File #: RS2022-1443, **Version:** 1

A resolution declaring surplus and authorizing the conveyance of real property to certain nonprofit organizations, and authorizing grants not exceeding $15,497,279.00 from the Barnes Fund for Affordable Housing to certain nonprofit organizations selected for the express purpose of constructing and rehabilitating affordable or workforce housing. (Proposal No. 2022M-004PR-001.)

WHEREAS, the Metropolitan Government owns certain parcels of property identified as Exhibits A through F (the “Properties”), 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, on October 7, 2021, the Metropolitan Housing Trust Fund Commission issued a request for application to qualified nonprofit organizations to participate in the nonprofit housing development grant program; and,

WHEREAS, Living Development Concepts, Inc. has been selected to receive a grant conveying two parcels of property as shown on Exhibits A and B; and,

WHEREAS, Be a Helping Hand has been selected to receive a grant conveying four parcels of property as shown on Exhibits C through F; and

WHEREAS, the requirements of Section 7-3-314(e) of the Act have been met as to the Properties; and,

WHEREAS, the grant process has conformed to the requirements of Tennessee law; and,

WHEREAS, Section 7-3-314 of the Tennessee Code Annotated states that metropolitan forms of government may provide financial assistance to a nonprofit organization in accordance with the guidelines of the Metropolitan Government; and,

WHEREAS, Section 5.04.070 of the Metropolitan Code of Laws provides that the Metropolitan Council may by Resolution appropriate funds for the financial aid of nonprofit organizations; and,

WHEREAS, pursuant to the regulations and procedures of the Metropolitan Housing Trust Fund Commission, the Metropolitan Housing Trust Fund Commission has accepted the recommendations of the Barnes Fund Review Committee that the appropriated funds be distributed to the following nonprofit organizations: Urban Housing Solutions, Inspiritus, Inc., Woodbine Community Organization, Habitat for Humanity of Greater Nashville, Living Development Concepts, Inc., Rebuilding Together Nashville, Westminster Home Connection, The Mary Parrish Center, Be a Helping Hand Foundation, Aphesis House, Inc., Clark UMC Community Development Corporation; 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 these grant contracts 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 parcels of land, owned in fee simple by the Metropolitan Government, and described in Exhibits A through F attached hereto and incorporated herein, to be surplus.

Parcel ID	Address - Location	Council District	Exhibit
09205031600	3210 Torbett Street	21	A
06009000900	0 Old Matthews Road	2	B
06013021600	417 Woodfolk Ave	2	C
06013021500	419 Woodfolk Ave	2	D
09206064200	0 Batavia Street	21	E
09206064100	0 Batavia Street	21	F

Section 2. The Metropolitan Government is hereby authorized to convey the properties identified as Exhibits A and B in Section 1 to Living Development Concepts.

Section 3. The Metropolitan Government is hereby authorized to convey the properties identified as Exhibits C through F in Section 1 to Be a Helping Hand Foundation.

Section 4. The Metropolitan Housing Trust Fund Commission is hereby authorized to enter into a grant contract with Living Development Concepts, Inc. for the express purpose of constructing affordable and workforce housing the terms and conditions of which is attached hereto as Exhibit G and incorporated herein. Such grant contract shall specify the terms and conditions under which the conveyance is to be made including a deed restriction requiring the property to be used exclusively for construction of affordable and workforce housing for residents of Davidson County as those terms may be defined in Tennessee Code Annotated § 5-9-113.

Section 5. The Metropolitan Housing Trust Fund Commission is hereby authorized to enter into a grant contract with Be a Helping Hand Foundation for the express purpose of constructing affordable and workforce housing the terms and conditions of which is attached hereto as Exhibit H and incorporated herein. Such grant contract shall specify the terms and conditions under which the conveyance is to be made including a deed restriction requiring the property to be used exclusively for construction of affordable and workforce housing for residents of Davidson County as those terms may be defined in Tennessee Code Annotated § 5-9-113.

Section 6. There is hereby appropriated $15,497,279.00 from the Barnes Fund for Affordable Housing to fund grants to eleven nonprofit organizations as follows:

Nonprofit	Amount	Exhibit
Living Development Concepts, Inc.	$250,000.00	G
Be a Helping Hand	$642,099.00	H
Urban Housing Solutions	$1,500,000.00	I
Inspiritus, Inc.	$2,500,000.00	J

Woodbine Community Organization	$3,000,000.00	K
Habitat for Humanity of Greater Nashville	$2,990,007.00	L
Urban Housing Solutions	$1,500,000.00	M
Rebuilding Together Nashville	$1,849,173.00	N
Westminster Home Connection	$60,000.00	O
The Mary Parrish Center	$507,000.00	P
Aphesis House, Inc.	$599,000.00	Q
Clark UMC Community Development Corporation	$100,000.00	R

Section 7. The Metropolitan Government of Nashville and Davidson County is hereby authorized to enter into grant contracts with each of the nonprofit organizations listed in Section 6 above for the grant amounts designated therein, subject to the terms and conditions under which the grant funds are to be spent, attached hereto as Exhibits G through R and incorporated herein.

Section 8. 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 six properties as surplus and authorizes the conveyance of these parcels and further authorizes grants not exceeding $15,497,279 to certain nonprofit organizations for the express purpose of constructing and rehabilitating affordable or workforce housing.

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.

On October 7, 2021, the Metropolitan Housing Trust Fund Commission issued a request for applications to qualified nonprofit organizations to participate in the nonprofit housing development grant program. Living Development Concepts, Inc. and Be a Helping Hand Foundation were selected to receive these properties, as follows:

- 3210 Torbett Street - District 21 - Living Development Concepts
- 0 Old Matthews Road - District 2 - Living Development Concepts
- 417 Woodfolk Avenue - District 2 - Be a Helping Hand Foundation
- 419 Woodfolk Avenue - District 2 - Be a Helping Hand Foundation
- 0 Batavia Street - District 21 - Be a Helping Hand Foundation
- 0 Batavia Street - District 21 - Be a Helping Hand Foundation

This resolution further authorizes the Metropolitan Housing Trust Fund Commission to enter into grant contracts with Living Development Concepts and Be a Helping Hand Foundation for the express purpose of constructing affordable and workforce housing on these six properties.

In addition to the grants of real property, monetary grants from the Barnes Fund totaling $15,497,279 would be made to eleven nonprofit organizations. Tenn. Code Ann. § 7-3-314 authorizes Metro to provide financial assistance to nonprofit organizations. In addition, Section 5.04.070 of the Metro Code of Laws (MCL) provides that the Council may appropriate funds for the financial aid of nonprofit organizations by resolution. The resolution would appropriate these funds as follows:

- Living Development Concepts - $250,000
- Be a Helping Hand -- $442,099
- Urban Housing Solutions - $1,500,000
- Inspiritus, Inc. -- $2,500,000
- Woodbine Community Organization -- $3,000,000
- Habitat for Humanity of Greater Nashville -- $2,997,007
- Urban Housing Solutions -- $1,500,000
- Rebuilding Together Nashville -- $1,849,173
- Westminster Home Connection -- $60,000
- The Mary Parrish Center -- $507,000
- Aphesis House, Inc. -- $599,000
- Clark UMC Community Development Corporation -- $100,000

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

Fiscal Note: This appropriation would reduce the balance of the Barnes Fund by $15,497,279.