

**BOARD OF COMMISSIONERS
OF THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**

May 12, 2020

1. Call to order.
2. Approval of Minutes of the Meeting of April 14, 2020.
3. Introductions.
4. Public Comments.
5. Executive Director's Report.
 - a. COVID-19 Update.

COMMITTEE REPORT

6. Report from the Joint Development & Finance Committees.

URBAN DEVELOPMENT (HARBISON & CAIN)

7. Approval of 808 at Skyline Ridge PILOT Agreement.

COMMUNITY DEVELOPMENT (HARBISON & ALEXANDER)

8. Approval of HOME Investment Partnership Program Funding.
9. Approval of 2020 Action Plan and Substantial Amendment to the Consolidated Plan for Housing and Community Development.
10. Review of Retreat Items and Agendas Going Forward.
11. Additional Business.
12. Adjourn.

SUMMARY REVIEW OF AGENDA ITEMS FOR THE MDHA BOARD OF COMMISSIONERS

May 12, 2020

URBAN DEVELOPMENT (HARBISON & CAIN)

7. Approval of 808 at Skyline Ridge PILOT Agreement

At its April 9, 2020 meeting, the MDHA joint Finance and Development Committee approved the 808 at Skyline Ridge PILOT Agreement. 808 at Skyline Ridge, L.P., a limited partnership established by LDG Development to acquire parcels located at 820 and 808 Skyline Ridge Drive, and develop a 178-unit mixed use affordable housing complex. The developer has applied for a 4% LIHTC allocation from THDA to help finance the construction of this complex. The tax credit will result in an equity amount of approximately \$16.2 million. When completed, the proposed development will include 7 residential buildings and modern amenities, including a pool, fitness center, business center, community room, and dog park. The project will contain 96 two-bedroom units and 82 three-bedroom units. The average income of all residents will be restricted to no more than 60% of area median income (AMI), with no tenant earning above 80% AMI.

Staff is recommending Board approval of a PILOT having an initial payment of \$20,114 in lieu of property taxes after the project is placed in service. The PILOT would increase by 3% annually over the 10-year life of the agreement. This PILOT payment was based on a review of the applicant's sources and uses, debt obligations, as well as projected cash flows to the property. MDHA estimates this to be a tax abatement of approximately \$361,011 for the first year the property is placed in service. The current uses of the site generate \$2,586 in annual property tax. If approved, this would leave MDHA's annual abatement capacity at \$1,204,908. Board approval is requested.

COMMUNITY DEVELOPMENT (HARBISON & ALEXANDER)

8. Approval of HOME Investment Partnership Program Funding

During its April 9 meeting, the MDHA joint Finance and Development Committee voted in favor of disbursing \$4,321,930.00 in HOME Investment Partnership Program Funding to the recipients recommended by the Program's Application Review Committee.

In November 2019, MDHA issued a Request for Applications (RFA) for non-profit and for-profit developers to apply for HOME funds to build new affordable housing for rental and homeownership. The Application Review Committee recommended funding awards to Woodbine Community Organization for 54 rental units; Campus

Crossroads for 22 rental units; Be a Helping Hand for 2 rental units; and Habitat for Humanity for 15 new homebuyer units. Board approval is requested.

9. Approval of 2020 Action Plan and Substantial Amendment to the Consolidated Plan for Housing and Community Development

At its April 9 meeting, the MDHA joint Finance and Development Committee discussed and approved the 2020 Action Plan for submittal to HUD. The Committee also approved a Substantial Amendment 2 to the 2018-2023 Consolidated Plan that provide clarifications/changes to the original Plan.

The 2020 Action Plan describes community needs and funding priorities for the 2020-2021 Program Year (June 1, 2020, through May 31, 2021). The Plan serves as Metro Nashville's application for receiving funds for the following programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

Approval and authorization for the documents to be submitted to the Metropolitan Council is requested from the MDHA Board of Commissioners.

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, April 14, 2020, at 11:30 a.m. via WebEx in the Collaboration Room of the Gerald F. Nicely Building, 701 South Sixth Street, Nashville, Tennessee.

PRESENT: Bill Purcell, Chair
Emily Thaden, Vice Chair
Aole Ansari
Antoinette Batts
Kay Bowers
Paulette Coleman

ABSENT: Marcus Campbell

ALSO PRESENT: James Harbison, Executive Director
James Thiltgen, Deputy Executive Director
Saul Solomon, Legal Counsel
David Dellinger, Chief Operating Officer
Will Choppin, General Counsel
Will Biggs, Director of Affordable Housing
Melinda Hatfield, Director of Finance
Joe Cain, Director of Urban Development
Emel Alexander, Director of Community Development
Norman Deep, Director for Rental Assistance
Michael Wegerson, Director of Recapitalization
Jamie Berry, Director of Communications
Brent Grubb, Acting Director of Construction
Pat Thicklin, Assistant Director of Human Resources
Matt Wiltshire, Chief Strategy and Intergovernmental Affairs Officer
LaTonya Ellis, Executive Office Manager
Denise Hagewood, Executive Office Administrative Assistant
Kimmie Jackson, President Neighborhood Housing Resident Association

Chair Bill Purcell called the meeting to order and requested approval of the minutes of the meeting of March 10, 2020, Vice Chair Emily Thaden moved adoption of the minutes. Chair Purcell called for discussion, noting an error on the 2nd page, last paragraph of the minutes. The motion referenced was made by Vice Chair Thaden. At that time, Vice Chair Thaden moved for adoption of the following resolution:

Resolution No. 17-20

"RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, that it hereby approves the minutes of the meeting of March 10, 2020, as amended."

The motion was seconded by Commissioner Ansari, and upon vote all voted "aye". None voted "no".

Saul Solomon, Legal Counsel, welcomed citizens and members of the press to the first ever video broadcasting of the MDHA Board meeting. Chair Purcell stated that in an attempt to comply with Governor Bill Lee's Executive Order, the meeting was being recorded and made available on YouTube for future viewing.

