

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



EXPLORE SCHOOL

- **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



METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
BOSCOBEL II DEVELOPMENT



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

HUD – MDHA: Red Oak Flats

*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

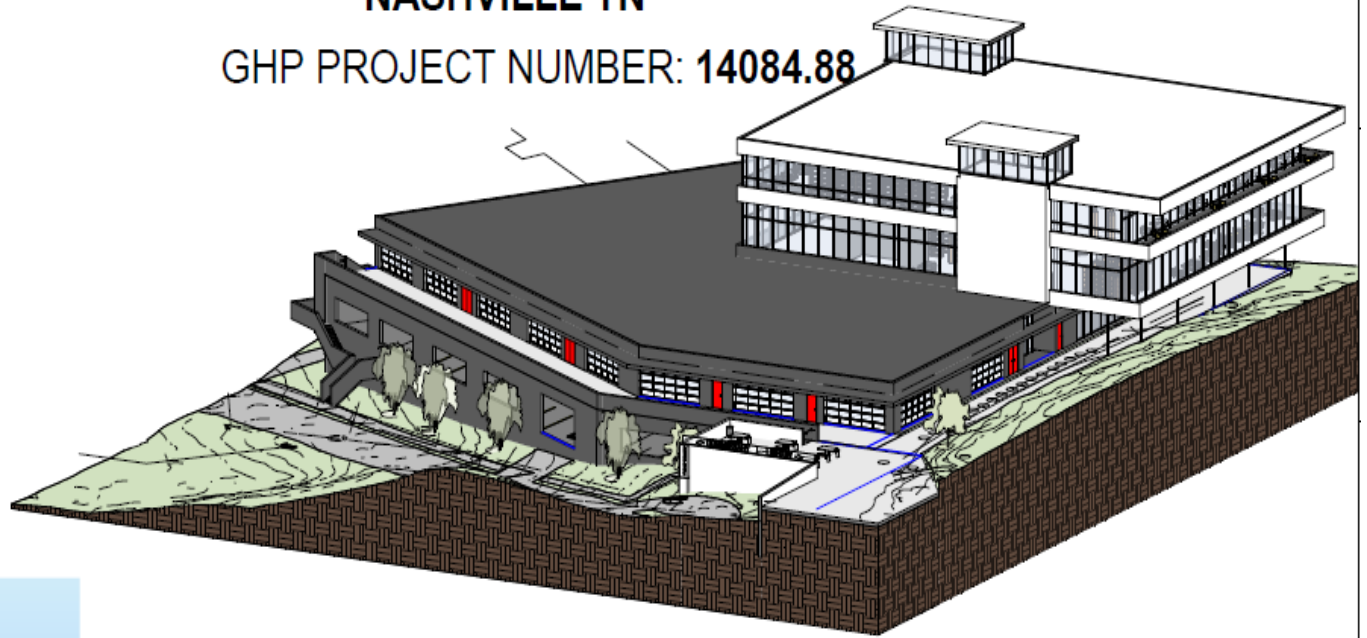
Discussion Points

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

Estimated Budget	
Construction	\$13,000,000
Soft Costs	\$2,000,000
Contingency	\$2,000,000
Total:	\$35,281,000

NASHVILLE TN

GHP PROJECT NUMBER: 14084.88



BOSCOBEL IV



Architect: Hunter – Gee Studio
Construction: TBD

CWA E2 | Concept



Boscobel Heights Phasing



HUD MDHA Mixed Finance Demonstration Project: Cheatham

II

*New mixed-income
units in Germantown*

Site

- 1.76 acres

Units

100 Apartments

Income Levels

- 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 Napier Sudekum



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 June 2019
 - Initiate infrastructure planning phase June 2019
 - Final Hearing at Metro Council (3rd Reading) January 2020
 - Zoning becomes effective February 2020



