

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

June 9, 2020

1. Call to order.
2. Approval of Minutes of the Meeting of May 12, 2020.
3. Introductions.
4. Public Comments.
5. Executive Director's Report.

COMMITTEE REPORT

6. Report from the Joint Development & Finance Committees.
 - a. Board of Commissioners Approval of GMP and Financing for Red Oak Townhomes (Approved by Joint Finance and Development Committee)
 - b. Board of Commissioners Approval of GMP and Financing for the Trolley Barn Garage (Approved by Joint Finance and Development Committee)
 - c. Board of Commissioners Approval of Substantial Amendment to the 2019 Action Plan (CARES Act Funding) (Approved by Joint Finance and Development Committee).
7. Board Retreat Requests Review
8. Additional Business.
9. Adjourn.

**SUMMARY REVIEW OF AGENDA ITEMS FOR
THE MDHA BOARD OF COMMISSIONERS**

June 9, 2020

EXECUTIVE (HARBISON & THILTGEN)

6a. GMP and Financing for Red Oak Townhomes

At the June 4th Joint Finance and Development Committee meeting, the Committee approved the Guaranteed Maximum Price (GMP) and financing for Red Oak Townhomes, the next phase of Envision Cayce. When complete, Red Oak Townhomes will have 44 units in a mixed income community with 25 affordable housing town homes funded by a HUD Project Based Rental Assistance (PBRA) contract.

At its meeting on November 12, 2019, the Board approved R.G. Anderson Company, Inc., as the Construction Manager at Risk for Red Oak Townhomes. R.G. Anderson has proposed a GMP of \$13,216,132 based on 100% Construction Documents provided by EOA Architects. With all soft costs included, to include a 5.4% Owner's Contingency (\$719,059) and Architect's fees of \$957,068, the Total Project Budget is \$16,550,000.

Red Oak Townhomes will be financed by a \$10,600,000 loan from Franklin Synergy Bank (including a \$6 million CITC note and a \$4.6 million conventional bank note), together with grant proceeds from the Metro Government's Capital Spending Plan. This will be a mixed-financed development with 25 of the units initially constructed as public housing, but later converted through RAD to Project-Based Rental Assistance. The proposed Resolution approves the financing structure and authorizes the Agency to execute such agreements with HUD as may be required to carry out the mixed-finance project and then to convert the public housing units to Project-Based Rental Assistance.

As recommended in the Joint Finance and Development Committee meeting, the Board is requested to approve the financing, R.G. Anderson's GMP, the Architect's fees, and the Owner Contingency for Red Oak Townhomes, and to provide the Executive Director the authority to execute the associated documents.

6b. GMP and Financing for Trolley Barns

At the June 4th Joint Finance and Development Committee meeting, The Committee approved the GMP and financing for the Trolley Barns Parking Garage at Rolling Mill Hill. The garage will be 5 stories with 378 parking spaces.

At its meeting on November 12, 2019, the Board approved R. C. Mathews Contractor as the Construction Manager at Risk for the Trolley Barns Parking Garage. R. C. Mathews Contractor has proposed a GMP of \$12,380,088.00 based on 85% Construction Drawings

SUMMARY REVIEW OF AGENDA

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June 9, 2020

prepared by Kline Swinney Associates. With all soft costs, the Total Project Budget is \$14,215,617.00 including a 5% Owner's Contingency (\$617,500).

The Trolley Barns Garage will be financed in part by a \$11,900,000 construction financing loan from Pinnacle Bank. Additional sources for this project include \$2,000,000 in unrestricted funds from MDHA.

The Board is requested to approve financing, R. C. Mathews Contractor's GMP and the Owner Contingency for the Trolley Barns Parking Garage; and to authorize the Executive Director to execute the associated contractual and financing documents. The proposed Resolution approves the financing structure and authorizes the Agency to execute such agreements with Pinnacle Bank.

6c. Approval of Substantial Amendment to the 2019 Action Plan (CARES Act funding)

The June 9th Joint Finance and Development Committee meeting will review the Substantial Amendment to the 2019 Action Plan for CARES Act Funding. Nashville – Davidson County received initial allocations of \$3,125,875 in Community Development Block Grant-Coronavirus; \$1,549,066 in Emergency Solutions Grant-Coronavirus; and \$225,186 in Housing Opportunities for Persons with Aids-Coronavirus funding through the CARES Act legislation to be used to prevent, prepare for and mitigate the impacts of the COVID-19 Pandemic. HUD advised MDHA to amend the latest approved Action Plan to incorporate eligible activities to use these funds to respond to the COVID-19 outbreak. Subject to Committee approval, Board approval is requested for substantial amendments to the 2019 Action Plan and 2018-2023 Consolidated Plan to allocate CARES Act funding to eligible projects/activities for use in preventing, preparing for and mitigating the impacts of the COVID-19 Pandemic.

MEETING MINUTES
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, May 12, 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 of Finance
Aole Ansari, Vice Chair of Development
Antoinette Batts
Kay Bowers
Marcus Campbell

ABSENT: Paulette Coleman

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
Terece Rollins-Walton, President, Parkway Terrace

Chair Bill Purcell called the meeting to order and requested approval of the minutes of the meeting of April 14, 2020. Vice Chair Emily Thaden moved adoption of the minutes. Chair Purcell called for discussion, then stated changes and additions to the April minutes. He stated Commissioner Ansari's title, Vice Chair of Development, needed to be added. Also on page two, the statement by Saul Solomon, Board Legal Counsel, should include the following: the meeting was broadcast via Webex; the meeting complied with Governor Lee's Executive Order 16; the meeting was recorded for future viewing on Youtube; and the

public was given instruction and opportunity to participate. Vice Chair Thaden moved for adoption of the following resolution:

Resolution No. 18-20

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, that it hereby approves the minutes of the meeting of April 14, 2020, as amended.”

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

Chair Purcell introduced Mrs. Terece Rollins-Walton, President of Parkway Terrace Resident Association. Mrs. Rollins-Walton stated how appreciative she was of MDHA leadership and staff during the storm. And how grateful she and others were for the resources provided to residents. Chair Purcell thanked Mrs. Rollins-Walton and the Resident Association for their leadership.

Chair Purcell asked if there were any public comments. Jamie Berry, MDHA Director of Communications stated there were no public comments. She provided instruction on how the public is able to participate in the web-based meeting and give comments. The instructions are posted on the MDHA website, on the Metropolitan Davidson County Government’s website, and in the Tennessean newspaper.

Chairman Purcell called for the Executive Director’s Report. Mr. James Harbison, MDHA Executive Director, updated the committee on the Agency’s Covid-19 efforts. As of March 7th the agency ceased any staff travel, ordered and distributed safety equipment and encouraged employees and residents to follow CDC virus prevention guidelines. By mid-March, the resident Towers were identified as high-risk for the virus. Restrictions and guidelines were immediately put in place for visitors, package and food deliveries, etc. By the end of March, MDHA leadership had researched virus testing options for residents and started preparing for approximately 60% of employees to work from home. During that time, the maintenance team was split into two teams to ensure maintenance of MDHA properties was kept up. Mr. Harbison thanked Councilwoman Sharon Hurt, Jerry Maynard, Dr. Alicia Hall, Meharry General, MDHA staff and numerous others for their help. He announced the upcoming mandatory testing of all MDHA staff and the offer of voluntary testing to more residents. Mr. Harbison asked for questions or comments from the Board. Chair Purcell stated that as the landlord for the largest elderly population in the city, that he was very thankful for the low infection rates as a result of the efforts and collaboration with other city leaders and organizations. The testing that will be offered will be done as a service to our residents, strictly voluntary, and conducted in a welcoming manner. Test results would be kept confidential except in the case of a positive result. Any positive results would be reported to the Department of Health as a matter of public health safety. Mr. Purcell stated that during these difficult and complicated times, MDHA is focused on supporting its residents and staff. Saul Solomon, Board Legal Counsel stated the individuals conducting the Covid testing are to keep a person’s information confidential under HIPAA requirements. He stated that neither MDHA nor the National Guard would receive the personal information. The only exception to the HIPAA requirement is the State Department of Health and the Metro Health Department have the right to release information to First Responders. Commissioner Bowers asked what happens to their information and how are they informed of

their results. Mr. Harbison replied, the person being tested signs a document before testing that gives that information. He also stated the information had been included in mailings and electronic correspondences. Commissioner Campbell said there were some groups of people that were spreading false information to residents and trying to discourage them from participating in the testing. He thanked Mr. Harbison for addressing those rumors early. Mr. Harbison asked that Commissioners Campbell and Batts continue to spread a positive message about the testing. He stated maintenance staff would also be going door to door to get the word out about the voluntary testing. Commissioner Batts said she was especially concerned for the maintenance staff as she sees them daily in their personal protective equipment (PPE) gear. She stated she was thankful the virus testing was being made available to residents and staff. Chair Purcell stated Mr. Harbison has been in constant communication with the National Guard to assure they are not coming in as a threat, but welcoming to our residents. At the conclusion of the Executive Director's report, Mr. Harbison stated the Agency's financials were fine. The 14 developments were on schedule and all MDHA programs were successfully meeting their targets.

Chair Purcell next recognized Vice Chair Emily Thaden, who gave the Joint Development and Finance Committee report. The Committee met on May 7th and May 12th via Webex. The joint Committee discussed the COVID-19 efforts that Mr. Harbison just went over. There was an annual review of the Agency's on-going legal litigation. A presentation was given by Carol Naughton of Purpose Built Communities, to educate the members on Envision projects. The Committee voted to move the interest rate modification on 10th and Jefferson to the Full Board. This modification would result in over \$1 million dollars in savings. The Committee also discussed the Red Oak Townhomes and phase one of the Cayce utilities plan, Michael Wegerson would bring this issue before the Board for vote in July.

Chair Purcell called upon Joe Cain, Director of Urban Development, who presented the 808 at Skyline Ridge PILOT agreement. The MDHA joint Finance and Development Committee approved the agreement during its April 9th meeting. Mr. Cain asked the Board to approve the PILOT. Vice Chair Thaden moved for adoption of the following resolution:

Resolution 19-20

"RESOLUTION APPROVING A PILOT AGREEMENT BETWEEN MDHA AND 808 AT SKYLINE RIDGE, L.P.

Effective Date: May 12, 2020

WHEREAS, 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.

WHEREAS, 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.

WHEREAS, 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.

WHEREAS, 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.

WHEREAS, 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), which is made a part of these minutes by reference and filed with other documents for this meeting. The agreement 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.

BE IT RESOLVED, 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. Leaving MDHA's annual abatement capacity at \$1,204,908.

FURTHER RESOLVED, authority is given to 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."

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

Chair Purcell called upon Emel Alexander, Director of Community Development for the next agenda item, approval of the HOME Investment Partnership Program Funding. During the April 9th meeting of the MDHA joint Finance and Development meeting, the Committee voted in favor of disbursing \$4,321,930 in HOME Investment Partnership Program Funding. Vice Chair Emily Thaden and Commissioner Kay Bowers both recused themselves from the HOME discussion and vote. Commissioner Ansari, Vice Chair of Development, moved adoption of the following resolution:

Resolution 20-20

"RESOLUTION APPROVING THE AWARD OF HOME FUNDS FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING CONTINGENT UPON RECEIPT OF THE 2020 HOME FUNDS IN THE FALL OF 2020.

