

BILL NO. BL2019-1491 (SLEDGE, O'CONNELL, & OTHERS) – This ordinance, as amended, would require the development of a prioritization process for the departmental review of permit applications and related reviews for certain affordable housing projects.

This ordinance would direct the Metropolitan Planning Department, the Department of Public Works, the Department of Codes and Building Safety, Metro Water Services, and the Nashville Fire Department to develop and implement, within six (6) months of adoption of the ordinance, a prioritization process for affordable housing projects. The process would be required to contain the following elements:

- The process would apply only to (1) applications for multi-family residences complying with the guidelines set forth in Section 2 of the ordinance, (2) applications submitted by recipients of grants or property from the Barnes Fund for Affordable Housing, and (3) departmental reviews related to these applications.
- Permits eligible for the prioritized departmental would include:
 - Any permit issued pursuant to Chapter 16.28 of the Metropolitan Code of Laws, including master building permits, individual building permits, foundation permits, and demolition permits;
 - Tree removal permits issued by the Department of Codes Administration;
 - Urban Forester reviews for landscape and irrigation;
 - Grading permits and related reviews issued by Metro Water Services;
 - Public water and sewer extension permits;
 - Cross-connect permits for private water and sewer service;
 - Department of Public Works traffic study reviews; reviews of public road improvements, curb cuts and sidewalks; and trash collection approvals;
 - Fire Marshal life safety reviews and sprinkler and/or riser room approvals;
 - Metropolitan Planning Department reviews of plans and building elevations for Planned Unit Development (PUD), overlay, or Specific Plan (SP) development; plat reviews; reviews of final plat for lot creation, right-of-way dedications, and easement dedications; and
 - Permits issued for office or construction trailers on construction sites.
- This prioritization process would only provide review of eligible permit applications in advance of other applications, out of chronological sequence. This ordinance would not otherwise require an expedited review process. If an eligible permit is incomplete at the time it is identified for prioritization, the application would be returned to its ordinary chronological order with no prioritization provided.
- The process to be developed by the department would include a mechanism by which prioritized permit applications would affirmatively indicate such request. It would be incumbent upon the permit applicant seeking prioritization to so indicate. The Mayor's Office of Economic and Community Development would certify if applicants meet the required criteria.

Eligible residential projects would be those providing established minimum levels of affordable housing as set forth within a table that provides as follows:

	Rental at 60% MHI or less	Rental at greater than 60% MHI to 80% MHI	Rental at greater than 80% MHI to 100% MHI	For-sale at greater than 60% MHI to 80% MHI	For-sale at greater than 80% MHI to 100% MHI
Single-family and two-family uses	12.5% of total residential units	15% of total residential units	17.5% of total residential units	10% of total residential units	15% of total residential units
Multi-family uses less than 3 stories	12.5% of total residential floor area	15% of total residential floor area	17.5% of total residential floor area	10% of total residential floor area	15% of total residential floor area
Multifamily uses (3 to 6 stories)	10% of total residential floor area	12.5% of total residential floor area	15% of total residential floor area	n/a	n/a
Multifamily uses (≥ 7 stories)	7.5% of total residential floor area	10% of total residential floor area	12.5% of total residential floor area	n/a	n/a
For the purposes of this Section, the residential floor area shall be the net leasable residential floor area.					

Fiscal Note: The administrative costs that would be borne by these five departments to develop the proposed prioritization process within six months is likely to be significant. However, without further details, it would be speculative to attempt to quantify the amounts.