



## METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

Tuesday, July 27, 2021  
2-4pm

**Members Present:** G. Emmanuel, K. Friskics-Warren, C. Sledge, J. Simmons,

**Members Absent:** C. Ferrell, L. Kuhlman, J. Schmitz

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

**Guests Present:** A. Loper (David Baker Architects), C. Hall (Mayor's Office Intern)

**I. Welcome**

**II. Review and Approval of Minutes**

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

**III. Director of Housing Programs Update**

- a. Hannah Davis joined the conversation to discuss relevant aspects of housing policy outside of the Commission's Barnes work. She noted that CM Allen had filed legislation for the new PILOT (payment in-lieu of taxes) program in Council last week and it is expected to be heard by Council on 08/17/2021.
- b. Additionally, she noted that Nashville has reached a major milestone by rapidly rehousing more than 400 people experiencing homelessness. This was a goal set by community partners and the Metro Homeless Impact Division for 12/31/2021 and that

goal was met by 07/01/2021. Davis noted that the work is continuing, and more landlords are always needed so that additional vouchers distributed do not go unused.

- c. Davis also discussed a California initiative called [Project Homekey](#) that used federal CARES dollars to acquire motels and rehabilitate them into SRO affordable units. She then noted that she is interested in replicating this project in Nashville, but would need community partners for those wraparound services, motel owners willing to sell, and investors to make the capital stack workable.
- d. Lastly, Brown and Davis mentioned that they are working through the operational surplus of Barnes with the Metro Finance team and plan to make some upcoming requests for additional capacity in the future to manage both the Barnes Fund and additional policy projects.
  - i. Friskics-Warren noted that knowledge at the staff level is different than the Commission level and more is needed ahead of the strategic planning session to make decisions.
    - 1. Brown and Davis noted that they can provide a primer of information including policy and operational information ahead of the strategic planning session. Forms will include both read and auditory for different learners.
    - ii. Brown also noted that Commissioners received a print copy of the legislation proposed by CM Suara and passed in Council on 07/06 with the addition of the sunset provision per their discussion with her in the June meeting (BL2021-725).

#### **IV. Project Progress and Financial Update**

- a. Draw Updates

i. Brown noted that Rebuilding Together Nashville made a draw on the completion of 5 additional homes for their round 6 grant. She added that this draw included funding for new roofing, new gutters, new HVACs, ADA compliant bathroom accessories, new toilets, and a new oven for one home. Brown also said that Rebuilding Together Nashville has \$207,142 left of their \$511,310 grant and plan to close out the grant by March 2022.

1. In making this financial announcement, Brown also noted that this meant she has received payout reports that show grantee's grant balances. She said she will provide balance updates with future draw notifications to both Commissioners and grantees.

ii. Brown added that Living Development Concepts completed their final project report on the 2700 Booker Street address and have found an income-compliant buyer for the property. She asked the Commission if there is a certain way they would like to hear about final reports on completed projects or specific information they wanted from the report.

1. Friskics-Warren noted that she would like updates about how the grantee used a racial equity lens in choosing subcontractors for future reports.

2. Brown also noted that she would send out a copy of the Living Development Concepts report electronically to Commissioners.

b. Strategic Planning Update

i. Data and Financials

1. I have received a payouts report by vendor for our grants and I have compiled them and working through ensuring they are properly de-

duped. I'm also working with our finance analyst to confirm the amounts in our fund balance beyond what is included in the budget you have here, so I want to find out our options for reflecting that prior to the final budgets being entered in August from the Finance Department.

2.

ii. Updates & Requests

1. At Friskics-Warren's request, Brown noted that she had the summer intern add prominent neighborhoods to the Median Income data list as well as number of units and developments. She asked if there was any other data the Commissioners would like or things you would like to discuss specifically during our August strategic planning session that had not yet been discussed up to this point.

a. Friskics-Warren requested additional gap analysis and information from the Affordable Housing Task Force Report that is relevant to the Barnes work. Emmanuel concurred.

2. Brown also reminded Commissioners to schedule their pre-interview time with Nicole from Bright Blue Consulting prior to the strategic planning session.

**V. Best Practice Share**

a. Amanda Loper from David Baker Architects joined to share the "9 ways: a suite of elegant, economical, and human-centric design strategies to support high quality of living for residents and neighbors alike. They range from large-scale thinking beyond the property line to intimate moves that honor each unit as someone's home, a place to

grow and celebrate.” Loper’s presentation focused on incorporating design ideas into affordable housing because all residents deserve good design.

- i. [A copy of the presentation can be found here.](#)
- ii. [A website dedicated to the 9 Ways can be found here.](#)
- iii. [David Baker Architects is publishing a book on the 9 Ways and can be pre-ordered here.](#)
  1. Friskics-Warren inquired if there were any current application incentives for good design in the Barnes application. Emmanuel noted that there is not, but it is something that the review team has considered, and the Commission has discussed adding before.
  2. Friskics-Warren inquired whether there was a certain percentage of funding that would be recommended to add for good design. Loper noted that it largely depends on the individual project and good design can’t necessarily be prescriptive, but rather requires flexibility.
  3. Simmons inquired about how architects are thinking about mechanical systems especially in a post-COVID world. Loper responded that mechanical systems are some of the most important aspects of design for downstream qualitative effects. Loper added that when per unit upgrades cannot be made, building community resilient options like storm shelters or better water filters and air filters in the community spaces are alternate cost-saving options.

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

- a. Kaitlin Dastugue from Rebuilding Together Nashville (RTN) noted that they are halfway through their Round 6 Bordeaux initiative to serve 65 residents. In addition to this work,

she noted that RTN has taken on tornado and flood recovery in South Nashville.

Dastugue noted that there are several challenges they have encountered. Namely, that there is limited funding for disaster recovery and once RTN has entered a home, they often encounter other hazardous deferred maintenance that the individual has foregone. Dastugue also mentioned that material costs and supply chain issues are causing delays and cost increases for smaller projects as much and as often as they are for larger projects. Lastly, she offered print copies of the [RTN Barnes Report](#) they put together.

**VII. New Business**

**a. Restricted Covenant Update**

- i. Deed of Correction and Restricted Covenants update is ongoing with Metro Legal and has received some information from Bankers Title.

**VIII. Announcements**

**a. Intern Project Update**

- i. Brown invited Chloe Hall to share her experience with the Commission and what she worked on while an intern with the Mayor's Office. Hall noted that she is finishing up a Community Benefits Agreements resource page and the data requests for the Commissioners.
- ii. Brown noted that Hall has been integral to completing the data requests I needed to shore up our addresses, units, and affordability periods during her time with the Mayor's Office and thanked her for her time.

**b. Survey Monkey Update**

- i. Brown noted that the implementation process is complete and ready to launch when the Commission is ready to make final changes to the application. Brown

added that she is still working with the Momentive team to complete a name change on the invoice.

**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>