

MINUTES OF THE MEETING OF THE AD HOC COMMITTEE MEMBERS OF THE INDUSTRIAL
DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND
DAVIDSON COUNTY, TENNESSEE

January 7, 2026

The Ad Hoc Committee members of the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County (the “Board”) met on January 7th, 2026 at 9:06 a.m. Metro Council Committee Room 2, (2nd floor), 1 Public Square, Nashville, TN 37201 – Metro Courthouse/City Hall.

Committee members present were: Nancy VanReece, Joshua Haston, Nigel Hodge, LaTanya Channel, and Mark Wright

Also present were: Joshua Thomas, Metro Legal; Jamari Brown, Mayor’s Office; Jennifer Gamble, Metro Council Member

Public Comment Period:

Chair Hodge opened the floor for comments from the public.

No members of the public wished to speak. Chair Hodge closed the public comment period.

Minutes Consideration:

Board member Wright made a motion to approve the November 12th meeting minutes and was seconded by Board member Haston.

The Board voted with Chair Hodge, and Committee members Haston, and Wright voting Yay. The Board approved.

Speaker Presentation - Housing Legislation Update:

Council Member Gamble gave a presentation on recent changes in housing legislation. Council Member Gamble stated that the housing bills derived from the housing and infrastructure study that Metro Council commissioned the Planning Department to conduct in March 2024. Council Member Gamble explained what each bill addressed:

- BL2025-1005 passed December 18, 2025, and created two new zoning codes, residential neighborhood and residential limited, to establish building standards and guidelines for housing types that are not currently in zoning codes presently. Council Member Gamble added that this bill had one amendment to delay the start time to April 1, 2026 to give the Planning Department ample time to update necessary manual guides that are used for zoning requests.
- BL2025-1006 passed December 18, 2025, and cleaned up requirements for duplex and residential two-family zoning areas and restricted building heights outside of the downtown area to two-story. The start date for this bill will be February 27, 2026.
- BL2025-1007 passed December 18, 2025, and expands the allowable use of detached accessory dwelling units (DADU). Council Member Gamble added that this bill had one amendment to

delay the start time to April 1, 2026 to give the Planning Department ample time to update necessary manual guides that are used for zoning requests.

- BL2025-1008 is on the agenda for the January 20, 2026 Metro Council meeting and would allow developers to add affordable housing units to projects without needing a zone change.

Board member Wright asked if BL2025-1006 would incorporate lots that were just below 6,000 square feet. Council Member Gamble responded that this bill minimizes the setback requirements, the bulk standards, and the height restrictions. Board member Wright also asked if BL2025-1007 would be any different than the existing overlay that exists in certain districts. Council Member Gamble stated the overlay would still apply.

Board member Haston asked how the Industrial Development Board can advocate to get more housing built and work with the Council to get more affordable housing units built. Council Member Gamble stated she is open to working with the IDB to address the affordable housing crisis and to discuss other legislation that would be useful. Board member Haston mentioned there is a tool that was created by the State where the IDB could issue bonds to support affordable housing and legislation that would create industrial development districts.

Board member Haston asked how a developer would apply for the attainability credits. Council Member Gamble stated that process is still being developed but it would be the next step in adopting this bill. Council Member Gamble also stated that the goal is to have a set aside of at least 10% of the building total units to be income qualified. There is no limit to how many units can be added or parking requirements.

Board member Haston asked how the Board could work together with Metro Council to communicate the authority the Board possesses to accomplish leadership aspirations in their districts. Council Member Gamble responded that it would be useful for the Board to make a presentation to the Planning Committee to discuss how the Board and the Council could work better together and continue to have affordable housing projects moving forward.

Chair Hodge asked if there is an expectation of an increase in request for permits for detached accessory dwelling units. Council Member Gamble stated that it is not anticipated to have a large increase in applications for permits for DADUs but expects the normal year-to-year increase in applications.

Chair Hodge asked how these bills would address middle-income housing. Council Member Gamble stated that BL2025-1005 would address smaller housing types that would be more affordable to middle-income families such as cottages or town homes.

Council Member Gamble clarified the attainable bonus does not apply to single-family, two-family, or house courts. This only applies to multi-family housing.

Chair Hodge asked about the feedback received from developers regarding the attainable bonus. Council Member Gamble responded that the Planning Committee has been conducting focus groups and the consensus was that the tools are a great start and could increase the number of affordable units but may not cause a substantial increase and would need other legislation to make more incentivizing.

Board member Channel asked how the Board could work more with Metro Council to incentivize jobs, growth and development, and small and minority-owned businesses.

Board member Channel stated that the Board can make a lot of impact in the community with the authority already possessed and to increase the activity that the Committee has previously shown interest in participating.

Chair Hodge asked Jamari Brown if there is anything the Committee can do specifically focusing on the bonding piece of the Board's authority. Mr. Brown stated that there are additional analyses being completed internally and until those are completed and public there is no action for the Board to take.

Board member Haston asked if it would be appropriate to inquire with Metro Council to understand their priorities in how the bonds that come before the Board are allocated. Board member Channel asked if it would be appropriate to ask the same question of Council as how the Board would support workforce development and small and minority-owned businesses. Joshua Thomas stated the Board has the ability to say they want to present items to Metro Council and inquire how the Board can facilitate.

Mr. Thomas stated that the State passed legislation that prevents incentivizing certain types of deals based on certain characteristics such as race and gender.

Board member Channel asked if there are limitations on incentivizing deals for local and small businesses. Mr. Thomas stated there are no limitations on incentivizing deals related to local and small businesses.

Adjourn:

The meeting was adjourned at 10:00 am.

APPROVED, this 4th day of March 2026.

Signature on File

Nigel Hodge, Chair