

NASHVILLE  
**PLANNING**

**Barnes Fund  
Round 12 ARPA  
Special Funding**

Grant #2

Cooperative Housing for Families

December 20, 2023

# Agenda

- Introductions
- Overview
  - Barnes Fund
  - 3 Grant Types
- Each grant:
  - Funding
  - Eligibility
  - Application
  - Scoring Matrix
  - Timeline
  - Resources
  - Questions

## Information Sessions

### December 20

- 1:00 to 2:00 Grant #1  
Homesharing Improvements
- 3:00 to 4:00 Grant #2  
Cooperative Housing for Families

### December 21

- 10:00 to 11:00 Grant#3  
Shared Equity Homeownership



# Introductions

- Barnes and Housing Staff Intro
- You - Name, Agency
- Grantee/Applicant/Brand New

# Round 12

## 3 ARPA Grants

### American Rescue Plan Act (ARPA) Funding

- Grant #1 – Homesharing (Shared Housing) Improvements (\$1.2M)
- Grant #2 – Cooperative Housing for Families (\$7M)
- Grant #3 – Shared Equity Homeownership (\$9.5M)
- Deadline – Project Completion by 12/31/26



# 3 ARPA Grants

- **Grant #1 - Homesharing (Shared Housing) Improvements**
  - Rehab oriented, single family
  - Older homeowners (62+) 80% AMI
    - Income, Care, and/or Social Support
- **Grant #2 - Cooperative Housing for Families**
  - Multi-family oriented, requires experienced partners
  - Housing security,  $\leq 50\%$  AMI
    - Stability, Affordable Monthly Payment
- **Grant #3 – Shared Equity**
  - Homeownership oriented
  - Historical barriers, demonstrated inequities, 80% AMI
    - Equitable access to homeownership, strong counseling component



# Purpose and Use of Funds

## Grant #2 Cooperative Housing for Families

**\$7M focused on creating cooperative housing units for families at or below 50% AMI.**

- New construction or conversion of existing housing to a cooperative development
- Existing tenants and/or new residents become cooperative members, gain housing security, have affordable monthly payment, and share ownership in community.

# Eligibility

## Grant #2 Cooperative Housing for Families

### Eligible Properties

- **Option 1: 0 Hagan Street 37203**
  - Metro-Owned property
  - Only available to applicants applying for Grant #2: Co-Op Housing
  - Will not be transferred through quitclaim process
  - Applicant must choose which long-term affordability method will be used:
    - Ground Lease
    - Land Trust
  - Detailed info on property is at [Barnes Housing Fund Applications | Nashville.gov](#)

# Eligibility

## Grant #3 Shared Equity Housing

### 0 Hagan Street Information Sheet

#### Site Information

**Address:** 0 Hagan Street

Nashville, TN 37203

**Site Size:** .30-acre vacant land site

**Parcel ID:** 105-06-0-256

**Zoning:** MUL-A-NS—Mixed Use

**Policy:** Civic

Can support a 3 to 4 story mixed use building including housing, live/work, and other mixed uses

