

Metro Housing Trust Fund Commission Meeting Minutes

June 23, 2016

Commissioners: L. Tucker, L. Jemison, C. Ferrell, A. Bodenhamer, C. Sledge, K. Warren, M. Silva

Staff: A. Harris, J. Marcelin/R. Lankford (Intern/Fellow) Consultants: M. Lawrence; Legal representative in for M. Murray

HTF Commission May 2016 minutes were approved.

Old Business/Staff update

Intern and fellow introduced.

Round 1 and 2 Funding Summaries were discussed.

The Commission's Bylaws were reviewed. The Commission voted to retain Latrisha Jemison as Chair until December 2016 (C. Ferrell motioned/A. Bodenhamer seconded). Chris Ferrell was voted to be Vice-Chair of the Commission through December 2016 (A. Bodenhamer motioned/L. Tucker seconded). Elections will be held in January, as consistent with the bylaws.

A. Bodenhamer commented to the Commission that when funding developments, that low income households should not be concentrated. The Commission should also be sure to encourage affordable housing development in other areas that are low-poverty like 37205 and 37215 zip codes.

Commission Administration Plan is tabled to the next agenda.

Policies & Procedures

Policies & Procedures revisions were discussed, as follows:

- Opportunity Grant process was provided to the Commission.
- Comments from nonprofit organizations were included in the original policies & procedures document. Separate document presented by THF
- Contingent upon other funding sources. Urgency will be critical in the explanation. Ruled ineligible; unique opportunity with timing considerations. Opportunity/pressing/urgent wording (review scoring)
- Threshold items in the application, page by page review.
- Metro Legal will check on poll vote, with some way.
- Competitive round of funding first with review of applications.

Comments raised about allowing nonprofit organizations to weigh in on the applications; prior to this decision, applications need to be reviewed thoroughly.

Funding Timeline

A funding timeline process was approved (K. Warren motioned, C. Sledge seconded).

Housing Summit/ Technical Assistance will be provided in late Winter/early Spring. Staff will work with a national organization to provide technical assistance and programming. Training may also be provided in another format including webinars and website trainings.

AMI vs. MHI

The Metro Housing Trust Fund (HTF) Commission voted to approve (C. Ferrell motioned/L. Jemison seconded) using Area Median Income (AMI) rather than Median Household Income (MHI).

Council Legislation

The Metro Council's Ad Hoc Affordable Housing Committee meeting is June 30th. One of the pieces of legislation up for consideration is a resolution or ordinance to expand the structure of the Barnes Commission.

If the Commission expands the mission, it would be codified as an ordinance (Chapter 2. 149 Section 030, 040). An ordinance may also be required if the Commission wants to change the makeup of the Commission.

A working draft will be provided at the July meeting.

It may good to add some other members from the community; developers on the Commission for diverse experience and expertise. At one time, there was a developer on the Commission. The review committees may have a developer to review proposals.

If a resolution is proposed, it will recognize the Barnes Commission as having a larger responsibility and expand its strategies.

The next meeting is July 28th from 1 PM- 5PM. Staff will send monthly calendar requests to Commissioners.

Meeting adjourned.