

NASHVILLE  
**PLANNING**

**Barnes Fund  
Round 12 ARPA  
Special Funding**

Grant #3

Shared Equity Homeownership

December 21, 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 crisis,  $\leq 50\%$  AMI
    - Stability, Affordable Monthly Payment
- **Grant #3 – Shared Equity Homeownership**
  - Homeownership oriented
  - Historical barriers, demonstrated inequities, 80% AMI
    - Equitable access to homeownership, strong counseling component



# Funding and Maximum Grant

## Grant #3 Shared Equity Housing

**\$9,504,856 total available funding**

**Small Organization Set-Aside 20% (\$1,900,971)**

- Organizations with budgets under \$2M
- Max Small Org Set-Aside grant \$750,000

**Developer Fee**

- 20% maximum (higher points for 10% or less)

**Affordability Period: 30 years**



# Purpose and Eligible Families

## Grant #3 Shared Equity Housing

Fund the creation or preservation of housing for shared equity homeownership for:

- Households with incomes at or below 80% AMI
- Income eligibility will be based on actual household size
- Historical barriers and demonstrated inequities in homeownership
- Open to homebuyers regardless of immigration status



# Eligibility

## Grant #3 Shared Equity Housing

### Eligible Properties

- **Option 1: 136 Jacksonian Drive 37076**
  - Metro-Owned property
  - Only available to applicants applying for Grant #3: Shared Equity Homeownership Development Subsidy
  - Will not be transferred through quitclaim process
  - Applicant must choose which long-term affordability method will be used:
    - Ground Lease
    - Land Trust



# Eligibility

## Grant #3 Shared Equity Housing

### 136 Jacksonian Drive Information Sheet

#### Site Information

**Address:** 136 Jacksonian Drive  
Hermitage, TN 37076

**Site Size:** 2.79-acre vacant land site

**Parcel ID:** 074-08-0-243

**Zoning:** RS10—Residential

**Policy:** Civic

- Rezoning would require a policy change

**Most likely path forward for development on this parcel is subdivision of the lot into 6 or 7 lots**

#### Barnes Fund Information

- \* Available to any Shared Equity Homeownership Development Subsidy 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

Surrounded by T3 NM  
Neighborhood Maintenance

100 feet of developable depth  
Back is floodway, floodplain,  
15-25% slopes: Conservation

Zoned RS10 – single family  
development, not multi-family

Will be infill subdivision:

- Frontage 56', Lots 16,251 sf
- 7 individual lots





# Eligibility

## Grant #3 Shared Equity Housing

### Eligible Properties

- **Option 2: Applicant provides 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 and
      - 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 #3 Shared Equity Housing

### Eligible Applicants

- 501(c)3 nonprofits. If NPO demonstrates 51% control of project, can partner with for-profit developers

### 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 #3 Shared Equity Housing

### **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 and expend funds by 12/31/26 deadline.



# Application Instructions

## Grant #3 Shared Equity Housing

### 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, Developer Fee – 20% max
- 4. Due Diligence** – Describe due diligence in terms of zoning, permitting, and codes; Metro officials met with; provide details about zoning and design in question section.



# Application Instructions

## Grant #3 Shared Equity Housing

### **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

#### **Developer Fee**

- Up to 20% (higher points for 10% or below)
- Provide details on use of developer fee plus names & fee estimates for consultants

#### **Site control, zoning, and development timeline**

- ID site, control, documentation, timeline showing completion by 12/31/26



# Application Instructions

## Grant #3 Shared Equity Housing

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

#### **Project Type**

- Robust plan for how shared equity housing will be undertaken, i.e., through new construction and/or acquisition and rehab
- Demonstrate thoughtful, detailed approach to creating shared equity housing

#### **Marketing and Outreach**

- Affirmative Marketing Plan, collaboration with trusted partners, reach different cultures that may not know about your program, community needs assessments/survey/data analysis





# Application Instructions

## Grant #3 Shared Equity Housing

### Participant Engagement

- Robust plan for educating homebuyers pre- and post-purchase
- Make sure understand affordability window of 30 years
- Engage them in process

### Quality Design

- Sensitive to Universal Design and visitability standards
- 10 criteria on [Universal Design Checklist](#) must be met to be considered for funding, and meeting more than 10 will be considered in the scoring matrix
- Checklist should be submitted with application
- Describe level of design



# Application Instructions

## Grant #3 Shared Equity Housing

### **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

### **Access to Transit**

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



# Application Instructions

## Grant #3 Shared Equity Housing

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

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

- DEAI practices you follow, DEAI checklist

#### **Deeply Affordable Housing**

- How your project will serve households at or below 60% 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 #3 Shared Equity Housing

