



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

Tuesday, March 28, 2023

2:00 pm – 4:00 pm

Members Present: K. Friskics-Warren, J. Schmitz, J. Simmons, P. Westerholm, G. Emmanuel

Members Absent: CM Zulfat Suara, M. Jackson

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

I. Welcome

- a. Schmitz moved to begin meeting.

II. Review and Approval of Minutes

- a. Schmitz motioned to approve minutes. Westerholm seconded. Approved unanimously.

III. Project Progress and Financial Update

- a. Pardue shared Legislative Updates as follows:

- i. Contract Extensions:

- a. RS2023-2040

- a. Crossroads extension 4 passed at Council on 03/07/2023

- b. She stated the new expiration date for approved extensions is 09/21/2023.

- b. RS2023-2041

- a. Westminster extension 4 passed at Council on 03/07/2023

- b. Pardue noted that the new expiration date for passed extensions is 03/21/2024.

- c. RS2023-2042
 - a. Extension 2 for AHR, BAHH, Our Place passed at Council on 03/07/2023
 - b. Pardue noted the new expiration date is 03/18/2023 for all except BAHH which is extended until 09/18/2023.
 - d. RS2023-2043
 - a. Extension 1 for AHR, BAHH, Mending Hearts, Habitat, WCO, UHS, and SRC passed at Council on 03/07/2023
 - b. Pardue stated the new expiration date is 05/19/2024 for all passed extensions.
- ii. BL2023-1731
 - a. Small organization subsection codified, and sunset language removed.
 - b. Passed on third reading at Council on 03/21/2023.
- b. Pardue shared an abbreviated version of the below Draw Updates
 - i. Crossroads Campus
 - a. Crossroads made their 3rd draw on their Round 5 project for \$250,000. They have two draws remaining on the property on 16th Ave N left for \$375,000 of their \$1M grant.
 - ii. Aphesis House
 - a. Aphesis made their 2nd draw on their Round 9 project for \$111,932.93. They have three draws remaining on the property on Walton Lane left for \$505,596.03 of their \$599,000 grant.
 - iii. Be a Helping Hand Foundation

- a. Be a Helping Hand Foundation made draws on their Round 7, 8, and 9 grants for properties on Lowes Lane and Woodfolk Ave.
 - b. Round 7 was their 4th draw. They have one draw remaining for their \$143,345 grant left for \$11,945.50.
 - c. Round 8 was their 4th draw. They have one draw remaining for their \$249,000 grant left for \$31,125.
 - d. Round 9 was a sitework draw on back-tax property granted to them in Round 9. They have \$584,711.60 left of their \$642,099 grant.
- iv. Woodbine Community Organization
 - a. Woodbine received the final U/O on their Round 7 grant for Hobson Pike, which removed their need for an extension to that contract. They had previously been waiting with a temporary U/O. The final draw of \$250,000 closes out their \$2,000,000 grant.

IV. New Business

a. Donation from Community Foundation of Middle Tennessee

- i. Brown reviewed a donation from an individual from the Community Engagement fund at the Community Foundation of Middle Tennessee for \$20,000 that was postponed from the previous meeting.
- ii. Brown opened a discussion regarding origin and referenced updated letter from Community Foundation of Middle Tennessee. Brown stated that Ann Duffer Foundation is foundation of a couple that lives in Hendersonville. They have been incredibly generous in funding previous disasters here in Nashville and have also funded many local organizations including well known ones like Nashville Rescue Mission, Oasis Center, Second Harvest, and Thistle Farms.

- iii. Brown shared that the updated letter includes unrestricted donation language as requested by this body in the January meeting.
- iv. Schmitz opened the floor for questions, being none, moved to vote on the donation. Westerholm motioned to approve. Simmons seconded. Passed Unanimously.

b. Homeowner & Rehab Proceeds Policy

- i. Brown shared that occasionally there are proceeds from liens that are repaid or homes that are sold with Barnes equity. Organizations have reached out to ask how to handle these proceeds. In the past, we have left that to the organization to determine. As we move forward, having a policy in place will assist how organizations handle these funds as our portfolio grows.
- ii. Westerholm gauged anticipation of funds being returned in the future.
- iii. Brown shared policy needed to be in place to release recycled funds.
- iv. Emmanuel motioned to approve. Westerholm seconded. Passed Unanimously.

c. Update on Spring Round 11 Reviewer Panel

- i. Brown introduced external review panel Members as follows:
- ii. **Pete Westerholm** is the Director of Policy and Government Affairs at the Greater Nashville Regional Council, a role he's been in for six years. Originally from Houston, TX, Pete has lived in Nashville for most of the past 25 years. He is a graduate of Lipscomb University and Pepperdine School of Public Policy. Pete has worked in state and local government in various capacities, served on a host of community and nonprofit boards, and is an adjunct professor at Lipscomb's Institute for Law, Justice, and Society. Pete is interested in how the Nashville area grows, especially with regards to mobility, sustainability, and housing.

