



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

Tuesday, January 25, 2022
10-4pm

Members Present: G. Emmanuel, K. Friskics-Warren, J. Simmons, CM Suara, C. Ferrell

Members Absent: J. Schmitz

Staff Present: A. Brown (Planning Dept – Housing Division), M. Amos (Metro Legal), M. Gupta (Metro Legal), H. Davis (Planning Dept – Housing Division), A. Hubbard (Planning Dept – Housing Division), G. Brown (Planning Dept – Housing Division)

Guests Present: N. Provonchee (Bright Blue Consulting)

I. Welcome

II. Review and Approval of Minutes

- a. Ferrell motioned to approve. Friskics-Warren seconded. Unanimous approval.

III. Director of Housing Programs Update

- i. Angela Hubbard, Housing Director, introduced herself led a short discussion regarding the move to the Planning Department.

1. She noted that housing security for all Nashvillians is the vision for the new Housing Division in Planning. She said though the team is small now, it is mighty. She said that she will be working on alignment with other housing entities like MDHA and other stakeholders like the

Chamber of Commerce, Homeless Impact Division, and other community partners.

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.

1. Brown noted that this passed, and commissioners were given a copy of the legislation. She stated that she is currently working with the new financial analyst for Barnes in the Planning Department to get the Business Units set up for the ARP funding so those funds can be accessed those for a future grant round.

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.

1. Brown stated that this resolution passed at Council and AHR returned the check amount before the meeting. She added that those funds will go to the contribute grant agency line-item.

iii. New Level CDC amended draw schedule for their Round 7+ project at 302 Williams Avenue, 37115.

1. Brown stated that this legislation is filed and will be on the agenda at the next Council meeting.

b. Draw Updates

i. Urban Housing Solutions

1. Brown said that Urban Housing solutions made a third draw on their round six project off located at 2940 Dickerson Pike. She added that they have \$750,000 left on their \$2,000,000 grant for the last two draws.
- ii. Rebuilding Together Nashville
 1. Brown stated that Rebuilding Together made a draw on one completed home and 25% work on three additional homes for their Round 6 grant. She said they have \$65,037.77 left of their \$511,310 grant.
- iii. Renewal House
 1. Brown stated that Renewal House made their third draw on the 3600 Clarksville Pike development. She mentioned that after some inspection delays with Codes, it was approved. She noted that they have \$675,000 left of their \$1,800,000 grant from Round 6.
- iv. Living Development Concepts
 1. Brown stated that Living Development Concepts made third draw on their Round 7 grant for a property off Southview Drive. She added that they have \$28,625 remaining of their \$229,000 grant.
- v. Woodbine Community Organization
 1. Brown noted that Woodbine made a third draw on their 1717 Hobson Pike development. She added that they have \$750,000 left on their \$2,000,0000 grant for their Round 7 grant.
- vi. Mending Hearts

1. Brown noted that Mending Hearts made the first draw on their round 8 grant to begin construction on the Albion Street property. She added that they have \$327,598.25 left of their \$374,398 grant for Round 8.

vii. Affordable Housing Resources

1. Brown said that AHR made many draws on Round 6 and Round 7 grants for single family homes (3 of 9 are now completed) and their townhome project on Lombardia Street. She mentioned that they are currently undergoing inspection before payout, and I will report on that in February.

c. Fifteenth Avenue Baptist CDC update

i. Brown recited the statement from Fifteenth Avenue Baptist:

1. "Regarding use of the remaining funds, it is my intention for those funds to be used in the housing for young women aging out of foster care. It has been challenging seeking grant funding for some reason; however, I have been informed that some ARP funding would be available, and this project would be eligible. Should that not pan out, I do have another option. So, it is my desire that it will be started before the remaining extension term expires."
2. Brown noted they have only until November until their contract expires. She stated that the Housing Division staff plans to have another conversation with FABC since ARP funding will not be available. She noted that the grantee could return funds and apply at a later date with more secured funding as last resort.

