

**EXHIBIT A**  
**LAND DESCRIPTION**

Property currently known as Trevecca Towers I and Trevecca Towers East, located at 60 Lester Avenue, Nashville, Tennessee, being a portion of Parcel ID 10508000300 and which may be more particularly described as follows:

Lot 1 of the not yet recorded resubdivision of Lot 6 Trevecca Nazarene University

Being a portion of Lot 6 on the plan of Trevecca Nazarene University as recorded in Plat Book 9700, Pages 395 and 396 at the Register's Office of Davidson County, Tennessee. Said lot lies in the 17<sup>th</sup> Council District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a set 1/2" iron rebar with a Gresham, Smith and Partners cap in the eastern line of a 50' wide public utility and drainage easement, as of record in Plat Book 9700, Pages 395 and 396 at said register's office. Said line was formerly the eastern right-of-way line of Lester Avenue before said avenue was closed by Metro Nashville Bill Number 096-264. Thence, following said eastern line N 08°23' 13" E for a distance of 235.76 feet to a set 1/2" iron rebar with a Gresham, Smith and Partners cap. Thence, leaving said eastern line with a curve to the right having an arc length of 38.94 feet, a radius of 25.00 feet and whose long chord bears N 53° 06' 38" E for a distance of 35.12 feet to a found 1/2" iron rebar with a Cherry cap. Said rebar being on the southern right-of-way line of Woodard Avenue which has a 50' wide right-of-way. Thence, continuing with line, S 82° 16' 10" E for a distance of 425.87 feet to a set 1/2" iron rebar with a Gresham Smith and Partners cap at a corner common with Trevecca Nazarene College, as of record in Deed Book 5642, Page 356 at said register's office. Thence, leaving said right-of-way of Woodard Ave and continuing with the western line of Trevecca Nazarene College, S 07° 47' 37" W for a distance of 381.66 feet to a mini mag nail found on the former northerly right-of-way line of Hart Street, said street closed by Metro Nashville Bill Number 096-264. Thence, leaving the line of Trevecca Nazarene College and with the former northerly right-of-way line of Hart Street, N 82° 08' 07" W for a distance of 121.30 feet to a set 1/2" iron rebar with a Gresham, Smith and Partners cap. Thence leaving said the former right-of-way of Hart Street over and across said Lot 6 the following four (4) calls and distances:

1. N 06° 45' 13" E for a distance of 185.06 feet to a to a set 1/2" iron rebar with a Gresham, Smith and Partners cap
2. N 81° 50' 10" W for a distance of 214.29 feet to a to a set 1/2" iron rebar with a Gresham, Smith and Partners cap
3. S 08° 09' 50" W for a distance of 67.00 feet to a to a set 1/2" iron rebar with a Gresham, Smith and Partners cap
4. N 81° 36' 47" W a distance of 113.91 feet to the Point of Beginning.

The above described tract of land contains 2.72 acres or 118,502 square feet more or less.

Bearing and distances given hereon are based off a boundary survey conducted 3/21/2018 by Gresham, Smith, and Partners and are tied to the Tennessee Coordinate System of 1983. Land Description prepared by Gresham, Smith, and Partners 4/25/2018.



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY  
Planning Department  
Metro Office Building  
800 Second Avenue South  
Nashville, Tennessee 37201  
615.862.7150  
615.862.7209

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# Memo

**To:** MDHA  
**From:** Metropolitan Nashville Planning Department  
**Date:** February 28, 2018  
**Re:** Planning Commission Recommendation for PILOT Agreement

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This memo fulfills the Planning Commission obligations as outlined in the MDHA Housing Tax Credit PILOT Program General Program Description which was attached as Exhibit A to BL2016-435. The memo consists of two parts.

## **PART I: RECOMMENDATION ON GENERAL PLAN CONSISTENCY**

**Project:** **Trevecca Tower I (60 Lester Avenue)**  
354 multi-family residential units  
All units proposed affordable to households earning below 60% AMI

**Zoning:** Office/Residential Intensive (ORI) is intended for high intensity office and/or multi-family residential uses with limited retail opportunities.

