

MINUTES OF MEETING
OF
THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

The regular meeting of the Board of Commissioners of the Metropolitan Development and Housing Agency was held on Tuesday, May 10, 2016, at 11:30 a.m. in the Collaboration Room at the Gerald F. Nicely Building, 701 South Sixth Street, Nashville, Tennessee.

PRESENT: Ralph Mosley, Chair
 Melvin Black, Vice Chair
 Jimmy Granbery, Vice Chair
 Gif Thornton
 Antoinette Batts
 Charles Robert Bone

ABSENT: Miniimah Basheer

ALSO PRESENT: James Harbison, Secretary-Treasurer and Executive Director
 James Thiltgen, Deputy Executive Director
 Ben Bentley, Chief Operating Officer
 Margaret Behm, Legal Counsel
 Martha Gregory, Director of Administrative Services
 Angie Hubbard, Director of Community Development
 Will Biggs, Director of Affordable Housing
 Norman Deep, Director of Rental Assistance
 Ed Shewmaker, Director of Construction
 Connie Martin, Assistant Director for Affordable Housing
 Kaitlin Dastugue, Urban Development Specialist
 Steve Adams, Assistant Director for Human Resources
 Deana Raby, Assistant Director for Finance
 Jamie Berry, Director of Communications
 Steve Rutland, Senior Project Manager
 Juanita Traugher, Assistant Director for Communications
 Jean Merkle, Administrative Assistant to the Board of Commissioners
 Shelley Fugitt, Senior Development Specialist
 Agnes Scott, President, Gernert Studio Apartments Resident Association
 Tom Corritore, Manager, Gernert Studio Apartments
 Councilman John Cooper
 Marsha Edwards, Martha O'Bryan Center
 William Curry, SEIU

Chair Mosley called the meeting to order and requested approval of the Minutes of the Meeting of April 12, 2016. Commissioner Thornton moved adoption of the following resolution:

Resolution No. 28-16

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Minutes of the Meeting of April 12, 2016, as submitted.”

The motion was seconded by Commissioner Black, and upon vote all voted “aye”. None voted “no”.

Chair Mosley introduced Agnes Scott, President, Gernert Studio Apartments Resident Association, and Thomas Corritore, Manager, Gernert Studio Apartments Resident Association. He said both will be called on later in the meeting for an update on Gernert activities. The Chair also introduced Deana Raby, who is new Assistant Director for Finance.

Mr. Harbison presented the first item of business. He stated the US Department of Housing and Urban Development has issued the FY2016 Choice Neighborhoods Implementation Grant (CNI) Notice of Funding Availability with a due date of June 28, 2016 for applications. The available funding is approximately \$120 million for up to four awards of \$30 million per application. He said due to the significant public engagement and outreach undertaken as part of Envision Cayce, staff believes Cayce Homes is the appropriate site with the best opportunity for a successful application. Mr. Harbison said MDHA will serve as the lead applicant and will partner with the Mayor’s Office as co-applicant and the Martha O’Bryan Center, including Explore Charter School as the new school as part of Envision Cayce. He the Board is asked to support the Choice Neighborhoods application for Cayce; authorize a partnership with Metropolitan Government as co-applicant, and name Martha O’Bryan Center as the Lead People agency. Considerable discussion followed with questions from Commissioners. Commissioner Granbery moved adoption of the following resolution:

Resolution No. 29-2016

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby supports and approves the submittal of an application to the US Department of Housing and Urban Development for a FY2016 Choice Neighborhood Implementation Grant; and

BE IT FURTHER RESOVLED That the Agency will serve as the lead applicant and continue negotiations with the Mayor’s Office to serve as co-applicant; and

BE IT FURTER RESOLVED, That Martha O’Bryan Center is named as the Lead People Agency and the Explore Charter School is named as the new school as part of Envision Cayce; and

BE IT FURTHER RESOLVED, That staff is authorized to undertake all steps necessary to execute all documents related to the application and implementation of the Choice Neighborhoods Implementation Grant.”

The motion was seconded by Commissioner Batts, and upon vote all voted “aye”. None voted “no”.

