



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

December 3rd, 2019 2-4pm

Members Present: L. Kuhlman, C. Sledge, J. Simmons, C. Ferrell, Chair G. Emmanuel, J. Schmitz
Staff Present: H. Davis (Mayor's Office Housing), M. Amos (Metro Legal)

- I. **Welcome by Gina**
 - a. Kaki Friskics-Warren is being reconfirmed to the Commission the evening of December 3 and so will sit in the audience for the meeting until she is reconfirmed. Gina Emmanuel, Vice Chair, will take over as Chair for this meeting.
- II. **Review and Approval of Minutes:** October minutes were presented for a vote. Ferrell called the vote and Sledge seconded. Vote to approve minutes was unanimous.
- III. **Monthly Financial Report + Project Progress:** Staff presented the monthly financial report provided by Finance which included funds dispersed for grant draws. Draw requests in the past month included: Living Development Concepts (2205 11th Avenue North), Rebuilding Together (Various addresses), Fifteenth Avenue Baptist (750 Flint Ridge Drive), New Level CDC (Rows at the Annex), Urban Housing (Hampton Terrace), Be a Helping Hand (1240 Thomas Street), Affordable Housing Resources (432 Murfreesboro Road).
- IV. **Public Comment Period:**
 - a. Dominique Anderson shared an update about the Community Land Trust. The Housing Fund has distributed \$50,000 in private grants throughout 37208 for homeowner rehabilitation.
- V. **New Business**
 - a. Grant announcement:
 - i. Gina Emmanuel shared as the representative from the review committee. The applicant pool was very strong, and the committee reviewed 20 applications. 9 applications scored high enough to be funded by the original allocation of \$9.5million.

- ii. Davis provided additional information about the applications including that the total dollar amount of fundable applications was \$20.1million.
- iii. Ben Eagles, senior advisor for the Cooper administration shared that, due to budget cuts, the administration has impounded Barnes funds. Therefore, instead of a \$10m allocation in the FY20 budget, \$5m is impounded and \$5m is being awarded. Eagles then answered questions from the commissioners.
- iv. Ferrell asked Amos if this is legal. Eagles confirmed that impoundment is an option granted to the Finance Director by Metro Charter. Ferrell emphasized that he believes this news confirms the belief that the Barnes Fund should be moved out of the Mayor’s Office in order to be more protected from political moves.
- v. Sledge asked why the commission was notified only one hour before the meeting. Eagles noted that the decision wasn’t finalized until the days prior to the meeting.
- vi. Schmitz shared with Eagles that Mayor Cooper has made clear what his message is regarding affordable housing and the administration’s support of the Barnes Fund.
- vii. Vote: After a commission review of the awards, Ferrell moved to vote on both slates of awards. He hoped that Metro Council would consider the awarding of the full funds. Ferrell moved for a vote, Emmanuel seconded, and each slate received a unanimous vote.
 - 1. The partial slate of awards provides awards to: **Large pool:** Our Place Nashville, Affordable Housing Resources, Habitat for Humanity, Woodbine Community Organization; **Small pool:** Westminster Home Connection, Be A Helping Hand, Living Development Concepts.
 - 2. The full slate of awards also included awards to New Level CDC and Pathway Lending. When impounded funds are returned to the commission, Eagles shared that these awards could be funded in addition to completing the funding request from Woodbine CO.
- b. Task Force Updates – Friskics-Warren shared an update about the capacity building work her task force is researching. There are strong models being used around the country. With the funding cut, there are not current resources to pursue capacity building efforts, but the task force is continuing to research to be prepared for next fiscal year. Emmanuel led her task force through an important discussion on the future of Barnes and what success looks like. They had a strong discussion but are still at the introductory stages. Tucker met with Anderson to talk about the CLT. More growth is needed before the CLT can take on more properties but the goal is to move more work into the portfolio. Sledge has not met with his group yet. Schmitz is waiting for more information before discussing the application and subsequent changes.

- c. 2020 Census – Davis shared that the 2020 Census work is well underway and that it's crucial for all residents to be counted.

VI. Announcements

- a. CNM Offerings – Davis shared the capacity building offerings that are available through the Center for Nonprofit Management.
- b. Other

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>