Construction Complete: 7/20
Construction 3% Complete

Projected Funding

\$8,051,342	Total Cost
\$6,510,037	9% LIHTC Equity
\$ 541,305	CITC Loan
\$ 500,000	Curb Donation
\$ 500,000	THTF Grant

Building Areas:

Residential	20,429 SF
Parking Garage	4,894 SF

- 4 Stories with Parking Garage
- 39 apartments (37 Veteran units, 2 market units)
 - Studio: 16
 - 1-BR: 16
 - 2-BR: 7
- Community room with computer and exercise areas



Randee Rogers Apartments

Architect
Kline Swinney Associates

Contractor
To Be Determined

Location: 1419 Rosa L. Parks Boulevard

Key Milestones

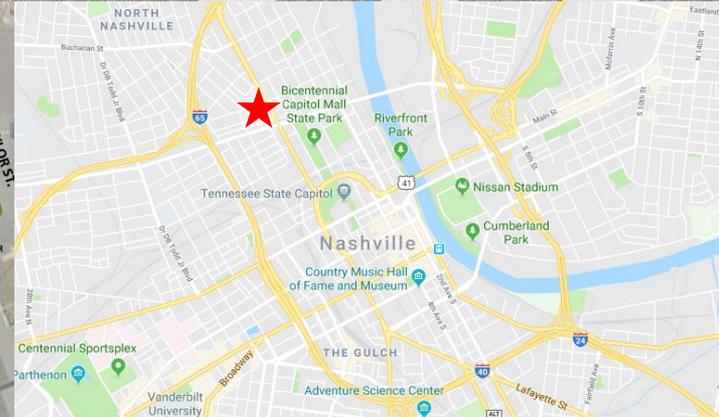
Advertise for Demo Bids: 8/15/19
 Receive Demo Bids: 8/29/19
 Demo NTP (Pending ER): 10/1/19
 Demo Complete: 12/1/19
 Advertise Building: 9/19/19
 Receive Building Bids: 10/22/19
 Building NTP: 11/18/19
 Construction Complete: 2/21

Projected Funding

\$28,000,000 Total Cost
 Utilizing Metro CIB, 4% LITHC and
 Conventional Bank Loan

Building Areas:
 Residential 118,039 SF
 Parking Garage 47,434 SF
 Site Size: 1.76 Acres

- 4 Stories with Parking Garage
- 100 Apartments
- Income Levels
 - Sec 9: 50
 - Workforce: 25
 - Market: 25