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.

- i. Unfortunately, Alexander was unable to join due to a family health issue.

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

- a. Harvey (Mac) McDonald, principal broker of LDG, joined to encourage to further public-private partnerships. He stated there was a real need for a cogent housing policy and encouraged stakeholders to interact with Courtney Pogue, Director of Economic Development in the Mayor's Office, to align strategies.

VII. New Business

a. Land Surplus Policy

- i. Brown stated that the intent of this policy would assist staff and the commission when disposing of parcels that have been put out in several grant rounds but remain unselected for building. She stated that the policy was edited to include reference to the Metro code.
 - ii. Brown added that legal recommended we pull this from consideration until after Public Property has a new Administrator. They want to avoid any conflict with the established policy, and which takes precedent.

b. Donation Policy

- i. Brown stated that while the Barnes fund does not currently solicit any donations, it is prudent for us to consider how and when we accept donations as we receive requests more often.

- 1. Friskics-Warren wished to add that the most helpful gifts are unrestricted when donated to the introduction. Brown agreed.

09205031600) and Be a Helping Hand Foundation (parcels 06013021600, 06013021500, 09206064100, 09206064200). Unanimous approval.

c. Vote

IX. Extension Requests for Crossroads Campus and Living Development Concepts

a. Brown stated that Crossroads is requesting a third amendment for year extension for their Crossroads Camps development. Unlike other extensions they now have final construction pricing and are only a couple of weeks away from closing on financing to begin the construction. She stated that originally, they had factored in New Market tax credits to their project budget, but had to move forward without the tax credits, which meant they needed to carry a higher debt load to finance the project.

i. Friskics-Warren said that this is a good example of where Barnes was first money into a project and it was risky, but it paid off. She stated that she was happy to see progress.

ii. Ferrell motioned to approve; Simmons seconded. Unanimous approval.

b. Brown stated that Living Development Concepts, Inc. is requesting a first amendment for a year extension for their Round 7 development. She noted that they anticipate the work will be completed prior to the original deadline; however, they are being prudent in their forecasting and requesting an extension for 03/18/2022. She mentioned that since this is their first extension it will push the date to 03/18/2023.

c. Ferrell motioned to approve. Simmons seconded. Unanimous approval.

X. Announcements

a. New Commissioner Update

a. Before strategic planning began, Brown noted that one organization was left out of the contract vote by name (Westminster Home Connection).

i. Ferrell motioned to approve; Simmons seconded. Unanimous approval.

XII. Purpose and Goal Setting

a. Facilitator to review the scope, purpose, and process of the day's strategic direction discussion with Commission. Provonchee stated that survey results from the commission discovered differences about scope of Barnes. She stated that the day would be primarily focused on recentering focus on what is the duty and responsibilities of commissioners and Barnes strategic direction.

XIII. Barnes Fund History

a. Housing Director Angel Hubbard reviewed how and why The Barnes Fund was created. She stated that it largely began after 2010 flood and the overturning of neighborhoods began happening. She added that then HOME funding was slashed in half at the federal level. She stated that the housing community wanted a more permanent source for creating housing that was nimbler than the federal requirements. She added that the first year of Barnes included HOME funding, which still had federal requirements tied to it, so Barnes has been pushing back from there on requirements.

i. Ferrell added that work began in the housing community even before that in the mid-1990s with a steering committee. At an event in 1999, the then mayoral candidates promised funding for housing which is why the Barnes Fund lived within the Mayor's Office for so long. Dean then put funding into MDHA, and the Barnes Fund declined until the Barry administration. He added that is why there was such a push for so long to move staff out of the Mayor's Office so funding year-over-year would be less reliant upon each administration.

- ii. Friskics-Warren added that housing production was not the only intent of the housing community for the Barnes Fund during origination.

