



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

Tuesday, August 22, 2023
2pm - 4pm
East Park Community Center
600 Woodland St., Nashville, TN 37206

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

I. Welcome

- Schmitz welcomed everyone and started the meeting.

II. Approval of the Minutes

- Schmitz asked for a motion to approve minutes. Westerholm motioned to approve. Friskics-Warren seconded. Passed unanimously.

III. Public Comment

- Schmitz asked for public comment. None offered.

IV. Financial Update and Legislation

- Financial Update-Budget to Actual Financial Report FY23 EOY 7/1/22 to 6/30/23
 - Weaver shared FY23 EOY actuals through 6/30. The report included Operations and Barnes grant funding for the period shown. Weaver is working with Finance to determine how much funding is available for upcoming rounds.
- FY24 Budget Monthly Barnes Financial Report- Inception to Present
 - Weaver shared the Monthly financial report
 - Friskics-Warren mentioned funding was obligated just not spent.
 - Weaver mentioned approximately \$5M would be going forward
 - Weaver shared a system would be developed to help determine available funding more efficiently.
 - Weaver shared tools to align Finance and Barnes were being created.
 - Weaver stated the commission's 8/22 vote is to approve timing of grant funding not the amount.

V. Draw Updates

- Pardue shared the draw updates for August.

Non Profit Organization	Round	Address	Project Name	Draw Amount	Fund Balance
H4H		8 Ewing Valley Rd	Village Trail (32)	\$ 217,800.00	\$ 501,780.00
H4H		CS Ewing Valley Rd	Village Trail (32)	\$ 48,715.75	\$ -
PW TVA		9 Scattered Sites	Rehab	\$ 91,076.63	\$ 789,809.47
PW BS		10 616 N. Dupont	Birchstone Village	\$ 247,500.00	\$ 1,732,500.00
UHS		9 331 Plus Park Blvd.	Rex 2	\$ 375,000.00	\$ 1,687,500.00
CR		5 1757 16th Ave.	Campus Expansion	\$125,000	\$ -

VI. Old Business

- **For Discussion: Round 12 - ARPA Special Funding Round (late September)**
 - Weaver shared information about the upcoming ARPA special funding round
 - ARPA Age in Place – Shared Housing \$1,200,000
 - ARPA Innovative Housing Solutions – Co-op Housing \$7,000,000
 - ARPA Shared Equity Housing (recently approved by Council) \$9,500,000
 - Discussion of Shared Equity model took place. Commissioners requested more information about shared equity model to keep housing affordable, Weaver offered to talk with Director Hubbard about to local experts for more robust conversation about Shared equity.
 - Weaver shared the \$9.5 M in Shared Equity funding was originally planned as a Housing Division RFP but was approved by Metro Council in August to run through the Barnes Fund.
- **For Discussion: ARPA grant guidelines/policy changes**
 - Weaver shared that staff is working on revising and refining Barnes policy based on feedback from Alliance workgroups and input from grantees. Recommendations will be brought to the commission in September.
 - Hoping to have Round 12: ARPA Special Funding Round ready to open on 9/28, ask commission to approve at 9/26 meeting.
 - Round 13: Barnes General Funding will hopefully open 10/28 after HTFC vote 10/26.

VII. New Business

- **FOR VOTE: Amendment to Contract for Urban League of Middle Tennessee/Holladay Construction, 590 Joseph Avenue Project – Rental**
 - Weaver explained that HTF has received a request to amend the unit mix for 590 Joseph Avenue contract for Urban League of Middle Tennessee and Holladay Construction in order to provide more deeply affordable units at or below 30% AMI:
 - 116 units of rental housing for individuals making 31-60% AMI was proposed for amendment 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 or Emmanuel I contract)
 - Request and pro forma were included in Commissioner packets
 - Evan Holladay from Holladay Ventures and Aron Thompson from the Urban League of Middle Tennessee introduced their development team and provided project background.
 - CREA purchased former Riverchase apartments after the affordability covenant wore off, and that the corporation planned to build all market rate units. However, due to community feedback facilitated by the Urban League, the nonprofit partnered with CREA and Holladay to create a mixed income community to provide affordable housing units to replace the Riverchase units which were in significant disrepair.
 - 174 residents were relocated, but all lease holding residents are expected to be

placed in housing. The scheduled development time is in alignment with legacy residents' option to return.

- However, after Barnes funds were granted and project based vouchers were awarded, the Urban League/Holladay partnership wishes to shift their project to serve a lower AMI population as well as address higher construction costs. Therefore, they are requesting approval of adjusting the unit mix to cover the cost of the added deeply affordable units.
 - The unit mix from the community benefits agreement which is 140 units would still be honored as CREA is also creating affordable units.
 - Goal is to have mixed income community funded by Barnes, MDHA, and other sources where larger units can be created to serve bigger families. This will allow more two to three bedrooms for the 0 to 30% AMI and create better outcomes for residents; however, the project will not be feasible without the updated unit mix.
- Robust discussion amongst the commission members ensued.
 - Friskics-Warren inquired about the number of Barnes units changing from 116 to 88. Thompson added the community agreement called for 200 affordable units whereas the venture would not have produced all the required units and CREA would be adding additional units.
 - The commission agreed the Urban League, acting as the representative for the community, should be responsible for upholding the agreement with the community.
 - The commission called a vote to approve the amendment with the stipulation that the Urban League would provide proof of the commitment by CREA to create units working through the Urban League by submitting a copy of the Community Benefit Agreement (CBA) agreement to the Barnes staff.
 - Emmanuel motioned to approve pending updated CBA provided to Barnes staff. Friskics-Warren seconded. Approved with condition of Barnes staff receiving assurance of community support via the community benefit agreement.
 - **FOR VOTE: HTF Commission public comment period time limit**
 - Weaver shared the commission needed to establish guidelines for Public Comment at 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.
 - Schmitz asked for vote. Frickics-Warren motioned to approve. Emmanuel seconded. Approved unanimously.

VIII. Items for Discussion

- a. HTF Commissioner Appointments/Expirations
 - Weaver shared Councilwoman Suara's appointment ends in August and that Schmitz's appointment technically ends in September. She expressed that the mayoral appointments would not be known until the mayoral candidate was secured in September.
 - Weaver asks if Simmons, appointed by MHDA, would serve one more month if allowed.

- Friskics-Warren asked Weaver to check on rules as September's agenda is important and required a quorum to vote on the upcoming funding rounds. She asked if terms could be extended.
- Ortiz, Metro Legal, will check on whether terms may be extended.

IX. Announcements

- Andy Zou inquired about which groups submitted for co-operative housing and expressed it would be helpful if there was information on Council approval, application opens and closing dates. He expressed not knowing this information makes preliminary negotiations difficult, and asked about land acquisition.
- Weaver agreed to find out the timeline for last year's funding round to give more information about new rounds. She also mentioned the Catalyst Fund could be an alternative tool for developers during the preliminary planning stages. She advised Zou to reach out to Hannah Davis for more information.
- Schmitz asked about the ARPA funding deadlines. Weaver shared that the ARPA funding would need to be obligated by 12/2024 and spent by 12/2026.
- Pardue shared all application dates are expected to extend 45 to 60 days after application opening dates.

X. Adjourn

- With no further comments, Schmitz concluded 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>