WHEREAS, 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 ≤ 60% AMI) and homeownership projects (sold to households with incomes ≤ 80% AMI) as described in the 2018-2023 Consolidated Plan and annual updates.

WHEREAS, \$375,000 of this allocation was set-aside for projects to be owned, sponsored, or developed by nonprofit organizations designated as Community Housing Development Organizations (CHDOs).

WHEREAS, 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.

WHEREAS, 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.

WHEREAS, The Application Review Committee evaluated all applications in accordance with the criteria set forth in the Application.

BE IT RESOLVED, the following non-profit and for-profit developers will be awarded HOME funds to build new affordable housing for rental and homeownership 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

BE IT FURTHER RESOLVED, the Executive Director is authorized to execute the necessary documents regarding the award of HOME funds at the appropriate time.

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

Mr. Alexander also presented the next item on the agenda, approval of the 2020 Action plan and substantial amendment to the Consolidated Plan for Housing and Community Development. During the April 9th 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. Commissioner Kay Bowers recused herself from discussion and vote. Commissioner Ansari moved adoption of the following resolution:

Resolution 21-20

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 and the 2020-2021 Action Plan.

WHEREAS, 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 in Resolution R94-1396.

WHEREAS, 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.

WHEREAS, the current Consolidated Plan covers the period June 1, 2018 through May 31, 2023, and we have completed two program years.

WHEREAS, 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.

WHEREAS, 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.

WHEREAS, 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 Goto webinar. It was

advertised in the Tennessean, via social media and emailed to all contacts in the Department of Community Development's data base.

WHEREAS, 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).

WHEREAS, MDHA also has prepared Substantial Amendment 2 to the Consolidated Plan concurrent with this Action 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.

BE IT RESOLVED, the 2020 Action Plan will also be presented to the Metro Council for approval.

BE IT FURTHER RESOLVED, following Metro Council approval, MDHA 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.

The motion was seconded by Vice Chair Thaden, and upon vote all voted "aye". None voted

"no".

Chair Purcell called for the next item on the agenda, review of Retreat items and agenda going forward. Mr. Harbison asked to defer this agenda item until the next meeting.

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

June 5, 2020

TO: James Harbison, Executive Director
FROM: LaTonya Ellis, Administrative Assistant to the Executive Director
SUBJECT: Attendance for Board Meeting – June 9, 2020

Ms. Lillian Maddox-Whitehead, President of Vine Hill Apartments Resident Association and Ms. Arlene Cummings, Property Manager of Vine Hill Apartments, will be present at the Board meeting per teleconference.


LaTonya Ellis

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
INTEROFFICE MEMORANDUM

June 9, 2020

TO: Board of Commissioners

FROM: Michael Wegerson, Director of Recapitalization

SUBJECT: Red Oak Townhomes, Construction Manager GMP, adjusted Architect's Fee, and Owner Contingency

Board approval is requested for the following items for the Red Oak Townhomes Project and for authorization for the Executive Director to sign all associated documentation on behalf of the agency:

1. Construction Manager's Guaranteed Maximum Price (GMP) of \$13,216,132.00, including \$300,000 (2.2%) Owner-Controlled Contractor Contingency;
2. Architect's Fee for Basic Services as adjusted to 6.4% of the GMP is now \$845,833.00 plus additional services approved previously of \$111,235, for a total Architect's Fee of \$957,068;
3. Owner Contingency of \$719,059 (5.4%);
4. Total Project Budget of \$16,550,000;

Red Oak Townhomes will be located between Dew Street and Lenore Street immediately east of Boscobel III. The project will consist of 44 townhome style walk-up apartments in seven 2- to 4-story stick framed buildings with surface parking. The cost of construction includes the creation of Red Oak Hill Lane and off-site infrastructure work in Lenore Street to meet the requirements of Metro Planning, Metro Public Works, and Metro Water Services. The unit mix will include 1, 2, 3, 4, and 5 bedroom units. 25 of the units will be Project Based Rental Assistance (PBRA) units at 80% AMI and below to satisfy the Community Investment Tax Credit (CITC) requirements.

At the November 12, 2019, meeting the Board approved MDHA to enter into negotiations with R.G. Anderson Company, Inc., as Construction Manager at Risk. The Architect, EOA Architects, provided R.G. Anderson with 100% Construction Documents for pricing. R.G. Anderson has provided MDHA a Guaranteed Maximum Price proposal for \$13,216,132.00 to construct the Red Oak Townhomes. This GMP includes \$300,000 for Owner-Controlled Contractor contingency. The GMP must be accepted by July 11th, 2020. The date of Substantial Completion is scheduled for August 31st, 2021 with Final Completion by September 30, 2021.



Michael Wegerson

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

Effective Date: June 9, 2020

The undersigned, being a quorum of the Board of Commissioners of Metropolitan Development and Housing Agency (“MDHA”), at a duly called meeting on June 9, 2020, acting in accordance with the applicable provisions of the T.C.A. § 13-20-101, et. seq., and its Charter and Bylaws, do hereby adopt the following resolutions to be effective as of the date hereof:

WHEREAS, MDHA owns certain property generally located on Rolling Mill Hill, including Parcel H and Parcel K (together, the “Property”), which on a portion of Parcel H it intends to construct a 375 space parking garage (the “Project”).

WHEREAS, Pinnacle Bank Bank (the “Lender”) is making a construction and permanent loan to MDHA in the approximate maximum principal amount of Fourteen Million Five Hundred Thousand Dollars (\$14,500,000) in construction financing, or such other amounts as may be appropriate at the discretion of the Authorized Representative (as defined below), to finance construction and operation of the Project (collectively, the “Pinnacle Loan”) to be evidenced by a Promissory Note in the amount of the Pinnacle Loan (the “Note;”)

WHEREAS, MDHA intends to pledge as collateral for the Pinnacle Loan its interests in the Property, the Project, including its rights under that Agreement for Purchase and Sale of Real Estate dated January 30, 2017 between Rolling Mill Hill Partners, LLC as Buyer and MDHA as Seller, as the same has been amended (the “Purchase Agreement”), to be evidenced by, among other things, a deed of trust, assignment of leases, rents and profits, collateral assignments of purchase agreement, and such other documents (the “Security Instruments;”) subject to existing leases, purchase agreements, and other encumbrances ;

NOW BE IT THEREFORE RESOLVED, that MDHA is hereby authorized and directed to negotiate, execute, deliver, and perform the Note, Security Instruments, assignment of construction documents, and any and all other documents, instruments, agreements, and certifications required for MDHA to obtain the Pinnacle Loan from Lender (collectively, the “Loan Documents”); and

FURTHER RESOLVED, that Bill Purcell, the Chair, Emily Thaden, the Vice Chair for Housing, Aole Ansari, the Vice Chair for Development, James E. Harbison, acting as either the Secretary-Treasurer or Executive Director, and James L. Thiltgen, acting as Deputy Executive Director in the absence of the Executive Director, respectively, of MDHA (each, an “Authorized Representative”), be, and each hereby are, or any one of them, acting along, be, and hereby is, authorized and empowered, on behalf of MDHA, to execute and deliver the Loan Documents, and all documents contemplated therein, and that any and all documents previously executed and delivered by any such Authorized Representative with respect to the Project and Pinnacle Loan are hereby ratified and approved; and

FURTHER RESOLVED, that any and all acts heretofore taken by any Authorized Representative in connection with the matters authorized by the foregoing resolutions are hereby ratified, confirmed, adopted and approved by the Board of Commissioners of MDHA.

CERTIFICATE

I, James E. Harbison, do hereby certify that I am the duly elected Secretary-Treasurer of MDHA and the keeper of records of MDHA. These resolutions were duly adopted at the meeting of the Board of Commissioners of MDHA, held in accordance with the Charter and Bylaws of MDHA, at the office of MDHA at 701 South 6th Street, Nashville, Tennessee, on the ____ day of June, 2020.

By: _____
James E. Harbison
Secretary-Treasurer

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

INTEROFFICE MEMORANDUM

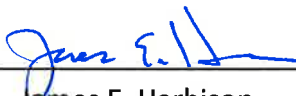
May 29, 2020

TO: MDHA Board of Commissioners
FROM: James E. Harbison, Executive Director
SUBJECT: Financing for Red Oak Townhomes (Boscobel III)

The Agency is preparing to begin the construction of a development to be known as the Red Oak Townhomes, 44 mixed-income apartments to be built on Dew Street within the Cayce Place community. Franklin Synergy Bank has offered to provide ten million six hundred thousand dollars (\$10,600,000) in construction and permanent financing for this development. The financing will include a Community Investment Tax Credit ("CITC") note of six million dollars (\$6,000,000) and a conventional bank note of four million six hundred thousand dollars (\$4,600,000). At the completion of construction and stabilization of the property, the CITC note will convert to a term loan of 18 years, while the conventional bank note will be due and payable. The conventional bank note will be repaid from a portion of the ten million five hundred thousand (\$10,500,000) Capital Spending Plan grant the Agency is receiving from the Metropolitan Government for this project. Interest on the CITC note will be the floating Prime Rate minus four percent (4%) with a floor of zero percent. Interest on the conventional bank note will be the floating Prime Rate plus one-half percent (0.5%) with a floor of three and three-quarters percent (3.75%).

The balance of the funding for this project will come from the remainder of the Metro Capital Spending Plan grant. Of the 44 units, 25 will be built initially as public housing units. After completion, they will be converted through the Rental Assistance Demonstration ("RAD") program to Project-Based Rental Assistance.

It is requested that the Board of Commissioners adopt the attached Resolution which provides for the financing of this project as described above, authorizes the required agreements with HUD to develop mixed-financed housing on a RAD site, and authorizes the later conversion of the public housing units to Project-Based Rental Assistance.



James E. Harbison

Attachment

INCUMBENCY CERTIFICATE OF
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

Effective Date: June __, 2020

1. The undersigned is the duly elected, qualified and acting Secretary-Treasurer and Executive Director of Metropolitan Development and Housing Agency ("MDHA").

2. Attached hereto as Exhibit "A" is a true, correct, and complete copy of certain resolutions adopted by the Board of Commissioners of MDHA on June 9, 2020 (the "Resolutions"). The Resolutions have not been amended or revoked and are now in full force and effect.

3. MDHA is validly existing under the laws of the State of Tennessee. Attached hereto as Exhibit "B" is a Certificate of Existence for MDHA issued by the Secretary of State of the State of Tennessee.

4. Attached hereto as collective Exhibit "C" is a true, correct, and complete copy of the Certificate of Incorporation of MDHA filed with the Tennessee Secretary of State on November 9, 1938, together with all Amendments thereto (the "Charter"). The Charter has not been amended or supplemented in any respect since August 16, 1984, and is in full force and effect on the date hereof.

4. Attached hereto as Exhibit "D" is a true, correct, and complete copy of the Bylaws of MDHA, as now in full force and effect.

5. This certificate is delivered to Franklin Synergy Bank ("Lender"), Bradley Arant Boult Cummings LLP ("Bradley"), and Reno & Cavanaugh, PLLC ("R&C"). Each of Lender, Bradley, and R&C, their respective shareholders, directors, members, managers, successors and assigns, are entitled to rely on this certificate until canceled or amended by delivery to such entity of a further certificate of the Secretary or other officer of the MDHA.