- iii. **Caroline Shockley** is a community volunteer and primarily focuses her energy on issues affecting older adults and women. She currently serves on the West End Home Foundation Board, The Women’s Fund of The Community Foundation, and Impact100. During her professional career she was a Vice President with SunTrust Private Capital. Additions to the award letter have noted that the gift is unrestricted in nature. This funding is not in connection to a development or developer.
- iv. **Alex Dickerson** is a partner on the Land Use Team at the Thompson Burton law firm, having recently spent over 13 years as an attorney with Metro Legal. As Senior Counsel at Metro Legal, Alex was the department liaison to Metro Council and served as the primary legal advisor for Metro’s various land use entities, including the Planning Department and Commission, Board of Zoning Appeals, Historic Zoning Commission, Downtown Code Design Review Committee, and Codes Department and related boards.
- v. **Brynn Plummer**, Vice President and Director of Diversity, Equity & Inclusion. Prior to joining AB in 2022, she was vice president of Equity, Inclusion and Community at the Nashville Entrepreneur Center (NEC), a not-for-profit, public-private start-up incubator. At the NEC, Plummer grew the LGBTQ+, Black, woman and Latino entrepreneur community by more than 400%, and worked to have February 15 officially recognized as Black Innovation and Entrepreneurship Day in Nashville. She also co-founded Twende, a pre-accelerator for Black and Latino start-ups, and later led the campaign that made the program the state of Tennessee's official minority-owned business acceleration program. Plummer

holds a BA in English and comparative literature from Columbia University and a MEd in instruction from Lipscomb University.

- vi. **Alyssa Macon** is the Diversity, Equity & Inclusion (DEI) Specialist at AllianceBernstein. In this role, she is responsible for managing the firm's global Employee Resource Groups (ERGs) and advising on programming strategy. Macon plans and coordinates DEI-related communications, training programs and office-wide special events, as well as conducts marketplace research on DEI trends to ensure that AB employees are properly supported. Prior to joining AB in 2022, Macon spent seven years at Jackson National Life, where she was a product and competitive intelligence analyst. While there, she co-founded VIBE: Visions in Black Excellence, and was a co-chair of the group for three years. Macon holds a Diversity and Inclusion Certificate from eCornell.
- vii. **Beverly S. Patnaik** is a gerontologist with more than 30 years' experience in the field of aging issues. She is now retired, spends her time consulting, volunteering, and traveling.
- viii. **Will Rosenthal**, A native of South Louisiana, Will's early career in architecture and real estate development was catalyzed during the Hurricane Katrina rebuilding effort in New Orleans where he worked with neighborhood and community groups to create new parks, public spaces, and opportunities for artists to return home. Since co-founding Openworks in 2016, Will has worked with city governments, institutions, and private developers to analyze, design, and implement strategic visions for some of Nashville's beloved urban spaces and communities. Throughout that time, he has focused on Nashville's chronic

housing shortage leading to development on 1000+ housing units and development of 40+ infill starter homes in urban Nashville neighborhoods.

- ix. **Taylor Young** is a published co-author, research enthusiast, and strong advocate for public health. She has her B.S. in Agriculture from Austin Peay State University and a Master of Public Health, concentration in Veterinary Medicine, from University of Tennessee.
- x. **Alex Pemberton** is a real estate developer and investor based in Nashville. He has led over \$115 million of commercial real estate projects in Nashville, with experience in all aspects of the building investment life cycle in projects ranging from office to multifamily and special types.
- xi. **Toni Shaw** is a Housing Program Manager in the Tennessee Housing Development Agency's Community Programs Division. She is responsible for the administration of the Community Investment Tax Credit Program and several programs under the Tennessee Housing Trust Fund including the Competitive Grants Program, Challenge Grant Program, the Capacity Building Grant Program, Building Trades Demonstration Program, and the Creating Homes Initiative – 2 Program. Toni holds a bachelor's degree in psychology, from Fisk University and a master's degree in Public Service Management from Cumberland University.
- xii. **Terry Malone** is the Founder and President of Sound Realty and manages the affordable property management. Prior to founding Sound Realty, she served in several roles for Tennessee Housing Development Agency (THDA) over her 19-year tenure including the Low-Income Housing Credit program, Project Based Section 8 program, and Rural Development programs. Terry holds a Bachelor of Business Administration Degree and Master of Science in Management Degree

from Austin Peay State University as well as a Graduate Certificate in Public Administration—Executive Leadership from Tennessee State University.