XIV. Proposed Relationship Between Planning and Barnes

- a. Hubbard presented latest work around clarifying roles including a draft scope of an MOU with the Planning Commission.
 - i. Hubbard said that before a unified housing plan can exist, there needs to be an inventory of what we must have in order to identify niches.
 - ii. Friskics-Warren and Ferrell agreed that it is complicated and difficult to understand without having a separate department because no other department has two commissions.
 - iii. Davis said that they want to make sure that staff time is always allocated to Barnes in the future and although it will be packaged with a Planning budget, Barnes will not carry the weight of all housing work done in the city. Rather, it would be a piece of a larger suite of tools for housing.
 - 1. Davis added that this is like an incubation period so that housing could develop into its own department when programs are launched. She stated that this would prevent capacity and staff issues while trying to get programs off the ground.
 - iv. Ferrell noted that this could be an argument for Barnes to have its own budget hearing, which it has not had before. That way it is not absorbed by another budget like it was within the Mayor's Office.

XV. Barnes Fund Enacting Legislation

- a. All Commissioners received a copy of the original enacting legislation with the legal language.

- i. Friskics-Warren asked whether the original ordinance was descriptive or prescriptive.

- 1. Provonchee said that that was part of the purpose for the day. To identify where there is scope creep and what fits within the legislation as it has evolved to today's times in Davidson County.

XVI. Commissioner Survey Results

- a. Facilitator reviewed results of the Commissioner's survey regarding the purpose of the fund.
 - i. The presentation is included below.

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

- a. Keith Branson of Westminster Home Connection joined to encourage the commissioners. He said that he sees a lot of resilience in the room with totally different experiences and perspectives. However, he stated that he was encouraged by the discussion and the commonalities identified thus far. He reminded commissioners that home is always with us as we keep it in our minds, but it means something different to everyone.

XVIII. 15-minute Break

XIX. Clarity Box Exercise

- a. Facilitator led the group in an exercise where the commission will discuss what is IN scope for Barnes and what is OUT of scope.
 - i. Notes from this discussion are included by memo from the consultant below.

XX. Role of Commissioners

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

- i. Notes from this exercise are included in the memo from the consultant below.

XXI. Next Steps

- a. Friskics-Warren asked staff to present several different types of public-private partnerships to the commission in the future. She stated this would be helpful to better define what Barnes means when it pursues more public-private partnerships in the community.

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>



The American Institute of Architects (AIA) is the professional association for architects. In collaboration with AIA National and AIA Tennessee, the AIA Middle Tennessee Government Relations Committee works to advocate for AIA priorities, including access to housing as a fundamental right. The AIA advocates for governmental policies, programs, and incentives to promote the design, construction, renovation, rehabilitation, preservation and stabilization of safe, healthy, affordable, sustainable and disaster-resistant housing within the means of all people.

WHY DESIGN MATTERS FOR AFFORDABLE HOUSING

We believe design is critical to creating safe, healthy, affordable and sustainable housing for all. We believe well-designed communities are a product of an inclusive community planning process, which maximizes public participation. We also recognize the challenges and complexities of affordable housing development, design and construction and want to be a resource for the city, developers, and non-profits to promote thoughtfulness and intentionality in the design and construction process.



*The Arroyo, 2021 AIA Housing Award Winner
KoningEizenberg Architects*

DURABILITY OF INVESTMENT

Selecting durable materials and ensuring quality construction reduces long-term maintenance, cost, and material waste.

ENERGY EFFICIENCY & SUSTAINABILITY

Sustainable design helps communities combat the effects of climate change through stormwater management, reduced consumption of energy and water, and reduced construction waste.

NEIGHBORHOOD SUPPORT

Good design helps to garner public support through effective community engagement and inclusive planning, leading to better design solutions.

RESIDENT HEALTH & WELLNESS

Good design promotes better indoor air quality and daylighting. Universal design criteria creates equity for residents as well as allowing them to age in place.