[remainder of page intentionally blank]

6. The following persons are duly elected officers of MDHA, holding the office as shown below, and the signature set forth opposite the name of such officers is his true and actual signature:

<u>Incumbent</u>	<u>Office</u>	<u>Signature</u>
Bill Purcell	Chair	
Emily Thaden	Vice Chair for Housing	
Aole Ansari	Vice Chair for Development	
James E. Harbison	Secretary-Treasurer and Executive Director	
James L. Thiltgen	Deputy Executive Director	

IN WITNESS WHEREOF, the undersigned has signed this Certificate as of the date first written above.

 James E. Harbison, Secretary-Treasurer and Executive Director

I, Bill Purcell, Chair of the MDHA Board of Commissioners, do hereby certify that James E. Harbison is the duly elected and acting Secretary-Treasurer and Executive Director of MDHA, and that the above is his signature.

 Bill Purcell, Chair

EXHIBIT "A"

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

Effective Date: June 9, 2020

The undersigned, being a quorum of the Board of Commissioners of Metropolitan Development and Housing Agency ("MDHA"), at a duly called meeting on June 9, 2020, acting in accordance with the applicable provisions of the T.C.A. § 13-20-101, et. seq., and its Charter and Bylaws, do hereby adopt the following resolutions to be effective as of the date hereof:

WHEREAS, MDHA was organized to acquire, construct, develop, lease, manage, operate, sell, and otherwise provide and address matters concerning decent and affordable housing in the City of Nashville, Tennessee; and

WHEREAS, MDHA owns certain property generally located at 804 Dew Street, Nashville, Davidson County, Tennessee, as more particularly described on Schedule 1 attached hereto (the "Property"), and desires to construct, develop, lease, manage, and operate 44 units of housing on the Property known internally as Boscobel III-A and to be known externally as Red Oak Townhomes (the "Project"), to be comprised of (a) 12 units to be rented at market rates (the "Market Units"), (b) 7 workforce units to be rented at rates affordable to households with incomes less than 120% of the area median income (the "Workforce Units"), and (c) 25 public housing units to be rented at rates affordable to households with incomes at or below 80% of the area median income, adjusted for family size (the "Public Housing Units"); and

WHEREAS, Franklin Synergy Bank (the "Lender") is making a construction and permanent loan to MDHA in the approximate maximum principal amount of Ten Million Six Hundred Thousand Dollars (\$10,600,000) in construction financing and Six Million Dollars (\$6,000,000) in permanent financing, or such other amounts as may be appropriate at the discretion of the Authorized Representative (as defined below), to finance construction and operation of the Project (collectively, the "FSB Loan"); and

WHEREAS, the Metropolitan Government of Nashville and Davidson County (the "Metro Government") is making a grant to MDHA in the approximate amount of Ten Million Five Hundred Thousand Dollars (\$10,500,000), or such other amount as may be appropriate at the discretion of the Authorized Representative, to provide additional financing for the construction and operation of the Project (the "Metro Grant"); and

WHEREAS, MDHA has submitted a Mixed-Finance Development Proposal and related evidentiary documents to the U.S. Department of Housing and Urban Development ("HUD") to provide public housing operating subsidy for the Public Housing Units in accordance with HUD public housing requirements (the "HUD Operating Subsidy"); and

WHEREAS, as soon as permitted by HUD, MDHA intends to convert the Public Housing Units and HUD Operating Subsidy to Section 8 Project Based Rental Assistance pursuant to the HUD Rental Assistance Demonstration ("RAD") program;

NOW BE IT THEREFORE RESOLVED, that MDHA is hereby authorized and directed to negotiate, execute, deliver, and perform a promissory note, deed of trust and assignment of leases and rents encumbering the Property, assignment of construction documents, and any and all other documents, instruments, agreements, and certifications required for MDHA to obtain the FSB Loan from Lender (collectively, the "Loan Documents"); and

FURTHER RESOLVED, that MDHA is hereby authorized and directed to negotiate, execute, deliver, and perform any and all documents, instruments, agreements, and certifications required for MDHA to obtain the Metro Grant from the Metro Government (collectively, the "Metro Grant Documents"); and

FURTHER RESOLVED, that MDHA is hereby authorized and directed to negotiate, execute, deliver, and perform a Mixed-Finance Amendment to the Consolidated Annual Contributions Contract, Declaration of Trust/Restrictive Covenants, Partial Release of RAD Use Agreement, Declaration of Restrictive Covenants, Mixed Finance Certification and Assurances and any and all other documents, instruments, agreements, and certifications required by HUD in connection with the HUD Operating Subsidy for the Public Housing Units (collectively, the "Public Housing Documents"); and

FURTHER RESOLVED, that MDHA is hereby authorized and directed to negotiate, execute, deliver, and perform a Rental Assistance Demonstration Use Agreement, Section 8 PBRA Housing Assistance Payments Contract, one or more subordination agreements, and any and all other documents, instruments, agreements, and certifications required by HUD in connection with the RAD conversion of the Public Housing Units (collectively, the "RAD Documents" and, collectively with the Loan Documents, the Metro Grant Documents, and the Public Housing Documents, the "Transaction Documents"); and

FURTHER RESOLVED, that Bill Purcell, the Chair, Emily Thaden, the Vice Chair for Housing, Aole Ansari, the Vice Chair for Development, James E. Harbison, acting as either the Secretary-Treasurer or Executive Director, and James L. Thiltgen, acting as Deputy Executive Director in the absence of the Executive Director, respectively, of MDHA (each, an "Authorized Representative"), be, and hereby are, or any one of them, acting along, be, and hereby is, authorized and empowered, on behalf of MDHA, to execute and deliver the Transaction Documents, and all documents contemplated therein, and that any and all documents previously executed and delivered by any such Authorized Representative with respect to the Project are hereby ratified and approved; and

FURTHER RESOLVED, that any and all acts heretofore taken by any Authorized Representative in connection with the matters authorized by the foregoing resolutions are hereby ratified, confirmed, adopted and approved by the Board of Commissioners of MDHA.

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CERTIFICATE

I, James E. Harbison, do hereby certify that I am the duly elected Secretary-Treasurer of MDHA and the keeper of records of MDHA. These resolutions were duly adopted at the meeting of the Board of Commissioners of MDHA, held in accordance with the Charter and Bylaws of MDHA, at the office of MDHA at 701 South 6th Street, Nashville, Tennessee, on the _____ day of June, 2020.

By: _____
James E. Harbison
Secretary-Treasurer

Schedule 1

Legal Description of the Property

Land in the Sixth Councilmanic District of Davidson County, Tennessee, being a portion of Lot 3 on the Plat of Cayce Place School Resubdivision of record in Instrument No. 20190719-0070945 in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING AT A PK NAIL SET IN THE SOUTH RIGHT OF WAY LINE OF DEW STREET, SAID PK NAIL BEING THE NORTHEAST CORNER OF LOT 4, INSTRUMENT NO. 20190719-0070945 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE WITH SAID RIGHT OF WAY LINE OF DEW STREET, AS FOLLOWS: N 77°31'23" E A DISTANCE OF 174.54 FEET TO A PK NAIL SET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 137.11 FEET WITH A RADIUS OF 629.50 FEET WITH A CHORD BEARING OF N 83°45'47" E, WITH A CHORD LENGTH OF 136.84 FEET TO A PK NAIL SET; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.89 FEET WITH A RADIUS OF 50.00 FEET WITH A CHORD BEARING OF S 47°42'47" E, WITH A CHORD LENGTH OF 10.87 FEET TO A 1/2" IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE EAST LINE OF LOT 3, INSTRUMENT NO. 20190719-0070945 S 06°15'30" W A DISTANCE OF 251.21 FEET TO A 5/8" IRON PIN FOUND IN THE NORTH RIGHT OF WAY LINE OF LENORE STREET; THENCE WITH THE SAID NORTH RIGHT OF WAY LINE OF LENORE STREET, AS FOLLOWS: S 65°11'03" W A DISTANCE OF 104.37 FEET TO A 1/2" IRON PIN SET; THENCE WITH THE RIGHT OF WAY LINE AS DEDICATION IN INSTRUMENT NO. 20200320-0030639, AS FOLLOWS: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 42.63 FEET WITH A RADIUS OF 150.02 FEET WITH A CHORD BEARING OF S 73°27'47" W, WITH A CHORD LENGTH OF 42.49 FEET TO A 1/2" IRON PIN SET; THENCE S 65°11'02" W A DISTANCE OF 236.79 FEET TO A 1/2" IRON PIN SET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.46 FEET WITH A RADIUS OF 56.00 FEET WITH A CHORD BEARING OF S 57°47'12" W, WITH A CHORD LENGTH OF 14.42 FEET TO A 1/2" IRON PIN IN IN THE EAST LINE OF SAID LOT 4, INSTRUMENT NO. 20190719-0070945; THENCE WITH SAID LOT 4, AS FOLLOWS: N 24°58'44" W A DISTANCE OF 156.68 FEET TO A 1/2" IRON PIN SET; THENCE N 65°01'16" E A DISTANCE OF 45.59 FEET TO A 1/2" IRON PIN SET; THENCE N 24°58'44" W A DISTANCE OF 105.97 FEET TO A 1/2" IRON PIN SET; THENCE N 65°01'16" E A DISTANCE OF 29.88 FEET TO A 5/8" IRON PIN FOUND; THENCE N 77°31'23" E A DISTANCE OF 136.27 FEET TO A 1/2" IRON PIN SET; THENCE N 12°28'37" W A DISTANCE OF 69.67 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 119,554 SQUARE FEET, 2.745 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to The Nashville Housing Authority, now known as Metropolitan Development and Housing Agency, by deeds of record in Book

1905, Page 543; Book 1909, Page 581; Book 2751, Page 231, Book 2751, Page 235; Book 2751, Page 286; Book 2751, Page 321; Book 1906, Page 153; Book 1907, Page 222; Book 2751, Page 292; Book 2751, Page 443; Book 2751, Page 335; and Book 1905, Page 257.

EXHIBIT "B"

Certificate of Existence of MDHA

EXHIBIT "C"

Charter of MDHA

EXHIBIT "D"

Bylaws of MDHA

**METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
INTEROFFICE MEMORANDUM**

June 9, 2020

TO: Board of Commissioners
FROM: David Dellinger, Chief of Operations
SUBJECT: Trolley Barns Parking Garage Construction Manager GMP and Owner Contingency

Board approval is requested for the following items for the Trolley Barns Parking Garage Project and for authorization for the Executive Director to sign all associated documentation on behalf of the agency:

1. Construction Manager's Guaranteed Maximum Price (GMP) of \$12,380,088.00, including \$354,966.00 (3.0%) Owner-Controlled Contractor Contingency and \$30,000.00 Pre-Construction Fee;
2. Owner Contingency of \$617,500 (5.0%);
3. Total Project Budget of \$14,215,616.80;
4. Enter into a Construction Loan Agreement with Pinnacle Bank in the amount of \$11,895,186.00.

The Trolley Barns Parking Garage will be located at 15 Lea Avenue in Rolling Mill Hill. The garage will be a five (5) story, post tensioned concrete structure, containing 378 parking spaces with access from Lea Avenue as well as Middleton Street via the access drive for the Ryman Lofts surface parking lot. The cost of construction includes improvements to Lea Avenue and the Ryman Lofts surface parking lot access drive to enhance traffic ingress and egress flow for the new parking garage.