Chairman Purcell called for the Executive Director's Report. Mr. James Harbison, MDHA Executive Director, updated the committee on the Agency's remediation efforts after the March 3rd tornado. There were 1,671 apartments affected; about 80% of the repair work has been completed, and all insurance claims have been filed. Within three days, the 100+ residents who were temporarily displaced and residing in area hotels were back in their apartments. He stated the Agency is working with FEMA to cover the gap on the deductible and other things that insurance doesn't cover, like overtime pay specific to storm recovery. Mr. Harbison thanked Nashville Electric Service for their promptness in getting the electricity back on at affected properties. Mr. Harbison gave a brief update on COVID-19, stating seven employees were tested for the virus, three were confirmed positive cases and one of those has recovered. N95 mask, gloves and safety goggles were ordered for staff. Close to 172 employees were working from home; and the maintenance staff was split into two teams, working one week on, one week off to keep up with basic maintenance. Mr. Harbison discussed the decision to close residential towers to all outside visitors in an effort to protect our most vulnerable residents. Around the clock security was put in place to help enforce that decision. The Agency has increased resident communications during this time. Thus far, four mailings have been sent out to encourage residents to comply with the Safer at Home order and other important details. On April 10th and 11th, MDHA offered free COVID-19 screenings at Gernert Apartments; fifty-five residents were examined; eighteen of those were recommended for further testing, and of those, one person tested positive. This week, Ascension Healthcare will conduct a presentation for Mr. Harbison and specific staff on COVID-19 and how to provide more testing opportunities. Mr. Harbison expressed appreciation to Joe Cain, Matt Wiltshire, Jim Thiltgen, Melinda Hatfield and staff for their work on the refinancing of ten TIF loans, which saved the city over \$23+ Million dollars. He also thanked Regions Bank for taking on the debt portfolio. Mr. Harbison was proud to announce the Community Development Department met the April 1st HUD deadline for expenditure and obligations and is on track to meet the Action Plan requirements. Rental Assistance has been busy with re-certifications. The department is doing those electronically due to COVID-19. Mr. Harbison announced that all development projects were on schedule. The ribbon cutting for Mosley on 6th had to be canceled but is nearly fully leased. Boscobel II was 80% complete; Boscobel III, the townhomes and Randee Rogers are progressing on schedule. Staff is presently working on financing for Boscobel IV; pending word on the 9% LITHC. The Affordable Housing staff has been working hard to assure normalcy for our residents. We are 98% leased and our apartments are well maintained. Mr. Harbison is confident we can maintain full operations with no change in service to our communities at least through mid-

July. In finishing, Mr. Harbison stated the Agency will be working on increasing screening opportunities for residents and staff.

Chair Purcell next recognized Vice Chair Emily Thaden, who gave the Joint Development and Finance Committee report. The Committee met on April 9th and April 14th via video conferencing. The joint Committee discussed tornado remediation and \$3 million dollars in property damages to MDHA properties. The Committee was briefed on the COVID-19 efforts. She mentioned the Agency is anticipating funds from the federal government to be used towards prevention efforts. Vice Chair Thaden expressed how impressed she was with the Agency's efforts, especially concerning senior and disabled housing. The Committee received an informational presentation on the 322-slot parking garage at Rolling Mill Hill; Vice Chair Thaden stated a bank Loan would be used for the project. She stated staff would be providing the final cost of the construction. The Committee was briefed on the HOME investment program award and funding of \$4.3 million for four agencies to provide 93 affordable housing units and the Substantial Amendment 2 which would provide more funds for tornado response and home repair. Vice Chair Thaden mentioned that she recused herself from that discussion. The Committee discussed the 808 at Skyline Ridge PILOT which consists of 178 two and three bedroom units, averaging 60% AMI. And lastly the Committee was updated on the status of the TIF Loan refinancing which would save the city \$23 million dollars at an incredibly low interest rate.

Chair Purcell recognized Vice Chair Thaden for the Housing and Community Resources Committee report. During the March 10th meeting, the minutes from the previous meeting were approved. The Committee discussed Robison Flats and a need for an improved screening process for future project-based voucher contracts; insuring that the requirements line up with MDHA's mission and goals. Chair Purcell asked if Norman Deep, Director of Rental Assistance, would follow up on his department's efforts towards improvement.

James Harbison, MDHA Executive Director, gave an update on the TIF refinancing. During the February 11th meeting, the Board authorized the refinancing of ten loans to take advantage of low interest rates. The loans closed on March 27th. This update is required by State law to be presented to the MDHA Board and reported to the State Comptroller. No action required of the Board on this item.

Chair Purcell asked if there was any additional business. Chair Purcell stated he was thankful of the efforts of MDHA and staff; stating communication with the Board and residents has been ideal. Commissioner Batts said there was a problem with social gathering, especially on the basketball courts at Cumberland View. Chair Purcell asked that Board packets continue to be delivered both electronically and by courier.

Mr. Harbison acknowledged the President of Neighborhood Housing, Ms. Kimmie Jackson. She shared that they have registered for their annual Night Out on Crime. She sadly reported that because of COVID-19 a lot of their planned activities for the residents had to be canceled. She stated people were staying indoors for the most part during the quarantine. Commissioner Coleman thanked Ms. Jackson for

her commitment. She asked if residents had completed the Census. Ms. Jackson stated those she spoke with had completed it.

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

Secretary

APPROVED:

This _____ day of _____, 2020.

Chair

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

INTEROFFICE MEMORANDUM

May 8, 2020

TO: James Harbison, Executive Director

FROM: LaTonya Ellis, Administrative Assistant to the Executive Director

SUBJECT: Attendance for Board Meeting – May 12, 2020

Ms. Terece Rollins-Walton, President of Parkway Terrace Resident Association and, Ms. Charis Stegall, Property Manager of Parkway Terrace, will be present at the Board meeting per teleconference.



LaTonya Ellis

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

INTEROFFICE MEMORANDUM

May 6, 2020

TO: Board of Commissioners

FROM: Joseph B. Cain, Director of Urban Development

SUBJECT: PILOT Agreement – 808 at Skyline Ridge

LDG Development has established a limited partnership, 808 at Skyline Ridge, L.P., to acquire parcels located at 820 and 808 Skyline Ridge Drive, and develop a 178-unit mixed use affordable housing complex. The developer has applied for a 4% LIHTC allocation from THDA on February 13, 2020 to help finance the construction of this complex. The tax credit will result in an equity amount of approximately \$16.2 million.

