



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

Tuesday, August 23, 2022
2 – 4 pm

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

Members Absent: None

Staff Present: A. Brown (Planning Dept – Housing Division), M. Amos (Metro Legal), A. Hubbard
(Planning Dept – Housing Division), K. Ensign (Planning Dept – Housing Division)

Guests Present: Dr. Troy White (MDHA), Terri Skipper (New Level CDC)

I. Welcome

- a. The Housing Trust Fund Commission bid farewell to Chris Ferrell as this meeting was his last. After serving for five years and assisting with the creation of the Barnes Fund, Ferrell stated that this was his favorite board on which he has served. He stated that the Barnes Fund has come such a long way since its earliest days, and he will still be around should the Commission ever need him.

II. Review and Approval of Minutes

- a. Friskics-Warren moved approval and Simmons seconded. Unanimous approval.

III. Director of Housing Update

- a. Hubbard gave an overview on the timeline and updates related to the ARPA funding to be presented on 09/14/2022. She presented high level information related to the

updated staffing, Unified Housing Strategy, and stated that there has been some scope revision after discovering the RFP already released for the Market Value Analysis.

IV. Project Progress and Financial Update

a. Legislative Update

i. Brown stated that the new commissioner approval was deferred to the next meeting due to a questionnaire. She said that the questionnaire now been completed. Brown will meet with the Rules and Confirmations committee on 09/06/2022 for the confirmations of Ms. Maria Carmen Jackson and Mr. Peter Westerholm.

ii. RS2022-1691

1. Brown stated that the Renewal House and Urban Housing Solutions Round 6 Extension 2 were heard at Council on 08/16/2022.

a. She stated that the extensions were approved. The two six-month extensions pushed the dates of expiration on the contracts out until 03/07/2023. Brown stated that staff has already processed the final draws and are pending a final report for Renewal House. Brown noted that UHS plans to have a ribbon cutting date for the Skyliner development prior to the September meeting, which I she stated that she will share with the Housing Trust Fund Commissioners.

iii. RS2022-1692

1. Brown stated that the Affordable Housing Resources Round 6 Extension 2 heard at Council on 08/16/2022.

- a. She noted that the legislation was the third amendment but only the second time extension. She stated that Council approved a 12-month extension until 08/07/2023. Brown noted that AHR continues to work with Bankers Title to clear title on the properties remaining.

V. Dr. Troy White, Director of Metropolitan Housing Development Agency (MDHA)

- a. Dr. White joined to share with the Commission his plans for Envision at MDHA. He explained his methodology in development and his concepts for future housing development for MDHA. White stated a renewed focus on housing as part of their overall development strategy.

VI. Draw Updates

i. Woodbine Community Organization

1. Brown stated that WCO has \$250,000 left on their Round 7 grant after a 4th draw for 1717 Hobson Pike. She added that they made two first draws on their Round 9 developments on Dickerson Pike and Clarksville Pike and have \$2,500,000 left to draw for their Round 9 grant.

ii. Renewal House

1. Brown noted that Renewal House submitted their final use and occupancy and pay app information for their 3700 Clarksville Pike development. She stated that this draw included draws 4 and 5 and included their cost supplement. This closed their grant, and we are pending a final report on the project.

iii. Habitat for Humanity of Greater Nashville

1. Brown stated that Habitat for Humanity made first draws on their Round 8 and Round 9 developments in mid-July for Village by the Creek, which is committed to 26 homes in Round 8 and 32 homes in Round 9. She added that they have \$1,177,933 left on their Round 8 homes to draw and \$2,531,460 left on their Round 9 grant.
2. Brown stated that they have since submitted two additional draws for Rounds 8 and 9 that are currently awaiting inspector review prior to processing.

iv. Urban Housing Solutions

1. Brown stated that UHS made the fourth draw on their Skyliner development for \$500,000 in mid-July. Brown noted that they have \$250,000 left to draw when they receive their Use and Occupancy for the building.

