



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: RS2023-2039, **Version:** 1

A resolution extending the Housing Incentive Pilot Program in accordance with Section 2.213.100 of the Metropolitan Code.

WHEREAS, Ordinance No. BL2016-342, as amended, which is codified as Chapter 2.213 of the Metropolitan Code, approved an affordable/workforce housing incentive program known as the Housing Incentive Pilot Program (“HIPP”); and

WHEREAS, the HIPP legislation enables the Metropolitan Government to make incentive grants to qualified developers to assist with the development of new affordable and/or workforce housing in Nashville; and

WHEREAS, under the HIPP legislation, the amount of the incentive grant is not to exceed 50% of the difference between the annual post-development and pre-development real property ad valorem tax assessment for the calendar year for which the incentive grant is applicable for new construction, and up to a maximum of 20% of the total tax assessment for the calendar year for the conversion of market units to affordable; and

WHEREAS, Section 2.213.100 was originally set to expire on December 31, 2019, unless extended by resolution; and

WHEREAS, Resolution RS2019-141 extended HIPP for 90 days beginning on December 20, 2019 and was extended to March 31, 2023, pursuant to Resolution No. RS2020-240; and

WHEREAS, examination of the participant data has shown that this program is providing housing opportunities for income qualified individuals along major transit corridors with access to employment and thereby achieving its goals and demonstrating that it is in the best interests of the residents of Metropolitan Nashville and Davidson County that the HIPP sunset date be extended until July 1, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. Chapter 2.213 of the Metropolitan Code is hereby extended until July 1, 2024.

Section 2. This resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Analysis

This resolution extends the Housing Incentive Pilot Program (“HIPP”). Chapter 2.213 authorizes a grant program to assist the funding of new affordable housing developments. This program has been in place since 2016, with its initial sunset period set for December 31, 2019 unless extended by a resolution of Council. At the December 17, 2019 meeting, the Council adopted RS2019-141 which extended the HIPP for 90 days. The Council then extended the HIPP until March 31, 2023 pursuant to RS2020-240.

The resolution under consideration extends the HIPP until July 1, 2024.