New Central Maintenance Facility

Architect

Barge Cauthen & Associates

Contractor

To Be Determined

Location: 410 Marina Street,
Levy Place

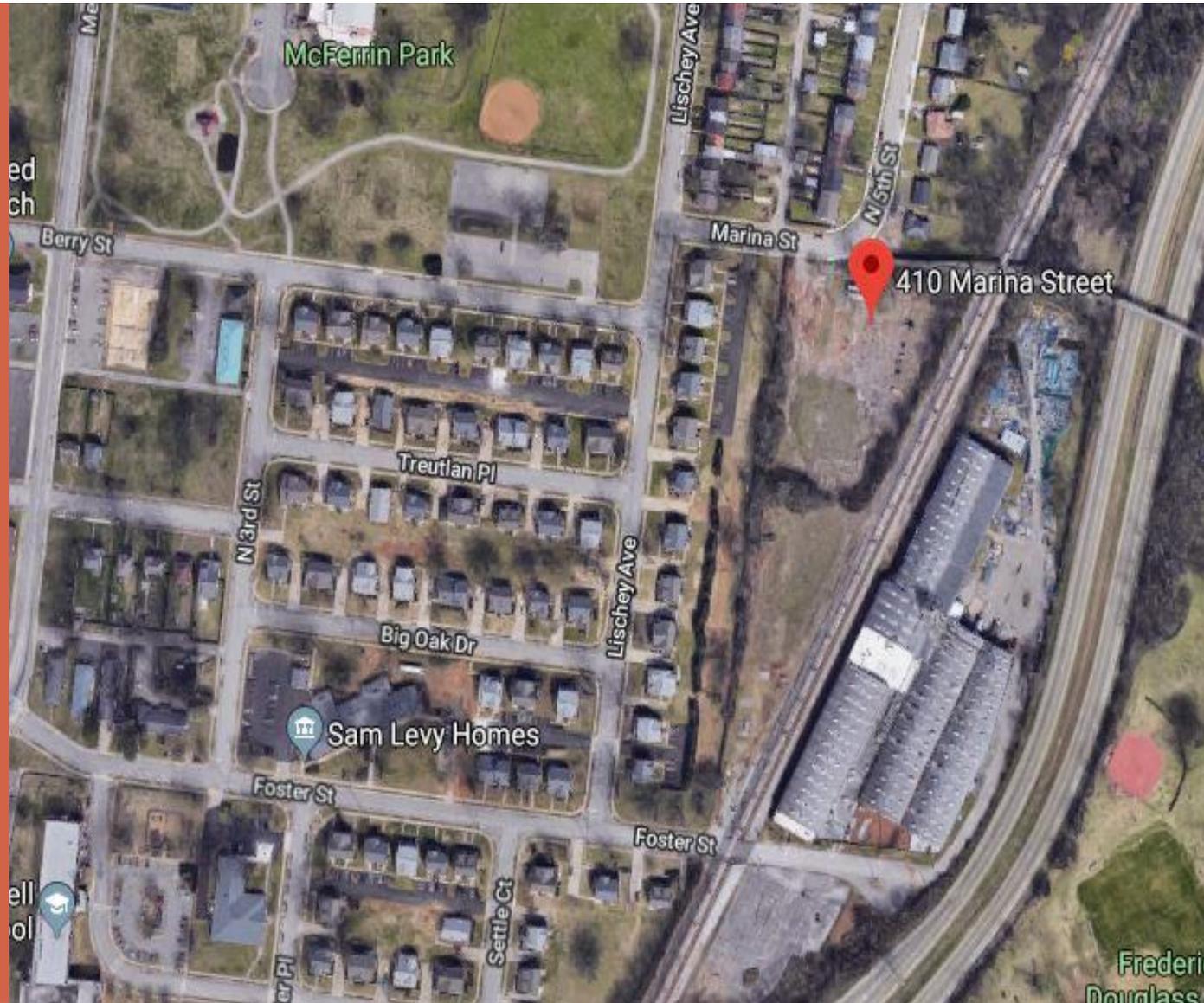
Key Milestones

Advertise Mass Grading: 8/16/19
Receive Grading Bids: 9/17/19
Mass Grading NTP: 10/1/19
Advertise Building: 10/8/19
Receive Building Bids: 10/30/19
Building NTP: 12/3/19
Construction Complete: 6/1/20

Projected Funding

\$2,500,000 Total Cost
\$2,500,000 Unrestricted Funds

- 18,120 SF building to house Central Maintenance crews along with surface parking for MDHA maintenance vehicles



Trolley Barns Parking Garage

Architect

To Be Determined

Contractor

To Be Determined

Location: Rolling Mill Hill

Key Milestones

Designer Interviews:

8/7/19 and 8/8/19

Prepare Design/Construction Documents:

8/19/19 Thru 3/31/20

Building NTP:

6/1/20

Construction Complete:

5/1/21

Projected Funding

\$12,700,000 Total Cost
Financing to be determined

- +/- 400 parking spaces
 - Trolley Barns: 258
 - Ryman Lofts: 70
 - Existing Displaced Parking Site: +/-72
- Vehicle connection to existing Ryman Lofts surface parking/access drive
- Possible pedestrian connection to greenway ramp
- Provisions to separate Trolley Barns and Ryman Lofts parking



Permanent Supportive Housing

Design/Build Team
To Be Determined

Location: 505 2nd Avenue North

Key Milestones

Eval. Comm. Rec.:	8/15/19
Begin Pre-Con Services:	9/1/15
Submit for Permit:	12/20/19
CM Mobilize:	2/15/20
Issue Permits:	2/21/20
Begin Site Work:	2/24/20
CM Submit GMP:	3/17/19
Begin Bldg. Const.	4/4/20
Construction Complete:	5/27/21

Projected Funding

\$24,000,000	Total Cost
\$24,000,000	Metro CSP Funding

Building Areas:

