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 Thursday, January 10, 2019, at 11:30 a.m. in the Collaboration Room of the Gerald F. Nicely Building, 701 South Sixth Street, Nashville, Tennessee.

PRESENT: Charles Robert Bone, Chair

Emily Thaden, Vice Chair

Ralph Mosley

Miniimah Basheer

Antoinette Batts

Kay Bowers

Aole Ansari

ABSENT: None

ALSO PRESENT: James Harbison, Executive Director

Saul Solomon, Legal Counsel

David Dellinger, Chief Operating Officer

Will Choppin, General Counsel

Melinda Hatfield, Director of Finance

Will Biggs, Director of Affordable Housing

Joe Cain, Director of Urban Development

Ed Shewmaker, Director of Construction

Norman Deep, Director of Rental Assistance

Mike Wegerson, Director of Recapitalization

Jamie Berry, Director of Communications

Treva Gilligan, Acting Director for Community Development

Pat Thicklin, Assistant Director for Human Resources

Julia Moss, Assistant Director for Affordable Housing

Jean Merkle, Administrative Assistant to the Board of Commissioners

Curtis Thomas, Urban Planning Manager

Scott Rey, Executive Program Manager

Mike Green, Resident Association Coordinator

Michael Watrous, Housing Inspections Supervisor

Stevie Mack, Section 8 Housing Inspector

Sabrina Raines, Administrative Staff Assistant

Darryl Lawson, Section 8 Lead Specialist

Michele Benning, Section 8 Specialist

Carmen Vazquez, Administrative Staff Assistant

Michael Evans, Manager, Cayce Place

John Zirker, President, Cayce Place Resident Association

Shannon Hunt, TSG

Steve Reiter

Steven Knapp

Chair Bone called the meeting to order and requested approval of the Minutes of the Meeting of December 11, 2018. Commissioner Mosley moved adoption of the following resolution:

Resolution No. 1-19

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Minutes of the Meeting of December 11, 2018, as submitted.”

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

Chair Bone introduced John Zirker, President, Cayce Place Resident Association, and Michael Evans, Property Manager, Cayce Place, who would be called on later in the meeting for comments.

Chair Bone acknowledged receipt of Mayor David Briley’s letter of December 4, 2018 appointing Kay Bowers to the MDHA Board of Commissioners to fill the unexpired term of Jimmy Granbery expiring November 5, 2020. He congratulated Ms. Bowers on her appointment and administered the oath of office.

Chair Bone acknowledged receipt of Mayor David Briley’s letter of December 4, 2018 appointing Aole Ansari to the MDHA Board of Commissioners to fill the expired term of Melvin Black expiring November 5, 2023. He congratulated Mr. Ansari on his appointment and administered the oath of office.

The Chair introduced Steve Reiter and Steven Knapp for public comments. Mr. Reiter said he continues to be interested in affordable housing issues and looked forward to today’s presentation by Mr. Harbison. Mr. Knapp introduced himself as a former Ryman Lofts resident and a filmmaker who is investigating MDHA and Freeman Webb. Mr. Knapp gave Mr. Harbison a flash drive that he wanted him to review.

Mr. Harbison asked Jean Merkle and Ed Shewmaker to tell the Board of their recent announcements. Ms. Merkle said she will retire on March 7 and Mr. Shewmaker said he will retire March 1. Both received a standing ovation.

Mr. Harbison presented an agenda for the Executive Director’s report which would include comments on the current partial shutdown of the Federal Government, a Rental Assistance Program update and Envision Recapitalization update ending with Financing the Future. Since two new members had joined the Board today, he asked that each commissioner give a brief introduction of their background and interest.

Mr. Harbison began his report by confirming MDHA’s Intent to preserve and grow affordable housing while caring for residents and improving their quality of life. Additionally retaining and improving key community assets and existing affordable housing; as well as developing mixed use, mixed income housing. He said MDHA will self-develop to the extent possible. Mr. Harbison gave an update on the agency’s status as it relates to the current partial government shutdown. He said MDHA has received the January payment for the Rental Assistance Voucher Program and expects the February payment as well with no funding likely after February. He said it will be the intent of the agency to pay Section 8 landlords after February, assuming the shutdown has continued, from financial reserves. The Board will be given an update at its February meeting of the financial impact of the shutdown should it continue.

Mr. Harbison next focused on the functions of the Rental Assistance Department who administer the Section 8 Voucher, Moderate Rehabilitation and Shelter Plus Care Programs. Under these programs, a family pays between 30-40 percent of its adjusted income, or a minimum of $50, per month for rent and utilities. With its HUD funding, MDHA pays the rent difference, whereby the property owner receives fair market rent for his property providing the family an affordable place to live. These programs currently provide 7,493 vouchers. Mr. Harbison said the department scored 100% in FY 2018 on the Section Eight Management Assessment Program certification, ranking MDHA as a High Performer. He recognized Norman Deep, Director of Rental Assistance, and several members of the department who were in attendance. Mr. Harbison said an additional program of the department is Project Based Vouchers where the Board authorized the conversion of 900 tenant based vouchers to project based vouchers. To date, 837 vouchers have been awarded or pending to developers for new construction, existing units or substantial rehab of units.

Mr. Harbison continued his presentation stating the only public housing property remaining in process for RAD conversion is Neighborhood Housing consisting of 368 units. All other properties have completed the RAD conversion and total 5,101 units.

Mr. Harbison gave an update on the current status of the Envision properties. He said the first new construction at Cayce Place was completed in September 2017 with the opening of Barrett Manor, 70 one-bedroom apartments. The recapitalization of Cayce is underway with the near completion of Kirkpatrick Park for 94 apartments consisting of 36 PBRA, 20 workforce and 38 market rate. Construction is also underway for Boscobel I with 96 total apartments and Boscobel II with 101 apartments, both are expected to have apartments ready for occupancy in the fall of this year. Also under construction is Explore! School with an anticipated completion for the beginning of the 2019-20 school year.

During Mr. Harbison’s presentation, there were comments, questions and discussion by both Commissioners and staff.

The Chair called on Mr. Evans who said he has been the manager at Cayce since July 2018 and he had been very busy with the RAD conversion and educating residents on the changes. The Chair called on Mr. Zirker who said he had been associated with the Cayce Place Resident Association for 15 years. He thanked the Police Department for their work at Cayce and for having “boots on the ground”. He meets with representatives of the Police Department each month on the third Thursday. Mr. Zirker believed the funds used to support ShotSpotter are well spent. Mr. Zirker said he has grown in his position as current President and afforded himself of the many opportunities to learn how to serve the residents.

Chair Bone called for nominations for the office of Vice Chair for Development. Commissioner Thaden moved that Aole Ansari be elected Vice Chair for Development of the Board of Commissioners for the coming year 2019. Commissioner Batts seconded the motion and all Commissioners voted “aye”.

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

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Secretary

APPROVED:

This \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2019.

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Chair