



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

Tuesday, January 26, 2021
2-4pm

Members Present: L. Kuhlman, C. Sledge, G. Emmanuel, K. Friskics-Warren, J. Schmitz, J. Simmons

Staff Present: A. Brown (Mayor's Office Housing), M. Amos (Metro Legal)

Guests Present: M. Gaskin Brown (Amazon), C. Ross (Amazon), C. Buell (Amazon), G. Hausser (Metro Council), E. Latimer (Affordable Housing Resources)

I. Welcome

II. Electronic Meeting Rules Notice

- a. Governor's Executive Order 71 – Virtual Commission meetings approved through February 27, 2021.

III. Review and Approval of Minutes

- a. Sledge motioned to approve, Kuhlman seconded, unanimous approval.

IV. Project Progress and Financial Update

- a. Regions grant allocation to funding pool.
 - i. The generous Regions \$250,000 (quarter million) grant was added to the general funding pool for Round 8
- b. Pathway's "The Rosemary" grant reallocation to funding pool.

- i. As the Housing Trust Fund Commission was notified in December (16th), Pathway Lending returned their funding award for their development (The Rosemary – a development for adults with IDD and senior tenants) awarded in Round 7 due to land acquisition issues created by the impoundment of funding early in 2020. With that returned amount of 1,695,000, that brought total funding in Round 8 to 7,445,000 for Round 8 funding to be awarded next month.

- c. Six organizations submitted draw requests between November 24, 2020 and January 26, 2021.
 - i. Round 5
 - 1. Our Place completed their final draw for their 1,084,425 award for 23 units for differently abled persons in partnership with Woodbine Community Organization.
 - 2. Woodbine Community Organization made their final draw on their \$2,000,000 award for 106 units for low-income seniors and/or differently abled persons.
 - ii. Round 6
 - 1. Rebuilding Together Nashville completed their 3rd draw on rehab projects in five homes in Bordeaux.
 - a. [They also submitted this report about their work with Barnes.](#)
 - 2. Woodbine Community Organization completed their final draw on a mixed income development with 71 units in Elm Hill Flats for the Barnes \$2,000,000 commitment to that development.

iii. Round 7

1. Habitat for Humanity submitted their 4th draw for down-payment assistance on four completed homes in Park Preserve.

a. Rosie Thompson was one of those that received down payment assistance and Ashley Brown attended her home dedication in December. Ashley Brown also spoke at a home dedication for Moses and Jemi on January 22, 2021—Barnes supported 92 of the homes built in Park Preserve.

2. Habitat also submitted a 2nd draw on construction costs on 3 homes in December in Park Preserve.

V. Public Comment (via Q+A feature)

VI. Best Practice Share

a. Amazon Representative Guests

i. Three Amazon representatives joined to discuss the \$2 billion commitment to affordable housing in Nashville, Puget Sound, and Arlington announced in early January.

ii. Amazon Public Policy Manager Michelle Gaskin Brown introduced her colleagues and briefly described the Amazon commitment.

iii. Amazon discussed the progress they have made in the Nashville community up to this point by way of External Affairs representative Courtney Ross.

iv. Affordable Housing Manager Catherine Buell then discussed what other kinds of projects Amazon has funded in the Puget Sound and Arlington areas to showcase the kinds of projects they are interested in funding. This included an interest in speed, mass deployment of units, and equity.

- v. While applications are not currently open, they will accept big, ambitious, and innovative ideas by contacting housingequityfund@amazon.com.

b. Affordable Housing Audit Legislation

- i. Council Member Gloria Hausser joined to speak about ensuring affordable units are being preserved for the full 20 years of the deed covenant restriction and how protections are being considered to protect that process.
 - 1. During the discussion, CM Hausser described an instance where a previous owner was planning to flip an affordable property through her son. Hausser was concerned that more affordable housing fraud is occurring without proper protections and wished to alert the Commission of this.
 - 2. Ashley Brown mentioned that there were current protections in place through the Barnes contract that will begin enforcement for Round 6 rental grants, not homebuyer grants. Income certification will be required yearly for rental properties, but homebuyer properties are monitored through the Registrar's Office.