Residential: +/-100,000 SF
Site Size: 0.2 Acres

- Proposed 12 Stories
- Floors 1 and 2 will consist of offices and support space for Metro Homeless Impact Division
- Floors 3 thru 12 will have 100+ 350+/- SF one bedroom apartments and support space with separate 1st floor entrance



PUBLIC PRIVATE DEVELOPMENT



Phase 1 Example
Residential: 500-550 units
Parking: 1,246 spaces
Retail 42,000 sf
Grocery: 50,000 sf
Office: 100,000 sf



EOA
ARCHITECTS
humanizing design

PUBLIC PRIVATE DEVELOPMENT (Cont.)

View from Shelby Avenue and 4th Street



Additional Projects in Concept Phase

2020

- Edgehill I – 264 Mixed/Income and 20,000 sf Mixed Use
- Marathon Village – Innovative 9% LIHTC: 140 Mixed Income/ Mixed Use Units
- Boscobel Storm Water/ Sewer Separation to support east Boscobel - Unrestricted Funds

2021

- Napier I – 9% + 4% LIHTCs (2020 Award): Approx. 152 Mixed Income Units
- Boscobel Central Park
- Boscobel Storm Water to Cumberland - TIF

2022

- Boscobel V - 9% + 4% LIHTCs (2020 Award): Approx. 152 Mixed Income Units

RECAP WORK LOAD

August 2018:

- KP
- Explore
- Boscobel I
- Boscobel II

August 2019 (Completion date):

- KP (Sep 19)
- Explore (Dec 19)
- Boscobel I (Dec 19)
- Boscobel II (Jun 20)
- Boscobel III (Dec 20)
- Boscobel IIIA (Jun 21)
- Center/Library (Oct 21)
- Boscobel IV (Dec 21)

CONSTRUCTION WORK LOAD

August 2018:

- Bordeaux Townhouses
- Affordable Housing Projects
- Community Development Projects
- Davis-Bacon Monitoring
- Procurement/DBE

August 2019 (Completion):

- Bordeaux Townhouses (Oct 19)
- Curb Victory Hall (Jul 20)
- Randee Rogers (Feb 21)
- Maintenance Facility (Jun 20)
- Trolley Barns Parking Garage (May 21)
- Supportive Housing (May 21)
- Marathon Village (Dec 21)
- Affordable Housing Projects
- Community Development Projects
- Davis-Bacon Monitoring
- Procurement/DBE

Diversity Business Enterprise (DBE)

YEAR	NON DIVERSITY AWARDED	NON DIVERSITY AWARDED %	MBE AWARDED *	MBE AWARDED %	WBE AWARDED	WBE DOLLARS AWARDED %	SMALL BUSINESS AWARDED	SMALL BUSINESS AWARDED %	TOTAL DBE AWARDED	TOTAL DBE AWARDED %
2014	\$7,229,528	65.41%	\$1,871,332	16.93%	\$713,206	6.45%	\$1,238,324	11.20%	\$3,822,862	34.59%
2015	\$14,054,985	78.55%	\$3,289,535	18.38%	\$7,035	0.04%	\$541,825	3.03%	\$3,838,395	21.45%
2016	\$27,636,491	78.41%	\$2,656,005	7.54%	\$3,632,577	10.31%	\$1,319,535	3.74%	\$7,608,117	21.59%
2017	\$19,635,521	67.18%	\$4,632,315	15.85%	\$4,371,980	14.96%	\$588,924	2.01%	\$9,593,219	32.82%
2018	\$20,940,477	50.50%	\$8,269,290	19.94%	\$6,494,721	15.66%	\$5,758,803	13.89%	\$20,522,814	49.50%
Q1 2019	\$3,371,911	66.80%	\$1,058,484	20.97%	\$64,780	1.28%	\$552,926	10.95%	\$1,676,190	33.20%
Totals	\$89,497,002	65.54%	\$21,776,961	15.95%	\$15,284,299	11.19%	\$10,000,337	7.32%	\$47,061,597	34.46%

* MBE- includes African Americans, Native Americans, Hispanic Americans, Asian Pacific Americans, Hasidic Jews

This summary sheet does not incorporate the CD's department DBE report since they report separately from construction & procurement.