



## METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

March 26th, 2019 2-4pm

Members Present: Chair K. Friskics-Warren, G. Emmanuel, J. Schmitz, L. Kuhlman

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

- I. **Welcome by Kaki**
- II. **Review and Approval of Minutes:** prior meeting minutes (March 4<sup>th</sup>) approved.
- III. **Monthly Financial Report:** Staff presented the monthly financial report provided by Finance which included a confirmation of \$10 million in funds for FY19 (\$9million from the General Fund and \$1million from fees from short term rentals). Staff reported that expenses would come in under budget due to understaffing in 2018.
  - a. **Public Comment Period:**
    - i. Lee Stewart shared that Metro Social Services had their Community Needs Evaluation on March 20<sup>th</sup> and that the Know Your Community report will be out in May. He shared CNE copies with attendees.
    - ii. Dominique Pryor-Anderson shared an update on the Community Land Trust (CLT).She passed out FAQs document regarding the Community Land Trust. Clarification that CLT is a program of the housing fund.
    - iii. Eddie Latimer from Affordable Housing Resources: questions regarding Mayor's Under One Roof plan- wants to open conversation and include non-profits.
    - iv. Rusty Lawrence from Urban Housing Solutions: Concerns regarding 30-80% AMI for Barnes Fund. Used to be 30-60% range that was targeted by the fund. Kaki replied that commission will be updating policies and procedures during the strategic planning session this summer. Staff clarified that change was made to align with legislation but will be reviewed going forward.
- IV. **Updates:**
  - a. **Review of Open Meetings rules and regulations:** Macy went over Open Meetings rules for transparency including:
    - i. No private meetings are permitted between commission members. All meetings must be open to the public.
    - ii. Adequate notice must be given of all meetings including; time, date, location, and agenda.
    - iii. Minutes of the meeting must be recorded and open to public inspection.

- b. **Projects in Process- overview and tracking:** Davis shared about a Habitat for Humanity dedication in Antioch as well as a Mending Hearts groundbreaking.

**V. New Business**

- a. **Spring 2019 Round of funding-** Davis reviewed updated questions and answers document. She clarified that the developers' fee is capped at 20% of the total Barnes Request. Attendees shared additional questions about how rehab applications would be scored. Davis shared that rehab applications will have a more tailor fit scoring matrix in the future but in the interim they will be right sized to fit the playing field.
- b. **Audit findings:** complete- focus on monitoring and reporting. The audit is still in draft form but once it is final, Davis will create a response with an action plan to address areas of improvement.

**VI. Announcements**

- a. Fall award RFP contingent on budget passing.
- b. Applications for Spring funding due April 2, 2019 11:59pm.
- c. Fall funding applications have the tentative timeline: due in September, reviewed in October, and tentatively announced in November.

**VII. Meeting was adjourned.**

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>