VII. New Business

- a. Affordable Housing Resources Contract Discussion
 - i. Affordable Housing Resources CEO Eddie Latimer joined to discuss the RS2019-1861 contract with Metro Nashville and the conflict of interest issue related to the hiring of spouse as contractor on a development completed using Barnes funds.
 - ii. Mr. Latimer explained how the contract breach came about when his organization Affordable Housing Resources hired his wife's general contracting

company, Honeybee, to complete two projects partially funded by Barnes dollars.

- iii. All Commissioners expressed disappointment for the breach of contract, condemned Affordable Housing Resource's actions, and considered repercussions such as, paying back the funds, forbidding Affordable Housing Resources from applying for a future funding round, and amending the contract and having Metro Council vote on the legislation.
- iv. Councilmember Sledge mentioned that these two homes are in the "Urban Core" and the council cares about geographic equity of affordable housing locations. He also mentioned that the Commission may take into consideration the general contractor prices for completing projects in Davidson County and their requirements within desirable locations in Nashville. Many will not build homes under \$300,000 or 3000 square feet.
- v. Mr. Latimer apologized for the indiscretion at length and attested that this breach was not an intentional act of malice, but rather one of circumstance and timing due to the tornado and contracting prices.
- vi. Schmitz motioned that the Commission accept Mr. Latimer's apology, submit his detailed explanation letter with attachments into the record, and agree to move forward with the understanding that the Commission will scrutinize all future instances such as this breach for all grantees. Jim Simmons seconded. All voted unanimously in favor.
 1. [The letter from Eddie Latimer explaining the breach is entered into record here.](#)

b. Grant Extension Requests

- i. Two grantees requested extensions for their projects.
 - 1. Crossroads Campus is seeking a 12-month extension on the grant approved by RS2018-1088 and previously extended by RS2020-242. Due to setbacks by the 2020 tornado and zoning issues, final financing is pending a hurdle from the Board of Zoning Appeals to move forward with final financing plans with the Nonprofit Finance Fund. MDHA has granted an agreement pending financing, and other funding was able to be secured through the initial Barnes grant. Expected groundbreaking in late March to move forward with construction.
 - 2. Westminster Home Connection is requesting a 12-month extension for their Round 5 project approved by RS2018-1088 previously extended by RS2020-242. Due to the lien requirements in their original contract, they have widened their project scope for the remaining projects. They have currently completed 20 of the 68 projects and are currently on track to securing another 7 for completion. Additional matching funds will need to be raised and they are currently working to secure that financing.
 - 3. Kaki Friskics-Warren motioned to approve both extensions given the circumstances and explanations of the requests. Sledge seconded.

Unanimously approved.

c. Grant Extension Request Form Draft

- i. [Link to review](#)

- ii. Future discussions about extension policy and check-ins were moved to the February meeting given time restraints of this meeting.
- d. Grant Application Update
- i. Reminder and review of expected timeline and a brief application overview for Round 8 funding.
 - 1. Round 8 received a total of 10 applications (3 Homebuyer, 7 Rental) for a requested total amount of \$10,507,303. Which is \$3,062,303 (or about ~30% less than the funding available) more than the total funding available.
 - ii. Notice of review team.
 - 1. The review team will consist of 5 people:
 - a. Gina Emmanuel bringing experience from her work as an architect for Centric Architecture.
 - b. Toni Shaw – Housing Programs Manager for Tennessee Housing Development Agency.
 - c. Angela Harrell -- Senior Community Development Program Manager for Metropolitan Development & Housing Agency.
 - d. Joan Fleming -- Vice-President and Residential Lending & Community Development for Citizens Bank.
 - e. Jody Moody – Vice President at the Mathews Company.
 - 2. Diversity of review members was essential in selection. Future recommendations for reviewers can be made by emailing <mailto:ashley.brown2@nashville.gov>.

VIII. Announcements

- a. Hannah Davis returns in February and will attend the next meeting where the Commission will vote on the recommendations of the review committee.
- b. Website Updates
 - i. Three pages of the website were updated including:
 - 1. [The Barnes Site](#)
 - 2. [The Housing Trust Fund Commission Site](#)
 - 3. [The Application Site](#)

IX. Adjourn

The Barnes Housing Trust Fund
<http://barnes.nashville.gov>

Metro Housing Trust Fund Commission <http://www.nashville.gov/Government/Boards-and-Committees/Committee-Information/ID/123/Housing-Trust-Fund-Commission.aspx>