At the November 12, 2019, meeting the Board approved MDHA to enter into negotiations with R. C. Mathews Contractor, as Construction Manager at Risk. The Architect, Kline Swinney Associates, Architects, provided R. C. Mathews Contractor with 85% Construction Documents for pricing. R. C. Mathews Contractor has provided MDHA a Guaranteed Maximum Price proposal for \$12,380,088.00 (\$32,750.00 per parking space) to construct the Trolley Barns Parking Garage. The GMP must be accepted by July 19th, 2020. The date of Substantial Completion is scheduled for July 12th, 2021.

Funding for this project will come from three (3) sources. MDHA will contribute \$2,000,000.00 of unrestricted funds. An additional \$320,431.00 will be contributed by TB Partners, LLC as part of the MOU being drafted between MDHA and TB Partners, LLC for additional security enhancements they have requested. These enhancements were not part of the original scope for this garage as defined in the Rolling Mill Hill Master Plan Parking Agreement. The balance of the funding would be a construction loan in the amount of \$11,895,186.00.

David Dellinger

**METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
INTEROFFICE MEMORANDUM**

June 9, 2020

TO: Board of Commissioners
FROM: David Dellinger, Chief of Operations
SUBJECT: Financing Resolution for Trolley Barns Garage

Board approval is requested for the approval of the Financing Resolution for the Trolley Barns Parking Garage Project and for the authorization for the identified officers in the attached resolution (Bill Purcell, the Chair, Emily Thaden, the Vice Chair for Housing, Aole Ansari, the Vice Chair for Development, James E. Harbison, acting as either the Secretary-Treasurer or Executive Director, and James L. Thiltgen, acting as Deputy Executive Director) to sign all associated documentation on behalf of the agency. Pinnacle Bank has offered to provide fourteen million five hundred dollars (\$14,500,000) in construction financing for this project. Per the current budget, the Agency expects to use \$11,895,186 of the loan capacity. At the completion of construction period not to exceed five additional months, per the Hensler Purchase and Sale Agreement, the Agency will receive seventeen million dollars (\$17,000,000) for the purchase of Lot K of the Rolling Mill Hill development. These funds will be used to repay the construction loan plus interest. Interest on the construction loan will be based on LIBOR plus two and one-half percent (2.5%) with a floor of three and seventy-five percent (3.75%).

David Dellinger

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

Effective Date: June 9, 2020

The undersigned, being a quorum of the Board of Commissioners of Metropolitan Development and Housing Agency (“MDHA”), at a duly called meeting on June 9, 2020, acting in accordance with the applicable provisions of the T.C.A. § 13-20-101, et. seq., and its Charter and Bylaws, do hereby adopt the following resolutions to be effective as of the date hereof:

WHEREAS, MDHA owns certain property generally located on Rolling Mill Hill, including Parcel H and Parcel K (together, the “Property”), which on a portion of Parcel H it intends to construct a 375 space parking garage (the “Project”).

WHEREAS, Pinnacle Bank Bank (the “Lender”) is making a construction and permanent loan to MDHA in the approximate maximum principal amount of Fourteen Million Five Hundred Thousand Dollars (\$14,500,000) in construction financing, or such other amounts as may be appropriate at the discretion of the Authorized Representative (as defined below), to finance construction and operation of the Project (collectively, the “Pinnacle Loan”) to be evidenced by a Promissory Note in the amount of the Pinnacle Loan (the “Note;”)

WHEREAS, MDHA intends to pledge as collateral for the Pinnacle Loan its interests in the Property, the Project, including its rights under that Agreement for Purchase and Sale of Real Estate dated January 30, 2017 between Rolling Mill Hill Partners, LLC as Buyer and MDHA as Seller, as the same has been amended (the “Purchase Agreement”), to be evidenced by, among other things, a deed of trust, assignment of leases, rents and profits, collateral assignments of purchase agreement, and such other documents (the “Security Instruments;”) subject to existing leases, purchase agreements, and other encumbrances ;

NOW BE IT THEREFORE RESOLVED, that MDHA is hereby authorized and directed to negotiate, execute, deliver, and perform the Note, Security Instruments, assignment of construction documents, and any and all other documents, instruments, agreements, and certifications required for MDHA to obtain the Pinnacle Loan from Lender (collectively, the “Loan Documents”); and

FURTHER RESOLVED, that Bill Purcell, the Chair, Emily Thaden, the Vice Chair for Housing, Aole Ansari, the Vice Chair for Development, James E. Harbison, acting as either the Secretary-Treasurer or Executive Director, and James L. Thiltgen, acting as Deputy Executive Director in the absence of the Executive Director, respectively, of MDHA (each, an “Authorized Representative”), be, and each hereby are, or any one of them, acting along, be, and hereby is, authorized and empowered, on behalf of MDHA, to execute and deliver the Loan Documents, and all documents contemplated therein, and that any and all documents previously executed and delivered by any such Authorized Representative with respect to the Project and Pinnacle Loan are hereby ratified and approved; and

FURTHER RESOLVED, that any and all acts heretofore taken by any Authorized Representative in connection with the matters authorized by the foregoing resolutions are hereby ratified, confirmed, adopted and approved by the Board of Commissioners of MDHA.

CERTIFICATE

I, James E. Harbison, do hereby certify that I am the duly elected Secretary-Treasurer of MDHA and the keeper of records of MDHA. These resolutions were duly adopted at the meeting of the Board of Commissioners of MDHA, held in accordance with the Charter and Bylaws of MDHA, at the office of MDHA at 701 South 6th Street, Nashville, Tennessee, on the _____ day of June, 2020.

By: _____
James E. Harbison
Secretary-Treasurer

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

INTEROFFICE MEMORANDUM

May 22, 2020

TO: Board of Commissioners

FROM: Emel Alexander, Director of Community Development

SUBJECT: Substantial Amendments to the 2019 Action Plan and the 2018-2023 Consolidated Plan for Housing and Community Development for Nashville-Davidson County to allocate CARES Act Funding

President Trump signed the Coronavirus Aid, Relief and Economic Security (CARES) Act, Public Law 116-136 on March 27th, 2020. The Act identified additional funding for the Community Development Block Grant (CDBG-CV) Emergency Solutions Grant (ESG-CV), and the Housing Opportunities for Persons with AIDS (HOPWA-CV) programs to be used to respond to the Coronavirus outbreak. HUD's distribution plan for the additional funding includes multiple phases: an initial phase to allow for quick access to funding to address the immediate crisis resulting from the rising pandemic, as well as later phases that would support post-pandemic community recovery.

The Metropolitan Development and Housing Agency (MDHA) is designated as the lead agency for the development and administration of the Consolidated Plan and its' related programs, including funds provided via the CARES Act. Within MDHA, these functions are undertaken by the Community Development Department.

To expedite access to these funds, HUD directed Grantees to prepare a substantial amendment to their latest, approved action plan to allocate the CDBG-CV and HOPWA-CV funds to eligible activities/projects. This Nashville-Davidson CARES Act substantial amendment 1 to the 2019-2020, Program Year (PY) 2, Action Plan (AP) incorporates the funding being received in the initial CARES Act allocation, describes the projects/activities for use of the funds, methods to distribute the funds, and serves as Metro Nashville's application to access the funds.

Additionally, it adds language to allow preference for housing rehabilitation programs to be provided to LMI households whose homes were damaged from the March 3, 2020 tornados that hit Metro Nashville-Davidson County and allow these programs to be used for reconstruction of properties determined not-feasible for rehabilitation.

HUD guidance allowed grantees to amend their Consolidated Plan Citizen Participation requirements to establish expedited procedures for amending consolidated plans in order to access the CDBG-CV and HOPWA-CV funds as quickly as possible.

To ensure the activities and use of CARES Act funds best align with the needs of the community, considering funding constraints and resources anticipated to be available from other resources, MDHA consulted with Metro Departments and various agencies in the community providing services to respond to the Coronavirus to obtain input prior to preparing this substantial amendment.

To determine the best use of the CDBG-CV funds, MDHA worked with representatives from the Mayor's office and Metro Nashville's Office of Emergency Management to determine local needs that were eligible for funding and/or reimbursement from CDBG- CV funds that would not be funded from other resources such as FEMA, TEMA, etc. Additionally, MDHA sent out a survey to 826 stakeholders asking them to rank by priority (0 being the lowest and 5 being the highest) potential uses of CDBG-VD funds for activities within the following categories: public facilities and improvements; assistance to businesses; and public services. MDHA consulted current HOPWA sponsors to determine priorities for the best use of the HOPWA-CV funds for the activities that are included in this substantial amendment.

Upon notification of the ESG-CV allocation, MDHA reached out to local stakeholders, State, and Federal offices, the Metropolitan Homeless Impact Division, the Continuum of Care (CoC), homeless shelters and nonprofit agencies for consultation regarding the priority needs in the community to address COVID-19 issues. Additionally, MDHA surveyed CoC and ESG funded agencies to gauge community needs. As a result of this community input, a list of priority needs was developed and verified for eligibility under ESG activities. MDHA then used this priority list to create the list of anticipated eligible activities.

Additionally, comments on the draft substantial amendments to the Consolidated Plan and 2019 Action Plan will be obtained during the public comment period (June 12 through June 19, 2020) and at a virtual public hearing planned for June 12, 2020. Following the conclusion of the Public Comment Period, the substantial amendments to the Consolidated Plan and 2019 Action 2020 Action Plan incorporating the CARES Act funding will be presented to the Metropolitan Council for approval, prior to submittal to HUD.

Nashville – Davidson County received initial allocations of \$3,125,875 in CDBG-CV; \$1,549,066 in ESG-CV; and \$225,186 in HOPWA-CV in funding through the CARES Act legislation. HUD advised MDHA to amend the 2019 Action Plan to incorporate eligible activities to use these funds to respond to the COVID-19 outbreak.

Public Input

To determine the most appropriate use of funds based on local needs and funding guidelines, staff took the following actions:

- CDBG-CV – Surveyed 826 stakeholders, requesting they prioritize potential uses of funds for activities within the following categories: public facilities and improvements, assistance to businesses, and public service. Consulted with Metro representatives to determine needs not eligible for funding from other sources such as FEMA, TEMA, etc. This input was utilized to determine that the best use of the CDBG-CV funding is to provide emergency housing assistance for households suffering an income loss as the result of COVID-19.
- ESG-CV – Surveyed Continuum of Care (CoC) and ESG funded agencies to gauge needs. Additionally, consulted the Metro Homeless Impact Division, CoC, homeless shelters and nonprofit agencies serving the homeless population to regarding needs in the community to address COVID-19 issues. This input was used to create the list of eligible activities specified in the tables listed on the following pages for the use of these funds.
- HOPWA-CV – Consulted current HOPWA sponsors to determine priorities for the best use of the HOPWA-CV funds to create list of eligible activities specified in the tables listed on the following pages for the use of these funds.

Copies of the survey instruments and responses are included in Appendix A of the Action Plan Substantial Amendment.

Recommended use of CARES Act funds

Specific allocations and activities for the use of the funds are detailed as follows:

Project Name	CDBG-CV Public Services – Emergency Housing Assistance
Target Area	Countywide
Goals Supported	Disaster Mitigation and Recovery in Response to COVID-19
Needs Addressed	COVID-19 Mitigation Preparation Opportunities
Funding	<u>\$2,813,288</u>
Description	Assistance to households in danger of eviction or foreclosure because they have or will fall behind in rent or mortgage payments because of loss of income due to COVID-19.
Target Date	March 2020 – May 2021
Estimate the number and type of families that will benefit from the proposed activities	<u>2,000</u> 70% LMI
Location Description	Countywide
Planned Activities	Pay up to 3 months’ rent/mortgage payments for households with loss of income due to COVID-19 and provide funds to assist with expenses associated with project delivery. Program will be targeted to assist households that have either regained sufficient income or anticipate regaining sufficient income through return to and/or new employment to remain in their homes once payments are made. Payments will be made directly to landlord/mortgage company. Program will be administered via an agreement with multiple Sub recipients. The Sub recipients will be selected through an RFA process.