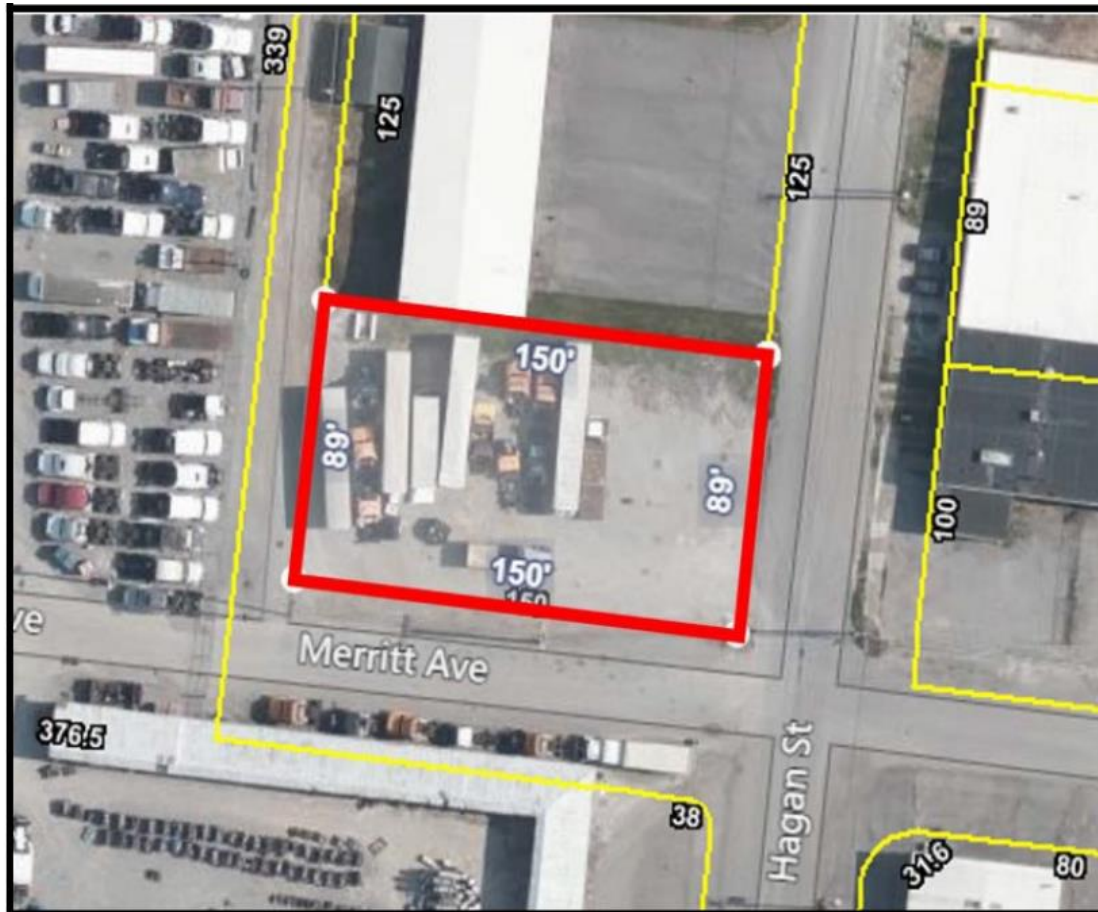
#### Barnes Fund Information

- \* Available to any Cooperative Housing applicants.
- \* The parcel will not be transferred through the typical quitclaim process.
- \* Long-term affordability will be maintained through either a ground lease or the use of a land trust.
  - \* Interested applicants should submit a plan that incorporates one of these two options.



