

WHEREAS, in 2021 the Metropolitan Government formed an Affordable Housing Task Force. Building on these findings and recommendations, the Housing Division of the Metropolitan Planning Department (“the Housing Division”) targeted four initiatives for transformational impact - (1) pathways to equitable homeownership for Black and brown residents; (2) housing opportunities for older adults; (3) innovative housing solutions for families; and (4) support of Envision Cayce; and,

WHEREAS, the Housing Division has convened working groups to map systems and pinpoint funding/resource gaps, which is incorporated into this request for funding; and,

WHEREAS, based on these discussions, the Housing Division seeks to make funds available through the Barnes Fund for the construction for rental housing for those age 62+ at or below 60% of AMI and to fund homeowner repairs/improvements to enable home sharing, on-site care, or accommodate multi-generational housing. In addition, the Housing Division will procure services to create a home sharing pilot program for older adults to offer space for affordable rental housing, as further described in Exhibit A; and,

WHEREAS, the proposed funds will be administered by the Housing Division through set-aside Barnes funding and competitively procured services with experienced partners; and,

WHEREAS, it is to the benefit of the citizens of The Metropolitan Government of Nashville and Davidson County that this resolution be approved.

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

Section 1. The Metropolitan Council accepts this resolution as a recommendation of the COVID-19 Financial Oversight Committee.

Section 2. That \$ 8,000,000 from the Covid-19 American Rescue Plan Fund #30216 is hereby appropriated to the Housing Division of the Metropolitan Planning Department for the purposes outlined in Exhibit A.

Section 3. This resolution shall take effect from and after its final passage, the welfare of the public requiring it.

Analysis

This resolution appropriates \$8,000,000 in American Rescue Plan Act (“ARP”) funds from Fund #30216 to the Housing Division of the Metropolitan Planning Department (“Housing Division”).

In 2021, the Metropolitan Government formed an Affordable Housing Task Force. Based upon the findings and recommendations of the Affordable Housing Task Force, the Housing Division has targeted four initiatives for transformational impact - (1) pathways to equitable homeownership for Black and brown residents; (2) housing opportunities for older adults; (3) innovative housing solutions for families; and (4) support of Envision Cayce.

Based upon discussions of working groups, the Housing Division seeks to make funds available through the Barnes Fund for Affordable Housing for the construction of rental housing for those 62 years of age and older, at or below 60% of the area median income (“AMI”). The Housing Division also seeks to fund homeowner repairs and improvements to enable home sharing, on-site care, or accommodate multi-generational housing. Finally, the Housing Division seeks to procure services to create a home sharing pilot program for older adults to offer space for affordable rental housing.

The Housing Division is requesting \$6,500,000 for new construction or acquisition and rehabilitation of housing for rent to persons aged 62 or older, at or below 60% of AMI. This would be accomplished through a designated set-aside in a Barnes Fund funding round. The goal for this activity is to produce 100 new units.

The Housing Division is requesting \$1,200,000 in funding for homeowners to make repairs and/or improvements to their homes to create additional living space. This funding would be available to homeowners at 80% of AMI for the following purposes: (1) to enable a space to be rented through the Home Sharing Program; (2) to create a safe space for on-site care; or (3) to accommodate for multi-generational housing. This would be accomplished through a designated set-aside in a Barnes Fund funding round. The goal for this activity is to assist 50 homeowners.

Finally, the Housing Division is requesting \$300,000 for a Home Sharing Pilot to create a technology platform for older adults to offer spare rooms or existing accessory dwelling units for affordable housing rental. The Housing Division would issue a request for proposals to a nonprofit to establish the platform and launch the program. The goal for this activity is to make 100 connections.

Fiscal Note: This \$8,000,000 appropriation, along with the appropriations per Resolution No. RS2022-1865, RS2022-1863, RS2022-1860, RS2022-1861, RS2022-1862, and Resolution No. RS2022-1856 would be the 35th, 36th, 37th, 38th, 39th and 40th resolutions appropriating from the American Recovery Plan Act (ARP) Fund for a cumulative total of \$221,497,030. The total grant award is \$259,810,600. The first half of this amount was received in July 2021 and the second half was received in July 2022. The grant award must be obligated by December 31, 2024 and expend by December 31, 2026.