



## **METROPOLITAN HOUSING TRUST FUND COMMISSION AGENDA**

Monday, December 5, 2022  
8:30 – 12:30 pm

### **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.

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

- Funding new rental up to 60% AMI and homeownership units up to 80% AMI;
- Prioritizing the rehabilitation of existing properties in rapidly changing areas;
- Prioritizing housing for populations that have been historically locked out of the city's affordable housing resources;
- Building capacity of new and/or smaller nonprofit developers; and
- Activating and sustaining a public land portfolio.

### **MEMBERS**

Gina Emmanuel, Chair  
Kaki Friskics-Warren  
James Simmons  
Jim Schmitz  
CM Zulfat Suara  
Maria Carmen Jackson  
Peter Westerholm

## 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. Project Progress and Financial Update**

a. Legislative Update

i. Many pieces of legislation heard at Council on November 15, 2022:

1. RS2022-1856

a. Affordable Housing Resources Round 4 extension 4.

2. RS2022-1857

a. Barnes Round 10 parcel donations & \$15M in funding awards.

3. RS2022-1858

a. Barnes Round 10 remaining \$5M in funding awards for

Appalachian Home & Health, Pathway Lending dba Birchstone

Village, and Mary Queen of Angels, Inc.

b. Draw Updates

i. Habitat for Humanity of Greater Nashville

ii. Mary Parrish

**IV. New Business**

a. **RS2022-1809 Allocation**

i. The \$100,000 donation approved by RS2022-1809 has been deposited to the Barnes Housing Trust Fund.

ii. Vote

**b. Review Land Donation Policy for Round 11**

- i. Discussion
- ii. Vote

**V. Strategic Planning pt. II**

**a. Sunset Provision for Small Organization Subsection**

- i. Ashley Brown to present information about subsection utilization.
- ii. Vote

**b. Financial Market Pressures, AMI & Developer Caps**

- i. Kaycee Ensign and Hannah Davis to present how current market factors will affect the nonprofit community.
- ii. Discussion
- iii. Vote

**c. Special Funding Rounds & ARPA Allocation**

- i. Angie Hubbard to give an overview of ARPA funding approved by Council.
- ii. Discussion
- iii. Vote

**VI. Lunch**

**VII. Review of Strategic Milestones & Updated Priorities for 2023**

- a. Hannah Davis to lead a discussion & activity

**VIII. Overview of Internal/External Scoring Changes & Priority Scoring Block**

- a. Ashley Brown to present overview of changes and present full scoring block for priority bonus points.
- b. Discussion

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

**X. Announcements**

- a. Chair & Vice Chair Appointments for 2023
  - i. Vote at January 24, 2023 meeting
- b. 2022 Annual Report Distribution
- c. Reminder: Barnes Funding Round 11 to open January 16, 2023

**XI. 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>