



## METROPOLITAN HOUSING TRUST FUND COMMISSION AGENDA

Tuesday, January 25, 2022  
10am - 4pm

### MISSION STATEMENT

The Metropolitan Housing Trust Fund Commission governs the Barnes Housing Trust Fund in providing good quality affordable housing. Named after Reverend Bill Barnes, a longstanding advocate for affordable housing and the deconcentration of poverty, the Barnes Fund makes competitive grants to nonprofit housing developers to increase affordable housing options for Nashvillians. Grants include funding for renovation or new construction of affordable homeownership and rental opportunities and other supportive efforts to encourage affordability.

### MEMBERS

Gina Emmanuel, Chair  
Kaki Friskics-Warren  
James Simmons  
Jim Schmitz  
Chris Ferrell  
CM Zulfat Suara

### NOTICE TO THE PUBLIC

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**Please remember to turn off your cell phones.**

Five of the Metropolitan Housing Trust Fund Commission's members are appointed by the Mayor; one member is designated by the Board of the Metropolitan Development and Housing Agency; and one member is a Councilmember designated by the Vice-Mayor. The Commission meets on the fourth Tuesday of each month at 2:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South. Special meetings, cancellations, and location changes are advertised on the Metropolitan Housing Trust Fund Commission's main webpage.

The Metropolitan Housing Trust Fund Commission makes the final recommendation on all Barnes Housing Trust Fund grants. This recommendation is then brought to the Metropolitan Council, which has final authority.

Whenever possible, the Commission will strive to have the agendas, including minutes being considered for approval, submitted in a searchable electronic format for posting to Nashville.gov 72 hours prior to the Commission meeting but no less than 24 hours prior to the scheduled meeting.

### **Speaking to the Commission**

Community members may speak before the Commission during the public comment time on the agenda. As members of the audience, the Commission asks that community members not speak outside of the allotted time. Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received a week before the meeting. If added to the written agenda, applicants may speak for ten minutes. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, during the public comment time, or if added to the written agenda with no time limit.

The Metropolitan Housing Trust Fund Commission does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Ashley R. Brown, Ashley.Brown2@nashville.gov. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

## METROPOLITAN HOUSING TRUST FUND COMMISSION MEETING AGENDA

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“Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, please take notice that decisions of the Metropolitan Housing Trust Fund Commission may be appealed to the Chancery Court of Davidson County for review under a common law writ of certiorari. Any appeal must be filed within sixty days after entry of a final decision by the Board. Any person or other entity considering an appeal should consult with an attorney to ensure that time and procedural requirements are met.”

**I. Welcome**

**II. Review and Approval of Minutes**

**III. Director of Housing Programs Update**

- i. Introduction to Angela Hubbard, Housing Director and discussion regarding the move to the Planning Department.

- ii. Discussion of MOU with the Planning Commission

**IV. Project Progress and Financial Update**

a. Legislative Update

- i. (RS2021-1260) – ARPA Funding approved in the amount of \$20M for Barnes, \$20M for the catalyst fund, and \$200,000 for a housing navigation platform.
- ii. (RS2022-1328) -- Resolution to amend RS2019-1861 to reduce the award amount and number of units for Affordable Housing Resources' contract regarding the 432 Murfreesboro Pike development.
- iii. New Level CDC amended draw schedule for their Round 7+ project at 302 Williams Avenue, 37115.

b. Draw Updates

- i. Urban Housing Solutions
- ii. Rebuilding Together Nashville
- iii. Renewal House
- iv. Living Development Concepts
- v. Affordable Housing Resources

c. Fifteenth Avenue Baptist CDC update

**V. Best Practice Share**

- a. Emel Alexander, Director of Community Development for the Metropolitan Development and Housing Agency will join to share about his experience as a nonprofit developer and capacity building.

**VI. Public Comment (Limit 2 Minutes per Community Member)**

**VII. New Business**

- a. **Land Surplus Policy**

- i. Discussion on any edits

- ii. Vote

- b. Donation Policy**

- i. Discussion on any edits

- ii. Vote

- c. File Retention Policy**

- i. Discussion on any edits

- ii. Vote

- VIII. Executed Contracts for Round 9**

- a. Vote

- IX. Extension Requests for Crossroads Campus and Living Development Concepts**

- a. Vote

- X. Announcements**

- a. New Commissioner Update

- b. Upcoming meetings reminder

- c. Deed of Correction and Rental Restricted Covenant Update

- XI. Lunch Break**

- XII. Purpose and Goal Setting**

- a. Facilitator to review the scope, purpose, and process of the day's strategic direction discussion with Commission.

- XIII. Barnes Fund History**

- a. Housing Director Angel Hubbard to review how and why The Barnes Fund was created.

- XIV. Proposed Relationship Between Planning and Barnes**

- a. Staff to present latest work around clarifying roles.

**XV. Barnes Fund Enacting Legislation**

- a. All Commissioners will receive a copy of the original enacting legislation with the legal language. Discussion with Commissioners.

**XVI. Commissioner Survey Results**

- a. Facilitator to review results of the Commissioner's survey regarding the purpose of the fund.

**XVII. Public Comment (Limit 2 Minutes per Community Member)**

**XVIII. 15-minute Break**

**XIX. Clarity Box Exercise**

- a. Facilitator to lead the group in an exercise where the commission will discuss what is IN scope for Barnes and what is OUT of scope.

**XX. Role of Commissioners**

- a. Facilitator to lead the same exercise around the role of commissioners based on the clarity box exercise.

**XXI. Next Steps**

**XXII. 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>