# Eligibility

## Grant #3 Shared Equity Housing



Current policy: T3 CL-Civic

Owned by Metro Water

Zoned MUL-A-NS

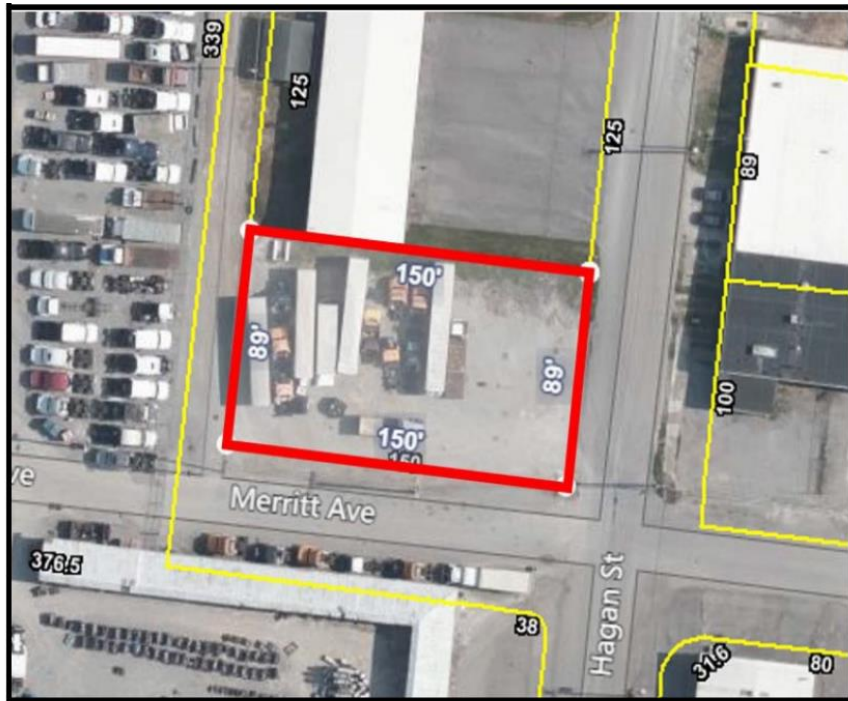
Mixed use development

No need for policy change

Area 1 supplemental policy area  
Wedgewood Houston Chestnut  
Hill

# Eligibility

## Grant #3 Shared Equity Housing



### Future Development and Plot Limitations

Area 1 of Wedgewood Houston Chestnut Hill supplemental policy area

Can support 3 to 4 stories of flats, live/work, and mixed use.

UZO (Urban Zoning Overlay), so parking is not a required feature.

The MUL-A-NS zonings supports, multi-family housing, single- and two-family housing, and a variety of non-residential uses

Must be used for Cooperative Housing as a provision of Barnes Fund transferal



# Eligibility

## Grant #2 Cooperative Housing for Families

### Eligible Properties

#### Option 2: You provide land

- Need strong land control for proposed development prior to applying
  - Deed in hand, a 99-year ground lease, or signed sales contract
- Property must be zoned or able to be zoned within timeline
  - If not zoned, requires Council Member letter of support & Planning/Zoning Staff verification conversation
  - Failure to provide documentation above will prevent application from being considered for funding
- Funds cannot be accessed until after zoning is approved



# Eligibility

## Grant #2 Cooperative Housing for Families

### Eligible Developers

- 501(c)3 nonprofits. If NPO demonstrates 51% control of project, can partner with for-profit developers
- Nonprofit/developer teams that are experienced with cooperative housing.
- Very strong knowledge of best practices and experience with all aspects of the cooperative model.
- Deep understanding of how to prioritize families who make  $\leq 50\%$  AMI. Income eligibility will be based on actual household size.
- Goal is to train others to replicate this model beyond this current funding round.



# Funding and Maximum Grant

## Grant #2 Cooperative Housing for Families

**\$7M total available funding**

**Small Organization Set-Aside 20% (\$1.4M)**

- Budgets Under \$2M
- Max grant for Small Org Set-Aside is \$750,000

**Developer Fee**

- 25% maximum (higher points for 10% or less)

**Affordability Period: 30 years**



# Grant #2 Cooperative Housing for Families

Program will prioritize at-risk families that are facing or experiencing a housing crisis, such as:

- Experiencing homelessness
- One or more forced moves in the past 12 months
- Doubled-up for economic reasons or living in hotels or motels
- Severely cost burdened – paying more than 50% of their income on housing costs
- Missed one or more rent or utility payments in the past 12 months
- Received an eviction noticed an/or was evicted in past 12 months
- A family who is fleeing or attempting to flee domestic violence
- Loss of employment or reduction in wages.
- Unless otherwise prohibited by local, state, or Federal law, these programs will be open to all at-risk families (defined above) regardless of immigration status.

# Financial Standing

## Grant #2 Cooperative Housing for Families

### Financial Standing

- Positive cash flow
- Audit is required for organizations with budget over \$500,000
- External CPA prepared financials required for organizations with budget \$200,000 to \$500,000
- **NEW** All organizations need to submit most recent Board monthly financial report (not CPA-prepared)



# Deadline

## Grant #2 Cooperative Housing for Families

### **ARPA Deadline**

- Project Completion by 12/31/26

### **Contract Length**

- 2-year contract
- No extensions due to timeline

**Applicants will be asked to provide a detailed timeline showing that they can finish project by deadline.**





# Application Instructions

## Grant #2 Cooperative Housing for Families

### I. Minimum Standards Required for Consideration

All minimum standards are explained in the Application and Grant Policy.

