

ENVISION CAYCE TOWN HALL

March 10, 2016



Envisioning the Master Plan



December 10, 2013

Cayce Place
Preferred Plan



- Smith Gee Studio
- Barge Cauthen & Associates
- Urban Blueprint
- Development Economics
- Duvernay + Brooks, LLC

EJP Consulting Group, LLC

Mixed-Use Neighborhood

Housing Type	Number of Units	Area Median Income
Cayce Place & CWA Replacement Units	968	< 80%
Affordable Housing	358	80% - 120%
Market-Rate Units	1,064	n/a
2,390 Total Units		

Non-Residential Uses	Area
Retail (grocery, pharmacy & more)	127,700 square feet
Institutional & Office (existing partners plus new library & education facility)	161,000 square feet
Mini Parks & Open Space	11 Acres

ENVISION CAYCE FACTS

- one-for-one replacement of existing apartments
- residents move across street or sidewalk into new apartments on a rolling basis
- 10+ year project depending on financing
- flexible and scalable plan



2014 - 2017

- ✓ HUD approval of RAD application
- ✓ Finalize acquisition of CWA
- ✓ Engage experienced mixed-finance counsel and implementation team
- ✓ Finalize land swap with Metro Park
- ✓ Finalize agreement with Cayce Clinic
 - Finalize agreement with Metro Government re-transfer of metro-owned land to MDHA
- ✓ Work with the Mayor and Metro Government to secure infrastructure funding
 - Submit Demolition/Disposition Proposal to HUD, if needed
 - Submit Acquisition Proposal for HUD review
 - Prepare Relocation plan
- ✓ Complete application for Redevelopment Area
 - Initiate TIF process
 - Complete site engineering and geotechnical studies for initial phase
 - Initiate Re-zoning (Specific Plan Process-SP)
 - Finalize strategy with Clean Water Nashville for future overflow abatement projects
 - Finalize agreement with Metro Water Services regarding capacity fees
- ✓ Secure LIHTC PILOT Legislation approval
- ✓ Refine Phase 1 plan and begin construction
 - Develop Education and Supportive Services Plan
 - Submit tax credit funding application for Phase 2

South Fifth Street & Summer Place



KIRKPATRICK PARK

- 94 townhome-like apartments
- Smith Gee Studio architecture & engineering firm
- construction manager selection underway
- construction begins winter 2017



FINANCING

- HUD 221(d)(4) loans
- Metro Government infrastructure requests
- land sale proceeds
- 9% Low-Income Housing Tax Credits



UTILITY ALLOWANCES

- resident pays 30% of income for rent and utilities
- HUD approves allowance based on engineer's study
- MDHA provides allowance & covers deposit and transfer costs
- resident pays utility overage or has credit for under consumption





NEXT TOWN HALL

6 p.m. April 14, 2016
Martha O'Bryan Center

ENVISION CAYCE

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