

Envision Nashville

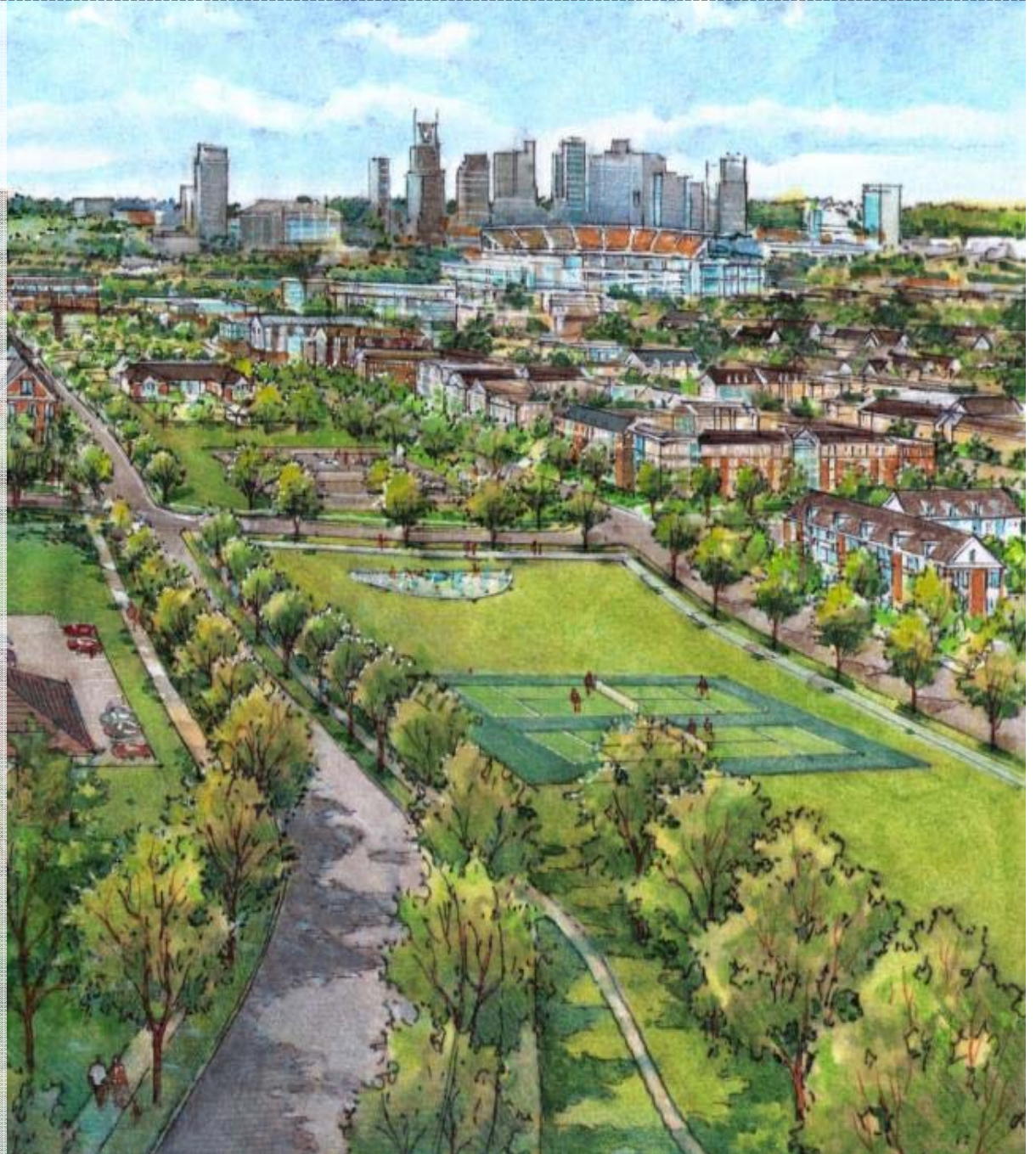
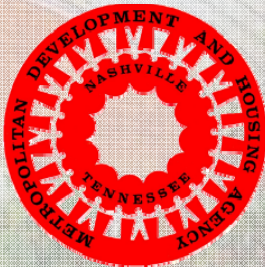