**NOTE: If these criteria are not met, staff will not advance the application for further review.**

- 1. Complete Application Fully and Upload All Attachments**
- 2. Financial Standing** – Audit/Financials plus Board Financials, answer all financial questions on Application
- 3. Organizational Information** – No lawsuits or outstanding safety or wage claims
- 4. Developer Fee** – 25% max



# Application Instructions

## Grant #2 Cooperative Housing for Families

### Section II. Required Elements – 10 pts each

#### **Development Team Experience and Capacity**

- Similar projects, team experience, roles of partners, NPO 51% leadership

#### **Funding Sources and Uses (formerly called Capital Stack)**

- Sources, Barnes request  $\leq$  50% of total cost, committed funding letters
- Uses, detailed budget, which of the required funding purposes you'll do

#### **Developer Fee**

- Up to 25%, should incorporate consultants and fees needed for cooperative
- Provide details on use of developer fee plus names & fee estimates for consultants



# Application Instructions

## Grant #2 Cooperative Housing for Families

### Section III. Evaluation Criteria – 15 pts each

#### **Project Approach**

- Number of residents served, AMI, project details
- Proposals should clearly demonstrate how the co-op will be structured and managed as well as anticipated fees

#### **Marketing and Outreach**

- Affirmative Marketing Plan, collaboration with trusted partners, plan to engage diverse community mix, community needs assessments/survey/data analysis
- How will program prioritize at-risk families facing or experiencing housing crisis? (listed on slide 7)



# Application Instructions

## Grant #2 Cooperative Housing for Families

### **Participant Engagement**

- Education about cooperatives, roles and responsibilities
- Engage them in process
- Show a robust plan for how you will educate and engage residents

### **Project Design**

- Universal Design checklist
- Units designed to serve families and therefore have 2 or more bedrooms may receive favorable scoring



# Application Instructions

## Grant #2 Cooperative Housing for Families

### **Sustainability & Resilience**

- Housing built to operate with reduced environmental impacts and to withstand a variety of extreme weather events
- At least 5 criteria from [Energy Efficiency & Sustainability Checklist](#)
- Resource conservation, heat mitigation, access to green space, use of more stringent building codes than currently required, access to multimodal transit options, etc. will be considered in scoring
- Submit checklist with application

### **Location**

- Access to Public Transit – walkable, shuttles to stops, subsidy for WeGo
- Proximity to high-need assets like education, employment, healthy food options



# Application Instructions

## Grant #2 Cooperative Housing for Families

### Section IV. Bonus Points – 5 pts each

#### **Diversity, Equity, Accessibility, and Inclusion (DEAI)**

- DEAI practices, DEAI checklist

#### **Deeply Affordable Housing**

- How will project serve households at or below 30% AMI, quantify

#### **Promotion of Healthy Communities**

- Designed to address the physical and behavioral health needs of residents
- Health- conscious features and amenities
- Effective, sustainable health interventions
- Input from residents, community, and public health professionals
- Assess research/data to understand health needs and inequities in community



