

Metropolitan Housing Trust Fund Commission Minutes

April 27, 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. Ferrell, G. Emmanuel, L. Kuhlman, L. Jemison, A. Bodenhamer, C. Sledge
Staff present: M. Mansa, A. Harris, M. Murray

- I. Welcome
- II. Review and Approval of Minutes
- III. Old Business
 - a. Monthly Financial Statements: Billing from Center for Nonprofit Management and Emma is expected to be included on next month’s financials; “Fringe” was changed to “Benefits” per recommendation from Commissioner Jemison; FY17 was changed to FY 18 on the projected budget; discussed site inspections procurement and projected financials for anticipated services; discussed marketing/pr—partnering with DVL
 - b. Fundraising/Friend-raising from Habitat for Humanity as a potential workshop
 - c. Potentially move meetings to Sonny West—2 months from now (June?) to allow for microphone capabilities
 - d. Discussed possibility of CDFIs being included in application process and/or possibly having a loan option for The Barnes Fund
- IV. New Business
 - a. Discussed Mayor’s State of Metro Address:
 - i. Innovation in Housing
 - ii. \$25M General Obligation Funds
 - iii. Tax Abatement Program
 - iv. Feasibility studies on properties
- V. Center for Nonprofit Management + Nonprofit Capacity Building
 - a. CNM presented to the Commission on the outline of their partnership with Barnes to complete the Nonprofit Capacity Building program
- VI. Barnes applicant requests
 - a. Habitat for Humanity: Change the timing of income certification to be consistent with the Habitat model; Homeownership affordability; Policy revision versus legal revision or require legislation revision; Does not happen on a regular basis; but wanted to modify the restrictive covenants; Scoring process—a lot of time was spent on reviewing the

application; concerned about the precedent; Disqualified applicants about over income; Motion to accept changes was not made - Keep the language as is and if there is an exception, in the event of significant income come back to the Commission; Calculate the household income; mortgage underwriting requirements

- b. Affordable Housing Resources: 1407 Kellow Street; Codes allows for duplex units on R6 zoned lot; Build 2-Detached Accessory Dwelling Units; Allowed to build DADU's; Improved alley; AHR noted that they could create access from the alley but in looking at the parcel not sure if that is feasible; Parking in the front; Can you subdivide the zoning; Scoring concerns from the last time this was proposed to Commission; May need to change policies and procedures going forward re: to what extent can applicants change their proposals; Motion to approve (Bodenhamer; Sledge); Build to entitlements, specific parcels—alley not going to be improved; including a DADU; Design of the development must be submitted to Barnes before we will proceed; discussed Impacts on stormwater/parking
- VII. Announcements
 - VIII. 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>