Presentation to



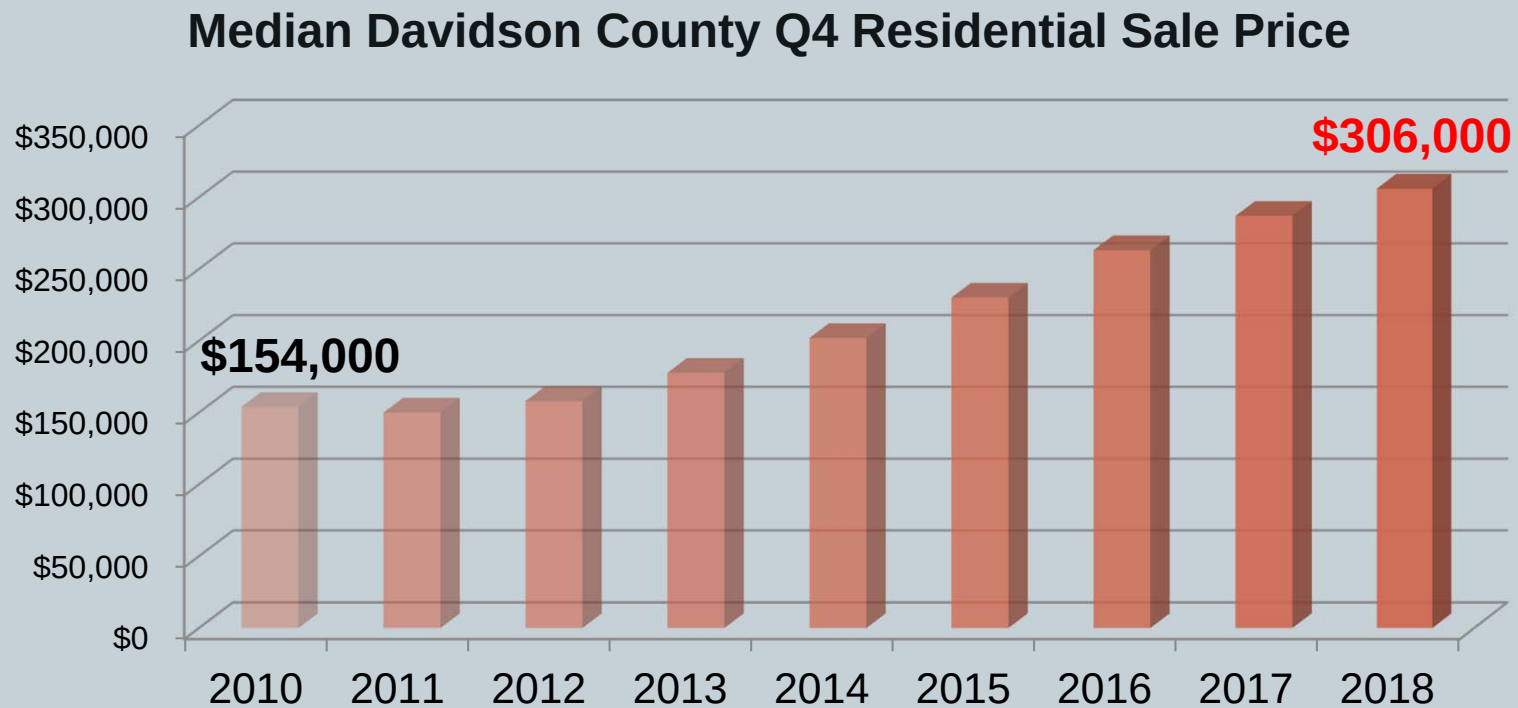
Urban Land Institute Nashville

June 14, 2019



The Challenge

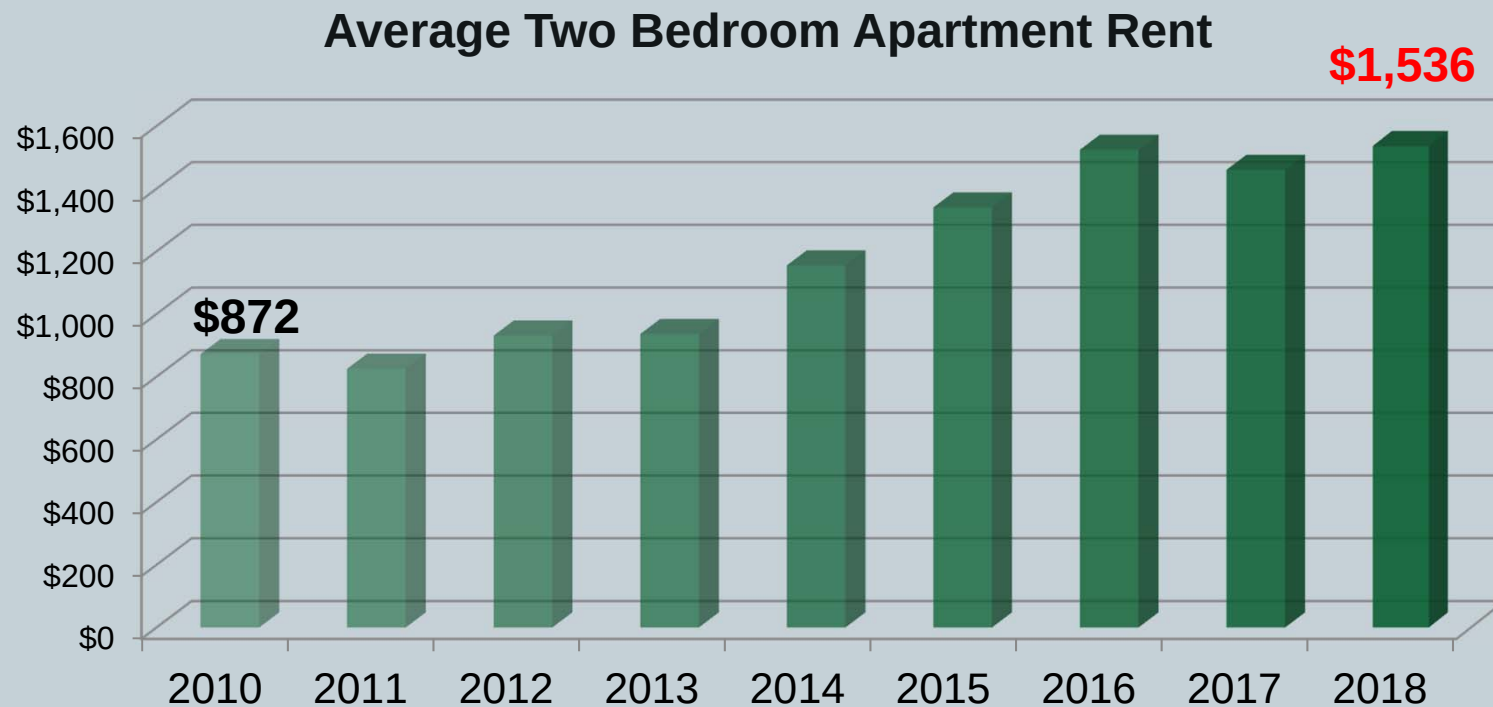
- Housing prices have appreciated rapidly over the past eight years



Source: Greater Nashville Realtors

The Challenge

- Housing prices have appreciated rapidly over the past eight years



Source: RentJungle, December of each year

The Challenge – 2015

- Where we are – or at least were.

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

Source: 2017 Housing Nashville Report.

The Challenge – 2025

- The 31,000 unit deficit...

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

Source: 2017 Housing Nashville Report.

