



METROPOLITAN HOUSING TRUST FUND COMMISSION AGENDA

September 26, 2023

2:00 – 4:00 pm

PLEASE NOTE: 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 rental projects 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 unless otherwise posted. 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 for up to two minutes at the beginning of the meeting. **Persons who wish to speak on matters that are germane to items on the agenda should write their names on the sign-up sheet provided at 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 (those wishing to speak must sign in at beginning of meeting)

IV. Financial Update and Legislation

- a. Financial Update
 - Budget to Actuals 8.31.23
 - Monthly Barnes Financial Report – Inception to Present
- b. Draw Updates

V. Old Business

- a. For Discussion
 - Feedback from Alliance Workgroup & Grantees on Process and Program Improvements
 - Grant Policy Changes
- b. For Vote: Round 12 - ARPA Special Funding Round issued within next couple of weeks
 - ARPA Age in Place – Shared Housing \$ 1,200,000
 - ARPA Innovative Housing Solutions – Co-op Housing \$ 7,000,000
 - ARPA Shared Equity Housing \$ 9,504,856
 - Total ARPA Special Funding Round 12 \$17,704,856
 - FY24 Grant Policy Round 12 - ARPA
- c. For Vote: Amendment to Contract for Urban League of Middle Tennessee/Holladay Construction
 - Council Member Sean Parker support for unit mix change
 - Original CBA 11/1/2022 between CREA and Urban League of Middle TN
 - Amend 590 Joseph Avenue contract for Urban League of Middle Tennessee and Holladay Ventures 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)
- d. For Discussion: Update on HTF Commissioner appointments/expiration
- e. For Discussion: Round 13 - Barnes General Funding Round
 - Vote expected October 24
 - Expected to open by early November
 - Funding amount \$25,446,499

VI. New Business

- a. Barnes Fund Follow-up Audit (by Metro Nashville Office of Internal Audit)

VII. Announcements

- a. October 24 meeting will be at Sonny West Conference Center
- b. HUD PRO Housing Grant Opportunity – Kaycee Ensign, Metro Housing Division

VIII. 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>