

Metropolitan Affordable Housing Trust Fund Commission Meeting

December 10, 2015

Present Commissioners-- Nixon, Sledge, Silva, and Bodenhamer

Staff—Harris, Cole; Metro Legal—Murray; Consultants—Johnson; MDHA—Gilligan

Acting Chair Nixon called the meeting to order.

The Commission unanimously approved the minutes of the October 22, 2015 meeting.

Housing Update

Erik Cole discussed recent announcement of the Mayor's Office of Economic Opportunity and Empowerment, comprised of a team to work on financial literacy/counseling, workforce/labor, and affordable housing. Adriane Harris, Senior Advisor for Affordable Housing, will be the staff person for the Barnes Commission.

Staff is reviewing and exploring the possibility of additional Metro owned properties for future rounds. Meeting #3 of the Inclusionary Housing Stakeholders Meeting was held on December 9th, where the consultant's recommendations for Metro Nashville were discussed. One recommendation included a dedicated funding source for the Barnes Fund and possible restructuring of the fund to allow for expanded uses and programs. Anticipated funding for the next round is approximately \$1.2-1.5M, depending on possible extension payments made with the sale of the Convention Center.

The Commission has requested a study session to be scheduled in January to discuss the functionality of the Commission, review bylaws related to the structure of the Commission, and overall purpose/mission. Staff will work on a date and time for session and agenda.

Two members of the Commission have resigned, Ben Schaedle and Steve Neighbors, as of December 8th. These members will be filled with appointments from the Mayor.

Commission Action to Review Awards for Round 2 Funding

A letter was received by the Metropolitan Development and Housing Agency (MDHA) requesting the Commission to reconsider the awards approved in October, as reasons stated below:

“Due to the nature of these projects, HOME funds available for homeownership under HUD policies are fully used, but HOME funds for rental projects are not. We propose the alternate approach of Scenario B where HOME funds are allocated to fully use rental constrained HOME monies, freeing HOME homeownership funds to fund the Habitat for Humanity homeownership project, while continuing full funding of the original three awards.”

CM Sledge moved to table Item # 4 until next meeting to review materials and allow for proper notice of board action. Arnett Bodenhamer seconded. All voted in favor. Martha Silva will need to abstain on the vote due to a possible conflict of interest and legal staff will work with Ms. Silva to ensure proper

legal channels are followed. Staff will also revise the board item language to state as follows; consider motion to amend Commission's recommendations for Round 2 funding.

The next meeting will be held Friday, December 18, 2015, at 2 PM in the Mayor's Media Room.

New Business

Staff will work to hold a Commission Study Session in early January or February, depending upon availability of Commissioners to discuss the application process, the mission/purpose of the fund, and technical assistance and capacity building efforts for potential applicants. Staff will send by-laws and other relevant information to the Commission prior to the session and will also invite the Planning Commission staff to discuss the inclusionary housing policy recommendations.

Meeting adjourned.

DRAFT