



METROPOLITAN HOUSING TRUST FUND COMMISSION AGENDA

August 22, 2023

2:00 – 4:00 pm

Location Change for this date:

East Park Community Center

600 Woodland St., Nashville, TN 37206

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

Jim Schmitz, Chair

Gina Emmanuel

Kaki Friskics-Warren

James Simmons

CM Zulfat Suara

Maria Carmen Jackson

Peter Westerholm

NOTICE TO THE PUBLIC

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. **Persons who write their names on the sign-up sheet provided at the meeting will be allowed to comment on matters that are germane to items on the agenda.** To provide comments, you must sign up prior to the beginning of the meeting. Those who wish to speak are asked to write their names on a physical list for speaker sign-up at the beginning of the meeting. All those who have signed up by the completion of the Welcome and the Approval of Minutes will be allowed to speak. As members of the audience, the Commission asks that community members not speak outside of the allotted time. 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 Karin Weaver, Karin.Weaver@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

“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. Approval of the Minutes

III. Public Comment (Please limit comments to 2 Minutes per Community Member- must sign in)

IV. Financial Update and Legislation

a. Financial Update

i. Budget to Actual Financial Report

1. FY23 EOY 7.1.22 to 6.30.23
2. FY24 YTD 7.1.22 to 7.31.23

ii. Monthly Barnes Financial Report – Inception to Present

b. Draw Updates

V. Old Business

a. **For Discussion: Round 12 - ARPA Special Funding Round (late September)**

i. Amount available

- | | |
|--|-------------|
| 1. ARPA Age in Place – Shared Housing | \$1,200,000 |
| 2. ARPA Innovative Housing Solutions – Co-op Housing | \$7,000,000 |
| 3. ARPA Shared Equity Housing (recently approved by Council) | \$9,500,000 |

ii. ARPA grant guidelines/policy changes

iii. HTFC vote expected 9/26/23

iv. Round 12 ARPA expected to open 9/28/23

b. **For Discussion: Round 13 - Barnes General Funding Round (late October)**

i. Round 13 – Barnes General funding amount

ii. Barnes General grant policies/policy changes

iii. HTFC vote expected 10/24/23

iv. Round 13 Barnes General expected to open 10/26/23

VI. New Business

a. **FOR VOTE: Amendment to Contract for Urban League of Middle Tennessee/Holladay Construction, 590 Joseph Avenue Project – Rental**

A request to amend the 590 Joseph Avenue contract for Urban League of Middle Tennessee and Holladay Construction as follows:

- 116 units of rental housing for individuals making 31-60% AMI would be amended to:
- 35 units of rental housing for individuals making at or below 30% AMI
- 53 units of rental housing for individuals making 31-60% AMI
- Total of 88 units (32% decrease from original contract)

Project-based vouchers are now available for residents of this development. Developers request amendment to the unit mix to provide more deeply affordable units at or below 30% AMI.

b. **FOR VOTE: HTF Commission public comment period time limit –**

A resolution authorizing time limits for public comment during Commission meetings as follows:
Community members may speak before the Commission during the public comment time on the agenda. Persons who write their names on the sign-up sheet provided at the meeting will be allowed to comment on matters that are germane to items on the agenda. All those who have signed up on the list by the completion of the Welcome and the Approval of Minutes will be allowed to speak. Individuals shall be allowed to speak for up to two minutes each.

VII. Items for Discussion

- a. HTF Commissioner Appointments/Expirations

VIII. Announcements

September meeting will be at East Park Community Center, 600 Woodland St., Nashville, TN 37206

IX. 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>