

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, November 8, 2016, at 11:30 a.m. in the Community Room at Preston Taylor Apartments, 3900 Clifton Avenue, Nashville, Tennessee.

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

ABSENT: Gif Thornton

ALSO PRESENT: James Harbison, Executive Director
 James Thiltgen, Deputy Executive Director
 Ben Bentley, Chief Operating Officer
 Tremecca Doss, General Counsel
 Melinda Hatfield, Director of Finance
 Martha Gregory, Director of Administration
 Joe Cain, Director of Development
 Will Biggs, Director of Affordable Housing
 Angie Hubbard, Director of Community Development
 Ed Shewmaker, Director of Construction
 Norman Deep, Director of Rental Assistance
 Aaron Darden, Director of Recapitalization
 Jamie Berry, Director of Communications
 Connie Martin, Assistant Director for Affordable Housing
 Will Choppin, Attorney
 Scott Rey, Executive Program Manager of Recapitalization
 Jean Merkle, Administrative Assistant to the Board of Commissioners
 Alishia Marshall, Manager, Preston Taylor Apartments
 Dr. Jerome Tannenbaum, Sanderling Renal
 Deborah Tannenbaum, Sanderling Renal
 Taniesha Williams, Preston Taylor Ministries
 Adriane Harris, Mayor's Office
 Monica Mansa, Mayor's Office
 Councilman John Cooper
 John Shepherd, Elmington Capital
 Hunter Nelson, Elmington Capital

Hunter Gee, Smith Gee Studios
Scott Morton, Smith Gee Studios
Steve Reiter

Chair Mosley called the meeting to order and requested approval of the Minutes of the Meeting of September 13, 2016. Commissioner Basheer moved adoption of the following resolution:

Resolution No. 54-16

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Minutes of the Meeting of September 13, 2016, as submitted.”

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

Chair Mosley introduced Alishia Marshall, Manager, Preston Taylor Apartments, who would be called on later in the meeting for comments.

Chair Mosley reported on the Finance & Audit Committee’s meeting held on November 3, 2016. He stated Ms. Hatfield, Director of Finance, presented a draft of the September 30, 2016 Financial Statements in the broad categories by program type, highlighting activity for the year and significant changes. The September 30, 2016 Financial Statements for Vine Hill, Preston Taylor, Levy Place and Ryman Lofts Partnerships were presented as well. Ms. Hatfield said staff is working with the Metro Tax Assessor’s Office to resolve a property tax issue for Ryman Lofts. Currently the property is encumbered with an annual tax bill of \$143,000 which challenges the cash flow while preserving the affordable housing mission of the project. She said the Central Office Cost Center ended the year with \$6.1 million in reserves, AMP reserves with unobligated capital funds available for RAD closing was \$41.8 million and other non-federal reserves totaled \$3.7 million providing a sound financial position as of September 30, 2016. Also presented was the September 30, 2016 budget to actual expenditure comparison.

Commissioner Granbery reported on the November 3, 2016 Development Committee meeting. He stated Mr. Cain announced the parking garage is open and a Grand Opening is being planned. Mr. Cain provided an update on identifying parking solutions for existing leases with Asurion and Trolley Barn Partners as development of existing vacant parcels moves forward. A public hearing for the rezoning of Cayce Place will be held by the Metro Council on December 6. Commissioner Granbery recommended confirming eligible uses under the SP to provide Envision Cayce the most flexibility as the redevelopment moves forward. Mr. Cain said a PILOT application has been received for Hermitage Woods and staff has reviewed with a recommendation for approval. Updates were given on a proposed project in the Capital Mall area that would include parking for the Symphony building; legislation being considered that would facilitate development along transit oriented corridors; and preliminary survey work in the Bordeaux area with plans for construction of workforce housing. Commissioner Granbery said Ed Shewmaker, Director of Construction, provided status reports on the new housing on Summer Place expected to open early spring 2017, and the design development phase for Kirkpatrick. Mr. Harbison stated he and Commissioner Thornton are working

with the State Historical Commission regarding the new housing construction planned at the current training center site.

Commissioner Black reported on the Housing Committee held prior to the Board meeting. He said Norman Deep, Director of Rental Assistance, presented two items for consideration and approval. The first item was an increase in the payment standards for the Housing Choice Voucher Program to 100% of the newly HUD-published Fair Market Rents to be effective January 1, 2017. The second item presented by Mr. Deep was an amendment to the Housing Choice Voucher Administrative Plan relating to the selection of proposals under the project-based voucher program. The amendment would add provisions that expand circumstances under which a proposal for units in a census tract with a poverty rate greater than 20 percent which are currently prohibited may be approved. Commissioner Black said both items were discussed and approved by the committee.

