



Metropolitan Nashville and Davidson County, TN

Legislation Details (With Text)

File #: RS2023-2293 **Name:**

Type: Resolution **Status:** Passed

File created: 6/22/2023 **In control:** Metropolitan Council

On agenda: 7/6/2023 **Final action:** 7/6/2023

Title: A resolution declaring surplus and authorizing the conveyance of real property to New Level Community Development Corporation and approving the First Amendment to a grant contract for constructing affordable housing approved by RS2022-1857 between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and New Level Community Development Corporation. (Proposal No. 2023M-005PR-001)

Sponsors: Kevin Rhoten, Brett Withers, Zulfat Suara, Nancy VanReece

Indexes:

Code sections:

Attachments: 1. Exhibit

| Date | Ver. | Action By | Action | Result |
|-----------|------|-------------------------------|----------|--------|
| 7/10/2023 | 1 | Mayor | approved | |
| 7/6/2023 | 1 | Metropolitan Council | adopted | |
| 7/5/2023 | 1 | Planning and Zoning Committee | approved | |
| 7/5/2023 | 1 | Budget and Finance Committee | approved | |
| 7/5/2023 | 1 | Affordable Housing Committee | approved | |
| 6/27/2023 | 1 | Metropolitan Council | filed | |
| 5/18/2023 | 1 | Planning Commission | approved | |

A resolution declaring surplus and authorizing the conveyance of real property to New Level Community Development Corporation and approving the First Amendment to a grant contract for constructing affordable housing approved by RS2022-1857 between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and New Level Community Development Corporation. (Proposal No. 2023M-005PR-001)

WHEREAS, the Metropolitan Government owns a certain parcel of property located at 0 Dickerson Pike (Parcel No. 05000006900) (the "Property"), as shown in Section 1 below; and,

WHEREAS, Section 7-3-314(e) of the Tennessee Code Annotated (the "Act") permits a metropolitan government by resolution of its governing body to authorize the conveyance of the real property acquired pursuant to a delinquent tax sale by grant to a nonprofit organization; and,

WHEREAS, the Act requires that no property may be granted prior to the expiration of the statutory redemption period; and,

WHEREAS, the Act requires that all such property be used to construct affordable and workforce housing for residents of Davidson County; and,

WHEREAS, New Level Community Development Corporation has been selected to receive a parcel of

property; and,

WHEREAS, The Metropolitan Government of Nashville and Davidson County (“Metro”), acting by and through the Metropolitan Housing Trust Fund Commission, previously entered into a grant contract with New Level Community Development Corporation for the express purpose of constructing affordable housing approved by RS2022-1857; and,

WHEREAS, the parties wish to amend this grant contract by adding an additional address to the existing addresses in the description, a copy of which amendment is attached hereto and incorporated herein; and,

WHEREAS, it is to the benefit of the citizens of The Metropolitan Government of Nashville and Davidson County that the conveyance of property and the amendment to the grant contract be approved.

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

Section 1. The Metropolitan Council declares the following parcel of land, owned in fee simple by the Metropolitan Government to be surplus.

| Parcel ID | Address - Location | Council District |
|-------------|--------------------|------------------|
| 05000006900 | 0 Dickerson Pike | 8 |

Section 2. That this First Amendment to the grant contract for constructing affordable housing between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and New Level Community Development Corporation, a copy of which is attached hereto and incorporated herein, is hereby approved, and the Metropolitan Mayor is hereby authorized to execute the same.

Section 3. That 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 declares surplus and authorizes the conveyance of one property at 0 Dickerson Pike in Council District 8 to New Level Community Development Corporation (“New Level”). The resolution also approves amendment one to a grant contract for constructing affordable housing approved by Resolution No. RS2022-1857.

Tenn. Code Ann. §7-3-314(e) permits Metro to convey by resolution any real property acquired pursuant to a delinquent tax sale by grant to a non-profit organization for the purpose of constructing affordable or workforce housing. This section also specifies that no property may be granted prior to the expiration of the statutory redemption period. This section also requires that all such property be used to construct affordable and workforce housing for residents in the county.

The Metropolitan Housing Trust Fund Commission previously entered into a grant contract with New Level pursuant to Resolution No. RS2022-1857. This grant provided \$3,000,000 to New Level for the construction of 15 affordable housing units located at 1827 Murfreesboro Pike. Amendment one would also add 0 Dickerson Pike to addresses where affordable housing units will be placed. No other changes would be made to the agreement.

Per state law and section 5.04.070 of the Metro Code, adoption of this resolution requires 21 affirmative votes.

Fiscal Note: According to the Property Appraiser's website, the land area for 0 Dickerson Pike (Parcel No. 05000006900) is 0.43 acres with an appraised value of \$20,800.