



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

Tuesday, July 25, 2023
2pm - 4pm
Nashville Public Library

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

Members Absent: CM Zulfat Suara

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

I. **Welcome**

Schmitz welcomed everyone and called meeting to order.

II. **Review and Approval of Minutes**

Schmitz requested approval of minutes from the June 27th regular meeting and the July 5th special called meeting. Westerholm motion, Emmanuel seconded, both minutes approved.

III. **Public Comment - None**

IV. **Financial Update and Legislation**

a. Financial Update

- Guenter shared the current Barnes Fund Monthly Report. She noted that Metro had not yet closed out June, which would be done by next meeting.
- Draw Update - Pardue shared the draw updates for Round 8 and 9.
 - i. Pathway Lending/TVA (*R9+), draw \$72,653.69, balance \$880,866.10.
 - ii. Mary Parrish (R9), draw \$50,409.62, balance \$451,590.38.
 - iii. Rebuilding Together Nashville (R9), draw \$57,041.78, balance \$1,418,893.99.
 - iv. Urban Housing Solutions (R9), draw \$375,000, balance \$2,062,500.

b. Legislation Update

Weaver shared three legislation updates. 7/6/2023,

- New Level CDC's property conveyance per RS2023-2293 passed 7/6/23
- Living Development Concepts contract per RS2023-2316 passed 7/6/23
- Affordable Housing Resource's extension request RS2019-1861 to be heard by council 8/1/2023

V. Old Business - None

VI. New Business

For Vote:

a. FY 2024 Budget Approval

Guenter shared the FY2024 budget.

- Does not reflect final June 2023 expenses, expected to be closed by August meeting.
- Weaver mentioned an updated budget would be presented in August.
- Operating budget will increase by \$115,000 for Pay Plan plus Compliance Inspector 3 position salary and benefits.
- Schmitz requested Barnes funding round commitment amount at next meeting.

Schmitz asked for approval of the budget line items.

Warren-Friskics moved to approve the line items. Emmanuel Seconded. Passed.

b. Position Approval – Compliance Monitor

Weaver announced the fund would be hiring a Compliance person and provided job description.

- Position will provide compliance for housing programs, 80% Barnes programming/20% other housing division programming.
- Salary will be \$63,200, which with benefits will be \$90,200 total cost.
- Warren-Friskics pointed out that the growth in contracts justifies the need for another position.

Schmitz asked for a motion to approve.

Warren Friskics moved to approve the budget and line item for the new position.

Westerholm seconded. Passed unanimously.

For Discussion:

c. Special ARPA Funding Round Timing (Early Fall)

- Last winter, general Barnes funding round was offered at same time as ARPA funding round for rental housing for older adults; home-sharing improvements for older adults; and cooperative housing for families.
- We received no proposals for the home-sharing improvements and no fundable proposals for cooperative housing for families.
- Debriefings showed that including the home-sharing improvements and the cooperative housing with a regular funding round created a complicated application process.
- As a result, we would like to re-open the ARPA funding round separately from the regular funding round. Goal would be to present ARPA grant polices and scoring matrices presented at August HTFC meeting, with hopes of opening the ARPA round in late August/early September.

- Also asking Council on 8/15 for approval to issue another ARPA grant through Barnes to create shared equity housing for populations with historical barriers and demonstrated inequities in homeownership. Had originally planned to do this as RFP, but Barnes is better fit.
- d. Barnes Fall/ Winter Round Timing (Late Fall) - Weaver shared staff plan to open the Round 12 regular Barnes funding sometime in October.
 - e. Barnes Ten Year Anniversary
Staff is starting to plan how the Fund wants to celebrate its ten-year anniversary, working with early partners. Ideas include looking at completed projects, focusing on what Barnes is doing now, and what housing work remains to be done.
 - f. Barnes and Alliance for Affordable Nashville Workgroups
 - Barnes is working with the Alliance by forming workgroups to review current policy and how it impacts Barnes applicants as well as collecting data which will feed the Barnes Ten Year Anniversary events. Workgroups will include rehabilitation/preservation, homeownership, and rental, as well as a Ten Year Anniversary workgroup.
 - Warren-Friskics asked who the Housing Alliance members included. Weaver pointed out that most of the audience and Barnes grantees were alliance members and advised commission to check out current members on the website at nashvillehousingalliance.com.

VII. Announcements

Weaver announced the next meeting location would be determined and shared via the Metro website due to difficulty finding an available location due to voting. HTFC members suggested public libraries, local community centers, and East and Hartman parks as possible sites.

VIII. Adjourn

With no further comments, Schmitz adjourned the meeting.

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>