- xiii. **Miguel Vega** serves as the Chief Diversity Officer/ SVP Business Development and Community Outreach at First Community Mortgage. Vega has been with FCM for almost 2 years, leading the Multi-Cultural Lending Initiative (MCLI) team to great success since its development. The new position reinforces the commitment of FCM with diversity and inclusion as well as focusing on serving multicultural markets and underserved communities. He has been the driving force behind FCM winning the honorable Mortgage Bankers Association (MBA) Diversity Award for market outreach in 2017.
- xiv. **Angela Harrell** is the Senior Community Development Program Manager at MDHA. Angela has worked at MDHA for over 12 years, initially hired to administer the NSP1 & NSP2 programs purchasing foreclosed, abandoned, and vacant properties during the recession. She currently manages the HOME, CDBG-DR, and CDBG housing programs administering over \$40 million in grant funds. Angela has a Master of Business Administration from the University of Phoenix and a Bachelor of Business with a Concentration and Urban Development from Tennessee State University.
- xv. **Harry L. Allen** is a corporate director of Studio Financial Holdings, Inc. and its wholly owned subsidiary, Studio Bank (the “Bank”) where he serves as Chief Relationship Officer. Mr. Allen serves on the Board Business Strategy Committee and the Management Compliance Committee and is the Community Reinvestment Act (CRA) Officer. He serves as the Bank’s lead business development officer, key point of contact for stakeholders and strategic

partners, such as the bank’s Founders’ Advisory Board, and manages the Bank’s involvement and investment in community efforts.

xvi. Schmitz and Friskics-Warren expressed gratitude to staff for the work completed during this round.

V. Spring Round 11 Grant Award Vote

- a. Brown shared that there were twenty (21) applications in the general funding pool consisting of three (3) rehab, six (6) homeowner and twelve (12) rental applications totaling \$42,800,370 in requests including three (3) small organization applications. There were six (6) applications in the ARPA funding pool including one (1) co-op and five (5) rentals for older adult’s applications totaling \$10,698,261 in requests. Brown reviewed the funding recommendations- see attached. Brown explained there was a higher need for GAP financing due to higher material cost, labor bids, etc. Applications varied from two (2) to one hundred (100) unit developments and that the Small Organization set aside applications totaled two (2) applications that were recommended for funding outside of applications that were recommended to decline based on eligibility and scoring thresholds.
- b. Schmitz inquired about the voting format.
- c. Brown advised the commission to vote on the Metro donated properties first and then vote on funding sections.
- d. Brown shared three organizations be approved for Metro donation including AWAKE Nashville, Affordable Housing Resources, and Living Development Concepts.
 - i. Simmons motioned to approve the following property donations:

Awake Nashville	2937 Brick Church Pike
	2939 Brick Church Pike

Living Development Concepts, Inc.	908 28 th Ave. N. 1601 Whelless St.
Affordable Housing Solutions	85 Donelson St. 1626 12 th Ave. N. 1514 14 th Ave. N.

ii. Emmanuel seconded. Friskics-Warren abstained. Passed.

e. Brown shared reviewer notes for each subsection.

i. The **ARPA Co-Op subsection** review committee recommended declining the application for William Franklin Buchanan due to the following reasons: site request and land contingency did not mitigate risks that the reviewers identified; some weaknesses with the community engagement and plans for engaging the community in the future including multi-lingual access; and lack of development partner with experience building to the same scale of what was proposed; some fundamental issues with budget and proforma that could be corrected. The committee stated they would like to see the application cured and reapply in the future.

- No vote required at this time.
- Friskics-Warren inquired about timing of funding and whether postponing award would impact an organization’s ability to spend by the deadline. Brown shared that by allowing the current applicants more time to strengthen their applications it would allow

them to be better prepared to successfully spend the funding considering the overall time restraints.

ii. **ARPA Older Adults Rental 62+** subsection, the Madison Station application from Urban League of Middle Tennessee in conjunction with LDG was moved to this subsection from the general funding pool as it alluded to older adults throughout and a connection to Fifty Forward. For the Brick Church parcel donations, long-term affordability is the largest consideration. Brown stated that staff is working on reversion clause or a longer affordability term due to the size (86,648 and 88,795 respectively)—which does not qualify for homeownership prioritization per the Land Donation Policy.

- Emmanuel pointed out additional DEI points would not influence score outcome.
- Simmons motioned to approve the grants as outlined:

AWAKE Nashville	\$3,000,000
Woodbine Community Organization	\$1,531,993
Urban League of Middle TN – Madison Station	\$3,000,000

- Westerholm seconded. Friskers-Warren abstained.