808 at Skyline Ridge, when completed, will include 7 residential buildings and modern amenities, including a pool, fitness center, business center, community room, and dog park. The project will contain 96 two-bedroom units and 82 three-bedroom units. The average income of all residents will be restricted to no more than 60% of area median income (AMI), with no tenant earning above 80% AMI. The developer of this property, 808 at Skyline Ridge, L.P., has submitted an application to MDHA for a Payment in Lieu of Taxes (PILOT).

The PILOT request has been reviewed by staff and is being recommended for approval. It would require 808 at Skyline Ridge, L.P. to make a total initial payment of \$20,114 in lieu of property taxes after the project is placed in service. The PILOT would increase by 3% annually over the 10-year life of the agreement. This PILOT payment was based on a review of the applicant's sources and uses, debt obligations, as well as projected cash flows to the property. MDHA estimates this to be a tax abatement of approximately \$361,011 for the first year the property is placed in service. The current uses of the site generate \$2,586 in annual property tax. If approved, this would leave MDHA's annual abatement capacity at \$1,204,908.

It is requested the Board of Commissioners approve the PILOT agreements between MDHA and 808 at Skyline Ridge, L.P. substantially in the forms attached, and authorize the Executive Director to take the necessary steps, including submission to the Metropolitan Council, and authorize the Executive Director to execute all necessary documents for implementing the PILOT that will include property transfer and execution of leases.



Joseph B. Cain

PILOT AGREEMENT

THIS PILOT AGREEMENT (the “**PILOT Agreement**”) is made and entered into as of the _____ day of April, 2020, by and between the METROPOLITAN DEVELOPMENT AND HOUSING AGENCY (“**MDHA**”) and the 808 at Skyline Ridge LP (the “**Owner**”).

WITNESSETH:

WHEREAS, MDHA is a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, Tenn. Code Ann. §13-20-101, et seq., (the “**Act**”);

WHEREAS, § 13-20-104(f) of the Act provides that a metropolitan government may delegate to a housing authority the authority to negotiate and accept in lieu of ad valorem taxes (“**In Lieu of Tax Payments**”) from a party that operates a low income housing tax credit (“**LIHTC**”) property, as such term is defined in the Act (a “**LIHTC Property**”) on property leased by such party from a housing authority;

WHEREAS, MDHA is the housing authority, as defined in the Act, for the Metropolitan Government of Nashville and Davidson County, Tennessee (the “**Metropolitan Government**”);

WHEREAS, by Ordinance No. BL2015-1281 as amended by Ordinance No. BL2016-334 (collectively, the “**PILOT Ordinance**”), the Metropolitan Government (i) authorized MDHA to negotiate and accept In Lieu of Tax Payments from lessees of LIHTC Property owned by MDHA, and (ii) approved MDHA’s program for determining qualifications and eligibility for such In Lieu of Tax Payments (the “**PILOT Program**”);

WHEREAS, Owner plans to acquire land located at 820 and 808 Skyline Ridge Drive, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the “**Project Site**”);

WHEREAS, Owner intends to construct a 178 unit apartment project, known as 808 at Skyline Ridge, on the Project Site and operate it as a LIHTC Property (the “**Project**”);

WHEREAS, MDHA is authorized by law and has deemed it necessary and desirable to acquire the Project Site for the purpose of facilitating the Project in accordance with the PILOT Program, the PILOT Ordinance and the Act;

WHEREAS, the Board of Commissioners of MDHA approved MDHA’s purchase of the Project Site and authorized the Executive Director of MDHA to take all actions on behalf of MDHA to undertake the following:

- (A) acquire the Project Site;
- (B) enter into a lease with Owner pursuant to which Owner will (i) lease the Project Site and the Project from MDHA with MDHA having the right to cause Owner to purchase the Project Site and the Project from MDHA upon expiration of the tenth (10th) Tax Year, (ii) construct the Project on the Project Site, and (iii) by recorded agreement, commit to operate the Project as a LIHTC Property in accordance with the requirements of the Internal Revenue Code and the Tennessee Housing Development Agency ("THDA") for a minimum period of fifteen (15) years after the Project is complete (the "**Project Lease**");
- (C) enter into this PILOT Agreement;
- (D) submit this PILOT Agreement to the Metropolitan Planning Commission to obtain a recommendation of approval or disapproval, as envisioned by the PILOT Ordinance;
- (E) submit this PILOT Agreement to the Metropolitan Council of the Metropolitan Government (the "**Metropolitan Council**") for approval as required by the PILOT Ordinance; and
- (F) take such other action and execute such other documents as the Executive Director deems necessary or desirable to facilitate construction of the Project and the transactions described above consistent with this PILOT Agreement, the Act, the Project Lease, the Metropolitan Ordinance and the PILOT Program (including MDHA's application and policies and procedures related thereto).

WHEREAS, MDHA intends to acquire the Project Site from Owner and will concurrently enter into the Project Lease; and

WHEREAS, Owner has agreed to make In Lieu of Tax Payments with respect to the Project as described herein.

NOW, THEREFORE, for and in consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties hereto, and as an inducement to Owner to construct the Project and operate the Project as LIHTC Property, MDHA and Owner agree as follows:

1. With respect to Project Site and the real property component of the Project, Owner shall make In Lieu of Tax payments to MDHA who will then remit the payment to the Metropolitan Government, as follows:

(a) The In Lieu of Tax Payments shall be equal to the Applicable Ad Valorem Taxes, as defined below, through and including the calendar year in which the construction of the Project is completed.

(b) Commencing on January 1st of the calendar year following the year in which the Project is placed into service ("**Tax Year 1**") and each tax year subsequent to the Tax Year 1 (Tax Year 1 and each subsequent tax year being referred to herein as a "**Tax Year**") through the tenth (10th) Tax Year, in Lieu of Tax Payments shall be as follows:

Tax Year	In-Lieu of Tax Payment
1	\$20,114
2	\$20,717
3	\$21,339
4	\$21,979
5	\$22,638
6	\$23,318
7	\$24,017
8	\$24,738
9	\$25,480
10	\$26,244

Subject to Section 1(e) below, the In Lieu of Tax Payments shall be fixed and shall not fluctuate with the amount of the assessment for the Project Site or the Project or the tax rate in effect for any Tax Year. The amount of the In Lieu of Tax Payments is approximately equal to \$113 per unit within the Project, with a three percent (3%) annual increase.. In Lieu of Tax Payments for each Tax Year shall be paid when due but in any event not later than the date on which the Applicable Ad Valorem Taxes would become delinquent.