**Land Use Policy:** District Major Institutional (D MI) is intended to maintain, enhance, and create Districts where major institutional uses are predominant and where their development and redevelopment occurs in a manner that complements the character of surrounding communities. Land uses include large institutions such as medical campuses, hospitals, and colleges and universities as well as uses that are ancillary to the principal use.

**Project Details:** The project consists of an existing 16-story multi-family residential building with 354 units on 3.96 acres of land next to the campus of Trevecca Nazarene University. Existing site conditions include a drop-off area located at the front of the building, surface parking in the rear and open space areas located on the southern side of the site. The existing building serves as a retirement home for the elderly and is oriented toward Lester Avenue. This project proposes interior renovation only with no site modifications proposed. Existing sidewalks provide pedestrian access throughout the site and to public sidewalks along Lester Avenue.

**Major and Collector Street Plan:** This project is located on Lester Avenue which is built to local street standards and is not listed in the Major and Collector Street Plan. Sidewalk improvements are not required for this site.

**Planning Department Analysis:** Multi-family residential is a permitted use under the existing Office/Residential Intensive (ORI) zoning district. The District Major Institutional (D MI) policy supports multi-family residential a land use within the context of institutional and educational uses such as a college campus, Trevecca Nazarene University in this case. The established pattern of development

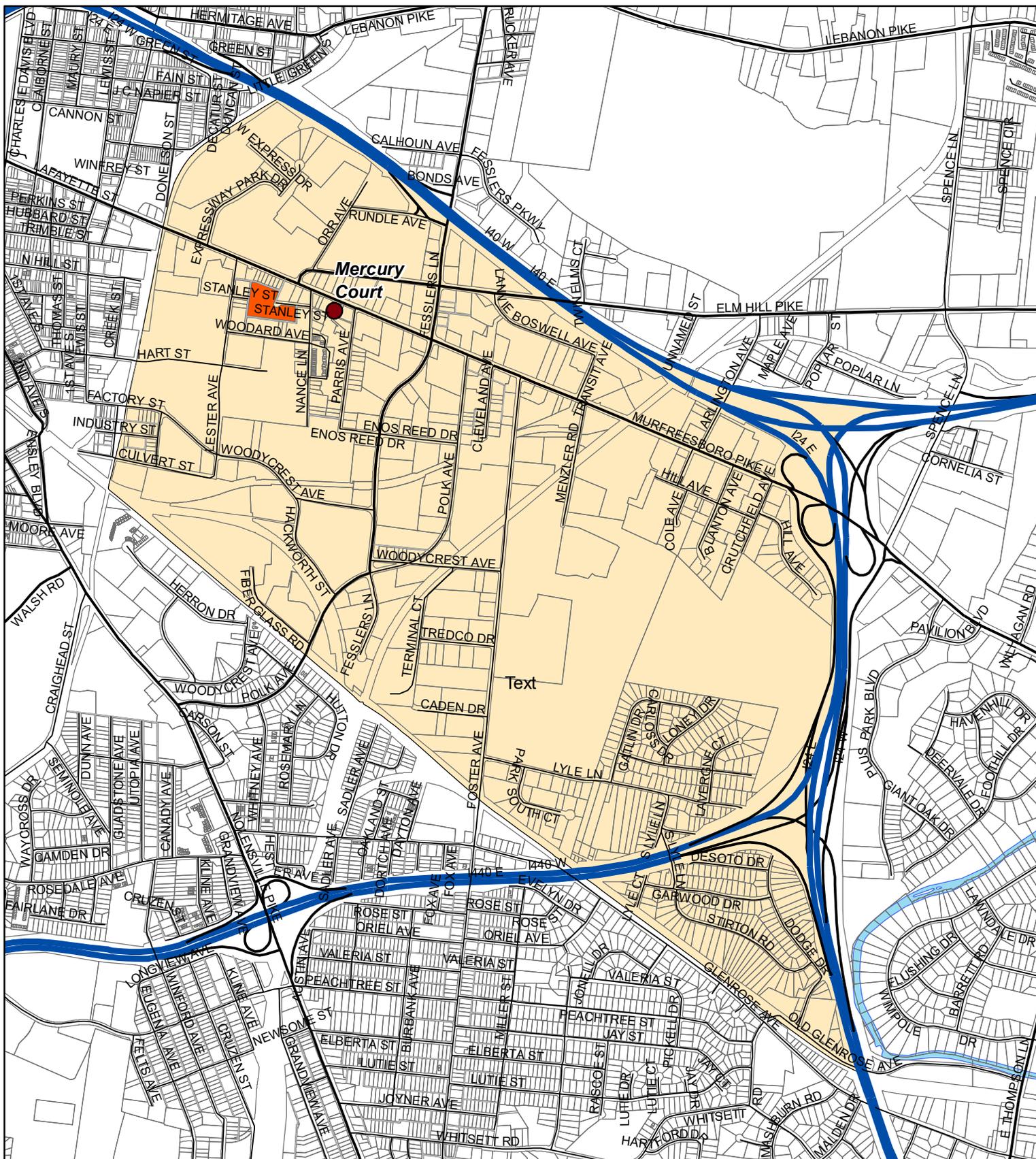
consists of educational and multi-family residential with nearby commercial uses along Murfreesboro Pike. There is an existing MTA route along Murfreesboro Pike with an existing bus stop approximately 1,000 feet away from the site which will provide site users with transportation choice.

