



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

Tuesday, March 23, 2021
2-4pm

Members Present: L. Kuhlman, G. Emmanuel, K. Friskics-Warren,
C. Ferrell, C. Sledge

Members Absent: J. Schmitz, J. Simmons

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

I. Welcome

- a. Members voted that this meeting constituted essential business. Kuhlman motioned; Ferrell seconded. Unanimous approval.

II. Electronic Meeting Rules Notice

- a. Governor's Executive Order 78 – Virtual Commission meetings approved through April 28, 2021.
- b. This will likely be the last extension. April will still be virtual, but May will likely be in-person.
- c. August meeting has been extended in anticipation for strategic planning for how to best allocate the funding for the fall cycle, the direction and stability of the fund, and implementation of housing task force recommendations.

III. Review and Approval of Minutes

- a. Friskics-Warren motioned; Kuhlman seconded. Unanimous approval.

IV. Project Progress and Financial Update

a. Draw Updates

i. Round 3:

1. Rebuilding Together made a final draw for four properties with completed rehabilitation.

ii. Round 4:

1. Affordable Housing Resources completed 4 draw requests for 3rd and 4th draws on four properties from this round. Construction is progressing and should be wrapping up soon.
2. The titles for the AHR back tax lots continue to be cleared and they should be able to begin construction on two of the properties after a lien was removed by Metro. The third title is still in progress. This extension was granted by Council this month and extended their timeline to the fall. They expect to need another extension for the third property but will update the Commission in the early fall.

iii. Round 6

1. Crossbridge has completed the second draw on their development on Lindsley.

iv. Round 7:

1. Living Development Concepts completed their third inspected draw on the Booker Street property. Construction is on schedule for their round 7 properties.
2. Affordable Housing Resources completed 3 draw requests for first and second draws on three properties.

b. Contract Update

- i. All contracts have been sent out to grantees for review. After a grantee meeting, all contracts will be signed and move to Council for consideration.

V. Public Comment (via Q+A feature)

a. An attendee asked if there was a template requirement for the current interim and final reports.

- i. Brown mentioned that there was not a current template, but that a new grant software will better enable templated forms. All information needed for future data reporting will be included in the template.

b. An attendee inquired why the Commission could not spend the \$5 million on acquiring land now since Brown mentioned that land acquisition is a priority and a finite resource.

- i. Davis answered that the Commission does not currently have a mechanism to buy or acquire land. However, Friskics-Warren mentioned that we could grant monies to The Housing Fund for the Community Land Trust as they have done previously, but it would require an open round of funding.

c. An attendee also asked the Commission to define the “Urban Core”.

- i. Brown and Sledge mentioned that there is no true definition, but has colloquially been referred to as Council Districts 5, 6, 17, 18, 19, and 21. Moving forward, the Commission would define the Urban Core using the Urban Zoning Overlay.

VI. Best Practice Share

a. Emmanuel and Brown noted that in April, Brent Elrod and Kelsey Oesmann from Urban Housing Resources and Amanda Loper from David Baker Architects will join the Commission meeting. They plan to share their experience from the Affordable Housing

Design Leadership Institute and workshopping design for affordable housing developments.

VII. New Business

a. Additional Barnes Funding Discussion

i. Program Manager Recommendation

1. Due to the shovel-ready nature, the collaboration between community partners, the high score of the Woodbine proposal, and half of it being in an Urban Core, Brown recommended funding the Woodbine proposal with the additional funding. Additionally, Brown recommended the rest of funding be allocated to the fall round with additional consideration toward Urban Core proposals. Brown mentioned that this is a high-priority of the Metro Council and believed that if there was a specific allocation for those proposals, they may be more willing to pass the legislation packet without a high level of dissent. Land is a finite resource so there is a push to get what we can now and preserve the affordability while there is still availability.

a. Sledge added that the Urban Core is a high-priority for the Metro Council and would be motivating for them to approve contract legislation.

b. Ferrell cautioned that holding on to the extra funding could prevent Council from approving additional funding to Barnes in the upcoming budget cycle.

c. Brown and Davis mentioned that additional consideration should be given to the Affordable Housing Task Force

recommendations and that pushing to the fall would give applicants more time to develop quality proposals. Brown also mentioned it would all flexibility for implementing ideas from the strategic planning session in August.

ii. Vote

1. Sledge motioned to approve the funding of the Woodbine proposal and allocate the rest of the funding toward Urban Core in the fall round of funding as defined by the Urban Zoning Overlay. Ferrell seconded.

Unanimous approval.

b. Thirty-year term discussion

- i. As mentioned, we know that the 20-year term is not something that we legally have to conform to. The 30-year term would allow us to be closer to the requirements of LIHTC and moving toward long-term affordability. This has also been discussed by the grantees and legal and would be a great move to help preserve affordability in Nashville, which is a very different market than Tennessee housing markets like Memphis.

ii. Vote

1. Friskics-Warren motioned to approve the 30-year affordability term in the grant policy and contract. Ferrell seconded. Kuhlman, Emmanuel, Friskics-Warren, and Ferrell voted aye. Sledge abstained.

c. Extension Policy Discussion

i. Feedback about policy

1. Friskics-Warren mentioned that loss of site control should be added to the reasons why a grant extension would not be granted by the

Commission. She added that we need to maintain flexibility of dollars for some proposals that need more time.

2. Ferrell asked Brown to report on the percentage of projects that require a grant extension so they can examine any patterns.

- ii. Vote

1. Vote was moved to the April meeting after adding additional criteria, more feedback, and data provided by Brown.

VIII. Announcements

- a. Intern joining in May – research project about current affordable housing stock to initiate soon.

- i. Brown mentioned that she had worked previously on a report on housing from

Austin: <https://austintexas.gov/blueprint>

- b. Brown mentioned that Barnes will be switching grant software from WizeHive to SurveyMonkey Apply. This will help the fund build capacity and retrieve more high-quality data. This is the first step to having a more functional dashboard.

- i. Collaboration features, eligibility quizzes, easy user interface for reviewers to score in real time and comment while reading an application, connect and track forms when they're due including final reports.

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>