(c) After the tenth Tax Year, this Agreement shall expire and Owner shall pay 100% of the Applicable Ad Valorem Taxes.

(d) The term "**Applicable Ad Valorem Taxes**" shall mean any real property ad valorem taxes that, but for ownership of the Project Site and the Project by MDHA, would have been due and payable to the Metropolitan Government pursuant to Tenn. Code Ann. § 67-5-102 with respect to the Project Site and the Project.

(e) Notwithstanding anything contained herein to the contrary, if THDA or the IRS determines that the Project is not in compliance with LIHTC requirements and is therefore not operated as a LIHTC Property at any time during a Tax Year, Owner shall pay 100% of the Applicable Ad Valorem Taxes with respect to such Tax Year.

(f) Notwithstanding anything contained herein to the contrary, Owner shall pay 100% of the Applicable Ad Valorem Taxes for the periods before Tax Year 1 and after Tax Year 10, if the Project Lease is in effect during such periods.

2. Commencing in Tax Year 1 and in each Tax Year subsequent through the (10th) Tax Year, Owner shall provide to MDHA an annual report not later than September 1st of each Tax Year containing the following information:

- (a) The value of the Project, as estimated by the Owner;
- (b) The date and remaining term of the Project Lease;
- (c) The amount of In Lieu of Tax Payments payable in such Tax Year;
- (d) The date in which the Project is scheduled to return to the regular tax rolls and be eligible to pay 100% of the Applicable Ad Valorem Taxes following the tenth (10th) Tax Year;
- (e) A calculation of the Applicable Ad Valorem Taxes for such Tax Year that, but for ownership of the Project Site and the Project by MDHA, would have been due and payable to the Metropolitan Government pursuant to Tenn. Code Ann. § 67-5-102 with respect to the Project Site and the Project;
- (f) A copy of the Owner's most recent Annual Certification as submitted to THDA, certifying compliance with LIHTC requirements; and
- (g) A copy of any monitoring or compliance reports provided by THDA to the Owner during such Tax Year.

3. Commencing with Tax Year 1 and each Tax Year thereafter, Owner shall pay to MDHA a monitoring and reporting fee to be set by MDHA but not to exceed five percent (5%) of the amount In Lieu of Tax Payment due with respect to such Tax Year (the "Annual MDHA Fee"). The Annual MDHA Fee shall be paid not later than fifteenth (15th) day of such Tax Year. Unpaid amounts shall bear interest at the rate of four percent (4%) in excess of the average prime rate of interest published from time to time by the Federal Reserve or similar commonly accepted reporting organization if the Federal Reserve ceased to publish such information. Owner's failure to pay the Annual MDHA Fee within thirty (30) days after written notice from MDHA shall constitute a default under this PILOT Agreement in which event Owner shall pay 100% of the Applicable Tax Rate for such Tax Year instead of the In Lieu of Tax Payment set forth above.

4. Owner's payment of the In Lieu of Tax Payments shall satisfy the requirement in Tenn. Code Ann. § 67-5-206(a) that MDHA pay the Metropolitan Government for services, improvements or facilities furnished by the Metropolitan Government for the benefit of the Project.

5. This PILOT Agreement may not be assigned to any party other than the assignee of the lessee's interest under the PILOT Lease pursuant to an assignment that is made in accordance with the PILOT Lease, including MDHA consent requirements, if any, specified therein. Each permitted assignee shall assume Owner's obligations under this PILOT Agreement concurrent with the assignment of the PILOT Lease.

6. This PILOT Agreement shall be construed in accordance with the laws of the State of Tennessee, and if any one or more of the provisions of this PILOT Agreement shall be held invalid, illegal or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, legality or unenforceability shall not affect any other provision hereof, but this PILOT Agreement shall be construed the same as if such invalid, illegal or unenforceable provision had never been contained herein. This PILOT Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same instrument.

7. This PILOT Agreement is subject to and conditioned upon (i) approval of this PILOT Agreement by the Metropolitan Council as required by the PILOT Ordinance, (ii) Owner's satisfaction of all conditions and requirements imposed by MDHA in connection with this PILOT Agreement or the transaction contemplated herein, (iii) MDHA taking title to the Property and entering into a mutually acceptable Project Lease, and (iv) THDA's approval of the Project and allocation of low income housing tax credits, to the extent such approval or allocation has not been received as of the date of this PILOT Agreement.

8. MDHA shall remit all In Lieu of Tax Payments received in connection with the Project and/or the Project Lease to the Metropolitan Government within fifteen (15) days of receipt.

IN WITNESS WHEREOF, the parties hereto have executed this PILOT Agreement as of the day and date first above written.

METROPOLITAN DEVELOPMENT AND
HOUSING AGENCY

By: _____

Title: _____

The 808 at Skyline Ridge LP

By: _____

Title: _____

FILED WITH THE METROPOLITAN CLERK

Elizabeth Waites

Date

EXHIBIT A

Legal Description for 820 Skyline Ridge Drive:

A tract of land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, described according to a survey and map thereof made September 29, 1910, by John Wilkes, Civil Engineer, as follows:

Beginning at a point in the center of the new county road, known as Due West Avenue, running from the Dickinson Pike to the Gallatin Pike, Being H.H. Kyles' Northeast corner; thence N 2 1/2° East 697 feet; thence North 87 1/2° West 921 feet; thence South 20° East 100 feet; thence South 2 1/2° East 100 feet; thence South 2° West 100 feet; thence South 3° West 200 feet; thence South 4 1/2° West 160 feet to the center of said road or avenue; thence with the center of said road or avenue; North 79 1/2° East 175 feet; North 65 1/2° East 266 feet, South 74° East 317 feet, South 52 1/2° East 200 feet to the beginning, containing 12 acres, more or less.

Being the same property conveyed to JOHN R. SHERROD III, by deed from DR. WILLIAM B. NASON AND RHONDA L. NASON, HUSBAND AND WIFE, of record in Instrument No. 20141112-010478, dated November 7, 2014, said Register's Office.