Martha Gregory, Director of Administrative Services, requested Board approval of the insurance providers for the agency’s medical, dental and vision plans beginning July 1, 2016. Ms. Gregory detailed the process taken by staff in making the determination to continue with Cigna for the agency’s medical for employees with no increase in premiums and a few changes in benefits. The agency will continue to provide a Health Reimbursement Account for each employee in the Cigna plan. Ms. Gregory said dental benefits will also remain with Cigna for the second plan year of a two-year agreement with a 5% increase in premium cost. The vision plan will continue with Davis Vision with a third year rate guarantee. Commissioner Black moved adoption of the following resolution:

Resolution No. 30-15

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves entering into a contract with Cigna for employee medical and dental benefits, and Davis Vision for employee vision benefits effective July 1, 2016, as presented and detailed in a memorandum to the Board of Commissioners from Martha Gregory, Director of Administrative Services, dated April 28, 2016, herein referred to and made a part of these minutes by reference; and

BE IT FURTHER RESOLVED, That the Health Reimbursement Account as proposed for employees covered by the Cigna plan is approved.”

The motion was seconded by Commissioner Batts, and upon vote all voted “aye”. None voted “no”.

Angie Hubbard, Director of Community Development, requested Board approval for the transfer of property located at 1715 Nubell Street to the Woodbine Community Organization (WCO) for development of affordable housing. Commissioner Batts moved adoption of the following resolution:

Resolution No. 31-16

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the transfer of property located at 1715 Nubell Street to the Woodbine Community Organization for the development of affordable housing; and further authorizes the Executive Director to execute any and all documents necessary for this transaction.”

The motion was seconded by Commissioner Thornton, and upon vote all voted "aye". None voted "no".

Ms. Hubbard next requested Board approval Substantial Amendment 2 to the 2013-2018 Consolidated Plan for Housing and Community Development, and the 2016-2017 Annual Update. The Amendment will allow Emergency Solutions Grant funds to be used for homeless prevention activities. The Annual Update describes community needs and funding priorities for the Community Development Block Grant, HOME Investment Partnerships Program, Emergency Solutions Grant and Housing Opportunities for Persons with AIDS. Both documents require approval by the Metro Council followed by submittal to the US Department of Housing and Urban Development. Commissioner Granbery moved adoption of the following resolution:

Resolution No. 32-16

"WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") requires local governments seeking federal assistance through the Community Development Block Grant ("CDBG"), HOME Investment Partnerships ("HOME"), Emergency Solutions Grant ("ESG"), and Housing Opportunities for Persons with AIDS ("HOPWA") programs to develop a Consolidated Plan for Housing and Community Development; and

WHEREAS, the Metropolitan Council designated the Metropolitan Development and Housing Agency ("MDHA") as the lead agency responsible for the preparation of the Consolidated Plan for Housing and Community Development programs for The Metropolitan Government of Nashville and Davidson County; and

WHEREAS, the 2013-2018 Consolidated Plan, as amended, has been approved by the MDHA Board of Commissioners, the Metropolitan Council, and HUD; and

WHEREAS, Substantial Amendment 2 to the 2013 – 2018 Consolidated Plan allows the use of Emergency Solutions Grant funds to be used for homeless prevention activities; and

WHEREAS, the public comment period for Substantial Amendment 2, as well as the Annual Update, began on March 21, 2016 and concluded on April 28, 2016, with three public hearings conducted during this time period; and

BE IT RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency that it hereby approves Substantial Amendment 2 to 2013-2018 Consolidated Plan for Housing and Community Development and the 2016-2017 Annual Update and authorizes its submission to the Metropolitan Council and the U.S. Department of Housing and Urban Development.

The motion was seconded by Commissioner Black and upon vote all voted “aye”. None voted “no”.

Ms. Hubbard requested approval of contracts with the agencies that are being awarded funding for Summer Youth Program activities. She also introduced Shelley Fugitt, Senior Development Specialist, who is the lead for this program. Commissioner Black moved adoption of the following resolution:

Resolution No. 33-16

“WHEREAS, The Metropolitan Development and Housing Agency is responsible for administering the U.S. Department of Housing and Urban Development’s Community Development Block Grant (CDBG) Program for the Metropolitan Government of Nashville and Davidson County; and

WHEREAS, the 2016 Annual Action Plan of the 2013-2018 Consolidated Plan allocated funding for Summer Youth Programs; and

WHEREAS, MDHA received proposals from qualified agencies for the purpose of operating summer youth programs during the 2016 summer months; and

