

Resolution No. RS2018-1570

A resolution declaring surplus and authorizing the grant of certain parcels of real property to The Housing Fund, Inc. for the Nashville Community Land Trust (Proposal No. 2019M-009PR-001).

WHEREAS, the Metropolitan Government of Nashville and Davidson County (“Metro”) is committed to supporting the development of permanently affordable housing and expanding opportunities for homeownership; and,

WHEREAS, the Barnes Housing Trust Fund, a grant program within the Mayor’s Office of Housing focused on creating affordable housing options, selected The Housing Fund, a local nonprofit Community Development Financial Institution, as their partner organization to create Nashville’s first Community Land Trust (“CLT”); and,

WHEREAS, CLTs are organizations whose primary purpose is the creation and stewardship of permanently affordable housing; and,

WHEREAS, the Metropolitan Government owns certain parcels of property identified as Exhibits A through O (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 all such property be used to construct affordable and workforce housing for residents of Davidson County; and,

WHEREAS, the Metropolitan Housing Trust Fund Commission recommends the conveyance of fifteen parcels as shown on the attached Exhibits A through O; and,

WHEREAS, it is in the public interest to convey the Metropolitan Government’s ownership interest in the Properties to the The Housing Fund, Inc. to be used for Nashville’s CLT.

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 O attached hereto and incorporated herein, to be surplus.

Map - Parcel No.	Address - Location	Exhibit
03413008100	155 Welworth St.	A
04413003300	113 Bennett Dr.	B
05800001400	4507 Eatons Creek Rd.	C
05912006000	2525 Highland Trace Dr.	D
08103003400	1701 McKinney Ave.	E
08111002300	1707 22 nd Ave. N.	F
09206044700	2712 Batavia St.	G
09206048800	2504 Booker St.	H
09206050600	2704 Booker St.	I
09207008500	2018 Herman St.	J
09207020500	2409 Batavia St.	K
09316003900	102 Claiborne St.	L
09316009600	74 Maury St.	M
09316010000	46 Green St.	N
09316011000	97 Maury St.	O

Section 2. The Metropolitan Government is hereby authorized to convey the properties described in Exhibits A through O to The Housing Fund, Inc. for purposes of the Nashville Community Land Trust.

Section 3. The Metropolitan Housing Trust Fund Commission is hereby authorized to enter into the development agreement that is attached hereto and incorporated herein as Exhibit P with The Housing Fund for the express purpose of constructing affordable and workforce housing. Such agreement shall specify the terms and conditions under which the conveyance is to be made.

Section 4. In the event said property is not developed for the purposes outlined above 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. 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:

INTRODUCED BY:

Steve Berry, Director
Public Property Administration

APPROVED AS TO AVAILABILITY
OF FUNDS:

Member(s) of Council

Talia Lomax O'dneal, Director
Department of Finance

APPROVED AS TO FORM AND
LEGALITY:

Assistant Metropolitan Attorney