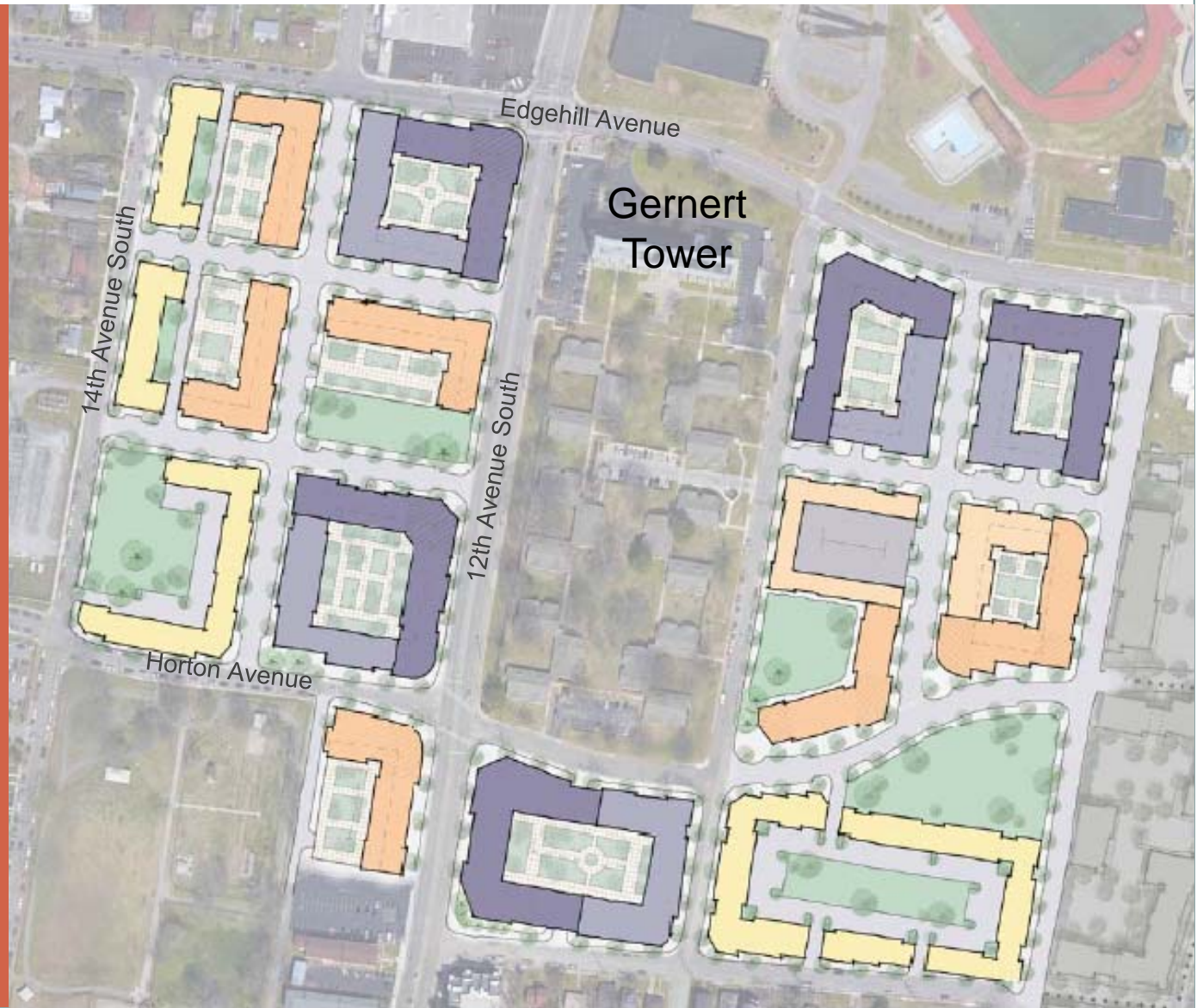
Envision Edgehill Apartments

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



Curb Victory Hall Public Private Partnership



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