# Application Instructions

## Grant #2 Cooperative Housing for Families

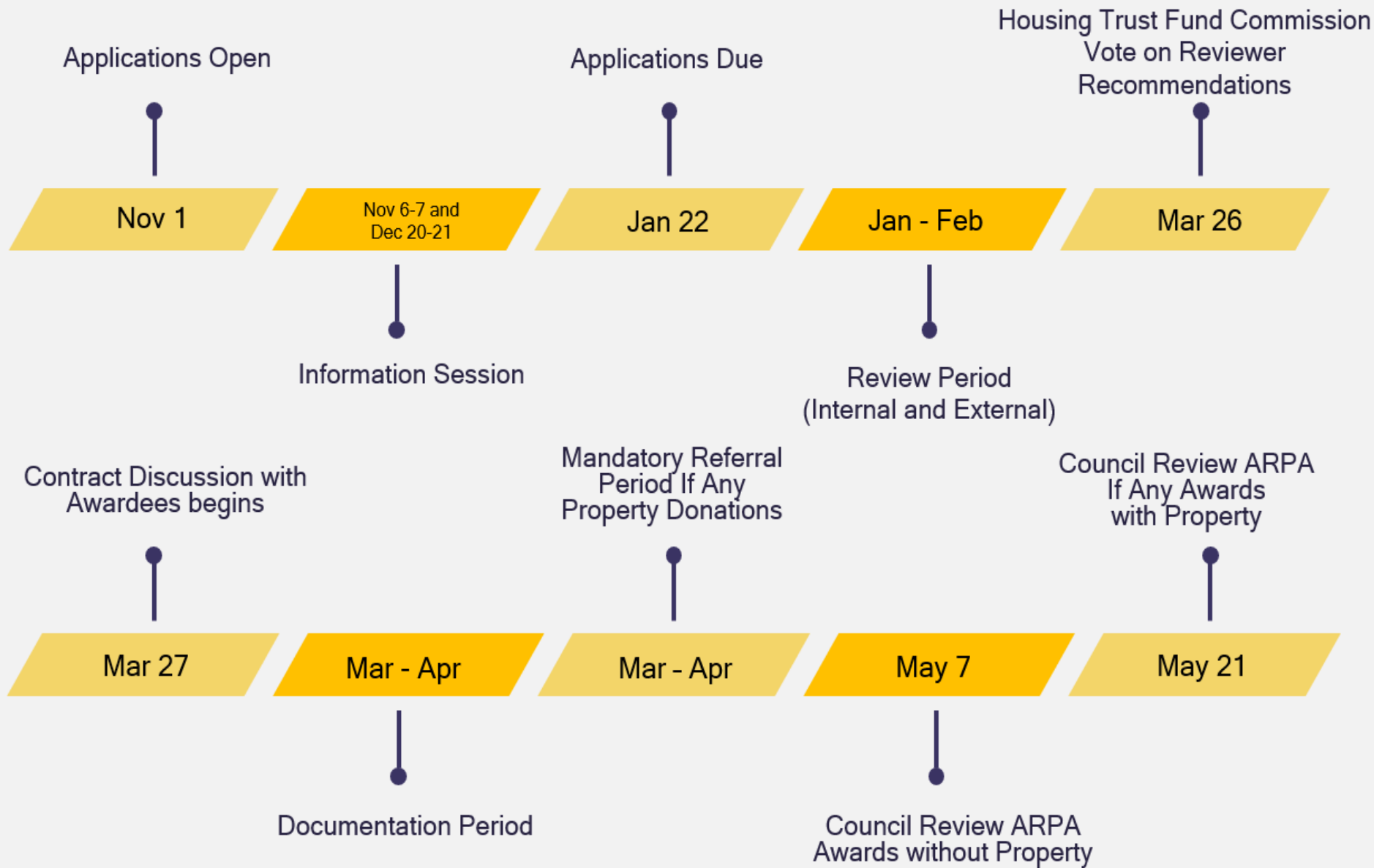
### Urban Zoning Overlay

- Geographic high-need access to housing
- Grant Policy and Application have instructions how to find UZO info

### Walkability and Food Access

- Accessible, connected developments
- Determine the walk score for the proposed development including transit access, walkability and amenity access including access to grocery stores at <https://www.walkscore.com/>

# Revised Timeline





# Resources

- Barnes Web Page
- Round 12: ARPA Grant Policy
- Round 12: Grant #2 Scoring Matrix
- Links to all attachments
- Link to application
- Written questions to [Hannah.davis@nashville.gov](mailto:Hannah.davis@nashville.gov), [karin.weaver@nashville.gov](mailto:karin.weaver@nashville.gov), and [rasheedah.pardue@nashville.gov](mailto:rasheedah.pardue@nashville.gov) .



**Questions?**