

# Envision Nashville

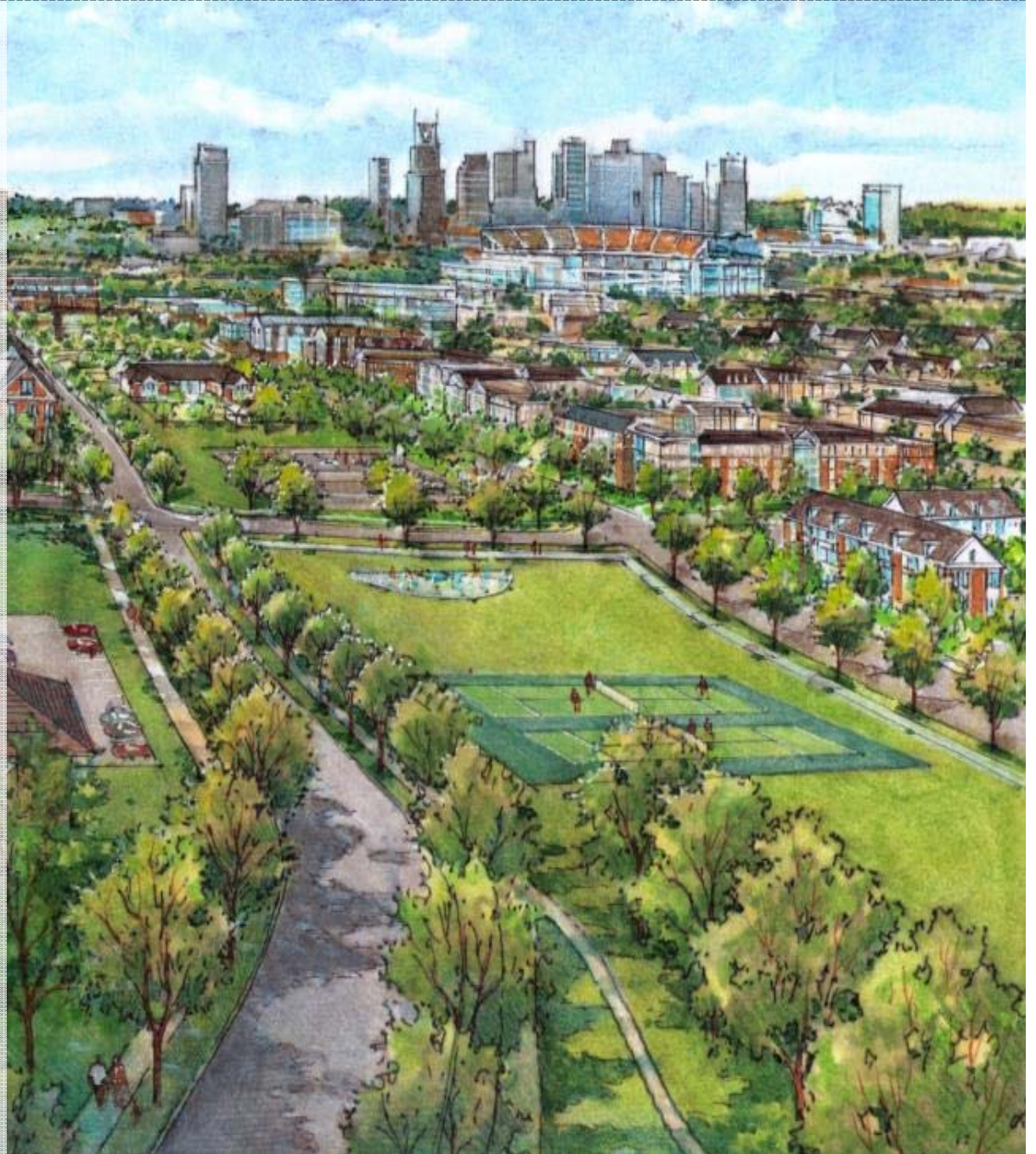
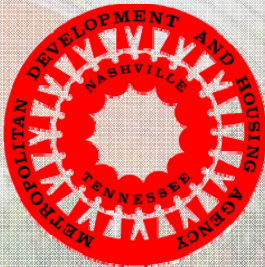


