

Metropolitan Housing Trust Fund Commission Meeting October 22, 2015 Meeting Minutes – to be approved by Commission

Present – Commissioners Sledge, Silva, Bodenhamer, Jemison, and Nixon.

Staff – Cole, Havard, LaLonde; Metro Legal –Downey; Consultants –Lawrence, Johnson; MDHA – Harrell.

Chair Jemison called the meeting to order.

The Commission unanimously approved the minutes of the September 4th meeting.

Recognized CM Sledge who is the appointee of the Vice Mayor to the Commission. CM Sledge is also serving on the Planning Department Inclusionary Housing ad-hoc committee in Council and is representing District 17.

Mayor Barry stopped by to thank the Commission for its work.

Report from Application Review Panels for Round 2 of Funding:

Overview of application review process (Melanie Lawrence and Paul Johnson)

We expected and received a number of applications. Some of those applications will not be funded. We received 11 applications for 9 organizations. Woodbine was the top scoring application, with 42 units for extremely low-income elderly and disabled individuals. New Level was second in scoring with 5 homebuyer units. Woodbine and New Level both asked for the Vistaview property, so Woodbine will receive and New Level will receive an alternate lot.

At this point, what we would like to do is recommend approval of the top two scoring applications contingent upon them receiving HOME funds, and should any additional funding become available, funding anything else should money become available.

HOME has committed \$1 million from prior year. That money is locked. It will cover Woodbine and a bit more of the balance will go to New Level. MDHA is interested in potentially funding additional projects down the list. AHR's homebuyer proposal scored third, so at least \$20,000 could go to AHR to fund two units.

In the future, we will prepare a map of the applications.

	Barnes Fund	HOME
Woodbine	\$375,576	TBD
New Level	\$100,000	TBD
AHR	\$20,000	\$0 (none requested)
TOTAL	\$495,576	TBD

Commission Action on Recommendations for Round 2 Funding:

Betty Nixon moved to approve recommendation for funding, contingent upon availability of the HOME funds, including allocation of \$20,000 of funds to AHR, contingent upon them accepting that. CM Sledge seconded. All voted in favor. This recommendation will be sent to the Metro Council.

Mayor’s Office staff will report to the Commission the decisions by MDHA and the resolution process going forward will include the lots.

New Business:

Erik Cole discussed the future of the Barnes Fund and affordable housing. The lot piece sets a new precedent that will further affordable housing efforts. In terms of the next rounds, there are \$1 million of general funds of this budget cycle. Contingent upon the sale of the old convention center, there is \$5 million that will be directed to the Barnes Fund as well. Affordable housing is a top priority for the Mayor, and the Mayor’s Office is taking a strong look at the levers and tools Metro controls. This process is in conjunction with the inclusionary housing economic feasibility study. Action there will be soon through an ordinance in the Metro Council. Part of their study and our work is looking at the wide range of tools that can impact this issue. This Commission can play a strong role in this conversation.

Betty Nixon discussed the potential for a planning or study session for additional funding for the Barnes Fund and targets for additional funding. This group may be asked to do more and should be

The Commission discussed the possibility of expanding the Commission’s job to ensure we are retaining affordable housing units we already have, for example through investments in home repair and in neighborhoods.

As funds increase, the Commission will have to increase compliance in the application process. In addition, the Commission may need to convene nonprofits to provide technical assistance and provide Metro government contacts to applicants to assist them in their application process. A classroom environment may be needed as well.

Melanie Lawrence clarified that deed restrictions include 20 years of affordability. If they sell the property, they can only sell to a low-moderate income person for 20 years. The intent is for

the individuals to stay in the affordable home or provide to other families in the same income bracket.

The next Commission meeting will take place on Thursday, December 10th at 2pm.

In the interim, Erik Cole will update the Commission with the progress of MDHA and the Metro Council.

Meeting adjourned.