INNOVATION AND CREATIVE SOLUTIONS

Design can push the boundaries of traditional housing models (like co-housing) and construction techniques (like modular or 3D-printed housing).

DELIVERY OF SERVICES

Good design creates comfortable, inspiring spaces for the delivery of supportive services to residents and communities who need them most.

For more information, please visit aiamidtn.org/advocacy or contact communications@aiamidtn.org

HOW AIA MIDDLE TN CAN SUPPORT THE BARNES FUND

AIA Middle Tennessee believes in the value of the Barnes Fund, and the importance of design excellence in creating quality affordable housing. We also believe in collaboration and partnership, and hope that we can be a resource for the Barnes Fund and its grantees in this effort.

FACILITATE AND CO-HOST DESIGN WORKSHOPS

AIA Middle Tennessee can facilitate and co-host charrettes and workshops in collaboration with community partners to promote design excellence in publicly-funded projects.

CONNECT WITH AIA MEMBERS AND LOCAL FIRMS

With a network of more than 700 members, AIA Middle Tennessee can connect grantees to a wide range of firms and practitioners with diverse experience across project types.

PROVIDE BEST PRACTICES, CASE STUDIES & RESEARCH

The AIA National network and Knowledge Communities can provide a wealth of research and examples of innovative projects and successful models from across the country.



*Independence Library + Apartments
2021 AIA Housing Award Winner
John Ronan Architects*



*Tierra Linda Chicago
2020 AIA/HUD Secretary's Award
Landon Bone Baker*



*3D-printed homes in Austin, TX
ICON, Logan Architecture*

For more information, please visit
aiamidtn.org/advocacy or contact
communications@aiamidtn.org



Barnes Fund Strategic Planning

January 25, 2022

Prior Strategic Plan

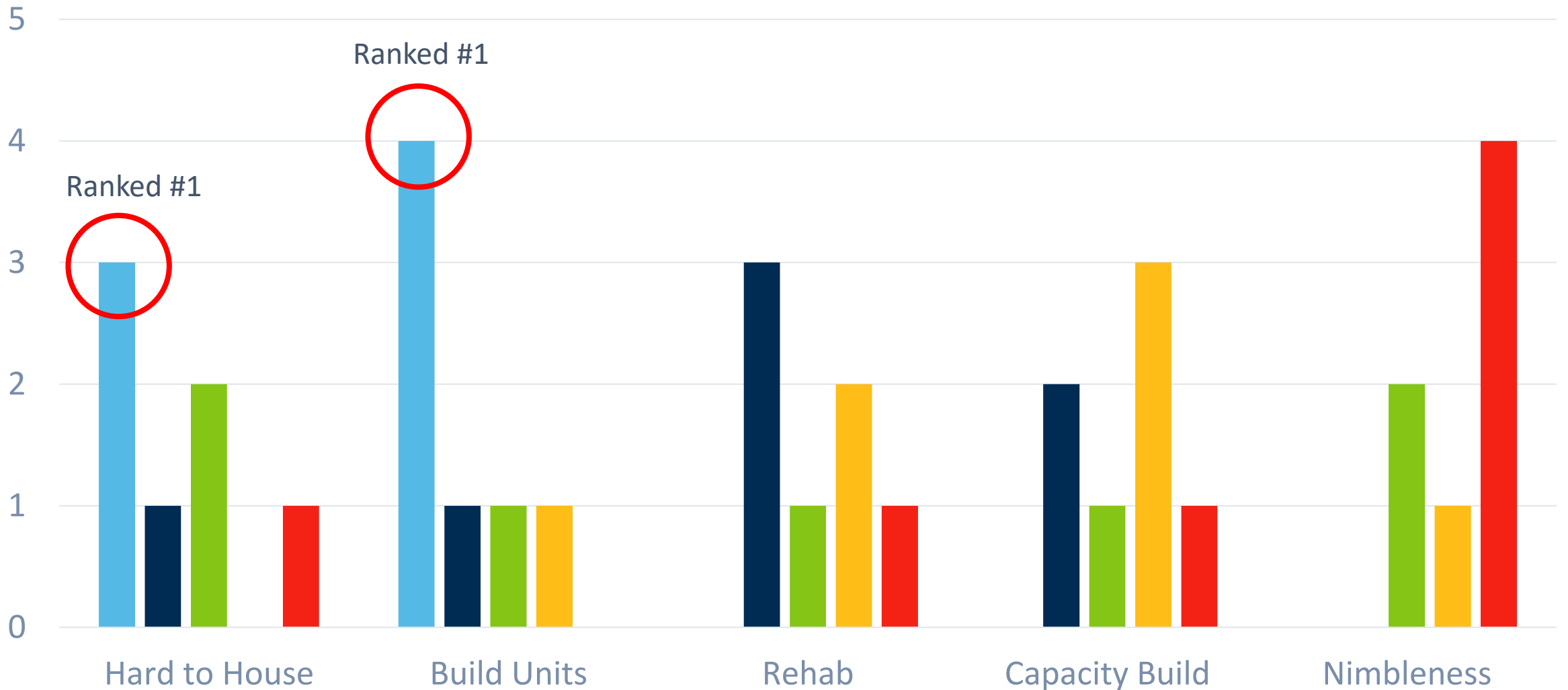
- **Goal #1:** Tell The Barnes Fund Story
- **Goal #2:** Prioritize Groups and Geography
- **Goal #3:** The Barnes Fund to Serve as a Robust Model for Capacity Building
- **Goal #4:** Update Grant Application
- **Goal #5:** Create and Launch Process for Flexible Funding for Out-of-Cycle Grants
- **Goal #6:** Establish and Maximize Relationship with Community Land Trust



