



METROPOLITAN HOUSING TRUST FUND COMMISSION AGENDA

Tuesday, June 22, 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), M. Amos (Metro Legal)

Guests Present: CM Suara, C. Pogue (Mayor's Office of Economic Development), C. Hall
(Mayor's Office Intern)

I. Welcome

II. Review and Approval of Minutes

- a. Brown mentioned that the Affordable Housing Task Force Report available in print July meeting.
- b. Kuhlman motioned to approve the minutes. Ferrell seconded. Unanimous approval.

III. Project Progress and Financial Update

- a. Brown noted that two of the line items in the budget changed from the Commission packet. She mentioned that this was the first report she completed rather than the budget analyst.
 - i. Brown noted that the changes made to the Commission packet budget included:
Software license was changed to computer/software and parking changed because although not originally budgeted, the Mayor's Office did not have

enough spots to accommodate Brown, so those charges represented the SP Parking Garage under the Historic Courthouse.

b. Draw Updates

- i. Brown noted that there were two draws in June.
 1. Living Development Concepts made their final draw on the 2700 Booker Street property from their round 7 grant. They have now received the final Use and Occupancy. Brown also completed the changed quitclaim and filed the restricted covenants on that property with the Register of Deeds office.
 2. Crossbridge Inc. made their third draw on the 35 Lindsley property. Construction and financials are on track of their extended contract date.

c. May Extensions Council Update

- i. Brown noted that the legislation is completed and ready for signatures. She noted that they are hopeful to file for the July 6th Council meeting. However, she mentioned that it could appear on the second Council meeting in July (20th).
 1. Friskics-Warren inquired as to whether a Commissioner should be present at any committee meetings prior to the Council vote on the extension legislation.
 - a. Brown noted that it has not been necessary in the past but would make the Commissioners apprised of the meetings so they may attend.

d. Renewal House, Habitat, and Crossroads Campus site visits information.

- i. In late May, Brown visited the Renewal House complex and spoke with Pamela Sessions about the amazing work they do there assisting women in their recovery journeys.
- ii. In June, Brown had the opportunity to speak at a Habitat home dedication on the 10th for LaTroy Brown and the Hosseini family. As the work is wrapping up in Park Preserve, she noted that it is a nice reminder of the 92 homes that Barnes has helped to fund in that neighborhood.
- iii. The day before on June 9th, Brown also attended the groundbreaking for Crossroads Campus where Mayor spoke, as well as one of the Barnes reviewers (Toni Shaw from THDA), among others such as Rep. Love and CM Taylor. She noted that this an exciting new development on Bud's Corner in North that will assist young adults exiting the foster care system.
- iv. Brown also presented affordable housing information two the Greater Nashville Realtors Association, another realtor association, and a couple of developers. She inquired to the Commission if there was specific information that they would like her to introduce to groups like these? She stated that she normally shared the organizations the Commission has granted, some shared vocabulary, latest round data and what the Commission looks for in applications, and affordable housing myths. She noted that she would share the presentation with the Commission for reference.

IV. Barnes Legislation Update

- a. CM Suara joined and discussed her legislation to alter the Metro charter that would legislate a portion of funding to be set aside for small developers.

- i. Suara began by describing the goals of the legislation and included anecdotal information from small organizations and nonprofits who feel as if they have been excluded from the Barnes process. She added that capacity-building would need to be a priority if the affordable housing market expects to grow because additional funding would not mean additional units if there were not enough organizations to build them.
- ii. Emmanuel noted that she felt that the largest takeaway from the Affordable Housing Task Force was that the Housing Trust Fund must remain flexible. She cautioned that a charter change could have unintended consequences in affecting the flexibility of Barnes. Ferrell echoed similar sentiments.
- iii. Friskics-Warren noted that there is an issue of representation and diversity on the Commission and therefore there is a trust issue in continuing to set aside funding for smaller groups and that the Commission would need to earn trust.
- iv. Schmitz noted that the largest issue in the past with dedicated set asides was the lack of dedicated funding and the inconsistencies in funding from different mayors.
- v. Kuhlman inquired whether there was any focus on the lowest AMI range in the current application process or any ways to further incentivize the <30% AMI units since Suara noted this is the largest need.
 1. Brown replied that the only <30% AMI units currently reside in transitional units and they are difficult build and maintain. She added that Metro has begun construction on the permanent supportive housing project, but this would only address a small portion of the long-term need.

- vi. Emmanuel noted that there has been a set aside for small organizations in the past in the Barnes process and wanted it to be known that they have attempted to accomplish some of what this legislation requests in past rounds.
- vii. Ferrell noted that a sunset provision for 3-years in the legislation would be helpful in being able to address changing needs and the effectiveness of the legislation at that time. Friskics-Warren concurred.

