METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

May 27th, 2019 2-4pm

Members Present: Chair K. Friskics-Warren, J. Schmitz, L. Kuhlman, C. Sledge, C. Ferrell
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 (April 30th) approved.

III. **Monthly Financial Report:** Staff presented the monthly financial report provided by Finance which included funds dispersed for grant draws and legal fees to cover the deed work for the community land trust.

    a. **Public Comment Period:**

        i. No public comments

IV. **New Business**

    a. **Listening Meeting –** the meeting was spent hearing from the affordable housing community. Attendees were welcomed to share strategic and specific input. Below are the notes detailing the feedback and input that was shared.

        i. <u>Scoring</u>

            1. Score sheet tracks to question on application

            2. Uniform grading to ensure objectivity

            3. How are rehab projects and development projects graded on an equal playing field?

            4. Points corresponding to AMI target percentages (lower=higher points)

            5. Points for site control

            6. Clearer idea of creative funding

        ii. <u>Application</u>

            1. Clearer application process. Layout should be more user friendly.

            2. Predictability of app dates/grant terms

            3. Reference #s and letters for section

            4. Pull down menus: should be able to select multiple

            5. Clean up metro "buildable lot" list

            6. Focus areas

            7. Positive feedback on loose word restrictions

        iii. <u>Contract</u>

1. Address on contract should identify property in question
2. Effective date- when signed by metro clerk
   iv. <u>Policy</u>
      1. Affordability requirements
         a. Homeowner 80% or below
         b. Rental 60% or below (with flexibility for mixed-income developments)?
      2. Is mixed-income something Barnes wants to focus on? De-concentration of poverty, alignment with envision/mayor's housing plan
      3. More long-term idea of what Barnes is looking for so there is more time to prepare projects that might be compelling. Maybe a 3-5 year forecast of what types of projects Barnes will look to fund
      4. Monitoring process income reporting
         a. Income change not disqualifying
         b. Idea of Stewardship
         c. Developer, Barnes or legal side?
         d. Home ownership declarations to maintain affordability
         e. Deed restriction
      5. Rehab- hard costs/soft costs developer framework
      6. Set-aside for small or new organizations- increasing capacity
      7. Fall 2017 did that work? Can we look back and see if capacity was built?
      8. Allocating certain amounts for every kind of project a year? difficulties
      9. Increased funding for rehab and it's role in affordable housing retention. Bigger picture: is retention a priority?
      10. Predictability of grant term. Increase from 2 years to 3
      11. Land site control
      12. Larger question of what is Barnes trying to accomplish
      13. Capacity building
      14. Public transportation points from ¼ mile to ½ mile. Maybe use what metro has already established as being "near transit" through WeGo or other department
      15. Land use- work with codes/planning for special Barnes fund variances or zoning to make these "buildable" lots (that maybe aren't so buildable) work.
      16. Mentorship between organizations
         a. Ways to increase collaboration vs competition
         b. Partnerships e.g Special needs orgs and housing orgs)
         c. Training in good business practices, technical assistance

V. Announcements
a. Next meeting will be held June 25th from 2-4p at a different location.
b. Strategic Planning date has been finalized for August 27th.

VI.   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