

RESOLUTION NO. RS2018-1088

A resolution declaring surplus and authorizing the grant of real property to certain nonprofit organizations, and authorizing grants not exceeding \$10,760,423.39 from the Barnes Fund for Affordable Housing to certain nonprofit organizations selected for the express purpose of constructing and rehabilitating affordable or workforce housing (Proposal No. 2018M-011PR-001).

WHEREAS, the Metropolitan Government owns certain parcels of property identified as Exhibits A through K (the “Properties”), as shown in Section 1 below; and,

WHEREAS, Section 7-3-314(e) of the Tennessee Code Annotated (the “Act”) permits a metropolitan government by resolution of its governing body to authorize the conveyance of the real property acquired pursuant to a delinquent tax sale by grant to a nonprofit organization; and,

WHEREAS, the Act requires that no property may be granted prior to the expiration of the statutory redemption period; and,

WHEREAS, the Act requires that all such property be used to construct affordable and workforce housing for residents of Davidson County; and,

WHEREAS, on August 23, 2017, the Metropolitan Housing Trust Fund Commission issued a request for application to qualified nonprofit organizations to participate in the nonprofit housing development grant program; and,

WHEREAS, Woodbine Community Organization, Our Place Nashville, and Living Development Concepts, have been selected to receive grants conveying eleven parcels as shown on the Attached Exhibits A through K; and,

WHEREAS, the requirements of Section 7-3-314(e) of the Act have been met as to the Properties; and,

WHEREAS, the grant process has conformed to the requirements of Tennessee law; and,

WHEREAS, Section 7-3-314 of the Tennessee Code Annotated states that metropolitan forms of government may provide financial assistance to a nonprofit organization in accordance with the guidelines of the Metropolitan Government; and,

WHEREAS, Section 5.04.070 of the Metropolitan Code of Laws provides that the Metropolitan Council may by Resolution appropriate funds for the financial aid of nonprofit organizations; and,

WHEREAS, pursuant to the regulations and procedures of the Metropolitan Housing Trust Fund Commission, the Metropolitan Housing Trust Fund Commission has accepted the recommendations of the Barnes Fund Review Committee that the appropriated funds be distributed to the nonprofit organizations: The Housing Fund, Rebuilding Together Nashville, Crossroads Campus, Habitat for Humanity of Greater Nashville, Fifteenth Avenue Baptist CDC, Project Return, Mending Hearts, Westminster Home Connection, Dismas Inc., Woodbine Community Organization, Living Development Concepts, Our Place Nashville, Urban Housing Solutions; and,

WHEREAS, it is to the benefit of the citizens of The Metropolitan Government of Nashville and Davidson County that this grant contract be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. The Metropolitan Council declares the following parcels of land, owned in fee simple by the Metropolitan Government, and described in Exhibits A through K attached hereto and incorporated herein, to be surplus.

<u>Map-Parcel No.</u>	<u>Address / Location</u>	<u>Lot Dimensions</u>	<u>Council District</u>	<u>Exhibit</u>
150-03-0 460.00	2952 High Rigger Drive	60 x 180	29	A
091-08-0 080.00	1016 43 rd Avenue North	50 x 150	21	B
091-08-0 241.00	919 43 rd Avenue North	56 x 165	21	C
081-15-0 197.00	1612 Dr DB Todd Jr Blvd	52 x 306	21	D
081-07-0 084.00	2018 14 th Avenue North	50 x 130	02	E
034-13-0 078.00	167 Welworth Street	50 x 120	10	F
050-10-0 096.00	3308 Chesapeake Circle	97 x 121	03	G
063-02-0 012.00	1440 Mohawk Trail	50 x 149	09	H
136-14-0 038.00	517 Castlegate Drive	120 x 92	29	I
081-15-0 194.00	1618 Dr D B Todd Jr Blvd	52 x 271	21	J
081-03-0 178.00	2205 11 th Avenue North	90 x 85	02	K

Section 2. The Metropolitan Government is hereby authorized to convey the properties identified as Exhibits A through I in Section 1 to Woodbine Community Organization, the property identified in Exhibit J to Our Place Nashville, and the property identified as Exhibit K to Living Development Concepts.

Section 3. The Metropolitan Housing Trust Fund Commission is hereby authorized to enter into a grant contract with Woodbine Community Organization, Our Place Nashville, and Living Development Concepts for the express purpose of constructing affordable and workforce housing the terms and conditions of which is attached hereto as Exhibit L, M and N and

incorporated herein. Such grant contract shall specify the terms and conditions under which the conveyance is to be made including a deed restriction requiring the property to be used exclusively for construction of affordable and workforce housing for residents of Davidson County as those terms may be defined in Tennessee Code Annotated § 5-9-113.

Section 4. In the event said property is not utilized by the Barnes Fund Affordable Housing Program after five (5) years from the date of passage of this resolution, the property shall revert back to the Division of Public Property unless otherwise previously conveyed.

Section 5. There is hereby appropriated \$10,760,423.39 from the Barnes Fund for Affordable Housing to fund grants to thirteen nonprofit organizations as follows:

Woodbine Community Organization - \$2,000,000.00
Our Place Nashville - \$1,084,925.00
Living Development Concepts - \$111,033.00
Urban Housing Solutions - \$2,000,000.00
Dismas, Inc. - \$2,000,000.00
Westminster Home Connection - \$155,000.00
Mending Hearts - \$387,643.50
Project Return - \$108,000.00
Fifteenth Avenue Baptist CDC - \$69,690.00
Habitat for Humanity of Greater Nashville - \$1,067,000.00
Crossroads Campus - \$1,000,000.00
The Housing Fund - \$250,000.00
Rebuilding Together Nashville - \$527,131.89

Section 6. The Metropolitan Government of Nashville and Davidson County is hereby authorized to enter into a grant contract with the nonprofit organizations listed in Section 5 above for the grant amounts designated therein, subject to the terms and conditions under which the grant funds are to be spent, attached hereto as Exhibit L through X and incorporated herein.

Section 7. This Resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

Steve Berry, Director
Public Property Administration

APPROVED AS TO AVAILABILITY
OF FUNDS:

Talia Lomax-O'dneal
Director of Finance

APPROVED AS TO FORM AND
LEGALITY:

Assistant Metropolitan Attorney

INTRODUCED BY:

Member(s) of Council