Passed.

iii. General Funding **Small Organization Subsection** recommendations include three (3) small organization apps of which only one application is eligible for funding consideration based on eligibility criteria in the

grant policy and the threshold score. The other organization, LDC, is recommended for funding at a reduced amount based on the property to be received.

- Westerholm motioned to approve the following small organization recommendations:

Living Development Concepts	\$275,000
Westminister	\$103,200

- Emmanuel Seconded. Friskics-Warren abstained.
Passed.

- iv. **General Funding Large Pool** funding included rehab, homeowner, and rental applications.
- v. **General Funding Rehab** notes included two applications recommended for funding. The third application did not meet the scoring threshold.
- vi. **General Funding Homeowner** notes include four (4) out of six (6) general homeowner applications recommended for funding. Habitat is recommended to decline based on property and Successful Survivors did not meet the scoring threshold for consideration.
- vii. **General Funding Rental** subsection was most competitive of all the applications with some of the highest scores throughout. Six (6) of twelve (12) are recommended for funding. Declined awards are based on property availability and score. Some applications are recommended to reapply with cured applications.

- Brown shared that voting on the New Level CDC application would be postponed due to the organizations request to transfer a previous funding round to the current round. The 0 Dickerson Pike address is land locked, NLCDC owns adjacent parcel, allowing the organization to expand the development if awarded. The previous round 10 award for Harding Village is missing entitlements, has issues with overlays, and no entitlements. Brown stated that staff are working with legal to have previous award transitioned via a contract amendment to transfer a previous allocated amount to this round.
 - Schmitz motioned to vote. Allen moved to approve. Westerholm Seconded. Friskics-Warren abstained. Passed.
 - Due to DEI information related to each organization BIPOC or women lead statistics, Friskics-Warren chose to abstain from all votes.
 - Simmons motioned to approve the following awards:

The Housing Fund	\$100,000
Habitat for Humanity – Sherwood Commons	\$1,369,500
Affordable Housing Resources	\$359,000
Step Up Nashville	\$1,420,000
Urban Housing Solutions	\$654,569

Living Development Concepts, Inc. – Samuel’s Peak	\$2,000,000
Shelter America Group	\$2,000,000
Housing Services Alliance	\$2,000,000
Urban League of Middle TN – Joseph Avenue	\$2,000,000

1. Westerholm seconded. Friskics-Warren abstained. Passed.

f. April Meeting

- a. Brown noted that the April meeting may be moved up if quorum can be achieved to discuss and review contracts and vote at next meeting. Brown proposed moving up the April meeting to shorten the contract period with organizations that were awarded today. She stated this would assist with getting the legislation filed in a quicker fashion. She added that awards with property will be filed as soon as possible, but due to mandatory referral may take longer before they are heard at Council for review. Financial awards without property will be moved to Council as soon as possible given the timing of the budget review.
- b. Brown reminded the commission members to complete the doodle poll. She stated that if quorum cannot be achieved, the regular meeting time would be the alternative. She reminded the Commission that date would be Tuesday,

April 25, 2023, from 2-4pm in the Sonny West Room of the Howard Office Building.

g. Other Housing Updates

- a. Brown reminded the commission that redistricting continues to impact Metro due to the Tennessee State legislature bill to reduce the Council by half. She stated that there are open meetings for draft map scheduled the following dates:
 - i. March 28, 2023 - Planning Department (Nashville Room) Now-7:30pm
 - ii. March 29, 2023 - Southeast Community Center 9:30am-8pm
 - iii. March 30, 2023 - Madison Library 10:30am-7:30pm
- b. Brown shared that Kaycee Ensign will be giving a demonstration of the Housing Dashboard with Barnes data two times over the next couple of weeks:
 - i. Friday, 03/31 at 10am during the Urban Land Institute meeting
 - ii. Monday, 04/04 at the Affordable Housing Committee Meeting for Council
- c. Brown shared that RFPs for three of the other ARPA II programs are under construction for Equitable Homeownership Network, Shared Equity Housing, and home sharing pilot for Older Adults. If you are on our distribution list, you will receive notifications when these are available for application through the procurement process. If you encounter others, direct them my way and I'll get them added to the distribution list for the Housing Division.

- d. Brown reminded the commission that the job announcement for her position was open for applications and encouraged everyone to share. She also advised that Hubbard, the Housing Director, would like a member of the commission to sit in the interviews.

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

Schmitz opened the floor for public comment. None.

i. Announcements

Brown shared that the location, date, and time for the April meeting to be announced.

j. Adjourn

Schmitz moved to 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>