



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

Tuesday, June 27, 2023
2pm - 4pm

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

Members Absent: J. Simmons, M. Carmen-Jackson, CM Zulfat Suara

Staff Present: Karin Weaver (Planning Dept – Housing Division), T. Ortiz-Marsh (Metro Legal), R. Pardue (Planning Dept – Housing Division)

I. Welcome

Schmitz welcomed Karin Weaver, the new Housing Trust Fund Manager and called the meeting to order.

II. Review and Approval of Minutes

Schmitz asked for a motion to approve the May minutes. Friskics-Warren moved to approve.

Westerholm seconded. Passed unanimously.

III. Project Progress and Financial Update

a. Legislative Update

Weaver shared that the Spring 2023 Round 11 awards were presented to and approved by the Metro Council on Tuesday, June 20th.

b. Draw Updates

Pardue shared the following draw updates for rounds five (5), eight (8) and nine (9).

1. Habitat for Humanity drew \$40,876.62 from its Round 9 grant for its Village by the Creek project, leaving a grant balance of 1,774,389.82.
2. Mending Hearts drew a second payment for \$93,599.50 from its Round 8 grant for its 4101 Albion St. project, leaving a grant balance of \$135,399.25.
3. Westminster Home Connection drew \$94,017.47 from its Round 5 grant for its ongoing rehabilitation projects, leaving a grant balance of \$4,421.71. This includes a cost supplement of \$50,238.10.
4. Urban Housing Solutions made final draws of \$250,000 and \$316,652.40 from its Round 6 and cost supplement grants respectively for its Skyliner project located at 2940 Dickerson Pike, leaving a grant balance of \$0 in both the Round 6 and Cost Supplement balances.
5. The Pathway Lending drew \$72,653.69 from its Round 9 plus grant for its ongoing rehabilitation projects, a grant balance of \$880,886.10.
6. Aphesis drew \$47,200.51 from its Round 9 plus grant for its 311 Walton Lane project, leaving a grant balance of \$104,514.88.
7. Be a Helping Hand drew \$151,549.60 from its Round 9 plus grant for its 14th Ave. N. project, leaving a grant balance of \$416,342.
8. Rebuilding Together Nashville drew \$57,041.78 for its Round 9 various Bordeaux rehab projects leaving a grant balance of \$1,448,863.99.

IV. New Business

- a. Affordable Housing Resources Round 6 Contract Amendment #4

Weaver shared AHR requested a third extension (fourth amendment) for its Round 6 project located at 1514 A 15th Ave S. She furthered that the housing staff supported the request after completing due diligence to confirm the project was under construction. The extension would provide an additional twelve months for project completion for contract RS2019-1861.

Schmitz asked for a motion to approve. Friskics-Warren motioned to approve.

Westerholm seconded. Passed Unanimously.

- b. Henry Miller with Living Development Concepts, Inc. provided an update on the non-profit's partner shift from Commonwealth to Holladay Ventures for their Round 11 grant contract for its Samuel's Peak project. Commonwealth ceased operating in three (3) states including TN forcing LDC to secure an alternate development partner. Holladay Ventures has a positive track record with other local developments including some Barnes funded projects.
- c. Schmitz asked for a motion to approve the contract with the updated development partner. Warren-Friskics motioned to approve. Emmanuel seconded. Passed unanimously.

V. Housing Best Practice Share

- a. Weaver opened the floor for discussion and suggestions for future best share practices including frequency. Members recommendations for future best shares included:
 - Successes and failures of other housing funds
 - Presentation of the Ernst and Young market study
 - A Metro Land Study
 - United Housing Strategy progress

- Information on how the housing commission can better support the UHS
 - Additional Middle Housing conversations.
 - Nashville Next Study with Greg Claxton
 - Urban League of Middle TN's Red Academy
- b. Westerholm furthered the presentations were educational and an enjoyable way to create better practices. He asked how the commission could better inform criteria and welcomed the best sharing practices if time allowed.
- c. Friskics-Warren expressed that it would be a good idea to convey best shares to the Affordable Housing Committee to allow the commission and committee's efforts might align.
- d. Schmitz thanked the commission members for their input and asked how the HTF fit into the overall strategy. He furthered it should be identified what is to be considered, when choosing presentation material for the Housing Fund. It was agreed that Housing presentations might include educating the commission about other available tools.
- e. Friskics-Warren mentioned an update on the East Bank's affordable housing component would be beneficial to the commission.
- f. Peter shared he'd be curious to find out what qualitative and quantitative data is available to showcase what has worked well.
- g. Weaver stated Housing Fund staff could conduct a survey of other housing trust funds to gather data.

VI. **Other Housing Updates.**

- a. Schmitz informed the commission that for all meetings starting July 1, 2023, due to a change in state law, the Public Comments would occur at the beginning of the meetings.

- b. Friskics-Warren inquired about the current grant cycles and stated that the grant cycle information should be shared with nonprofits as soon as possible to allow for planning.
- c. Weaver shared staff would be meeting with the Housing Division manager about the budget which will inform the upcoming grant cycles. She furthered that information would be shared as soon as it is available.
- d. Schmitz stated a calendar needs to be created for upcoming Funding Rounds
- e. Weaver agreed and furthered that the Affordable Housing Committee and the Housing Trust Fund Commission should be aware of each other's efforts.

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

VIII. Announcements

- a. Schmitz asked for additional announcements. None provided.

IX. Adjourn

With no further comments. The meeting was adjourned.

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>