The Challenge – 2025

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

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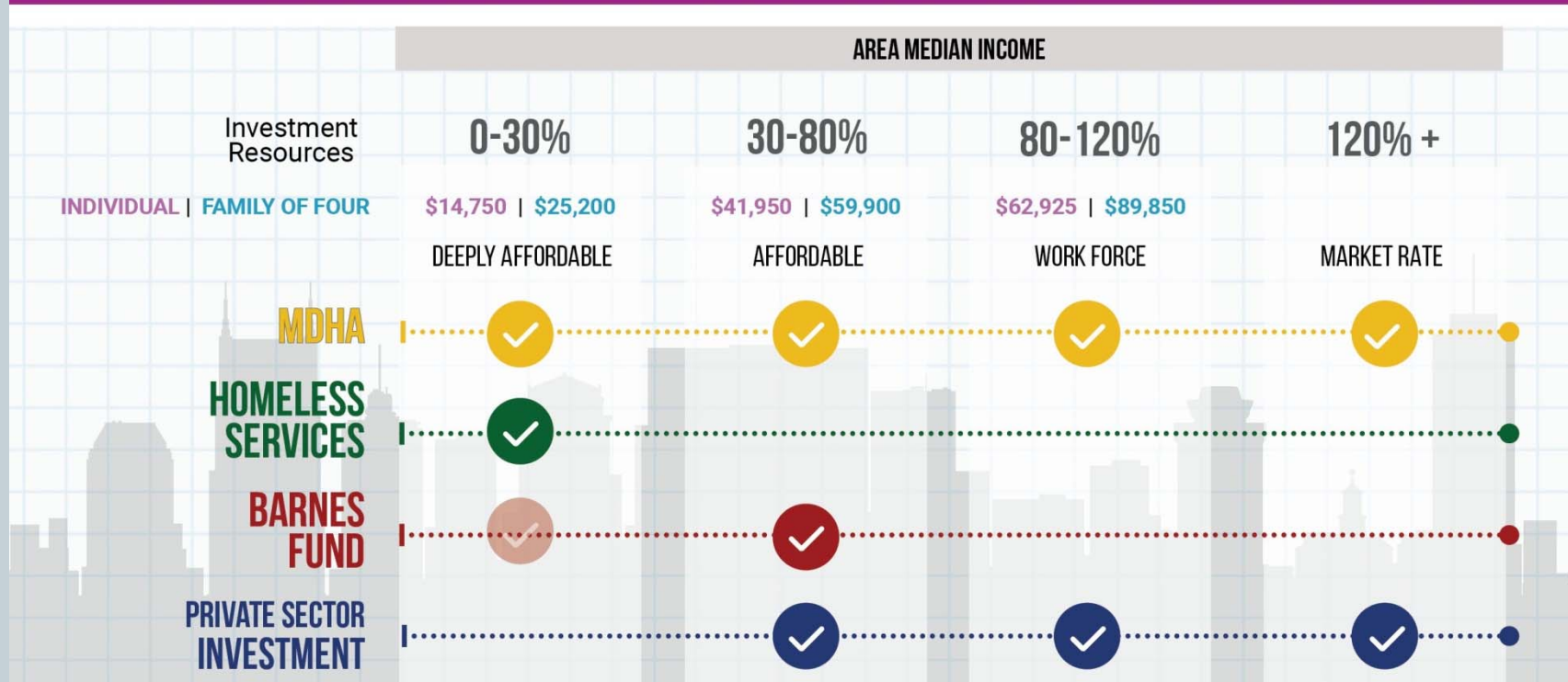
The Proposal

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



Addressing the Full Spectrum of Need

UNDER ONE ROOF | BY THE NUMBERS



MDHA & the Envision Vision

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

Cumberland View
North Nashville
21 Acres
226 Units
800 Potential

Cheatham Place
Germantown
14 Acres
314 Units
700 Potential

Andrew Jackson
Fisk University Area
15 Acres
374 Units
750 Potential

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

Cayce + CWA
East Nashville
96 Acres
1038 Units
2700 Potential

Sudekum/Napier
East Nashville
56 Acres
821 Units
2200 Potential

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

Expanded and Accelerated Envision

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

Barnes Fund Overview

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



Private Capital

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



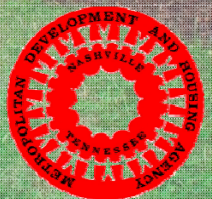
Why UnderOneRoof2029 Matters

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



MDHA's Mission

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





**Affordable
Housing**

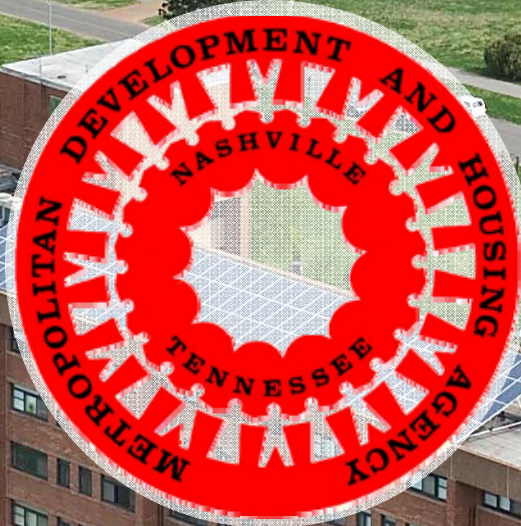
6,272 Units

**Rental
Assistance**

6,522 Vouchers

**Community
Development**

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



**Urban
Development**

**LIHTC PILOTs
TIF**

MDHA's Envision Intent

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

Envision Legacy Properties

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21 Acres
226 Units
800 Potential

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Germantown

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Envision Process: *Community Driven*

Highlights of Process so Far

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



MDHA Envisioning

Envision Cayce

- Master Planning completed July 2014
- Recapitalization construction underway

Envision Napier–Sudekum

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

Envision Edgehill

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

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



Boscobel Heights (Envision Cayce)



Units

Current As of 2018 = 1,038

Future Projected = 2,700

A Total Increase of = 1,662

Boscobel Heights Phasing