Project Name	CDBG-CV - Administration & Planning
Target Area	Countywide
Goals Supported	Disaster Mitigation and Recovery in Response to COVID-19
Needs Addressed	COVID-19 Specific Administration and Planning
Funding	CDBG-CV: \$312,587
Description	Funding to be used for oversight and administration of CDBG-CV programs, including monitoring, reporting, program evaluation, fair housing activities, and the development of the Consolidated Plan and annual updates and amendments. Planning includes studies, analysis, data gathering, and preparation of plans to help prevent, prepare for and respond to the coronavirus pandemic (COVID-19)
Target Date	5/31/2022
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	Countywide
Planned Activities	Funds to be used by MDHA as the lead agency for the development and administration of the Consolidated Plan programs specific to CDBG-CV funds. Administrative activities include grant management, monitoring, budgeting, and planning and executing CDBG-CV eligible activities. MDHA may choose to partner with another entity to undertake eligible planning activities.

Project Name	ESG-CV Programs and Services
Target Area	Countywide
Goals Supported	Disaster Mitigation and Recovery in Response to COVID-19
Needs Addressed	COVID-19 Prevention Measure Opportunities
Funding	ESG-CV: \$1,549,066.00 (includes up to \$154,906 – for MDHA Administration)
Description	Activities to support homeless persons - rapid re-housing and homeless prevention assistance, shelter operations/essential services, and outreach; program and HMIS administration to help prevent, prepare for, and respond to the coronavirus pandemic (COVID-19)
Target Date	5/31/22
Estimate the number and type of families that will benefit from the proposed activities	-Rapid Re-housing: 325 persons -Homeless Prevention: 75 persons -Shelter Operations/Essential Services: 2,000 -Outreach: 100 persons Numbers are estimates. Due to the unknown nature of the COVID-19 impact, these numbers could be much higher or lower dependent upon final activity programs and outcomes.
Location Description	Countywide
Planned Activities	Funding for all activities, except Administration, will be awarded via the following potential actions: a competitive Request for Applications process; a direct application process, direct contracting to eligible nonprofit sub recipients, and other methods allowed under the OMB 2 CFR 200 regulations.

Project Name	HOPWA-CV Housing and Supportive Services
Target Area	Metropolitan Statistical Area
Goals Supported	Disaster Mitigation and Recovery in Response to COVID-19
Needs Addressed	COVID-19 Mitigation Preparation Opportunities
Funding	HOPWA - \$225,186
Description	Housing; short-term rent, mortgage, and utility assistance (STRMU); supportive services for persons with HIV/AIDS and their families; program administrative costs incurred by MDHA and Sponsor agencies
Target Date	June 2020 – May 2021
Estimate the number and type of families that will benefit from the proposed activities	-Facility Based/Tenant Based Rental Assistance: 53 persons -STRMU: 275 persons -Supportive Services: 2,320 persons -Short-Term/Emergency Assistance – 15 persons
Location Description	Persons with HIV/AIDS in the Nashville-Davidson—Murfreesboro-Franklin-MSA
Planned Activities	Funding for all activities will be awarded via the following potential actions: a competitive Request for Applications process; a direct application process, direct contracting to eligible nonprofit sponsors, and other methods allowed under the OMB 2 CFR 200 regulations.

In coordination with the Mayor's office, MDHA has included language identifying subsequent rounds of CDBG CARES funds to be allocated toward the lease, or acquisition and rehabilitation of a facility to allow social distancing and isolation for the homeless, to prevent spread of COVID-19 virus among the homeless population, to eliminate the strain on existing shelters and to provide associated homeless services.

Additional HUD guidance received via the CARES Act, allowed grantees to amend their Consolidated Plan Citizen Participation requirements to establish expedited procedures for amending consolidated plans in order to access the CARES Act funds as quickly as possible. Therefore, concurrent with the substantial amendment to the 2019-2020 AP to allocate the CARES Act funds, MDHA prepared substantial amendment 3 to amend the Citizen Participation Plan to include the five (5) day comment period. The revised Citizen Participation Plan is included as Appendix D of substantial amendment 1 to the 2019 Action Plan.

It is requested that the Board of Commissioners approve these substantial amendments to the 2019 Action Plan and the 2018-2023 Consolidated Plan to allocate CARES Act Funds and allow an expedited public comment period. These amendments 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 documents to the U.S. Department of Housing and Urban Development for review and approval.



Emel Alexander

“WHEREAS, The Coronavirus Aid, Relief and Economic Security (CARES) Act Public Law 116-136 signed on March 27th, 2020 identified additional funding for the Community Development Block Grant (CDBG-CV) Emergency Solutions Grant (ESG-CV), and the Housing Opportunities for Persons with AIDS (HOPWA-CV) programs to be used to respond to the Coronavirus outbreak; and

WHEREAS, the Metropolitan Council designated the Metropolitan Development and Housing Agency (“MDHA”) as the lead agency for the development and administration of the Consolidated Plan and it’s related programs which includes the funds provided via the CARES Act. Within MDHA, these functions are undertaken by the Community Development Department; and

WHEREAS, On April 2, 2020, Mayor Cooper was notified via letters from John Gibbs, Acting Assistant Secretary for Community Planning and Development of the U. S. Department of Housing and Urban Development of the amounts of the initial allocations for the CDBG-CV; ESG-CV; and HOPWA-CV CARES Act funds; and

WHEREAS, in accordance with HUD guidance, MDHA has prepared Substantial Amendment 3 to the 2018-2023 Consolidated Plan for Housing and Community for Nashville-Davidson County and Substantial Amendment 1 to the 2019-2020 Action Plan to allow for an expedited public comment period and to allocate the initial CARES Act funds to eligible activities to be used to mitigate the impacts of the Coronavirus; and

WHEREAS, these Substantial Amendments have been prepared by MDHA in accordance with CARES Act 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 Substantial Amendment 1 to the 2019-2020 Annual Action Plan, MDHA has prepared for submittal to HUD Substantial Amendment 3 to the 2018-2023 Consolidated Plan for Housing and Community Development to amend Citizen Participation requirements to establish expedited procedures to access the CARES Act funds as quickly as possible to allow a five (5) day comment period. The revised Citizen Participation Plan is included as Appendix D of substantial amendment 1 to the 2019 Action Plan; and

WHEREAS, the public comment period for Substantial Amendment 1 to the 2019-2020 and Substantial Amendment 3 to the 2018-2023 Consolidated Plan began on May 26 and concluded on June 2, 2020 and a virtual public hearing was held during the public comment period on May 27, 2020; and

BE IT RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency that it hereby approves Substantial Amendment 3 to the 2018-2023 Consolidated Plan and Substantial Amendment 1 to the 2019-2020 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-CV was waived per the CARES Act.

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Coronavirus Aid, Relief and Economic Security (CARES) Act Public Law 116-136 was signed by President Trump on March 27th, 2020. The Act identified additional funding for the Community Development Block Grant (CDBG-CV) Emergency Solutions Grant (ESG-CV), and the Housing Opportunities for Persons with AIDS (HOPWA-CV) programs to be used to respond to the Coronavirus outbreak. HUD's distribution plan for the additional funding includes multiple phases: an initial phase to allow for quick access to funding to address the immediate crisis resulting from the rising pandemic, as well as later phases that would support post-pandemic community recovery.

The Metropolitan Development and Housing Agency (MDHA) is designated as the lead agency for the development and administration of the Consolidated Plan and its' related programs, including funds provided via the CARES Act. Within MDHA, these functions are undertaken by the Community Development Department.

To expedite access to these funds, HUD directed Grantees to prepare a substantial amendment to their latest, approved action plan to allocate the CDBG-CV and HOPWA-CV funds to eligible activities/projects. This Nashville-Davidson CARES Act substantial amendment 1 to the 2019-2020, Program Year (PY) 2, Action Plan (AP) incorporates the funding being received in the initial CARES Act allocation, describes the projects/activities for use of the funds, methods to distribute the funds, and serves as Metro Nashville's application to access the funds.

Additionally, it adds language to allow preference for housing rehabilitation programs to be provided to LMI households whose homes were damaged from the March 3, 2020 tornadoes that hit Metro Nashville-Davidson County and allow these programs to be used for reconstruction of properties determined not-feasible for rehabilitation.

HUD guidance allowed grantees to amend their Consolidated Plan Citizen Participation requirements to establish expedited procedures for amending consolidated plans in order to access the CDBG-CV and HOPWA-CV funds as quickly as possible.

Therefore, concurrent with this Nashville-Davidson CARES Act substantial amendment 1 to the 2019-2020 AP, MDHA prepared substantial amendment 3 to the 2018-2023 Consolidated Plan which adds a 7th priority goal of Disaster Recovery to be used to track

outcomes for activities related to of COVID-19 through the remaining time covered by the Plan and to amend the Citizen Participation Plan to include the five (5) day comment period as allowed by the CARES Act along with the other changes described and set forth in substantial Amendment 2 to the 2018-2023 Consolidated Plan. The revised Citizen Participation Plan is included as Appendix D of substantial amendment 1 to the 2019 Action Plan.

Per waivers received via the CARES Act, the ESG-CV funds are not subject to the consultation and citizen participation requirements. Thus, an Action Plan showing the use of these funds can be reviewed via MDHA's and Metro's websites by accessing the following links:

<http://www.nashville-mdha.org/wp-content/uploads/2015/02/ESG-CV-action-plan.pdf>

<https://www.nashville.gov/News-Media/News-Article/ID/9699/Emergency-Solutions-Grant-Action-Plan.aspx>

<https://www.nashville.gov/Social-Services/Homeless-Impact-Division.aspx>

<https://www.homelessnashville.com/post/emergency-solutions-grant>

<https://www.homelessnashville.com/funding-info-for-providers>

However, to ensure maximum transparency, the uses of the ESG-CV funds is also included in this substantial amendment and will be sent via electronic media to all contacts on the CoC's list serve.

Metro Nashville-Davidson County will receive the following amount from the initial CARES Act allocations to prevent, prepare for and respond to the Coronavirus outbreak.

- \$3,125,875 Community Development Block Grant Coronavirus (CDBG-CV) funds. This initial allocation of CDBG-CV fund dollar will be used to provide up to three (3) months of Emergency Housing Assistance for households in danger of eviction or foreclosure because they have or will fall behind in rent or mortgage payments because of loss of income due to COVID-19 and eligible administrative expense. Any subsequent CDBG-CV allocations will be allocated toward the lease or acquisition and retrofit of a facility to allow social distancing and isolation to prevent spread of COVID-19 virus among the homeless population and eliminate the strain on existing shelters and provide associated homeless services.
- \$1,549,066 Emergency Solutions Grant (ESG-CV). These funds are to be used for all eligible ESG-CV activities, and
- \$225,186 Housing Opportunities for Person with HIV/Aids (HOPWA) in additional funds to enable Metro Nashville-Davidson County. These funds are to be used for all eligible HOPWA activities.