CURRENT Purpose of The Barnes Fund

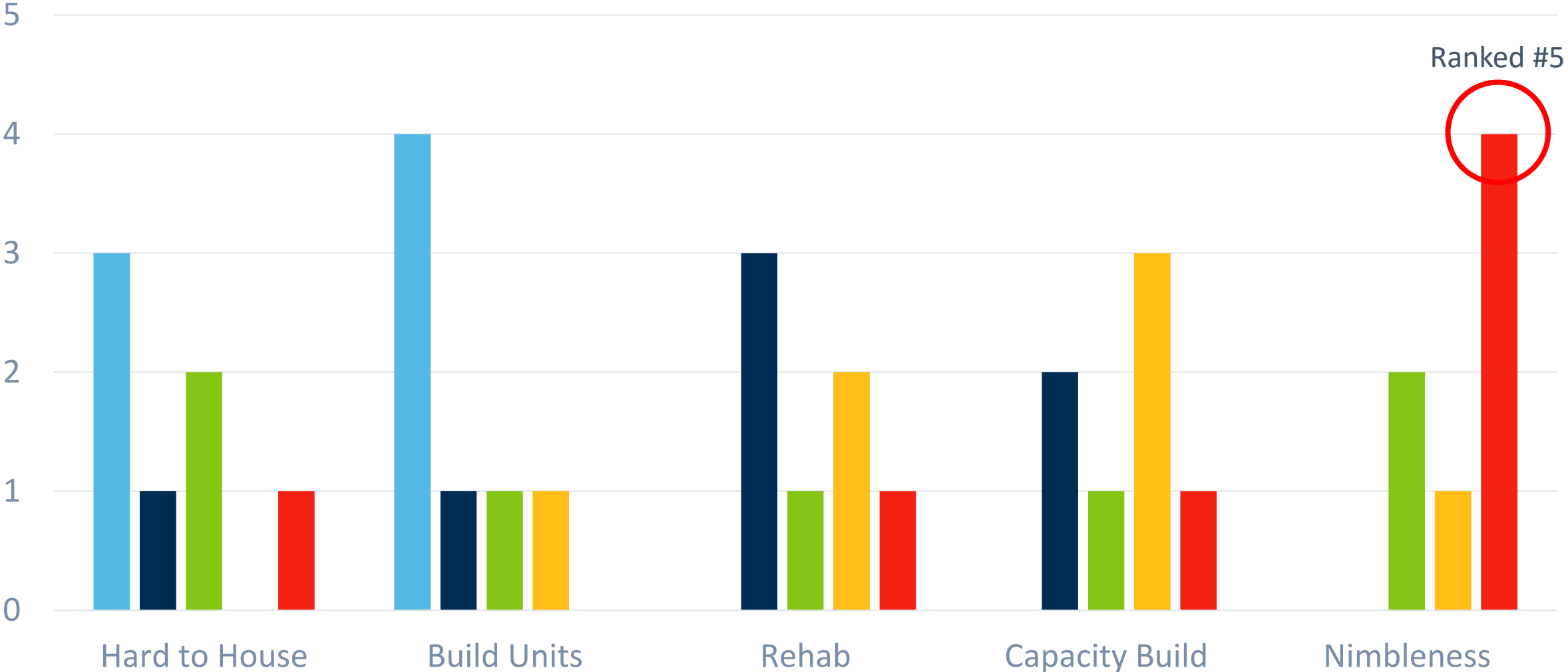
Ranking

1 2 3 4 5