Mr. Thiltgen presented the first item of business requesting Board approval of the Section 8 Management Assessment Program certification stating that a 100% score is expected and the agency will continue to be a High Performer as it has been since inception of the program. Norman Deep, Director of Rental Assistance and the Rental Assistance Staff, were recognized for this accomplishment. Commissioner Black moved adoption of the following resolution:

Resolution No. 55-16

“RESOLVED, That the Board of Commissioners of the Metropolitan Development and Housing Agency hereby approves the Section 8 Management Assessment Program (SEMAP) Certification, HUD Form 52648, for the year ending September 30, 2016, and authorizes execution by the Board Chair and Executive Director for submission to the Department of Housing and Urban Development.”

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

Joe Cain, Director of Urban Development, requested Board approval of a PILOT Agreement with ECG Hermitage LP, consisting of a partnership between Elmington Capital and Woodbine Community Organization. The entity has received a 4% low income housing tax credit for the construction of 266 garden style apartments at 5646 Old Hickory Boulevard to be called Hermitage Flats. The PILOT will enable the project to be affordable to households below 60% AMI for 20 years. Staff has reviewed and approved the request, Commissioner Basheer moved adoption of the following resolution:

Resolution No. 56-16

“BE IT RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the PILOT Agreement between MDHA and ECG Hermitage, LP substantially in the form submitted; and

BE IT FURTHER RESOLVED, That the Executive Director is authorized to execute any and all necessary documents for implementing the PILOT, including property transfer, execution of leases, and any legislative requirements including submission to the Metropolitan Council for its approval.”

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

Mr. Cain stated that both MDHA and the Metropolitan Council have adopted the Cayce Place Redevelopment Plan. He said as authorized in the Plan, the Board can approve guidelines to assist in the design review process of any future development in the Plan area. Staffs has worked with Smith Gee and have developed the Cayce Place Design Guidelines presented to the Board for approval. Commissioner Black moved adoption of the following resolution:

Resolution No. 57-16

RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Cayce Place Design Guidelines, as presented and prepared by Smith Gee Studio, LLC.”

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

Norman Deep, Director of Rental Assistance, requested Board approval to increase the payment standards for the Housing Choice Voucher Program to 100% of the HUD-published Fair Market Rents for 2017. He stated this increase request was discussed and approved at the Housing & Community Resources Committee meeting prior to the Board meeting. Commissioner Batts moved adoption of the following resolution:

Resolution No. 58-16

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves increasing the Housing Choice Voucher Payment Standards, effective January 1, 2017, to 100% of the HUD-published FMRs for zero, one, two, three, four and five bedrooms to \$700, \$781, \$959, \$1274, \$1503 and \$1728, respectively.”

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

Mr. Deep, next requested Board approval to amend the Housing Choice Voucher Administrative Plan which was approved by the Housing and Community Resources Committee prior to the Board meeting as well. Currently, MDHA will not approve Project Based Voucher assistance in a census tract with a concentration factor greater than 75 percent of the community-wide poverty rate or forty percent,

whichever is lower. Staff proposes to remove the provision and amend the Administrative Plan to allow consideration of units located in census tracts with a poverty rate of 20 percent under certain conditions, as specified in Mr. Deep's memorandum to the Board dated November 4, 2016. After discussion, Commissioner Black moved adoption of the following resolution:

Resolution No. 59-16

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the amendment to the Housing Choice Voucher Administrative Plan as requested by Norman Deep, Director of Rental Assistance, in a memorandum to the MDHA Board of Commissioners dated November 4, 2016 and made a part of these minutes therein.”

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

Chair Mosley called on Ms. Marshall who reported on various activities at Preston Taylor. Mr. Harbison introduced Dr. Jerome Tannebaum and Deborah Tannebaum of Sanderling Renal who have recently completed the construction of a dialysis clinic on site at Preston Taylor. Both Mr. Harbison and Dr. Tannebaum spoke about the partnership which will offer public housing residents and nearby neighbors on-site health care services, job training to become Certified Clinical Hemodialysis Technicians and employment. Dr. Tannebaum invited the Commissioners and staff to tour the clinic following the meeting.

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

Secretary

APPROVED:

This _____ day of _____, 2016.

Chair