



ENVISION CAYCE UPDATE

May 18, 2015

@NashvilleMDHA #EnvisionCayce



An aerial photograph of a city, likely Chicago, showing a mix of residential and commercial buildings, green spaces, and a large circular overlay in the center. The overlay contains the word 'AGENDA' and a numbered list of items. The background image is a detailed illustration or rendering of the city, showing various architectural styles and greenery.

AGENDA

1. Review of Envision Cayce Final Plan
2. Work Since July 2014
3. Rental Assistance Demonstration
4. Next Steps
5. Cayce Redevelopment District
6. Questions?


Envision Cayce Final Plan



Envision Cayce Housing & Area

Housing Type	Number of Units
Cayce Place & CWA Replacement Units	968
Affordable Housing	358
Market-Rate Units	1,064
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 MASTER PLAN GOALS

One for one
replacement of existing
apartments

Minimize disruption to
residents during
construction

Create a sustainable &
financially Viable
development

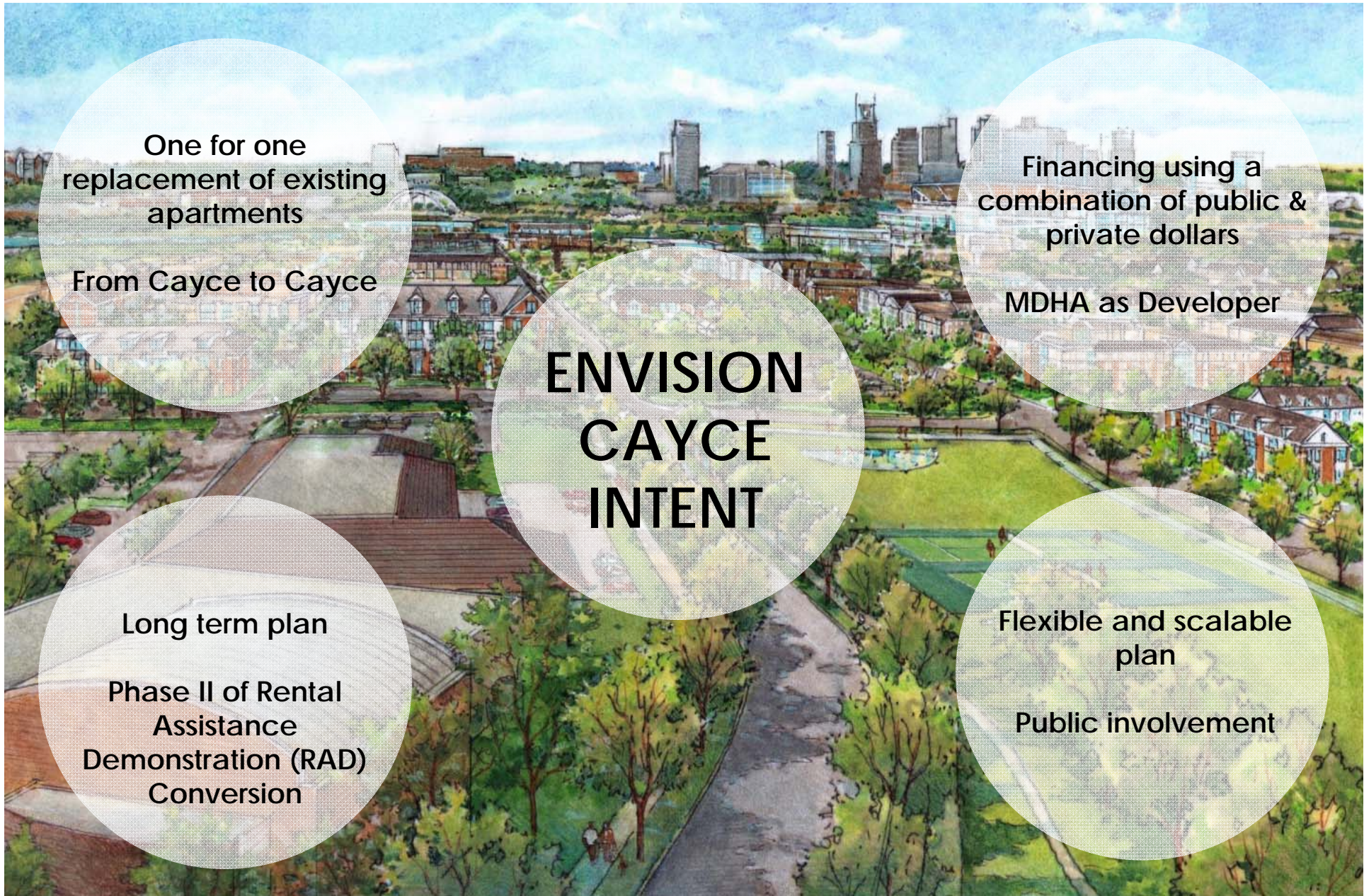
Improve neighborhood
amenities

Maintain & expand
support services

Integrate Cayce Place
into community

Connect with &
leverage other local
initiatives &
stakeholders

Create a healthy mix of
housing choices



**One for one
replacement of existing
apartments**

From Cayce to Cayce

**Financing using a
combination of public &
private dollars**

MDHA as Developer

ENVISION CAYCE INTENT

Long term plan


**Phase II of Rental
Assistance
Demonstration (RAD)
Conversion**

**Flexible and scalable
plan**

Public involvement

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



From Section 9
public housing to
Section 8 project-based
rental assistance

Allows MDHA to make
needed capital
improvements to aging
buildings

RENTAL ASSISTANCE DEMONSTRATION

Permanently affordable
to low-income families

MDHA is required to
renew for subsequent
20-year contracts
indefinitely

One for one
replacement of existing
affordable units

Residents get first right
of return without
rescreening



RAD Conversions Underway (Phase I)