WHEREAS, the Evaluation Committee reviewed all proposals in accordance with the criteria set forth in the Request for Proposals; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency that CDBG funds be allocated to the agencies listed below in accordance with the funding levels, for an amount up to \$430,000; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute written agreements with each agency at the appropriate time to ensure that CDBG funds are used in accordance with all programs requirements:

AAOC Summer Camps	\$12,500
Backfield in Motion	12,500
Bethlehem Centers (SJ)	12,500
Bethlehem Centers (Vocational Success)	12,500
Boys & Girls Clubs MT (Andrew Jackson)	15,000
Boys & Girls Clubs MT (Cleveland Park)	20,000
Boys & Girls Clubs MT (Preston Taylor)	20,000
Boys & Girls Clubs MT (West Park)	15,000
Christ Centered Ministries (CCM Leadership Acad.)	12,500
Dancing Through the Curriculum – Smart Moves	20,000
East Nashville Hope Exchange (2 nd – 4 th)	15,000
East Nashville Hope Exchange (K-1 st)	20,000
Eighteenth Avenue Family Enrichment Center	20,000
Global Outreach Developments Int’l (Camp Skill Ant)	20,000
Global Outreach Developments Int’l (Camp Skillz)	15,000

Goodwill Industries of Middle TN (Job Readiness)	12,500
Goodwill Industries of Middle TN (Work Program)	12,500
Martha O'Bryan Center – High School Program	15,000
Martha O'Bryan Center – THRIVE	12,500
Moves & Grooves, Inc. (Art & Summer Culture))	20,000
Oasis Center (Summer Youth Program	12,500
Oasis Center (Transitions)	20,000
Salama Institute	12,500
Spruce Street CDC	15,000
Why We Can't Wait, Inc.	15,000
YMCA – Smartkids – Summer Stars	20,000
YWCA – STEAM.	20,000"

The motion was seconded by Commissioner Bone, and upon vote all voted "aye". None voted "no".

Will Biggs, Director of Asset Management, requested Board approval of proposed changes to the Admissions and Continued Occupancy Policy (ACOP) for public housing to reflect the US Department of Housing and Urban Development's recent final rule on streamlining administrative regulations published in the Federal Register Vol. 81, No. 45 dated March 8, 2016.. Mr. Biggs also requested Board approval of changes to the Unit Transfer Policy. The Housing and Community Resources Committee reviewed and approved the proposed changes at its meeting on April 12, 2016. After discussion of the proposed changes, Commissioner Black moved adoption of the following resolution:

Resolution No. 34-16

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the proposed changes to the Admissions and Continued Occupancy Policy to reflect the US Department of Housing and Urban Development's final rule on streamlining administrative regulations and changes to the Unit Transfer Policy as outlined in a memorandum to the Board of Commissioners from William Biggs, Director of Affordable Housing, dated May 6, 2016 and made a part of these minutes by reference.”

The motion was seconded by Commissioner Thornton, and upon vote all voted "aye". None voted "no".

Norman Deep, Director of Rental Assistance, requested Board approval of proposed changes to the Housing Choice Voucher Administrative Plan to reflect the US Department of Housing and Urban Development's recent final rule on streamlining administrative regulations published in the Federal Register Vol 81, No. 45 dated March 8, 2016 applicable to the Housing Choice Voucher Program. The Housing and Community Resources Committee also reviewed and approved the proposed changes at its meeting on April 12, 2016. After discussion, Commissioner Granbery moved adoption of the following resolution:

Resolution No. 35-15

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the proposed changes to the Housing Choice Voucher Administrative Plan to reflect the US Department of Housing and Urban Development’s final rule on streamling administrative regulations as outlined in a memorandum to the Board of Commissioners from Norman Deep, Director of Rental Assistance, dated May 3, 2016 and made a part of these minutes by reference.”

The motion was seconded by Commissioner Batts, and upon vote all voted “aye”. None voted “no”.

The Chair called on Ms. Scott who talked about the many resident activities at Gernert and thanked Mr. Corritore for working with the residents in their many activities. Mr. Corritore thanked the Board for the invitation to attend the meeting and stated recertification of residents is in progress

There being no further business to come before the Board, the Chair declared the meeting adjourned.

Secretary

APPROVED:

This _____ day of _____, 2015.

Chair