

Metropolitan Housing Trust Fund Commission Minutes

June 22, 2017

2:00 PM – 4:00 PM

Lindsley Hall, University Room

730 2nd Avenue South

Nashville, TN 37210

Commission Attendees: Emmanuel, Kuhlman, Friskics-Warren, Ferrell

Staff Attendees: Mansa, Harris, Murray

- I. Welcome
- II. Review and Approval of Minutes (Approved)
- III. Monthly Financial Report
- IV. Old Business
 - a. Housing Nashville Report – Harris discussed the key findings of the Housing Nashville Report. Commission agreed that the Fall 2017 competitive grant round and future rounds should better reflect the data, specifically adjusting the special populations so that it's consistent with what Metro/Mayor's Office is considering special populations.
 - b. Site Inspection Update - Barnes now has a site inspector; attaching to existing process (\$25k annually); Capital Projects Solutions; New Level CDC will be the first to receive site inspection; Streamlined process; Drafting scope of work and will share update with Commission
 - c. Strategic Planning Session Update - Friskics-Warren outlined the tentative calendar to address strategic planning: July (SWOT); August (Visioning Success/Policy and Procedure Revisions); September (Mission and Vision Statement); October (Town Hall Meeting); November (Extended planning session); Friskics-Warren and Mansa discussed adding a public input item to the monthly agenda in order to make meetings more efficient; suggest that we look at other commissions/boards; Mansa proposed that before anything is confirmed, Commission to meet with Claudia Huskey to discuss Commission roles; Mansa proposed committees and/or working with specific Commission members on specific projects to tap into areas of expertise
 - d. Barnes Interns and Fellow - Lily Shaw (started on Monday; research on HTFs; checklist for grantees/applicants on universal design/annual report for Barnes); Zalondria Graham (assist with Legal)—equity/assessment of fair housing/summary of the Assessment of Fair Housing
- V. New Business
 - a. Summary of Spring Innovation Round Applications - Total requests (\$12.4M)/\$52.6M leverage; Most projects are rental; Emergency rental assistance/prevents displacement (outside of the box); Summaries for each of these; Organizations applying for the first time (9 organizations—widening the pool); Review committee will be meeting in July (bringing recommendations to the Commission in July); Area of expertise/Metro Planning will serve as an advisory committee member; Responsive to the existing nonprofits that applied; submit additional information for rescoring; period of time for them to submit; New applications were online; old applications were used for the

rescoring; Mansa will go through the applications and make sure the applications meet threshold

- b. Changes to Fall Competitive Round
 - i. Set Aside for Smaller Nonprofits/Grants - Small nonprofits and small projects (Revenue-asset size); Define small project/small or large; More organizations participating; Cap asset size/cap requests or set smaller projects (initially proposed \$1 - 2M)—projects by \$ amount requested; Set smaller projects; Confirmed to set aside an amount of \$1M; Most units vs. small nonprofits; Priorities of the funding: set asides, Serving low income households, Close the gap; Staff will go back and consider smaller nonprofit organizations/size of projects. Jemison—smaller sized nonprofits can't compete/project size—a large nonprofit may need additional funding to complete a project; Emmanuel—take time to review both; not in review committee; going on more information to evaluate (this is how its affected other nonprofits); need more information; Kuhlman—appropriate thresholds? Need to allocate dollars for small projects to make a more widespread; Sledge--Organization size/asset size; Friskics-Warren —recommendations from other HTF ; small--\$1M may be enough for a set aside; Chris—larger pool of small dollar projects; based on cap size; pool large enough to accomplish the priorities
 - ii. Pools of funding based on needs in Housing Nashville Report - Recommendation to remove artists/creatives as a special needs population and maybe add additional category like mixed use or live/work; grantees be more responsive to the needs versus it being a separate set aside specifically for artists
 - iii. Award maximum (\$1.5M to \$2M)
- c. Administrative Request - 2% increase for staff of Barnes Fund
- d. July Meeting Scheduling - Quorum; move meeting to July 25th at 2 PM; Changes to meeting schedule/times; look into it and look a month in advance (August start date)
- e. Dismas Inc. Ribbon Cutting - 7/11 at 2 PM
- VI. Barnes applicant requests – accidentally wasn't deleted from previous agenda
- VII. Announcements - Camera folks here in July/August; The Housing Fund's new CEO, Marshall Crawford, started June 19, 2017. Joan Davis will be leaving June 30, 2017; The importance of where will the units go; how can we make sure we are focusing energy on how to actually get the units built when developments are being denied community acceptance
- VIII. Adjourn

Barnes Fund for Affordable Housing

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

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