**Presentation to**



**Urban Land Institute Nashville**

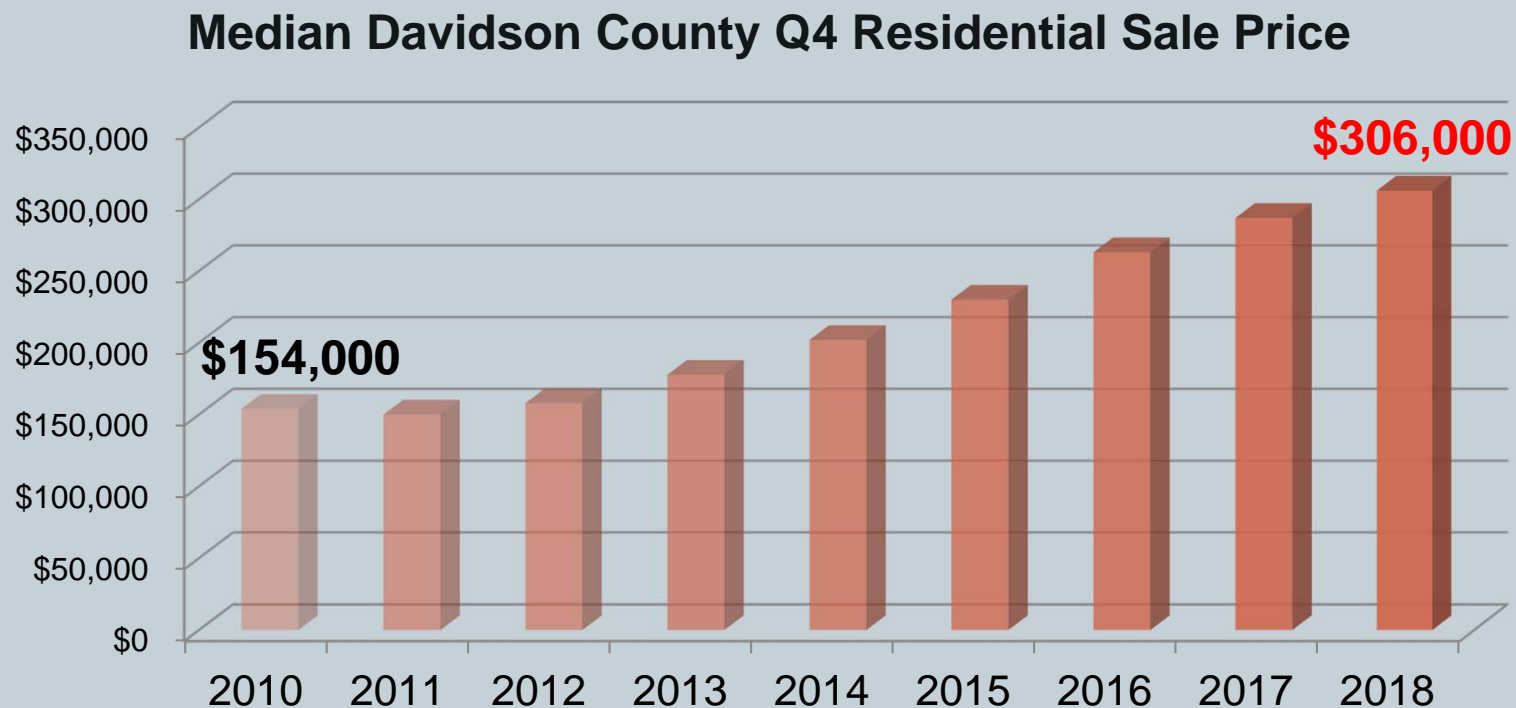
**June 14, 2019**





# The Challenge

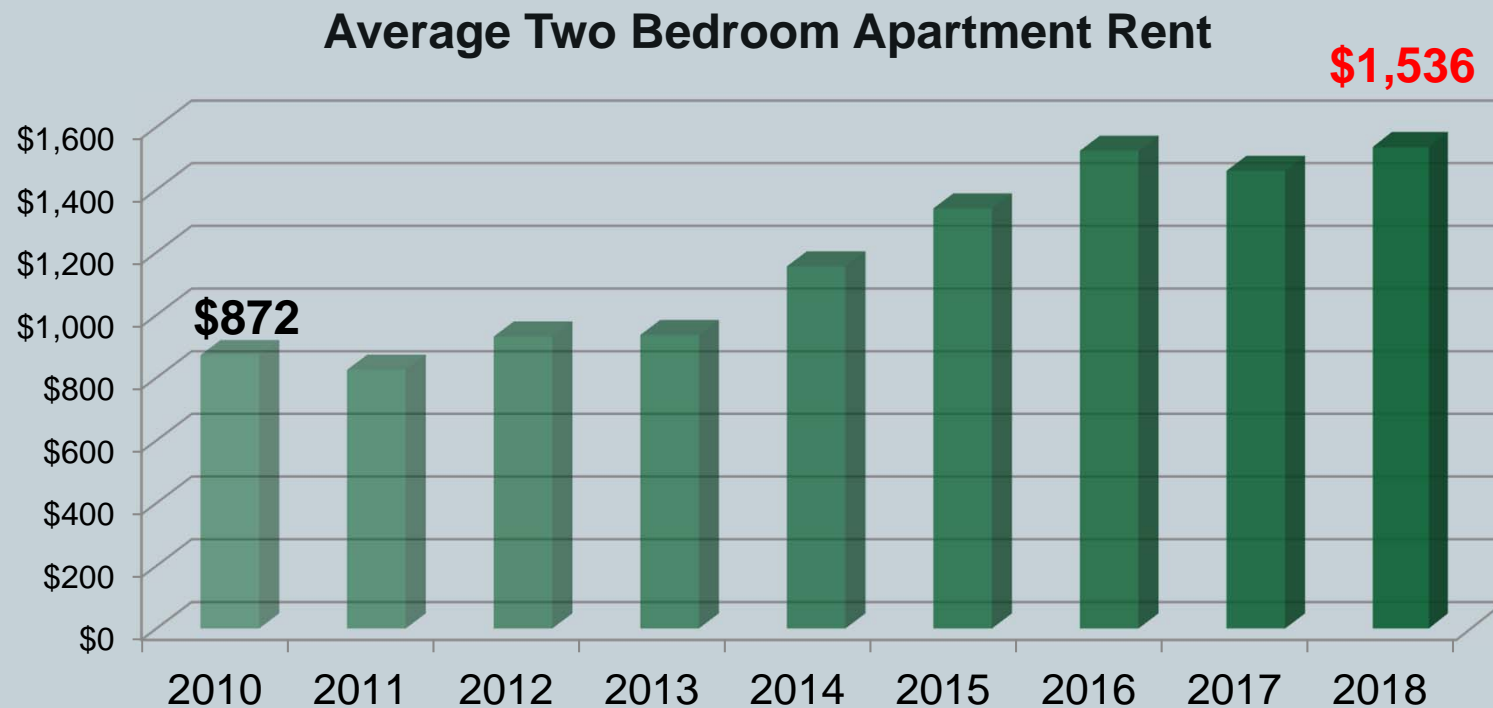
- Housing prices have appreciated rapidly over the past eight years



Source: Greater Nashville Realtors

# The Challenge

- Housing prices have appreciated rapidly over the past eight years



Source: RentJungle, December of each year

# The Challenge – 2015

- Where we are – or at least were.

2000-2015 OWNER & RENTER/ SUPPLY BY MHI							
	Tenure	Owner Demand	Owner Supply	Owner Gaps	Renter Demand	Renter Supply	Renter Gaps
Affordable Housing	Less than 30%	9,321	5,954	-3,367	26,346	8,974	-17,372
	30%-60%	16,977	17,421	444	28,121	27,739	-382
Workforce Housing	60%-80%	13,423	35,456	22,033	15,837	40,959	25,122
	80%-120%	26,455	43,249	16,794	22,787	34,499	11,712
Market Rate	Greater than 120%	82,719	46,968	-35,751	32,159	10,030	-22,129
	Subtotal	148,895	160,567	11,672	125,250	122,201	-3,049

Source: 2017 Housing Nashville Report.