Legal Description for 808 Skyline Ridge Drive:

Land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the east and south by Old Due West Avenue, bounded on the West by Cecil E. Webb, etux property, bounded on the north by the remaining land of H.H. Wingett Trust and being more particularly described as follows:

Beginning at a point in the northwesterly margin of Old Due West Avenue, said point being 1,557 feet, more or less, from the westerly margin of Due West Avenue; thence with the northwesterly margin of Old Due West Avenue, S 00 deg. 06' 54" W 193.87 feet to the beginning of a curve to the right; thence with said curve having a central angle of 38 deg. 27' 44", a radius of 220.77 feet, a length of 148.20 feet and a chord bearing and distance of S 19 deg. 20' 46" West 145.43 feet; thence S 38 deg. 34' 38" W 16.66 feet to the beginning of a curve to the right; thence with said curve having a central angle of 63 deg. 50' 17", a radius of 108.49 feet, a length of 120.88 feet and a chord bearing and distance of S 70 deg. 29' 46" W 114.72 feet; thence N 77 deg. 35' 05" W 208.40 feet to the beginning of a curve to the right; thence with said curve having a central angle of 14 deg. 11' 56", a radius of 500.00 feet, a length of 123.91 feet and a chord, bearing and distance of N 70 deg. 29' 07" W 123.59 feet; thence with a common line with the Cecil E. Webb, etux property, N 01 deg. 54' 52" E 300.65 feet; thence a common line with the remaining land of the H.H. Wingett Trust, S 89 deg. 30' 00" E 477.09 feet to the point of beginning, containing 3.856 acres, more or less, according to a survey performed by Thornton & Associates, Inc., RLS TN# 1123, dated March 12, 1998.

BEING the same property conveyed to The Hugh Henry Wingett Trust by deed from H.H. Wingett and wife, Lula Ruth Wingett, filed of record in Book 9560, page 951, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, which are of record in Book 7331, page 497, Book 7331, page 499, and Book 7331, page 501, and restrictions and, building setback lines of record.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

Interoffice Memorandum

May 4, 2020

To: Board of Commissioners

From: Emel Alexander, Director of Community Development

Subject: Award of 2019 and 2020 HOME Funds for Affordable Housing Development

In November 2019, MDHA issued a Request for Applications (RFA) from nonprofit and for-profit developers for financing new affordable housing development. MDHA allocated a *minimum* of \$3,412,486 in HOME funds for eligible rental (rented to households with incomes \leq 60% AMI) and homeownership projects (sold to households with incomes \leq 80% AMI) as described in the 2018-2023 Consolidated Plan and annual updates. Of this allocation, \$375,000 was set-aside for projects to be owned, sponsored, or developed by nonprofit organizations designated as Community Housing Development Organizations (CHDOs).

The deadline for submittal was February 7, 2020 for homebuyer projects and January 31, 2020 for rental projects. One (1) nonprofit organization submitted an application for funding for homebuyer projects; and three (3) nonprofit organizations and one (1) for-profit organization submitted applications for funding for rental projects.

The amount of available 2019 HOME funds will be combined with \$909,444 in the 2020 HOME funding, once received in the fall, to cover the full request of all rental housing developers.

The Application Review Committee evaluated all applications in accordance with the criteria set forth in the Application (and listed in Attachment A). Based on these reviews, it is requested that the Board of Commissioners approve the award of HOME funds for the development of new affordable housing for the projects listed below contingent upon receipt of the 2020 HOME funds in the fall:

Developer	Project Type	# HOME Units	HOME Non-CHDO Award	HOME CHDO Award	Total Award
Woodbine Community Organization	Rental	54	\$2,040,000	\$0	2,040,000
Campus Crossroads	Rental	22	\$1,506,090		\$1,506,090
Be a Helping Hand Foundation	Rental	2	\$0	\$375,000.00	\$375,000
Habitat for Humanity	Homebuyer	15	\$400,840	\$0	\$400,840
TOTAL		27	\$3,946,930	\$375,000	\$4,321,930

It is further requested that the Board authorize the Executive Director to execute the necessary documents regarding the award of HOME funds at the appropriate time.


Emel Alexander

Resolution NO. 20-

“WHEREAS, the Metropolitan Development and Housing Agency is responsible for administering the U.S. Department of Housing and Urban Development’s HOME Investment Partnerships Program (HOME) for the Metropolitan Government of Nashville and Davidson County; and

WHEREAS, the annual updates to the Consolidated Plan for Housing and Community Development allocated HOME funds for the development of affordable rental and homeownership housing, including funding set-aside for Community Housing Development Organizations (CHDOs); and

WHEREAS, in November 2019, MDHA made a minimum of \$3,412,486 in HOME funds available to for-profit and nonprofit developers for affordable housing for eligible rental (rented to households with incomes \leq 60% AMI) and homeownership projects (sold to households with incomes \leq 80% AMI); and

WHEREAS, MDHA received applications from one (1) nonprofit organization for funding for homebuyer projects and from four (4) nonprofit organizations and one (1) for-profit organizations funding for rental projects; and

WHEREAS, the Review Committee reviewed all applications that met minimum threshold requirements in accordance with the criteria set forth in the Request for Applications and recommended the award of HOME funds in the amount of \$375,000 to Be a Helping Hand Foundation for the construction of 2 rental units; \$2,040,000 to Woodbine Community Organization for the construction of 54 rental units; \$1,506,090 to Campus Crossing for the construction of 22 rental units and \$400,840 to Habitat for Humanity of Greater Nashville for the construction of 15 homebuyer units; and

WHEREAS, Woodbine Community Organization and Be a Helping Hand Foundation were designated as CHDOs and were eligible for the CHDO set-aside; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency that HOME funds be awarded to Woodbine Community Organization, Be a Helping Hand Foundation, Campus Crossing, and Habitat for Humanity of Greater Nashville in the amounts and for the projects described herein; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute written agreements with the nonprofit developers to ensure that HOME funds are used in accordance with all program requirements.”

