



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

Tuesday, May 25, 2021
2-4pm

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

Members Absent: C. Sledge, J. Simmons

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

I. Welcome

II. Review and Approval of Minutes

- a. Friskics-Warren motioned to approve. Kuhlman seconded. Unanimous approval.

III. Project Progress and Financial Update

a. Draw Updates

i. Urban Housing Solutions

1. UHS made their second draw on their Round 6 development on Dickerson Pike (The Skyliner). NES issued a stop work order that halted work on May 7th due to existing overhead lines which were not flagged until an NES safety inspector was on site. Additionally, they are working on a HAWK (High Intensity Activated Crosswalk) system with Public Works, TDOT, NES, and MWS that will warn and control motorists in addition to the pedestrians.

ii. Westminster

1. Westminster has made draws on both their Round 5 and Round 7 grants this week. Round 7 included 4 homes and covered costs like updated roofing and soffit/fascia for one home. Round 5 included repairs on 3 homes including gutters, mobility support, smoke detectors, flooring, and leaks/drywall repair.
- iii. Affordable Housing Resources
 1. Affordable Housing Resources made their final draw on 5 properties for their round 4 grant including 41A/B Warf, 43 A/B Warf, 2525 Santi, 811 Lena, and 1704 12th Ave N.
 - iv. Be a Helping Hand
 1. Be a Helping Hand submitted their first draws on the Lowes Lane properties in their Round 7 and Round 8 awards. This included funding for the grading, legal fees, builder's risk and engineering, and performance bonds.
- b. Spring 2021 Contract and Council Update
 - i. The legislation packet for Round 8 (RS2021-936) was passed by both Finance and Affordable Housing Committees and passed on the consent agenda at the 5/18/2021 meeting.
 - ii. CM Suara introduced legislation (BL2021-725) amending Metropolitan Code that would allocate 20% of the Barnes fund to nonprofits with annual operating budgets and housing budgets of less than a million.
 1. Commissioners wished to ask CM Suara to defer the legislation to a later reading so that they may meet with her prior to the Council third

reading. Ferrell motioned to write a letter and ask CM Suara for a deferral, Kuhlman seconded. Unanimous Approval.

IV. Director of Housing Programs Update

- a. Brown mentioned that this was a new recurring section of our agenda that will allow Director of Housing Programs to introduce policy topics for conversation such as PILOT, homelessness, etc.

V. Best Practice Share (HD)

- a. Metro Director of Housing Programs, Hannah Davis, presented the Affordable Housing Task Force Report and share highlights of the report including the recommendations specific to Barnes and Mayor Cooper's FY22 budget as it pertained to housing and the federal funding announcement.
 - i. Schmitz asked if there was nonprofit capacity and Davis mentioned that Nelson, who researched this topic extensively and compared markets, said that Nashville has artificially capped through limited rounds.
 - ii. Friskics-Warren asked if there was methodology or thinking about how to streamline the PILOT process. Davis mentioned that she and CM Allen are currently working to bring down legal costs through a template, but that work is ongoing.
 - iii. Friskics-Warren inquired if the atmosphere is different now than it was when similar conversations were had at The Housing Fund years ago. Davis said that that remains unclear, but that there is movement for short-term recommendations and pressure from the current economic setting. Ferrell stated that the Metro charter is limiting to some degree because it would require a charter change to create an additional fund.

VI. Public Comment (Limit 2 Minutes per Community Member)

- a. A representative from NOAH inquired about the RFP that will be put out for the 2.88 acres in Northeast Nashville. Davis stated that it is still in progress and community meetings would begin with the leadership of CM Toombs to develop the RFP.

VII. New Business (HD)

- a. Program Design, Operational Costs, and FY22 Discussion
 - i. Davis proposed a raise for the Affordable Housing Program Manager based on Brown's work up to this point and the salary comparisons in similar job roles. Davis noted that it was not mandatory that the Commission vote, but that voting would increase Commission buy-in after Friskics-Warren posed the question about whether it was mandatory.
 - 1. Ferrell motioned to approve. Schmitz seconded. Unanimous approval.
- b. Extension Policy Discussion
 - i. Brown updated the guidelines to say all first extensions would be 12 months and how the interim and final reports would be treated.
 - ii. Ferrell motioned to approve. Kuhlman seconded. Unanimous approval.
- c. Round 6 Grant Extensions
 - i. All grant extensions following represented Round 6 projects. The contracts expire on 08/07/2021. Brown reached out proactively and notified them of the extension. All extensions will represent one year (12 months) as decided by the approved grant extension policy.
 - ii. Renewal House
 - 1. Renewal House requested an extended timeline because an expected grant source they had applied for fell through and they had to fund the

rest of their costs by reaching back out to their donors and finding gap financing. They now have the funds to move forward and finish within the extended timeline.

iii. Crossbridge

1. The pandemic and weather-related delays prevented the original construction timeline from completion, but they have financing to move forward and have made 2 draws on their construction including the footing and framing. Construction is on schedule.

iv. Urban Housing Solutions

1. Urban Housing Solutions encountered several hang-ups with Metro departments including the aforementioned HAWK system and NES electric pole relocation. They, like all developers, have felt the impact of increased construction material costs and a delayed PILOT. However, those items have been addressed and they have reworked the budget to accommodate fluctuating costs. The development is currently on schedule besides the previously mentioned NES pole relocation, but well-within the conservative extension timeframe.

v. Rebuilding Together Nashville

1. Rebuilding Together Nashville shifted their model to accommodate critical exterior repairs while distancing during COVID. They continue to make regular draws on their grant while completing work for homeowners in Bordeaux.

vi. Affordable Housing Resources

1. Affordable Housing Resources submitted two different extension requests; however, it is for one grant and two different reasons. Their Murfreesboro Road Condo project with 20 1br units was stalled by Metro Water requiring going across Murfreesboro Road to access water and install a hydrant, which required TDOT approval. They, like other organizations, have had to rework their budgets to accommodate risen lumber and construction costs. Secondly, there were title issues with 4 lots. Only 1 of the 4 lots is still being cleared. Due to COVID this was taking additional time due to court requirements.
2. Friskics-Warren requested that Renewal House be pulled from the packet for separate vote due to her conflict of interest.
 - a. Friskics-Warren motioned to approve the extension requests of Urban Housing Solutions, Rebuilding Together Nashville, Crossbridge, and Affordable Housing Resources. Kuhlman seconded. Unanimous approval.
 - b. Ferrell motioned to approve the extension request of Renewal House. Schmitz seconded. Friskics-Warren abstained, Schmitz, Kuhlman, Emmanuel, and Ferrell voted aye.

VIII. Announcements

- a. Commission Council Member Update
 - i. Brown deferred to next meeting.
- b. Intern introduction and project update
 - i. Brown deferred to next meeting.
- c. Survey Monkey Update

- i. Brown mentioned that this is now in the implementation phase. She is working through demos and application settings.
- d. Brown announced that next month, the ECD Director Courtney Pogue will join to discuss his vision for ECD as well as his ideas of the role of housing as part of that vision.

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>