# The Challenge – 2025

- The 31,000 unit deficit...

2015-2025 OWNER & RENTER/ SUPPLY BY MHI PROJECTIONS							
	Tenure	Owner Demand	Owner Supply	Owner Gaps	Renter Demand	Renter Supply	Renter Gaps
Affordable Housing	Less than 30%	10,394	9,137	-1,257	29,759	7,403	-22,356
	30%-60%	19,412	23,554	4,142	31,748	23,170	-8,578
Workforce Housing	60%-80%	14,305	46,480	32,175	16,232	45,090	28,858
	80%-120%	27,778	34,402	6,624	23,517	45,773	22,256
Market Rate	Greater than 120%	88,678	47,257	-41,421	36,814	13,771	-23,043
	Subtotal	160,567	160,567	0	138,070	138,070	0

Source: 2017 Housing Nashville Report.

# The Challenge – 2025

- ...but 50,000 units of “excess supply”

2015-2025 OWNER & RENTER/ SUPPLY BY MHI PROJECTIONS							
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Source: 2017 Housing Nashville Report.

# The Proposal

- Public-private partnership to construct at least 10,000 additional housing units over the next 10 years
- \$750 million investment
  - \$350 million of bond funding to MDHA for the Envision Process and 1,000 additional deeply affordable units = ↑ 20%
  - \$150 million of operating funds to the Barnes Fund for “gap financing” = ↑ 50%
  - \$250 million of private sector investment



# Addressing the Full Spectrum of Need

## UNDER ONE ROOF | BY THE NUMBERS





# MDHA & the Envision Vision

2723 units on five former Hope VI sites and seven towers including 125 market rate units on 227 acres in exceptional condition in the core of Nashville

**Cumberland View**  
*North Nashville*  
21 Acres  
226 Units  
800 Potential

**Cheatham Place**  
*Germantown*  
14 Acres  
314 Units  
700 Potential

**Andrew Jackson**  
*Fisk University Area*  
15 Acres  
374 Units  
750 Potential

**Edgehill Apartments**  
*Vandy/Belmont Area*  
33 Acres  
380 Units  
1485 Potential

**Cayce + CWA**  
*East Nashville*  
96 Acres  
1038 Units  
2700 Potential

**Sudekum/Napier**  
*East Nashville*  
56 Acres  
821 Units  
2200 Potential

**Potential for 8635 new units  
on 235 acres in the core of  
Nashville**

# Expanded and Accelerated Envision

- Will accelerate the pace of the Envision Process
  - Will go from “multi-generational process” to be completed in a single generation
- Add 1,000 additional deeply affordable units
- Faircloth Units – subsidized by federal government long-term and allows MDHA to increase number of “deeply affordable” units in the city.
  - Leveraging local investment to seek these federal subsidies preserves affordability for those most vulnerable in our community.
  - This investment will result in at least 1,000 new “deeply affordable” units – on top of what was already planned through Envision.

# Barnes Fund Overview

- Provides “gap financing” to nonprofit affordable housing developers
- Provides funding for rental, homeowner and rehab projects
- Projects primarily support units at 30-80% AMI
- Donates back-tax property in addition to funding





# Private Capital

- \$250 million
- Three expected categories
  - Philanthropic giving
  - Affordable Housing REITs
  - Acceleration of current investments
    - ✦ Examples: Curb Victory Hall, Dominion
- What will **YOU** do?



# Why UnderOneRoof2029 Matters

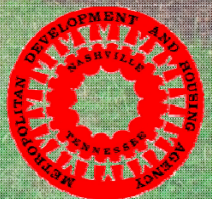
- Nashville faces a significant challenge that merits an immediate investment
- Historic local investment, national significance
- Public-private partnerships are key
- Investing in building stronger communities by creating mixed-income neighborhoods
- Quality of life issue that benefits all Nashvillians





# MDHA's Mission

To create quality affordable housing opportunities, support neighborhoods, strengthen communities and help build a greater Nashville.