Attachment A
HOME Scoring Criteria

Category	Maximum Number of Available Points	
	Rental	Homebuyer
Applicant Capacity	30	30
Need for Project	20	20
Project Feasibility	20	20
Section 3 Requirements	30	30
TOTAL	100	100
BONUS POINTS		
CHDO Designation	0	5
Large Families	5	5
Extremely low income (0-30% AMI)	5	0
Persons with Disabilities	5	0
Located in Housing Targeted Areas	5	5
Located outside of R/ECAP census tracts	5	10
TOTAL BONUS POINTS	25	25

MDHA Review Committee

- Angela Harrell, Senior Development Specialist, MDHA, *Committee Chair (non-voting)*
- Cora Lee Holloway, Retired, former Director of Community Programs at THDA
- Curtis Thomas, Executive Program Manager, MDHA
- Hannah Davis, Affordable Housing Program Manager, Metro

ATTACHMENT B - Summary of 2019 HOME Funding Requests

Organization	Address/Location	Amount of HOME request	# of HOME Units	CHDO	Project Type	Review Committee Average Scores	Recommended for Funding
Homeownership Requests							
Habitat for Humanity of Greater Nashville	TBD - Park Preserve Subdivision	\$400,840.00	No	15	15 Homeownership	107	YES
Rental Housing Requests							
Woodbine Community Organization	454 Elysian Fields Road, 37211 and 3551 Dickerson Pike, 37207	\$2,040,000.00	Yes	54	186 Rental	106	YES
Be a Helping Hand Foundation	1212 & 1214 Lowes Lane, 37072	\$375,000.00	Yes	2	2 Rental	94	YES
LOG Development	600 & 602 Creative Way, 37115	\$1,500,000.00	No	50	184 Rental	73	NO
The Crossroads Campus	1757 16th Ave. N., 37208; 1609 Buchanan, 37208	\$1,546,090.00	No	22	22 Rental	97	YES
RENTAL TOTAL:		\$5,421,090.00		128	394		
TOTAL HOME REQUEST		\$5,821,930.00					
Amount Available for 2019							
Non-CHDO Funds		\$2,696,646.00			# Rental Units	# Homeownership	
CHDO Set-Aside		\$3,346,930.00			76	15	
Total		\$5,043,576.00			2	0	
		\$3,011,646.00			78	15	
Amount Available for 2020 Rental Projects							
Non-CHDO Funds		\$2,226,788.00			# Rental Units	# Homeownership	
CHDO Set-Aside		\$988,740.00			76	0	
Total		\$3,215,528.00			0	0	
		\$909,444.00			76	0	

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

Interoffice Memorandum

May 12, 2020

TO: Brent Grubbs, Interim Director of Construction
FROM: Emel Alexander, Director of Community Development
SUBJECT: Award of Funds– HOME Request for Applications

The Evaluation Committee recommended the award of HOME in the amounts listed below for the services requested through the Request for Applications (RFA) released in November 2019, to the following Nonprofit Developers:

Developer	Project Type	# Units	HOME Non-CHDO Award	HOME CHDO Award	Total Award
Woodbine Community Organization	Rental	54	\$2,040,000	\$0	\$2,040,000
Campus Crossing	Rental	22	\$1,506,090	\$0	\$1,506,090
Be a Helping Hand Foundation	Rental	2	\$0	\$375,000	\$375,000
Habitat for Humanity	Homebuyer	15	\$400,840	\$0	\$400,840
TOTAL		93	\$3,946,930	\$375,000	\$4,321,930

Selection Process

On November 8, 2019, MDHA issued a Request for Applications for Homeownership Projects. The deadline for submittal was February 7, 2020. Proposals were received from the following nonprofit developer:

Habitat for Humanity

On November 1, 2020, MDHA issued a Request for Applications (RFA) for Rental Projects. This RFA was open to all developers. The deadline for submittal was January 31, 2020. Proposals were received from the following for-profit and nonprofit developers:

Be a Helping Hand Foundation
LDG Development
Woodbine Community Organization
The Crossroads Campus

MDHA staff reviewed the HOME applications to determine whether they met threshold requirements. All applications met the threshold requirements.

The Evaluation Committee evaluated the applications and based upon the scores, the four (4) applications listed above, were recommended for award of funds. The MDHA Board of Commissioners approved the award of the HOME funds at the May, 2020 meeting.

Be a Helping Hand

(1214 & 1216 Lowes Lane)

Organization Description

Be a Helping Hand (BHH) was originally established in 2001 as a nonprofit training program designed to provide education in the building trades for Nashville's socio-economically disadvantaged communities. We trained over 500 students in electrical, plumbing, HVAC, and carpentry. Our students were given the skills to become certified journeymen/women and were able to find gainful employment in their communities as a result.

In 2006 we naturally evolved from our construction training program into a 501 (c)(3) nonprofit Community Housing Development Organization (CHDO) as we noticed a great deficit of high-quality affordable housing in Nashville. Our continuing mission is to help our communities gain prosperity through affordable housing, education, person-centered, and green programs. We work to provide affordable family homes and a high standard of living for our neighbors who have been priced out of the housing market. Be a Helping Hand has acquired and completed 37 affordable units.

Mark Wright is the Executive Director of Be A Helping Hand Foundation. Mr. Wright has 24 years in the construction industry and is an Architectural Engineer. Past projects include experience in pulling permits; providing construction documents, pro-forma/cost reporting, insurance placement, creating subcontract agreement, AIA Owner/contractor agreements and construction finance. Mr. Wright has acquired, negotiated and managed the last 26 projects, construction loans and permanent financing to the amount of over 4 million in CHDO, THDA, CITC, NSP, Barnes and Bank financing funding the past 48 months.

Project Description

New construction of 2-one level homes for rent with garages, universal design/energy star compliant serving large families at 60% of AMI and below. Each home will be 2,200+ sq. ft. with 4 bedrooms/2 baths with driveways connected to street for visibility compliances. Each home in design will complement the surrounding neighborhood and serve families in these four categories:

1) Large families consisting of three or more children, 2) persons with disabilities, 3) victims of domestic violence who have completed their time in an emergency shelter, 4) women who are head of household.

Funding Sources:

HOME: \$375,000

THF: \$359,113

Total Project Cost: \$734,113

Woodbine Community Organization

(Elysian Fields-Dickerson Pike Project, 454 Elysian Fields Rd, Nashville, 37211;
3551 Dickerson Pike, Nashville, 37207)

Organization Description

Chartered in 1985, Woodbine Community Organization (WCO) is a mission-driven community development organization dedicated to working together to create opportunities for people of diverse incomes and backgrounds to access affordable housing, financial education, economic opportunities, and to fully participate in the civic life of their community.

Tony Woodham is the Executive Director of Woodbine Community Organization. Mr. Woodham joined WCO in early 2007 and is responsible for single and multi-family development, contracting and operations. Prior to joining WCO, he held various senior management and consulting positions with development organizations both nationally and internationally. During his nineteen-year (19) tenure as a development specialist he has overseen the growth and integration of several programs that provide direct beneficiary assistance in affordable housing development/management, finance and micro-enterprise development.