### Urban Zoning Overlay

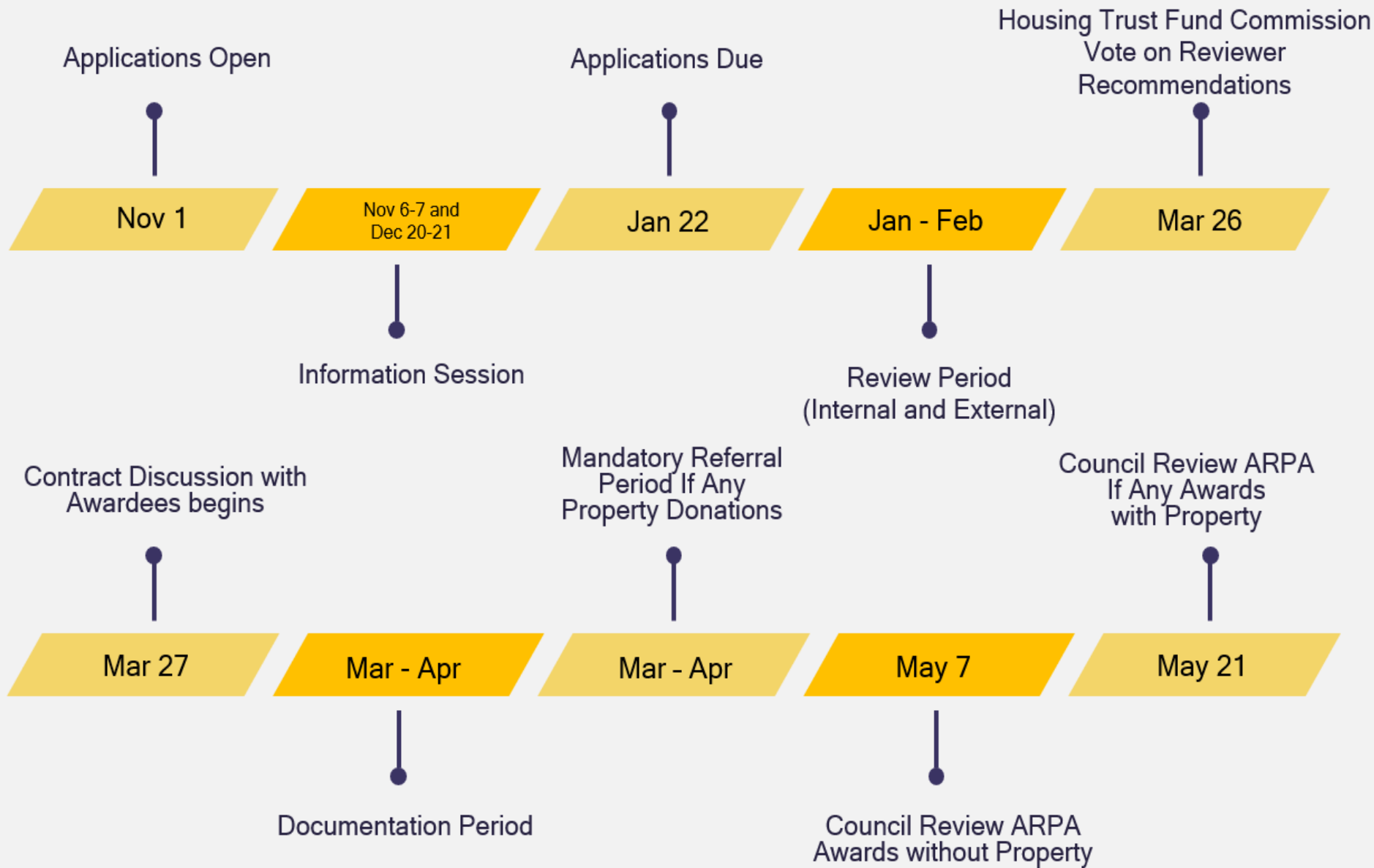
- Geographic high-need access to housing
- Grant Policy and Application have instructions how to find UZO info

### 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
  - Links to attachments
- Round 12: ARPA Grant Policy
- Round 12: Grant #3 Scoring Matrix
- Questions: Send to [karin.weaver@nashville.gov](mailto:karin.weaver@nashville.gov) and [rasheedah.pardue@nashville.gov](mailto:rasheedah.pardue@nashville.gov)



**Questions?**