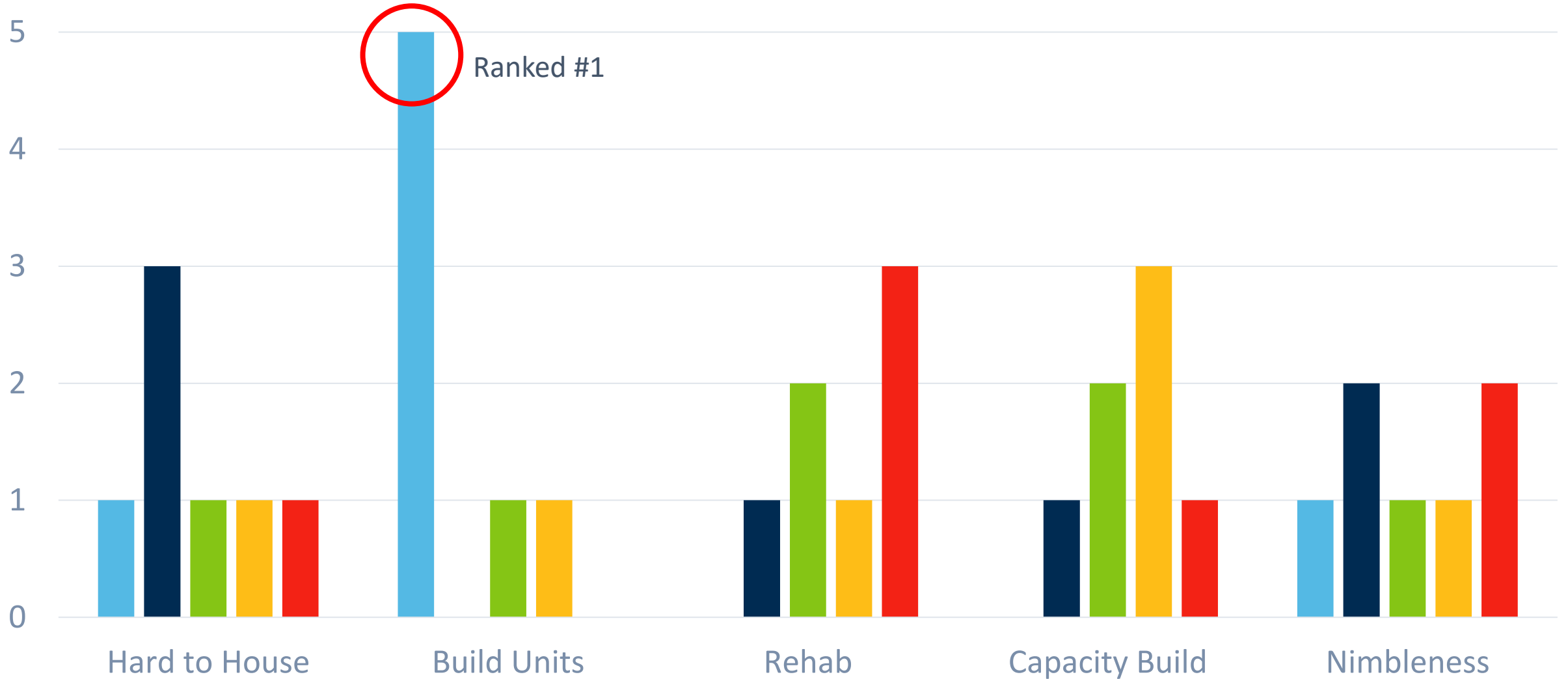
CURRENT Purpose of The Barnes Fund

Ranking
1 2 3 4 5