2. Summary of the objectives and outcomes identified in the Plan

As part of substantial amendment 3 to the 2018-2023 Consolidated Plan, MDHA is proposing to add a 7th priority goal of the Strategic Plan of Disaster Mitigation/Recovery in response to COVID-19 to be used to track outcomes for activities related to of COVID-19, as needed, through the remaining time covered by the plan.

The priority goal of Disaster/Mitigation/Recovery in response to COVID-19 includes the following priority needs listed below for the COVID-19 response and implementation. Subsequent detailed projects and activities funded via the CARES Act were established based on input from community stakeholders and are shown in the AP20, AP35 and AP38 sections of the substantial amendment.

- COVID-19 Prevention Measure Opportunities
- COVID-19 Mitigation Preparation Opportunities
- COVID-19 Mitigation Response Opportunities
- COVID-19 Specific Administration and Planning

Specific objectives related to each COVID-19 goal are discussed in Section AP 20 of this substantial amendment.

3. Summary of citizen participation process and consultation process

To ensure the activities and use of CARES Act funds best align with the needs of the community, considering funding constraints and resources anticipated to be available from other resources, MDHA consulted with Metro Departments and various agencies in the community providing services to respond to the Coronavirus to obtain input prior to preparing this substantial amendment.

To determine the best use of the CDBG-CV funds, MDHA worked with representatives from the Mayor's office and Metro Nashville's Office of Emergency Management to determine local needs that were eligible for funding and/or reimbursement from CDBG-CV funds that would not be funded from other resources such as FEMA, TEMA, etc. Additionally, MDHA sent out a survey to 826 stakeholders asking them to rank by priority (0 being the lowest and 5 being the highest) potential uses of CDBG-VD funds for activities within the following categories: public facilities and improvements; assistance to businesses; and public services. This survey produced 74 responses that MDHA then used to determine the activities to be funded with the CDBG-CV funds. A copy of the survey and responses are included in Appendix A of this substantial amendment.

MDHA consulted current HOPWA sponsors to determine priorities for the best use of the HOPWA-CV funds for the activities that are included in this substantial amendment.

Upon notification of the ESG-CV allocation, MDHA reached out to local stakeholders, State, and Federal offices, the Metropolitan Homeless Impact Division, the Continuum of Care (CoC), homeless shelters and nonprofit agencies for consultation regarding the priority needs in the community to address COVID-19 issues. Additionally, MDHA surveyed CoC and ESG funded agencies to gauge community needs. As a result of this community input, a list of priority needs was developed and verified for eligibility under ESG activities. MDHA then used this priority list to create the list of anticipated eligible activities. The list of needs and stakeholder responses can be found in Appendix A of this substantial amendment

Additionally, comments on the draft substantial amendments to the Consolidated Plan and 2019 Action Plan were obtained during the public comment period (June 12 through June 19, 2020) and at the virtual public hearing that was held on June 12, 2020. Details about the public hearing are provided in the Public Notice provided in Appendix B of this substantial amendment.

Information on how persons with disabilities or sensory impairments or those in need of translation services can request accommodation is provided in all Public Notices, in emails advertising community meetings/public input sessions, and posted on the Consolidated Plan webpage in Spanish, Chinese, Vietnamese, Arabic, and Somali. MDHA will make every effort to accommodate reasonable requests.

Following the conclusion of the Public Comment Period, the substantial amendments to the Consolidated Plan and 2019 Action 2020 Action Plan incorporating the CARES Act funding will be presented to the MDHA Board of Commissioners and the Metropolitan Council for approval, prior to submittal to HUD.

4. Summary of public comments

A summary of comments received from stakeholders during the consultation process is provided in Appendix A.

A summary of public comments on the draft substantial amendments to the Consolidated Plan and the 2019 Action Plan received at the virtual public hearing held on June 12, 2020 is provided in Appendix C.

5. Summary of comments or views not accepted and the reasons for not accepting them

A summary of public comments or views received during the public hearing that were not accepted and the reasons for not accepting them is included in summary of public comments (Appendix C).

6. Summary

The Coronavirus Pandemic has wreaked havoc on residents of Metro Nashville-Davidson County with the following **statistics reported as of June 1, 2020:**

- Metro Public Health Department (MPHD) officials announced a total number of 5517 confirmed cases of coronavirus disease (COVID-19) in Nashville/Davidson County., an increase of 132 in the past 24 hours. The confirmed cases range in age from 1 month to 100 years.
- A total of 63 people have died after a confirmed case of COVID-19.
- 4,165 individuals have recovered from the virus.

The economic toll for Metro Nashville-Davidson County is yet to be quantified, with the loss of revenue from shuttered businesses, not to mention lost revenue from cancelled events such as the South Eastern Conference (SEC) Basketball Tournament, concerts, etc. All of these closings and cancelations have resulted in lost wages to income earners in all categories, however, those in the restaurant and hospitality service industry have been hit particularly hard.

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

MDHA is responsible for preparing the Consolidated Plan and amendments thereto and the administration of each grant program and funding source, including the funding provided via the CARES Act.

Agency Role	Name	Department/Agency
CDBG-CV Administrator	NASHVILLE-DAVIDSON	MDHA Community Development Department

HOPWA-CV Administrator	NASHVILLE-DAVIDSON	MDHA Community Development Department
ESG-CV Administrator	NASHVILLE-DAVIDSON	MDHA Community Development Department

Table 1 – Responsible Agencies

Narrative

By Resolution R94-1326, the Metropolitan Council designated MDHA as the lead agency responsible for the development and administration of the Consolidated Plan and its related grant programs. These functions are undertaken by MDHA's Community Development Department.

Consolidated Plan Public Contact Information

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For comments and general inquiries:
consolidatedplan@nashville-mdha.org

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

See number 1. In the ES-05, Executive Summary section of this substantial amendment 1 to the 2019-2020 AP.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Based on HUD guidance, MDHA concurrent with this Nashville-Davidson CARES Act substantial amendment 1 to the 2019-2020 AP, proposes to amend the Consolidated Plan Citizen Participation requirements to allow for expedited procedures in order to access CDBG-CV and HOPWA-CV funds as quickly as possible.

Thus, MDHA prepared substantial amendment 3 to the 2018-2023 Consolidated Plan. MDHA is proposing to add the 7th priority goal of Disaster Mitigation/Recovery in response to COVID-19 to the Consolidated Plan to be used to track outcomes for activities related to of COVID-19 throughout the remaining time covered by the Plan and is proposing an amendment to the Citizen Participation Plan to include a five (5) day comment period as allowed by the CARES Act along with the other changes previously described and set forth in substantial amendment 2 to the 2018-2023 Consolidated Plan (substantial amendment 2 was available for public comment from March 10 – April 10, 2020). The proposed revised Citizen Participation Plan is included as Appendix D of this Nashville-Davidson CARES Act substantial amendment 1 to the 2019 Action Plan.

The Public Notice was advertised in *The Tennessean*, *The Tribune*, and *El Crucero* (a Spanish newspaper). In addition, the Notice was posted at MDHA's website (www.nashville-mdha.org). A copy of the notice is provided in Appendix B. The Notice was widely distributed via email to over 800 partners, government officials, nonprofit organizations, businesses, neighborhood groups, and citizens, whose email addresses have been provided to MDHA, and was sent to the Mayor's Office, and Members of the Metro Council. The public comment period, public hearing and reminders were publicized via MDHA's social media outlets. The public comment period opened on

June 12 and ran through June 19, 2020. A virtual public hearing was held on June 12, 2020.

Comments on the draft substantial amendments to the Consolidated Plan and 2019 Action Plan obtained during the public comment period are provided in Appendix C.

Reasonable Accommodation

Information on how persons with disabilities or sensory impairments or in need of translation services could request accommodation was provided in the Public Notice and posted on the Consolidated Plan webpage in Spanish, Chinese, Vietnamese, Arabic, and Somali. MDHA will make every effort to accommodate reasonable requests.

The results of these outreach efforts are summarized in the following Table.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad (The Tennessean)	Non-targeted/broad Community	N/A	N/A	N/A	
2	Newspaper Ad (The Tribune)	Minorities	N/A	N/A	N/A	
3	Newspaper Ad (El Crucero)	Non-English Speaking (Spanish)	N/A	N/A	N/A	
4	Internet Outreach (MDHA Website)	Non-targeted/broad Community	N/A	N/A	N/A	www.nashville-mdha.org
5	Internet Outreach (Social Media)	Non-targeted/broad Community	N/A	N/A	N/A	
8	Other: Email Community Surveys	Non-targeted/broad community	See Appendix A	See Appendix A	See Appendix A	
9	Virtual Public Hearing June 12, 2020	Non-targeted/broad community	See Appendix C	See Appendix C	See Appendix C	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

HUD released the initial CARES Act allocation amounts on April 2, 2020. The amounts listed in the table below are based on these initial allocations. CDBG Program Income (PI) is estimated at 0 for CARES Act allocations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3			Narrative Description		
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		Total: \$	Expected Amount Available Remainder of ConPlan \$
CDBG-CV	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	\$3,125,875	0	0	\$3,125,875	0	Amount based on 4-2-2020 CDBG-CV allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3			Narrative Description		
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		Total: \$	Expected Amount Available Remainder of ConPlan \$
HOPWA-CV	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services	\$225,186	0	0	\$225,186	0	Amount based on 4-2-2020 HOPWA-CV allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
ESG-CV	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Homelessness Prevention Services Transitional housing	\$1,549,066	0	0	\$1,549,066	Amount based on 4-2-2020 ESG-CV allocation.
						0	

Table 56 - Expected Resources – Priority Table

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs Table 50 –

Priority Needs Summary

10 Priority Need Name COVID-19 Prevention Measure Opportunities

Priority Level - High

Population- Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Chronic Homelessness Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions

Geographic Areas Affected Countywide

Associated Goals Disaster Mitigation/Recovery in response to COVID-19

Description In order to prevent, prepare for and respond to the Coronavirus outbreak as a condition of the CARES Act, additional priority need and goals have been added to the Consolidated Plan and 2019 Action Plan to address the concerns.

Basis for Relative Priority This is a new priority added to the Consolidated Plan as a result of the Coronavirus (COVID-19)

11 Priority Need Name COVID-19 Mitigation Preparation Opportunities

Priority Level - High

Population- Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Chronic Homelessness Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions

Geographic Areas Affected Countywide

Associated Goals Disaster Mitigation/Recovery in response to COVID-19

Description In order to prevent, prepare for and respond to the Coronavirus outbreak as a condition of the CARES Act, additional priority need and goals have been added to the Consolidated Plan and 2019 Action Plan to address the concerns.

Basis for Relative Priority This is a new priority added to the Consolidated Plan as a result of the Coronavirus (COVID-19)

12 Priority Need Name COVID-19 Mitigation Response Opportunities
Priority Level - High

Population- Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Chronic Homelessness Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions

Geographic Areas Affected Countywide

Associated Goals Disaster Mitigation/Recovery in response to COVID-19

Description In order to prevent, prepare for and respond to the Coronavirus outbreak as a condition of the CARES Act, additional priority need and goals have been added to the Consolidated Plan and 2019 Action Plan to address the concerns.