V. Best Practice Share

- a. Metro Economic Development Director, Courtney Pogue joined to share his experience, some of his ideas for the vision of ECD, and the role of housing.
 - i. Pogue explained some of his previous experience in housing including his participation in the “Plan for Transformation” for the Chicago Housing Authority.
 - ii. Pogue noted that they would begin a Market Study in August of 2021 and would wrap in 6-9 months in 2022. He added that the plan process would look to engage Nashville’s opportunity zones and identify key emerging markets and industries. He stated that it would begin with a target market assessment, move to target industries, and end with goals, actions, and plans. He asked the Commission to have some engagement with that planning process.
 - iii. Ferrell began the discussion portion by stating the perennial issue for the Commission has been that the staff for the Barnes Fund does not report to the Commission and is not separate from the Mayor’s Office unlike other Boards and Commissions. He stated that this has led to turnover issues from term to term.

1. Pogue noted that sister cities have separate departments of housing and economic development. He added that as things begin to grow naturally, they may see some of this separation.
2. Emmanuel concurred and asked about his plan for including housing as an overall strategy of ECD.
 - a. Pogue discussed the efficacy of 0-30% AMI units at the Housing Authority level given their voucher programs and ability to target that AMI level specifically. He added that Housing Trust Funds and other tools are more effective at 60-100% AMI. He stated that he is focused on adding more tools to the affordable housing toolbox and using more of the current tools available to us that have been underutilized historically.

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

- a. Ed Branding asked Pogue about the Hickory Hollow Mall and whether the market plan would include properties like it in a long-term vision or if it would continue to be more ad hoc, one-off redevelopments.
 - i. Pogue answered that the plan would help to get away from one-off developments and look at the toolbox of emerging markets to address community needs.
- b. Mark Wright of Be a Helping Hand commented to the Commission regarding CM Suara's legislation. He shared that the ability to have staff to investigate properties and do pre-development work is critical to capacity-building. He noted that training helps, and he has been through any training offered. However, he stated that it also takes investment money for organizations to scale with ongoing funding and enough money to sustain. He

also shared that if the focus shifts only to the number of units in production, that small organizations will never be competitive, and that it must be about more than just number of units when capacity building is also considered.

VII. New Business

a. Restricted Covenant Update

- i. Brown stated that she worked with Luke Kellum from Bankers Title and the Eddie Latimer and Dan Eaton at Affordable Housing Resources along with Macy from Metro Legal to resolve some of the issues in the older restricted covenant document. She stated that because in staff has used a templated DRC received related to the HOME program, they worked to remove those references since they are not applicable to Barnes. Additionally, she noted that they changed some of the definitions to be clearer such as grantee replacing developer, etc.
- ii. She added that she is now working with Kellum to better understand the best way to file these restrictions. She noted that due to the way they are currently filed, they can sometimes be overlooked by title companies. She stated that Kellum is willing to help craft language to go on the first page of the restriction that references the Instrument Number of the vesting deed so it gets appropriately indexed against the property with the Register of Deeds in cases where there are properties that have already been quitclaimed.

b. Strategic Planning Update

- i. Brown noted that Commissioners have a copy of the strategic planner proposal chosen by the Chair (Emmanuel) of the three proposals received.
 1. Brown also referenced the FY22 survey she sent to the housing community on her distribution list. She addressed the public attendees

and requested they complete the survey and share their thoughts prior to the July meeting.

ii. Brown went on to describe the data sets available to the Commissioners prior to the strategic planning session.

1. She stated that they currently have:

- a. AMI by District for Barnes – In progress prior to July.
- b. Financials – In progress prior to July.
- c. MFI by District
- d. Affordable Housing Task Force Report data
- e. # of Units and % of whole by District

2. Friskics-Warren noted that she liked the data but would find a reference point for the council districts helpful. She stated that this could be a zip code or map.

- a. Brown said she would update the data sets with the suggested information.

VIII. Announcements

a. Intern introduction and project update

- i. Chloe Hall, Vanderbilt, going to work for Metro Action Commission for a couple of weeks to assist in their HOPE program because the eviction moratorium ends 06/30.

b. Survey Monkey Update

- i. Brown noted that they are nearing the end of the implementation phase and she has completed the first phase of build-out.

c. Location reminder for July meeting

- i. Brown noted that there was currently a pending referendum, should it go to vote, would relocate the Commission meeting for voting.
- ii. She noted that the July meeting, if moved, would have to be on Metro-owned property. She said she would give an update closer to the meeting date.
- iii. Brown also stated that she did some investigation about what would be required in order to screen these meetings on MNN. She asked the Commission if they would like to go this direction or maintain the minutes as the official notification and documentation of your meetings?
- iv. Friskics-Warren inquired whether Brown needed guidance or a decision.
- v. Brown noted that guidance would be best, but that it can be paused until after the strategic planning process in August since it would not take effect until that time. However, she noted that she would have information if that came up as a method of transparency in the future.

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>