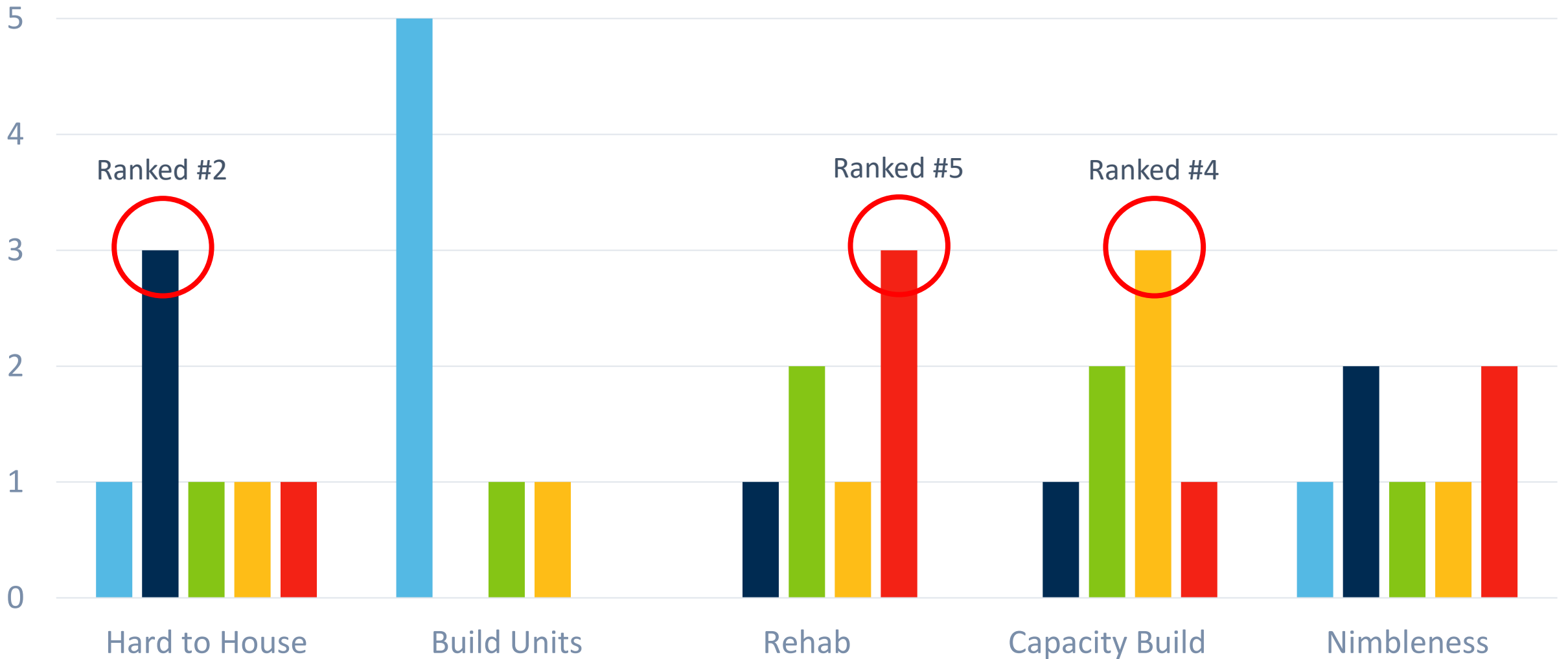
FUTURE Purpose of The Barnes Fund (3 - 5 years)