VII. New Business

a. Donation from Subtext Living

- i. Brown stated that the Subtext Living developer had contacted them through CM Taylor to donate to the Barnes Fund. Brown noted that she had reviewed their previous zoning requests to ensure that it matched the criteria outlined in the donation policy for the Housing Trust Fund Commission.
- ii. Friskics-Warren wanted confirmation that the rezoning application that had been approved had not displaced any residents. Brown confirmed that it did not, nor did it have negative community feedback since the rezoning encompassed mostly commercial property.

iii. Ferrell motioned to approve the donation; Simmons seconded. Unanimous approval.

b. Contract Extensions – 1st Extension for New Level CDC (Round 7+)

i. Brown noted that the extension period for the Round 7+ grant for New Level CDC passed without receiving an extension request. Brown stated that she had informed New Level CDC of the extension request process when they initially inquired a year prior to the expiration of the grant. However, they did not complete the outlined process and their grant expired prior to the final draw down of the 1% due at Final Use and Occupancy.

ii. Friskics-Warren asked if anyone was present from New Level to address the extension.

iii. Skipper joined to state that during leadership transition at the time, they failed to make a timely request for an extension although they had communicated with staff about other items. They requested that they still move forward with the development and asked if this would be possible to draw the remaining \$20,800 left on the Barnes grant award.

iv. Macy Amos from Metro Legal stated that an extension at this stage would not be possible since it has expired. However, she stated that it would be possible to enter into a new contract for the remaining amount.

v. Friskics-Warren stated that the new contract should not exceed the amount, or the time limitations of the extension request so that they do not benefit more than a simple extension. Brown stated she would draft a new contract with these limitations and present it to the Commission at the September meeting.

- vi. Ferrell moved approval of a new contract to extend the award for a period of time not to exceed the amount or time limitations of the extension request; Friskics-Warren seconded. Unanimous approval.

c. Spring Funding Award

- i. Brown restated the external review committee's recommendation to approve the funding award for Park Center.
 - 1. Ferrell moved approval; Simmons seconded. Friskics-Warren and Emmanuel abstained due to conflict of interest.
- ii. Brown stated that Villa Maria Manor, Inc. requested to change the entity name on the Barnes contract award due to tax reasons.
 - 1. Friskics-Warren stated that the two entities had the same EIN and that this change would not change the proposal or design of the development.
 - 2. Schmitz moved approval; Friskics-Warren seconded. Unanimous approval.

d. Spring Funding Contracts

- i. Brown read the contract caption for Park Center.
- ii. Ferrell moved approval; Schmitz seconded. CM Suara and Simmons voted yay. Friskics-Warren and Emmanuel abstained due to conflict of interest.

e. Updated Budget

- i. Brown presented preliminary fund balance calculations from the Office of Budget Management. She made the recommendation to wait until the spring for another funding round because funding Round 10 has not yet been confirmed by Council.

- ii. Friskics-Warren asked staff to present a more thorough timeline for funding Round 11 before they vote to approve any update.
- iii. Ferrell requested that staff revisit the preliminary fund balance projections because he did not believe that they were correct. Ferrell added that the Commission has not received detailed reports in the past and that creates a perceived lack of trust. Moving forward, he stated that he hopes the reports are more detailed to create transparency as the fund portfolio grows.
 1. Brown stated that she would work with OMB and the new financial administrator to correct any information. She added that she will provide the Housing Trust Fund Commission with updates and a more thorough timeline at the next meeting in September for a vote.

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

- a. Keith Branson from Westminster Home Connection joined to share that the median age of their program recipients for home rehab are 70-72 years old. He stated that they are 70% women, 50% Black, and there is a 1.5 average household family size typically with a supported dependent. Branson stated that preserving homes is a key to affordability.
- b. Nicole Rowan from Rebuilding Together Nashville joined to declare their new target community in Bordeaux expand the work east into Council Districts 2, 3, and 5. She stated that because of the Barnes funding, they will be able to hit the ground running.
- c. Terry Rappuhn from Westminster Home Connection joined to share that they plan to make a sizeable request in the next funding round and hope to get to work utilizing funds by May or June 2023 if awarded.

IX. Announcements

- a. New Commissioner Update

- i. Brown stated that staff are in the process of working the administration to fill the second vacancy for Ferrell's seat. She stated that there should be a named candidate by the next Council meeting.
- b. Kaycee Ensign joined briefly to introduce herself as the new Housing Policy Research Analyst in the Housing Division of the Planning Department. She stated that she looks forward to working with the Commission and presenting additional information to them about the public dashboard for Barnes data soon.
- c. Brown stated that the September meeting Location is in the Sonny West room of the Howard Office Building.

X. 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>