Basis for Relative Priority This is a new priority added to the Consolidated Plan as a result of the Coronavirus (COVID-19)

13 Priority Need Name COVID-19 Specific Administration and Planning

Priority Level - High

Population- Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Chronic Homelessness Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions

Geographic Areas Affected Countywide

Associated Goals Disaster Mitigation/Recovery in response to COVID-19

Description In order to prevent, prepare for and respond to the Coronavirus outbreak as a condition of the CARES Act, additional priority need and goals have been added to the Consolidated Plan and 2019 Action Plan to address the concerns.

Basis for Relative Priority This is a new priority added to the Consolidated Plan as a result of the Coronavirus (COVID-19)

SP-45 Goals Summary – 91.215(a)(4)

Goal 7 listed in the following table has been added as an additional five year goal of the 2018-2023 Consolidated Plan

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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7	Disaster Mitigation/Recovery in response to COVID-19	2020	2023	Public Services	Countywide	COVID-19 Mitigation Response Opportunities	CDBG-CV: \$2,813,287	2000 Households assisted – 70% LMI
7	Disaster Mitigation/Recovery in response to COVID-19	2020	2023	Administration Planning Support for Homeless and Persons with HIV/AIDS Non-Homeless Special Needs	Countywide Metropolitan Statistical Area	COVID-19 Mitigation Response Opportunities COVID-19 Prevention Measure Opportunities COVID-19 Mitigation Preparation Opportunities COVID-19 Mitigation Response Opportunities	CDBG-CV: \$312,587 HOPWA-CV: \$225,186 ESG-CV: \$1,394,160	N/A Tenant-based rental assistance / Rapid Rehousing: 1625 Households Assisted Homeless Person Overnight Shelter: 10000 Persons Assisted Homelessness Prevention: 375 Persons Assisted HIV/AIDS Housing Operations: 265 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Other: 13477 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Disaster Mitigation/Recovery in response to COVID-19	2020	2023	Administration	Countywide	COVID-19 Prevention Measure Opportunities COVID-19 Mitigation Preparation Opportunities COVID-19 Mitigation Response Opportunities	ESG-CV: \$154,906	Other: 13477 Other N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Disaster Mitigation/Recovery in response to COVID-19	2020	2021	Public Services	Countywide	COVID-19 Mitigation Response Opportunities	CDBG-CV: \$2,813,287	2000 Households assisted – 70% LMI
2	Disaster Mitigation/Recovery in response to COVID-19	2020	2021	Administration Planning	Countywide	COVID-19 Specific Administration Planning	CDBG-CV: \$312,587	N/A
3 & 4	Disaster Mitigation/Recovery in response to COVID-19	2020	2021	Homeless Non-Homeless Special Needs	Countywide Metropolitan Statistical Area	COVID-19 Prevention Measure Opportunities COVID-19 Mitigation Preparation Opportunities	HOPWA: \$225,186 ESG-CV: \$1,394,160	Tenant-based rental assistance / Rapid Rehousing: 325 Households Assisted Homeless Person

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
						COVID-19 Mitigation Response Opportunities		Overnight Shelter: 2000 Persons Assisted
								Homelessnes Prevention: 75 Persons Assisted
								HIV/AIDS Housing Assistance: 68 Household Housing Unit
								Other: 2845
		2020	2021	Administration	Countywide	COVID-19 Specific Administration	ESG-CV: \$154,906	N/A

Table 57 – Goals Summary

AP-35 Projects – 91.220(d)

Projects

Introduction

The following are proposed projects to be undertaken with CARES Act CDBG-CV, ESG-CV and HOPWA-CV utilizing 2020 allocations and amended description for the 2019 Homeowner Rehabilitation Project to allow for preference for March 3, 2020 tornado victims and reconstruction.

Projects

#	Project Name
27	CDBG-CV - Administration & Planning
28	CDBG-CV – Public Services – Emergency Housing Assistance
29	HOPWA-CV - Housing Programs and Services
30	ESG-CV – Programs and Services

Table 58 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funding priorities for CARES Act funds were established after community input.

Not only are funding priorities intended to address underserved needs as identified through public input, they are designed for implementation to be feasible and effective.

AP-38 Project Summary

Project Summary Information

27	Project Name	CDBG-CV - Administration & Planning
	Target Area	Countywide
	Goals Supported	Disaster Mitigation and Recovery in Response to COVID-19
	Needs Addressed	COVID-19 Specific Administration and Planning
	Funding	CDBG-CV: \$312,587
	Description	Funding to be used for oversight and administration of CDBG-CV programs, including monitoring, reporting, program evaluation, fair housing activities, and the development of the Consolidated Plan and annual updates and amendments. Planning includes studies, analysis, data gathering, and preparation of plans to help prevent, prepare for and respond to the coronavirus pandemic (COVID-19)
	Target Date	5/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	Funds to be used by MDHA as the lead agency for the development and administration of the Consolidated Plan programs specific to CDBG-CV funds. Administrative activities include grant management, monitoring, budgeting, and planning and executing CDBG-CV eligible activities. MDHA may choose to partner with another entity to undertake eligible planning activities.
28	Project Name	CDBG-CV Public Services – Emergency Housing Assistance
	Target Area	Countywide
	Goals Supported	Disaster Mitigation and Recovery in Response to COVID-19
	Needs Addressed	COVID-19 Mitigation Response Opportunities

	Funding	\$2,813,287
	Description	Assistance to households in danger of eviction or foreclosure because they have or will fall behind in rent or mortgage payments because of loss of income due to COVID-19.
	Target Date	March 2020 – May 2021
	Estimate the number and type of families that will benefit from the proposed activities	2000 households – 70% LMI
	Location Description	Countywide
	Planned Activities	Pay up to 3 months' rent/mortgage payments for households with loss of income due to COVID-19. Program will be targeted to assist households that have either regained sufficient income or anticipate regaining sufficient income through return to and/or new employment to remain in their homes once payments are made. Payments will be made directly to landlord/mortgage company. Program will be administered by MDHA or via an agreements through Subrecipients.
29	Project Name	HOPWA-CV Housing and Supportive Services
	Target Area	Metropolitan Statistical Area
	Goals Supported	Disaster Mitigation and Recovery in Response to COVID-19
	Needs Addressed	COVID-19 Mitigation Preparation Opportunities
	Funding	HOPWA - \$225,186
	Description	Housing; short-term rent, mortgage, and utility assistance (STRMU); supportive services for persons with HIV/AIDS and their families; program administrative costs incurred by MDHA and Sponsor agencies
	Target Date	June 2020 – May 2021
	Estimate the number and type of families that will benefit from the proposed activities	-Facility Based Rental Assistance: 53 persons -STRMU: 275 persons -Supportive Services: 2,320 persons -Short-Term/Emergency Assistance – 15 persons

Location Description	Persons with HIV/AIDS in the Nashville-Davidson— Murfreesboro-Franklin-MSA
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Planned Activities

- \$22,518.60 Admin to be awarded to Sponsor agencies
- \$202,667.40 for the following eligible activities:
 - o Facility Based Rental/Housing Assistance– costs associated with the rental subsidy assistance of clients in project-based rental units OR facility-based housing assistance costs for leasing a transitional/short-term housing facility/unit (ex-hotels/motels)
 - o STRMU – reasonable rent and mortgage assistance payments that represent actual housing costs; assistance varies per client depending on funds available, tenant need, and program guidelines
 - o Tenant Based Rental Assistance – costs associated with the placement of clients in permanent housing in the private rental housing market; assistance covers a portion of the rent based upon Fair Market Rent or “reasonable rent” and operates similar to the Section 8 Housing Choice Voucher Program.
 - o Supportive Services - services including, but are not limited to, health, mental health assessments, permanent housing placement, drug and alcohol abuse treatment and counseling, day care, transportation assistance, employment assistance, personal assistance, nutritional services, intensive care when required, and assistance in gaining access to local, State, and Federal government benefits and services, except that health services may only be provided to individuals with acquired immunodeficiency syndrome or related diseases and not to family members of these individuals. Permanent Housing Placement assistance is also covered under Supportive Services.

Funding for all activities will be awarded via the following potential actions: a competitive Request for Applications process; a direct application process, direct contracting to eligible nonprofit sponsors, and other methods allowed under the OMB 2 CFR 200 regulations.

		<p>Funding for all activities will be awarded via the following potential actions: a competitive Request for Applications process; a direct application process, direct contracting to eligible nonprofit sponsors, and other methods allowed under the OMB 2 CFR 200 regulations.</p>
30	Project Name	ESG-CV Programs and Services
	Target Area	Countywide
	Goals Supported	Disaster Mitigation and Recovery in Response to COVID-19
	Needs Addressed	COVID-19 Prevention Measure Opportunities
	Funding	ESG-CV: \$1,549,066.00

Description	Activities to support homeless persons - rapid re-housing and homeless prevention assistance, shelter operations/essential services, and outreach; program and HMIS administration to help prevent, prepare for, and respond to the coronavirus pandemic (COVID-19)
Target Date	5/31/22
Estimate the number and type of families that will benefit from the proposed activities	<ul style="list-style-type: none"> -Rapid Re-housing: 325 persons -Homeless Prevention: 75 persons -Shelter Operations/Essential Services: 2,000 -Outreach: 100 persons <p>Numbers are estimates. Due to the unknown nature of the COVID-19 impact, these numbers could be much higher or lower dependent upon final activity programs and outcomes.</p>
Location Description	Countywide

Planned Activities

- Up to \$154,906.00 for Administration – retained by MDHA for general management, oversight, and coordination of ESG programs – 10% of ESG-CV allocation allowed under the CARES Act
- \$1,394,160.00 for the following eligible activities:
 - o Rapid Re-housing Assistance – includes, but is not limited to, utilities, rental application fees, security deposits, etc. and other eligible activities as defined in the ESG regulations at 24 CFR, §576.104; §576.105 (Housing relocation and stabilization services) and §576.106 (Short term and medium-term rental assistance)
 - o Homeless Prevention includes, but is not limited to, rental assistance (such as arrears) and housing relocation and stabilization services, etc., and other eligible activities as defined in the ESG regulation at 24CFR, §576.103; §576.105 (Housing relocation and stabilization services) and §576.106 (Short term and medium-term rental assistance)
 - o Shelter Operations* - include, but are not limited to, maintenance, rent, repair, renovation and/or conversion etc., and other eligible activities as defined in ESG regulations at 24 CFR §576.102
 - o Essential Services* – include, but are not limited to, case management, childcare, education services, etc., and other eligible activities as defined in ESG regulations at 24 CFR, §576.102
 - o Street Outreach* – includes, but is not limited to, the cost of engagement, case management, emergency health and mental health, etc. and other eligible activities as defined in the ESG regulation at 24 CFR, §576.101
 - o HMIS – for costs associated with providing technical assistance and training, data review, input, and quality control for ESG subrecipients

*The cap for Operations, Essential Services and Street Outreach is waived for CARES Act funds. No limitations on these categories.

	<p>Preference for activities will be given to priorities identified in conjunction with Metropolitan Government and the Office of Emergency Management (OEM) that will contribute to the larger Nashville-Davidson County Homelessness Plan for alleviating COVID-19 concerns.</p> <p>Funding for all activities, except Administration, will be awarded via the following potential actions: a competitive Request for Applications process; a direct application process, direct contracting to eligible nonprofit subrecipients, and other methods allowed under the OMB 2 CFR 200 regulations.</p>
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	<p>Contribute to the larger Nashville-Davidson County Homelessness Plan for alleviating COVID-19 concerns.</p> <p>Funding for all activities, except Administration, will be awarded via the following potential actions: a competitive Request for Applications process; a direct application process, direct contracting to eligible nonprofit subrecipients, and other methods allowed under the OMB 2 CFR 200 regulations.</p>
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AP-50 Geographic Distribution – 91.220(f)

All CARES Act activities will provided throughout Metro Nashville-Davidson County.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

INTEROFFICE MEMORANDUM

June 1, 2020

TO: MDHA Board of Commissioners
FROM: James E. Harbison, Executive Director
SUBJECT: Review of Status of Items Requested at MDHA Board Retreat

On Wednesday January 29, the Board of Commissioners of the Metropolitan Development and Housing Agency (“MDHA” or the “Agency”) met at the Agency’s Madison Towers location for a Strategic Planning session.