Ranking
1 2 3 4 5



FUTURE Purpose of The Barnes Fund (3 - 5 years)

Ranking
■ 1 ■ 2 ■ 3 ■ 4 ■ 5



LET'S TALK **MORE**

Nicole@ConsultBrightBlue.com

www.ConsultBrightBlue.com

 ConsultBrightBlue

 Nicole Provonchee

 ConsultBrightBlue



TO: Ashley Brown, Affordable Housing Program Manager
Gina Emmanuel, Chair, Metropolitan Housing Trust Fund Commission

FROM: Nicole Provonchee, Bright Blue Consulting

DATE: January 31, 2022

RE: Strategic Discussion Summary

Thank you for the opportunity to work with the Metropolitan Housing Trust Fund Commission on January 25, 2022.

Background:

As we discussed in the meeting, I had the pleasure of interviewing most of the Commissioners over the summer of 2021. After my interviews, it was clear that there was a wide range of opinions around the core intent of The Barnes Fund. In July 2021, I recommended that our August strategic planning session be focused on clarifying the intent of The Barnes Fund and gaining alignment around this intent from all of the Commissioners. Our August planning meeting was moved to January due to Covid concerns.

Strategic Planning Meeting:

On January 25, 2022, Commissioners Gina Emmanuel, Kaki Friskics-Warren, James Simmons, Chris Ferrell, and Metro Councilwoman Zulfat Suara extended their monthly meeting to include a strategic planning session (Jim Schmitz was ill and unable to attend). After a review of the history of The Barnes Fund and the initial legislation setting up the fund, the Commissioners engaged in a discussion around the core purpose of The Barnes Fund. I also shared the results of a survey that asked members to rank the importance of various strategies The Barnes Fund could prioritize in future strategic plans. The group discussed areas of commonality and difference.

The Commissioners engaged in an exercise where they articulated what they believed was “in scope” for The Barnes Fund “out of scope” for Barnes, but “in scope” for other organizations.

After much discussion, the commissioners drafted the following statement as a starting point for the next Barnes Fund Strategic Plan:

Believing that community and belonging are essential, The Barnes Fund contributes to a city in which affordable housing is plentiful, dignified and accessible through:

- *Building capacity of new and/or smaller nonprofit developers*

- *Funding new rental and homeownership units at up to 85% AMI*
- *Prioritizing the rehabbing of existing properties in rapidly changing areas*
- *Prioritizing hard to house populations*
- *Activating a public land portfolio*

Additionally, the Commissioners in attendance agreed that the Role of a Barnes Fund Commissioner includes:

- Site visits (at least one per year)
- Prep before meetings
- Set policies
- Perform grantmaking
- “Advocate” for affordable housing
- Help with education of other Commissioners around affordable housing (share ideas, bring questions)
- Bring and share experience and expertise
- Listen carefully to partners
- Attend 75 – 80% of meetings
- Set aside time to review strategic plan (recommend full review annually, check in/reporting on progress quarterly)

Next Steps

Much progress was made in the meeting. The statement drafted in the meeting can serve as the basis of a larger strategic plan. I will work with Ashley to discuss next steps regarding drafting a new strategic plan.