



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

June 25th, 2019 2-4pm

Members Present: Chair K. Friskics-Warren, L. Kuhlman, C. Sledge,

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 not able to be approved as there was not a quorum. Will be presented for review and approval at July meeting
- III. **Monthly Financial Report + Project Progress:** Staff presented the monthly financial report provided by Finance which included funds dispersed for grant draws and fees to pay for draw request inspections.
 - a. **Public Comment Period:**
 - i. NOAH shared that they will host a mayoral debate on July 13th. They will be requesting that whoever becomes mayor create a housing department and increase the focus on low income housing.
 - ii. Davis shared about the Barnes Marker Unveiling on July 17th. Everyone was invited to join at Edgehill UMC.

V. New Business

a. Housing overview – In preparation for the strategic planning session on August 27th, Davis wanted to provide a review and analysis of Barnes grants over the last six years. Additionally, she shared about zooming out and taking into account the challenges across the county. The first piece shared was a housing affordability map. This map, prepared by the Metro Planning department, shows the affordability scale and the varying degrees of affordability across the county.

Davis gave an overview of key takeaways and then transitioned to questions. Kaki shared the value of an ongoing analysis and interpretation of this map. Councilman Sledge requested that unbuildable lots be blocked out. Additionally, he brought up how we can focus on where there's not currently any housing, especially in Opportunity Zones, and how Barnes can lead in that strategic investment. Sledge also brought up the question of incorporating Nashville NEXT into our planning process. For example, how can Barnes play a part in zoning and planning in order to be proactive about housing development, especially around areas with a high probability of economic transition. Kuhlman asked about the geographic spread of Barnes funded projects. During the council confirmation of

commissioners, council people asked a lot about geography and how Barnes is spread throughout Nashville.

- b. Barnes historical data – next Davis presented an update on every project in the Barnes portfolio. Kaki said it would be helpful to identify any patterns in the un-finished projects – are they facing the same issues? Sledge would like round by round analysis.

In regards to the future of funding, capacity building grantees have for the most part struggled to make progress on their projects. In the future, partnerships may be a more empowering model for capacity building. Kaki would like to see models for mentoring/partnering. Sledge would like to have points for completed projects on future rounds of scoring so that performance is incorporated.

Kaki asked Sledge if he could speak to what Council would think about the progress thus far. Sledge pointed out that it appears there are groups that have a great track record for completing projects and other groups that struggle.

VI. Announcements

- a. July 23rd meeting will provide an overview of national housing trends and MDHA's housing plan

- b. Strategic Planning date finalized: August 27th

Kaki asked the commission if they need the facilitator to have housing experience. Kuhlman said it would be nice to have that skill set but would not be completely necessary. Sledge said he would like to have a facilitator that is familiar with government and the constraints and opportunities that are unique to the metro departments.

Thinking of August, Sledge said that we should consider other assets in the housing portfolio. Does the commission want to examine HiPP? There have been pieces developed but how do they all interact together. Sledge would like to use the time to set priorities and then match tools to priorities. HiPP is of interest to him because it could be used for preserving affordability for community that are all in one complex.

- c. Other – Davis shared the chance to work with Dominion regarding pro-bono development assistance. Interested parties should contact Davis if interested. Davis shared that the audit was complete but not yet public. It will be discussed when public. Additionally, the Barnes SWOT survey is available and Davis requested that attendees complete the survey.

VII. Adjourn

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>