**Affordable  
Housing**

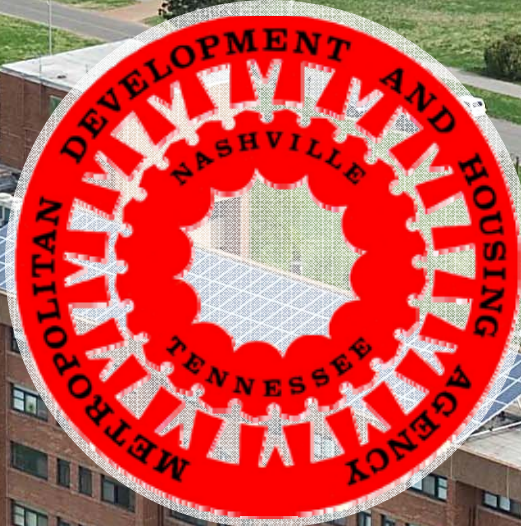
**6,272 Units**

**Rental  
Assistance**

**6,522 Vouchers**

**Community  
Development**

**\$9,248,926  
Grants**



**Urban  
Development**

**LIHTC PILOTs  
TIF**



# MDHA's Envision Intent

- **Preserve and grow** affordable housing while **caring for our residents**
- Retain and improve key community assets and existing affordable housing
- When developing: **Mixed Use; Mixed Income; Provide Equity and Opportunity** in Housing
- Maximize neighborhood potential
- Retain and improve green and open space
- Self Develop to the fullest extent possible; No public housing land disposal; no outsourcing of current capabilities
- Use all tools available to advance Residents to self-sufficiency: Movement To Work, Jobs Plus, Section 3...

# Envision Legacy Properties

## Cumberland View

*North Nashville*

21 Acres  
226 Units  
800 Potential

## Cheatham Place

*Germantown*

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## Cayce + CWA

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# Envision Process: *Community Driven*

## Highlights of Process so Far

- Meetings with residents
- Public meetings + community charrette
- Community Advisory Group (CAG) meetings
- Interviews with key stakeholders
- Door to door resident survey
- Market assessment
- Existing conditions assessment
- Partner with Purpose Built Communities
- Continuous updates to the community
- Purpose built Communities



# MDHA Envisioning

## Envision Cayce

- Master Planning completed July 2014
- Recapitalization construction underway

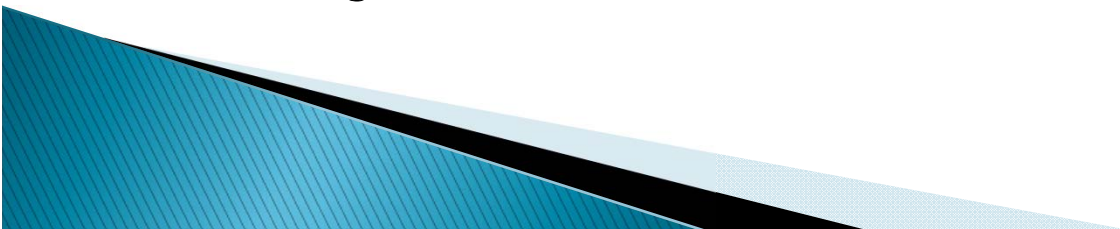
## Envision Napier–Sudekum

- Master Planning completed Sept 2018
- Over 40 community planning meetings completed to date
- 3 community engagement events held (Resource Fair, Street Festival, Day out Against Crime)
- Comprehensive Needs Assessment completed with 383 households participating
- CNP funded plan in planning and rezoning process

## Envision Edgehill

- Master Planning initiated in July 2017, completed April 2019
- 17 community planning meetings completed to date
- Comprehensive Needs Assessment complete Feb 18
- Planning and zoning process started

Envision Andrew Jackson, Cumberland View and Cheatham included in Under One Roof funding with start date TBD





# Boscobel Heights (Envision Cayce)





# Boscobel Heights Phasing

