

Metropolitan Housing Trust Fund Commission Agenda

February 23, 2017

2:00 PM – 4:00 PM

Lindsley Hall, University Room

730 2nd Avenue South

Nashville, TN 37210

“Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, please take notice that decisions of the Metropolitan Housing Trust Fund Commission may be appealed to the Chancery Court of Davidson County for review under a common law writ of certiorari. Any appeal must be filed within sixty days after entry of a final decision by the Board. Any person or other entity considering an appeal should consult with an attorney to ensure that time and procedural requirements are met.”

Commissioner’s present: C. Sledge, C. Ferrell, L. Tucker, K. Friskics-Warren

Staff present: M. Mansa, A. Harris, C. Harkey

- I. Welcome
- II. Review and Approval of Minutes (K. Warren, L. Tucker)
- III. Old Business

- a. **Monthly Financial Report**—no substantive changes due from previous month’s budget

Administrative/Financial report will go in depth in future meetings

Barnes Fund Round 3 Update

- Rental portion of applications approved by Metro Council

Deed restriction update

- Working with MDHA and financial institutions to create a template accepted
- Template for next month’s agenda

Homeowner Rehab Update (C. Sledge, L. Tucker seconded; K. Warren abstained)

Rebuilding Together Nashville requested to change the affordability restriction. Ed Henley, board member, explained that the current affordability restriction of 20 years presents challenges to a homeowner rehab program. THDA program has 3 years; RTN does not currently have a restriction; 5 year restriction with a 20% to burn off annual. Average cost per home is \$5-10k. Structured as a deed restriction. Homeowner must be a homeowner and must be current on property taxes.

Universal Rental Agreement

C. Sledge provided a summary of Barnes tenant conduct language/legislation. CM Hastings attended and requested that the Commission make lease language uniformed/unified language for The Barnes Fund. Commission explained that this proposal is redundant to current state law; nonprofit partners cover these items in their leases. Specific to Barnes Fund--grantees serve different populations and may need greater flexibility in their leases. Metro Legal explained that HTF Commission already places requirement in grant contract to include this language in your agreements. The Commission agreed to submit the following statement to Metro Council: Metro Housing Trust Fund statement—The Commission currently requires nonprofit partners to comply with state law in existing grant and developer agreements. To this end, the Commission

finds the proposed legislation as redundant to existing requirements and may require additional burdens to nonprofit partners to convert existing leases to a new format.

Approved; let the Commission know about Council agenda

NEA Creativity Connects Grant

Madison—arts/studio space—Partnership with OEOE, Metro Arts, and All Together Madison (artist advisory committee; February 2017 beginning the grant—project finalized by 2019; Hiring organizer by Spring; Best practices for neighborhood intensive artist centric areas of town; Example—underutilized lots in York, AL (remains from house that was demolished)/McGruder artist residency; Amount of grant-- \$85k/administration included

IV. New Business

- a. Barnes Fund Applicant Listening Session and Survey; Applicants packaged applications differently; take some of the subjectivity out of it; Expand the type of projects that can be funded; More than one funding round annually; having more than one a year
- b. Barnes Fund Spring 2017 Innovation Round Categories \$5M; Two different areas; set aside for fall round applicants (\$1.5M); \$3.5M--Three areas of innovation (partnerships; tools (housing options); target populations (target populations); Electronic/web based application process; Will be up to \$1.5M from previous rounds; concerned about partial funding of applications; Innovation round: At least \$1.5M previous applicants; At least \$3M innovation round; At least \$500k to round out projects; Projects that came close last time; where to draw line of dollars; April timeline; push up Fall Round in August Full year's calendar 2017-2018; Limits on applications—March agenda; Should Metro lots be included in the innovative round?

Approve innovation round program (C. Sledge moved, L. Tucker seconded)

V. Announcements

Public Comment Period: E. Latimer--Left out of the affordable housing conversation; land is difficult to come by; land may be all that's needed for affordable housing development; CRA is an issue. In round 2—six lots had title issues; demolition. Invested \$25k to clean title; stopping developers is the city's land and the back tax properties are a great way to start.

Metro Legal explained theirs and the Finance department's internal procedures, the application process - explained what can happen with lots without funding; Metro agrees to convey properties. Properties discussion—Metro Legal (C. Harkey) what kind of authority can Metro HTF Commission issue - Can grant funds to nonprofits; possibly change the structure of the Commission to allow authority for lending

VI. Adjourn

Barnes Fund for Affordable Housing

<http://www.nashville.gov/Mayors-Office/Priorities/Neighborhoods/Affordable-Housing.aspx>

Metro Housing Trust Fund Commission

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