**Andrew Jackson Courts
Cheatham Place
Cumberland View
Edgefield Manor
Edgehill Apartments
Gernert Studio Apartments
J. Henry Hale Apartments
Levy Place
Madison Towers
Napier Place
Neighborhood Housing
Parkway Terrace,
Sudekum Apartments
Vine Hill Towers**

some properties operational conversion only
resident-only meetings in May and June



RAD Conversion Pending (Phase II)

Carleen Batson Waller Manor

Cayce Place

Hadley Park Towers

Historic Preston Taylor Apartments

Parthenon Towers

Vine Hill Apartments

some properties operational conversion only
resident-only meetings in May and June



HUD drives timing of conversion

No changes in 2015

Physical conditions assessments of all 20 public housing properties

THE FUTURE OF
RAD
IN DAVIDSON COUNTY

Work done in-house by MDHA staff

No selling of existing public housing properties



67 new apartments at
Summer Place &
South Fifth Street

Cayce Redevelopment
District

ENVISION CAYCE
NEXT STEPS

RAD conversion

Welcome New Mayor &
New Council Members

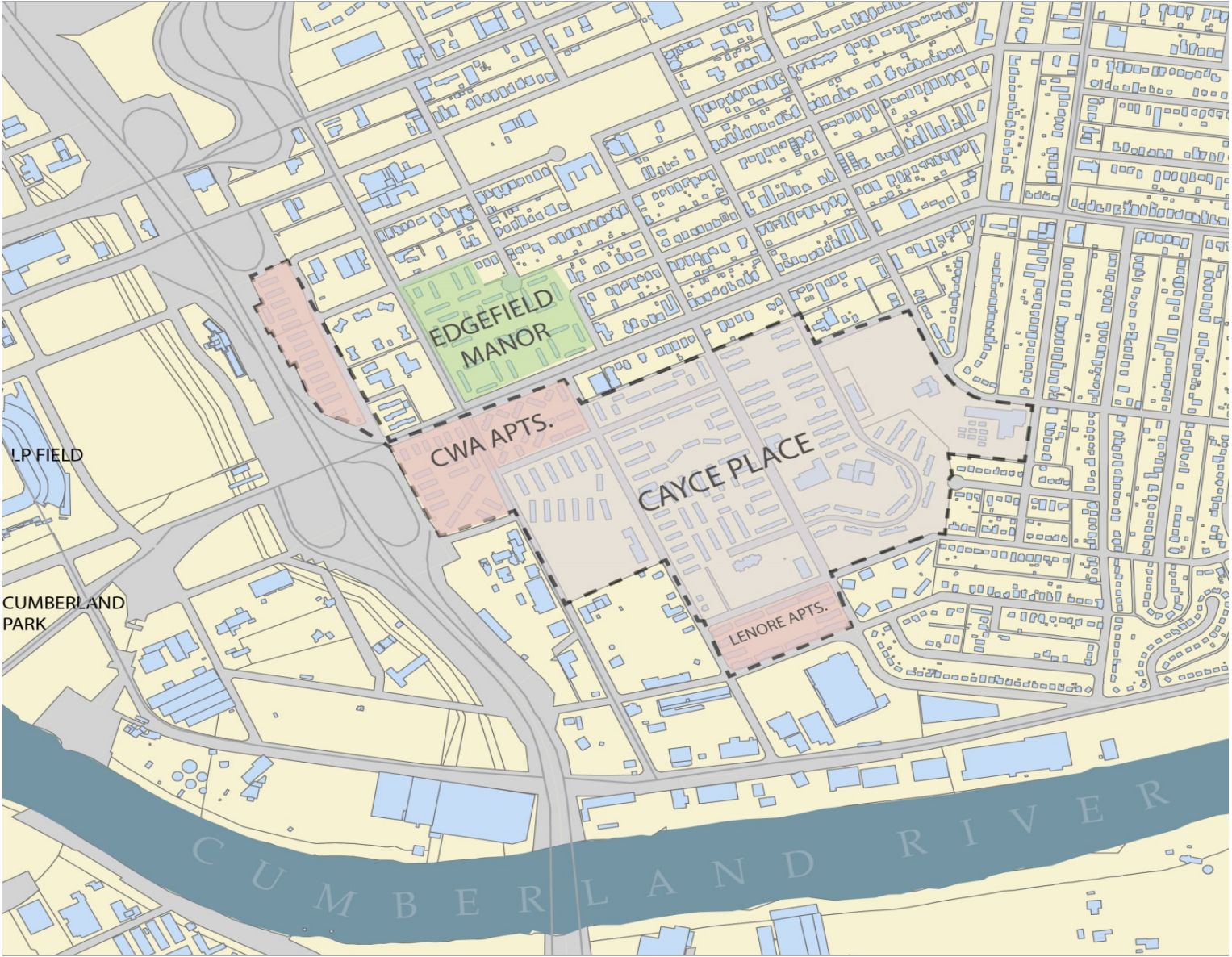
Assemble remaining
land parcels

Metro Public Works,
Sheriff's Office &
Kirkpatrick Park
land transfers

Develop financing

Low-Income Tax Credit
PILOT Program to
Council

Potential Cayce Redevelopment District



Q & A

Please raise your hand to have the microphone brought to you or



submit your question on Twitter by mentioning @NashvilleMDHA and using the #EnvisionCayce hashtag.

Stay updated on

ENVISION CAYCE

by

reading www.nashville-mdha.org/envision-cayce

emailing envisioncayce@nashville-mdha.org

or calling 615-252-7065.

@NashvilleMDHA #EnvisionCayce