The Board Strategic Planning Session covered a wide range of topics – from MDHA’s current operations and the legal aspects of Redevelopment Districts to the roles and responsibilities of the Board and the structure of various financing alternatives for the new construction of affordable housing.

There were 25 specific requests for actions that came out of the Board Retreat, 13 of which have been completed. Of the 12 remaining tasks, nine are being worked on by MDHA staff and three have been assigned to a committee of the Board.

The detail of those items including expected completion dates for the remaining items is included in the attached spreadsheet and summarized below.

Completed items

- Annual review of legal matters
- Presentation to Board describing New Market Tax Credits
- Presentation to Board describing Low Income Housing Tax Credit
- Presentation of Annual Audit
- Assessment Tax Incremental Financing portfolio
- Amplified audio for Board meetings
- Board materials prepared on 8x11 paper
- Review of Board Committee structure
- MDHA scoring comparison
- Calendar invites for Commissioners for all Board Meetings
- Restart of Thursday Committee meetings
- Specific property ownership inquiry
- National article submission

Items being worked on by MDHA staff

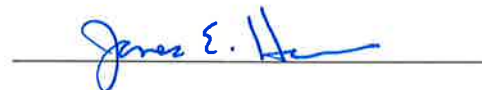
- Review and update of Vanguard Retirement Plan Investment Policy
- Ethics training for Board members

- Promise Zone and Opportunity Zone introduction for Board members
- Redevelopment District review process
- Financial Review & FY 2021 Budget presentation
- Cash Investment Policy review
- Research SEIU MOU content in comparison to like agencies
- MDHA Development & Envision Cayce Resource Plan
- Presentation on shared equity homeownership model for non-profit partnerships on land

Items assigned to a Committee of the MDHA Board

- Bylaw review including changing December Meeting
- Visions Statement Review and Working Group
- Management Review Committee

MDHA staff currently does not expect an issues preventing the completion of the remaining items in a timely manner.



James E. Harbison

Attachment

MDHA Board of Commissioners Retreat Requests & Tasks DRAFT				May 29 2020
Topic	Date of Review	Completion	Comment	
Review and Update of Vanguard Retirement Plan Investment Policy	July 9 2020	3d Qtrr FY20	Vanguard representative not available to travel due to COVID; Webex proposed for July (1st time available)	
Ethics Training	August 6 2020	Mid Year FY20	HR & Board Counsel coordination	
Promise Zone and opportunity zone introduction	October 8 2020	End FY20		
Redevelopment District Review Process	June 9 2020	End of FY21	12 districts; significant task scope; Complete 3d Party Redevelopment Program review; org. authority, future districts, TORQ...	
Financial Review & FY 2021 Budget	September 3, 8 2020	Annual	Ongoing part of budget process	
Cash Investment Policy Review	September 3, 8 2020	End FY20	Include in Budget Process	
Research SEIU MOU content in comparison to like agencies	November Board	FY21	Ongoing SEIU negotiations; new SEIU requests; Tn major HA's contacted on their MOU's	
MDHA Development & Envision Cayce Resource Plan	October 8 2020	Ongoing		
Shared equity homeownership model for non-profit partnerships on land	FY21	FY21	No land donated in last six years;	
Committee Tasks				
Bylaw review including changing December Meeting; Committee w/ Kay Bowers Chair	TBD	End of FY20 Sept 30		
Visions Statement Review and Working Group	TBD	End FY20	"MDHA envisions a community where families and individual have safe and affordable housing and a path to self-sufficiency."	
Management Review Committee	Feb 11 2020	August 11 2020	Annual Requirement; ED contract ended Dec 2019; one year extension to December 2020;	
Tasks Complete				
Annual Legal Matter Review	May 12 2020	3d Qtrr FY20	MDHA Counsel presentation	
New Market Tax Credits	Feb 11 2020	Feb 11 2020	CEO Atwater presentation	
Low Income Housing Tax Credit	Feb 11 2020	Feb 11 2020	ED/CEO THDA presentation	
Annual Audit	April 14 2020	April 14 2020	Recurring; 2 audit firms; MDHA, Discretely Presented Units; Blended Discrete Units	
Tax Incremental Financing Portfolio Assessment (3d Party SEC Registered Financial Adv)	March 10 2020	April 14 2020	TIF refi complete	
Amplified Audio	Feb 11 2020	Complete		
8X11 paper	Feb 11 2020	Complete		
Board Committee Structure	Feb 11 2020	Mid FY20	Initial review complete; Ongoing	
MDHA Scoring Comparison	Complete	Complete		
Calendar invites for all Board Meetings	Feb 11 2020	Complete	Ongoing	
Restart of Thursday Committee meetings	March 5 2020	Complete	Ongoing	
Specific Property Ownership Inquiry	Feb 11 2020	Complete		
National Article submission	Feb 11 2020	Complete	Last Jan 20 PHADA; Affordable Housing Resources and HAI Group	

Oprah gives \$2M in food relief to area

10K households in, near Nashville, others aided

Dave Paulson

Nashville Tennessean
USA TODAY NETWORK - TENNESSEE

It's been more than 40 years since Oprah Winfrey moved away from Nashville and began to build an empire. But she still thinks of Music City as home — and a community she's compelled to help during the COVID-19 pandemic.

The media mogul made a \$2 million donation providing food relief to 10,000 households in the Nashville area. The donation is part of Winfrey's \$10 million COVID-19 Relief Fund, which also benefits underserved communities in her "home cities" of Chicago, Milwaukee and Kosciusko, Mississippi, among others.

'The real need is feeding the people'

To determine needs in Nashville, Winfrey held a conference call with a group of pastors from 10 area churches, including Bishop Joseph Warren Walker III of Mount Zion Baptist Church.

"I wanted to go directly to the people," Winfrey said on a Zoom call with reporters on Tuesday. "... The bishops said from the beginning, 'The real need is feeding people.'"

The result was NashvilleNurtures, a nonprofit partnership between Mt. Zion and Tennessee State University, Winfrey's alma mater. Through the NashvilleNurtures website, 10,000 households applied for and received a \$200 Kroger gift card.

Bishop Walker said he and TSU President Glenda Glover consulted local business, civic and religious leaders with knowledge of those who'd been adversely impacted by the pandemic.

Sixty-eight percent of applicants reported they were single heads of households, and 63 percent said they had lost a job or had their salary reduced.



The \$2 million donation is part of Oprah Winfrey's \$10 million COVID-19 Relief Fund. COURTESY WW/GEORGE BURNS

"We didn't understand the depth of the need," Bishop Walker said. "We had a sense of it, but in terms of the human stories and the gratitude that came from that, this was the thing that really gave them hope."

Winfrey tied the donation to what she'd learned on "The Oprah Winfrey Show" and its famed "Favorite Things" giveaway episodes: "The gift was one thing, but the fact that you could get the gift was even bigger.

"The \$200 fills that need, but the fact that it happened to you gives you a sense of hope — that something good can also happen again to you. ... That's what I was trying to do in this moment. And often I believe in the adage that you spend your money, and your charitable, philanthropy work is to raise people up and to teach them how to fish for themselves. But during this pandemic, what I recognize is sometimes people just need a piece of fish."

That elicited smiles from Bishop Walker and Glover, who were also on Tuesday's Zoom call. Though they offered no shortage of praise and gratitude towards Winfrey, she continued to defer to them as leaders of the community she came of age in.

Winfrey spent her teen years in Nashville

Winfrey moved to Nashville when she was 14 years old. She lived with her father, Vernon Winfrey, and attended East Nashville High School and TSU.

While still in high school, she began

her broadcasting career at radio station WVOL, which led to a TV anchor position at WLAC (now WTVF). She left Nashville for another anchor gig in Baltimore in 1976.

But before all that, her very first job — unpaid, she notes — also dealt with providing food to the Nashville community. After school, she'd work behind the counter at an East Nashville market co-owned by her father. "My father used to have that jar at the front of the store where you'd sell cookies for a penny," she told The Tennessean.

"And it made no sense to me that you've got to sell a hundred cookies — a hundred damn cookies — to make a dollar! You could be here all day, and you only made a dollar! I have to say, not long ago, I was saying to my dad, 'You got me working all that time, and you never paid me anything. I wasn't getting paid!' And he goes, 'You made up for it.'"

Winfrey established her Oprah Winfrey's Charitable Foundation in 1993. Its efforts have included the construction of the Oprah Winfrey Leadership Academy for Girls in South Africa, \$25 million in scholarships to Morehouse College through the Oprah Winfrey Scholars Program and a recent \$1 million donation to the United Negro College Fund.

Winfrey told reporters the pandemic has showed "how we are all connected, and how we are one." But she also said it "deeply frightens" her that some people haven't come to that conclusion during this time.

"We all had a time out, got sent to our rooms with enough reflected time to look at the bigger picture of what this moment means. And I think a lot of people went to their rooms, and they were playing. And they didn't get it. What really frightens me is you're gonna have to get another lesson, and another time out before you can see it. That it's gonna have to hit your family, your neighbors, your community, before you can see it.

"I don't spend a lot of energy worried about, 'How do I get other people to do ...?' I just focus on, 'OK, what can I do?' I think the message for this story for me is (telling) other people, 'OK, this is what I could do, this is my tithe for right now. What is yours?'"

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NOTICE OF MEETINGS

The Joint Finance and Development Committee of the Board of Commissioners of the Metropolitan Development and Housing Agency will meet at 8:30 a.m. on Thursday, June 4, 2020. The meeting will take place electronically out of a necessity to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak. Members of the public who desire to dial-in to the meeting should email the MDHA Communications Director Jamie Berry at jberry@nashville-mdha.org, before 4 p.m., Wednesday, June 3, 2020.

0004212167

**NOTICE OF PUBLIC HEARING
and Request for Public Comment on PHA Annual Plan
for the Metropolitan Development and Housing Agency**

The Metropolitan Development and Housing Agency (MDHA), in compliance with Section 51) of the Quality Housing and Work Responsibility Act of 1998, has developed its Annual Plan for the period beginning October 1, 2020. The Plan is largely focused only on its use of Housing Choice Vouchers (Section 8).

With the MDHA offices closed to the public during the COVID-19 crisis, the Plan has been posted for public view on the Agency's website at <https://bit.ly/PHAPlan2020>.

A public hearing on the Plan will be held remotely by MDHA's Board of Commissioners at noon on Tuesday, July 14, 2020. All written comments received prior to the public hearing as well as all comments presented at the public hearing will be considered before MDHA finalizes the Plan and submits it to the U. S. Department of Housing and Urban Development (HUD). Anyone interested in making a public comment during the virtual hearing should email MDHA Director of Communications Jamie Berry at jberry@nashville-mdha.org before 4 p.m. July 13, for dial-in information. Please make sure to include your name and phone number in your email.