Project Description

The Elysian/Dickerson Project will include 186 units of service-enriched housing targeted to homeless and at-risk households, many of whom will also have other special needs. With 64 people currently wait listed, WCO proposes to develop/construct, energy star/visibility certified, universally designed, residences that will include (54) SRO units of extremely low to very low-income disabled housing below 50% AMI (HOME units), another 132 (1BR, and 2BR) units of multi-family housing below 60% AMI, and 2 4BR units below 80% AMI. The project will have 3,300+ square feet of internal common space that will be used for on-site social services for tenants, including service coordination, case management, and educational services.

WCO, through its Permanent Supportive Housing Specialist, will provide overall service coordination for the Elysian/Dickerson Apartments. WCO has partnered with Our Place Nashville to provide the intensive case management that many of the project's tenants will require.

Funding Sources:

HOME - \$2,040,000
Barnes Trust Fund - \$2,000,000
Pinnacle CITC - \$11,000,000
WCO - \$107,593
WCO Deferred Developer Fee - \$85,000

Total Project Cost - \$15,232,593

Crossroads Campus

(Crossroads Campus Expansion Project: 1757 16th Ave. North (residential bldg.); and 1609 Buchanan St. (parking), Nashville, TN 37208)

Organization Description

Crossroads Campus provides programming that pairs animals with troubled kids and young adults for much-needed companionship and life-skill learning. The Crossroads Campus Affordable Housing Program for young adults opened in 2016 as a pilot model program above their social enterprise pet store in Germantown. It consists of a 4-bedroom unit, with shared kitchen and living accommodation. Residents referred to the program receive intensive weekly individual and group case management. Job training in their social enterprise pet store and adoption shelter on the ground floor provides employment on site.

Lisa Stetar is the founding director of the Crossroads Campus. Prior to founding Crossroads, Ms. Stetar served as the Project Manager for a \$13,000,000 expansion of the Room In The Inn's facilities and programs. The Room In The Inn is a nonprofit that has served the homeless of Nashville for more than 30 years. The expansion project created a comprehensive center for the homeless that offers permanent and transitional housing, emergency services, education, workforce development, and medical respite. In addition to her nonprofit work, Ms. Stetar has worked as a health physics (radiation protection) consultant for more than 20 years, specializing in environmental risk assessment, environmental monitoring and regulatory compliance.

Project Description

An innovative model that pairs job-training and employment through social enterprise with affordable housing for young adults who face homelessness. The project will create 22 units of housing which will include 16 efficiencies and 6 shared living beds (SROs) for households at or below 50% AMI. Individuals in the SROs will have a private bedroom/bathroom and share kitchen and community space with 2 roommates. Each unit will have a full kitchen, washer/dryer, and broadband. Additionally, each of the 2 residential floors will have a community room for meetings and social gatherings. The site is located in the urban core along a bus line which gives residents, many of whom do not own cars, easy access to jobs, social services, medical care and other supports. (1609 Buchanan is vacant land that will be improved to provide parking for residents and staff.)

Funding Sources:

HOME: \$1,506,090

First Horizon - \$535,255

Barnes Fund - \$1,000,000

THDA HTF -\$500,000

Total Project Cost - \$4,104,350

Habitat for Humanity of Greater Nashville

(Park Preserve Phase 5)

Organization Description

Habitat for Humanity of Greater Nashville ranks 9th out of 1,272 Habitat affiliates nationwide in number of new homes built. Habitat of Greater Nashville's empowering affordable homeownership program reaches into Davidson, Wilson, Dickson and Cheatham counties, with ReStores located in every county but Cheatham. Since it was established in 1985, Habitat of Greater Nashville has built or recycled more than 1,285 homes, 920 locally, and served more than 3,268 family members including 2,060 children. Habitat of Greater Nashville has received numerous awards for neighborhood revitalization, green building practices, and sustainability, earning the 13th consecutive Environmental Protection Agency's ENERGY STAR® Award for Sustained Excellence in Affordable Housing.

In 2010, Danny Herron was named President and CEO of Habitat for Humanity of Greater Nashville. Under his leadership, Habitat of Greater Nashville ranks consistently as one of the top 25 homebuilders in Metropolitan Nashville, and has also been a repeat recipient of the NEW HOME award given annually by Nashville Electric Service recognizing quality of construction and energy efficiency in residential homebuilding.

Project Description

Park Preserve is a neighborhood in North Nashville off Ewing Drive, where Habitat has built houses for more than 150 low-income families since starting construction there in 2010. The typical Park Preserve house is a three or four-bedroom (approximately 1,100 – 1,250 sq. ft.), single-family, detached, one-story, Craftsman-style house with siding, brick/block accents, and a driveway. Park Preserve is a low-traffic residential neighborhood that features green space, a playground, and a rain garden to help filter storm water runoff.

This request pertains to the final phase of Habitat's work in Park Preserve; 15 homes will be built in Phase 5 during the Fall of 2020 (12 homes) and early Spring 2021 (3 homes) for households at 80% AMI. The characteristics of the new homes will be comparable to those of the existing Habitat homes in Park Preserve in terms of floorplans, size, and interior and exterior features.

Public transportation (bus stop) is located at Gwynnwood Drive and Ewing Drive (the main entrance into Park Preserve) and at Vista Lane and Ewing Drive (the secondary entrance into Park Preserve). The site is within 1.5 miles of Briley Parkway, Brick Church Pike, and I-24. Within five miles, residents can access services such as grocery, retail, banking, healthcare, school, and recreation.

2019 HOME Investment Partnership Program Awards

Funding Sources:

HOME - \$400,840

Barnes Fund - \$1,072,500

SHOP - \$225,000

Donations/Habitat - \$1,323,721

Total Project Cost - \$3,022,061

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

INTEROFFICE MEMORANDUM

May 12, 2020

TO: Board of Commissioners

FROM: Emel Alexander, Director of Community Development

SUBJECT: Substantial Amendment 2 and 2020-2021 Annual Update for Program Year Three (2020 Action Plan) to the 2018-2023 Consolidated Plan for Housing and Community Development for Nashville-Davidson County

By Resolution R94-1396, the Metropolitan Council designated MDHA as the lead agency responsible for the development and administration of the Five Year Consolidated Plan and corresponding annual action plans for Housing and Community Development for Metropolitan Nashville-Davidson County. The U.S. Department of Housing and Urban Development (HUD) requires a Consolidated Plan to be completed every five years and an Annual Action Plan to be completed each program year. The current Consolidated Plan covers the period June 1, 2018 through May 31, 2023, and we have completed two program years.