**Planning Determination:** Planning staff is not requiring sidewalk improvements along Lester Avenue as the existing sidewalk network is consistent with local street standards. Also, Lester Avenue is not listed in the Major and Collector Street Plan. This project will maintain the existing character of development given that only interior modifications to the existing building will be made and existing slopes will not be disturbed. The project is consistent with the NashvilleNext adopted general plan and the community character policy for the area (District Major Institutional).

## **PART II: LIST OF FEDERALLY SUBSIDIZED MULTI-FAMILY PROPERTIES WITHIN THE CENSUS TRACT**

See attached map.

# Federally Subsidized Multi-Family Projects within Census Tract 047037015900



Low Income Tax Credit Project	# of Units
Mercury Court	20

- Low Income Tax Credit Project (All)
- Parcel 10601007300
- Property with LIS
- Census Tract





## Tennessee Housing Development Agency

Andrew Jackson Building Third Floor  
502 Deaderick St., Nashville, TN 37243

**Bill Haslam**  
Governor

**Ralph M. Perrey**  
Executive Director

### MEMORANDUM

TO: THDA Board of Directors, Tax Credit Committee

FROM:  Donna Duarte  
Director of Multifamily Programs

SUBJECT: Special Request for Application Trevecca Towers Retirement Community

DATE: March 7, 2018

Carr Hagan, on behalf of LHP Development LLC, has submitted a special request application for \$62 million in Multifamily Tax-Exempt Bond Authority and \$3.808 million in Noncompetitive Low-Income Housing Tax Credits to acquire and preserve the Trevecca Towers Retirement Community, three multifamily housing towers.

The Trevecca Towers Retirement Community consists of 564 units of housing serving low-income senior and disabled individuals which represents approximately 14% of the affordable senior housing units in Nashville. The multifamily housing towers are located on a single site, as determined by THDA, adjacent to the campus of Trevecca Nazarene University in Nashville. For over 50 years, units at the Trevecca Towers Retirement Community have been rent-restricted through housing assistance payment contracts with HUD. The multifamily housing towers require substantial rehabilitation. LHP has worked closely with Metropolitan Development and Housing Authority to secure a payment in lieu of taxes for the development and HUD to improve the projected rents which in turn supports a higher mortgage and allows for deeper rehabilitation.

As we discussed last November, special request applications are high impact affordable housing preservation efforts. Special requests must have in-place income and rent-restrictions and for single site developments the number of units must exceed 500. These requirements were designed to restrict special requests to developments for which the loss of affordable units would have a serious impact on the community and the affordable housing stock.

Respectfully, we request your support of this special request application.

If you have any further questions, please contact me.

# Certification of Consistency with the Consolidated Plan

U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.  
(Type or clearly print the following information:)

Applicant Name: Lester One East, L.P.

Project Name: Trevecca Towers I & East

Location of the Project: 60 Lester Avenue, Nashville, TN 37210

Parcel Number: 105080003

Name of the Federal  
Program to which the  
applicant is applying: 4% LIHTC

Name of  
Certifying Jurisdiction: MDHA

Certifying Official  
of the Jurisdiction  
Name: Angela C. Hubbard

Title: Director of Community Development

Signature: 

Date: 4/13/18