Current Progress: Barrett Manor

New Faircloth Amendment Units

Location: 510 Summer Pl, Nashville, TN 37206

Architect: Barge Cauthen & Associates
Contractor: RG Anderson

- 70 one-bedroom apartments in 4 stories with surface parking
- 100% PBRA
- Placed in service September 2017

Total Cost: $12,500,000
RHF: $9,950,000
Metro CIB: $2,050,000
THDA Grant: $500,000
KIRKPATRICK PARK

- 94 units
  - 36 PBRA
  - 20 Workforce
  - 38 Market Rate

- Completion:
  Phase I: May 2019
  Phase II: May 2019
  Phase III: June 2019
  Phase IV: June 2019

- Architect: Hunter Gee Studio
- Construction: R G Anderson

- $20,950,616.00
- 80% Complete
Current Progress: Kirkpatrick Park
3-story building, 87,000 SF – K-8

Completion:

Phase I: July 2019
Phase II: Nov 2019

Architect: JJCA
Construction: RGA
- $20,211,644.00
- 30% Complete
Current Progress: Explore School
BOSCOBEL I

- 96 units
  - 50 PBRA
  - 24 Workforce
  - 22 Market Rate

- Completion: February 2020

- Architect: Kline - Sweeney
- Construction: Hardaway

- $20,101,493.00
- 30% Complete
Current Progress: Boscobel I
BOSCOBEL II

- 101 units Total
  - 45 PBRA
  - 15 Workforce
  - 41 Market Rate
- Completion: March 2020
- Architect: Kline - Sweeney
- Construction: Hardaway
- $27,692,782.00
  - 20% Complete
Current Progress: Boscobel II
Boscobel III

- In DD Phase
- 102 units
  - 45 PBRA
  - 15 Workforce
  - 42 Market Rate
- Demo starts 6 May 2019
- Construction starts August 2019
- Completion: December 2020
- Architect: EOA
  - Construction: RGA
- $27,136,900.00
  - 0% Complete

7th and Dew Street Corner Perspective
New family units incorporated into Envision Cayce Transformation

Site
• ~1.7 acres

Units
40 Townhomes

Income Levels
• Sec 9: 25
• Workforce: 7
• Market: 8

Estimated Budget
$9,500,000

Schedule
Demo
May-June, 2019
Start Construction
November 2019
Complete Construction
October 2020
Cayce Library/ Recreation Center

Amenity Campus Location

Site
- ~1.1 acres
- In Opportunity Zone

Size
- 25,000 sq.ft Library
- 25,000 sq.ft Regional Center

Estimated Total Costs
- $35,281,000

Discussion Points
- 5 New Market Tax Credits Investors committed
- Metro Support: Metro Library; Metro Parks;

Estimated Budget

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<tbody>
<tr>
<td>Construction</td>
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<td><strong>Total:</strong></td>
<td><strong>$35,281,000</strong></td>
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BOSCOBEL IV

Architect: Hunter – Gee Studio
Construction: TBD
**Phase 1 Example**

- Residential: 500-550 units
- Parking: 1,246 spaces
- Retail: 42,000 sf
- Grocery: 50,000 sf
- Office: 100,000 sf
Boscobel Heights Phasing

Units
Current As of 2018 = 1,038
Future Projected = 2,665
A Total Increase of = 1,627
**New mixed-income units in Germantown**

**Site**
- 1.76 acres

**Units**
100 Apartments
- Sec 9: 50
- Workforce: 25
- Market: 25

**Estimated Budget**
$28,000,000

**Schedule**
- Start Construction: November 1, 2019
- Demo: Nov-Dec, 2019
- Complete Construction: January 31, 2021
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 70 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) 6/04/2019
  - Public Hearing at Metro Council (2nd Reading) 7/02/2019
  - Final Hearing at Metro Council (3rd Reading) 7/16/2019
  - Bill becomes effective 7/30/2019
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
  - Initiate infrastructure planning phase
  - Final Hearing at Metro Council (3rd Reading)
  - Zoning becomes effective

   - June 2019
   - June 2019
   - January 2020
   - February 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
About Curb Victory Hall

- Four stories of residential over one level of parking
- 39 apartments (37 Veteran units, 2 market units)
  - Studio: 16
  - 1-BR: 15
  - 2-BR: 8
- Community room with computer and exercise areas

Projected Funding

$7,292,963 Total Cost
- $500,000 Curb Donation
- $500,000 THTF Grant
- $451,399 Mortgage
- $5,840,733 9% LIHTC Equity
- $831 Deferred Dev. Fee
An Innovative Partnership

Curb Victory Hall’s innovation is rooted in the partnership that formed to see it to fruition. Leveraging unique assets and skills, the partners are addressing key areas of the THDA strategic plan:

- Improve stability for homeless veterans
- Increase VASH utilization
- Increase number of hard-to-house households served
- Unique collaboration that connects housing and services
- Effective coordination of PHA and housing development – MDHA working with public and private partners to develop housing connected to supportive services
- Develop in economically vital communities, with access to good jobs and quality education