MDHA has prepared for submittal to HUD Substantial Amendment 2 to the 2018-2023 Consolidated Plan and the Annual Update for Program Year Three (2020 Action Plan). Program Year Three will begin on June 1, 2020. MDHA released the draft of Substantial Amendment 2 and the 2020 Action Plan for public comment on March 10, 2020 and accepted public comments through April 10, 2020. A public hearing scheduled for March 23rd, was cancelled because of the "Safe at Home" requirements due to COVID-19. This public hearing was rescheduled for April 9th and held via *gotowebinar*. It was advertised in the Tennessean, via social media and emailed to all contacts in the Department of Community Development's data base.

The 2020 Action Plan describes community needs and funding priorities for the 2020-2021 Program Year (June 1, 2020 through May 31, 2021) and serves as Metro Nashville's application for receiving funds for the following programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). Concurrent with this Action Plan, MDHA also has prepared Substantial Amendment 2 to the Consolidated Plan to provide the following:

- Allow Community Development Block Grant (CDBG) funds allocated for Weatherization Assistance to serve homeowners whose incomes are at or below 80% of the Area Median Income (AMI) limit as per CDBG income guidelines;
- Provide amended language to the Citizen Participation Plan contained in Appendix A of the Consolidated Plan to clarify that the criteria for a substantial amendment is a fiscal change in any program/project that is increased or decreased by more than 25% of the total HUD allocation of CDBG, Home Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with Aids (HOPWA) of the effected program year with the exception as noted. The Citizen Participation Plan, as amended, is included as Appendix G to the Annual Update for Program Year 3; and

- Amend language to the description section of the Strategic Plan (SP) 25 Priority Need #3 – Retain Affordable Housing Stock of the Consolidated Plan to clarify that the amount of CDBG funds to be allocated to this Priority Need will be a majority of the balance of funds from the annual allocation after deductions for the 20% allocation for Administrative Activities and 15% for Public Service Activities.

To ensure the 2020 Action Plan truly addresses the needs in Metro Nashville, the citizen participation and consultation processes were designed to garner considerable public input on the development of the Action Plan. Throughout the 2019 Program Year, MDHA staff consulted with stakeholders, non-profits, project sponsors, and the Mayor's office for suggestions to improve or expand programs for Program Year 2020. Additional input on the development of the draft Plan was obtained through three consultation sessions with local stakeholders. Comments on the draft Plan were sought during the 30-day public comment period (March 10 through April 10, 2020) and at the public hearing held on April 9, 2020. A detailed summary of the comments received along with staff responses are included in Appendices C and E, respectively of the Plan. Additionally, due March 3rd tornados, this Action Plan provides preference for serving citizens affected by the March 3rd tornadoes for activities such as homeowner rehab.

It is requested that the Board of Commissioners approve Substantial Amendment 2 to the 2018-2023 Consolidated and the 2020-2021 Action Plan, which will also be presented to the Metro Council for approval. Following Metro Council approval, we will forward the required certifications to Mayor Cooper, and then submit the document to the U.S. Department of Housing and Urban Development for review and approval.


Emel Alexander

Resolution No. 20-

“WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) requires local governments seeking federal assistance through the Community Development Block Grant (“CDBG”), HOME Investment Partnerships (“HOME”), Emergency Solutions Grant (“ESG”), and Housing Opportunities for Persons with AIDS (“HOPWA”) programs to develop a Consolidated Plan for Housing and Community Development every five years and an Annual Action Plan each year; and

WHEREAS, the Metropolitan Council designated the Metropolitan Development and Housing Agency (“MDHA”) as the lead agency responsible for the preparation of the Consolidated Plan and Annual Action Plans for Housing and Community Development programs for The Metropolitan Government of Nashville and Davidson County; and

WHEREAS, the 2020-2021 Annual Action Plan was prepared by MDHA in accordance with federal regulations regarding citizen participation and in consultation with a variety of public and private agencies and concerned individuals; and

WHEREAS, concurrent with the preparation of the 2020-2021 Annual Action Plan, MDHA has prepared for submittal to HUD Substantial Amendment 2 to the 2018-2023 Consolidated Plan for Housing and Community Development to provide the following:

- Allow Community Development Block Grant (CDBG) funds allocated for Weatherization Assistance to serve homeowners whose incomes are at or below 80% of the Area Median Income (AMI) limit as per CDBG income guidelines;
- Provide amended language to the Citizen Participation Plan contained in Appendix A of the Consolidated Plan to clarify that the criteria for a substantial amendment is a fiscal change in any program/project that is increased or decreased by more than 25% of the total HUD allocation of CDBG, Home Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with Aids (HOPWA) of the effected program year with the exception as noted. The Citizen Participation Plan, as amended, is included as Appendix G to the Annual Update for Program Year 3; and
- Amend language to the description section of the Strategic Plan (SP) 25 Priority Need #3 – Retain Affordable Housing Stock of the Consolidated Plan to clarify that the amount of CDBG funds to be allocated to this Priority Need will be a majority of the balance of funds from the annual allocation after deductions for the 20% allocation for Administrative Activities and 15% for Public Service Activities.

WHEREAS, the public comment period for Substantial Amendment 2 and the draft of the 2020-2021 Annual Action Plan began on March 10 and concluded on April 10, 2020 and a public hearing was held during the public comment period on April 9, 2020; and

BE IT RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency that it hereby approves Substantial Amendment 2 to the 2018-2023 Consolidated Plan and the 2020-2021 Annual Action Plan for Housing and Community Development and authorizes its submission to the Metropolitan Council and the U.S. Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED that the local match required for the Emergency Solutions Grant will be provided by local non-profit organizations selected as sub-grantees. The twenty-five percent local match for the HOME Investment Partnerships Program will be provided by non-federal funds utilized for HOME projects as well as the value of donated land or improvements associated with HOME-funded projects, or by other eligible methods as provided in the HOME regulations.”