



METROPOLITAN HOUSING TRUST FUND COMMISSION AGENDA

Tuesday, January 23, 2024
2:00 to 4:00 pm
Sonny West Conference Center

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

Gina Emmanuel, Acting Chair
Kaki Friskics-Warren
Maria Carmen Jackson
Peter Westerholm
CM Brandon Taylor
Antone Christianson-Galina
Debra Moore

NOTICE TO THE PUBLIC

Please remember to turn off your cell phones.

§ 2.149.020 of the Metropolitan Code of Laws states that the Commission shall be composed of seven members. One member of the Commission shall be designated by the board of the Metropolitan Development and Housing Agency. One member of the Commission shall be a member of the Council designated by the Vice-Mayor for a term of two years. One member shall be designated by the Continuum of Care Homeless Planning Council. Two members shall be elected by a majority vote of the whole membership of the Council. The remaining two members of the Commission shall be appointed by the Mayor and approved by the Metropolitan Council. Any vacancy due to any cause shall be filled for the unexpired term by the same appointing authority as the vacant appointment.

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 48 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 12/19/23

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 11/30/23
- Monthly Barnes Financial Report – Inception to Present 11/30/23

B. Draw Updates

V. New Business:

A. For Vote

1. HTF Commission Officers

- Election of Chair
- Election of Vice Chair

2. Round 13 Funding Round documents

- Timeline
- Grant Policy with Funding Priorities
- Funding amount available

3. Contract Extension Requests:

- For the list of grantees below, grant extensions are requested using the following language:
1. Grant Contract section B.1 is deleted in its entirety and replaced with the following: B.1. Grant Contract Term. The term of this Grant shall be from execution of the grant agreement until Project completion, but in no way greater than 36 months from the execution of the grant agreement. The remaining provisions of the Contract shall remain unchanged and in full force and effect.

- i. Clark UMC, Round 9, RS2022-1443 Amendment #1
- ii. Inspiritus/Nelson Community Partners, Round 9, RS2022-1443 Amendment #1
- iii. WCO, Round 9, RS2022-1443 Amendment #1
- iv. CrossBridge, Cost Supplement, RS2022-1506 Amendment #1
- v. Living Development Concepts, Round 9, RS2022-1443 Amendment #1
- vi. Rebuilding Together Nashville, Round 9, RS2022-1443 Amendment #2

B. For Discussion

1. Contract Recission – Round 11, Barnes General Funding

- Living Development Concepts: Round 11, \$2,000,000, 116 rental units
- Housing Services Alliance: Round 11, \$2,000,000, 50 rental units
- \$4,000,000 from recission will be made available Round 13: Barnes General Funding

2. Presentation of FY2023 Barnes Annual Report

3. Public has requested that future HTFC meetings be recorded and placed on Barnes page and/or Nashville.gov

VI. Old Business

A. For Discussion:

1. Housing Trust Fund Commissioners pool of potential appointees

- How to determine skill sets needed for new Commissioners
- How and when to communicate requested skills to appointers
- MDHA appointee update – Debra Moore

2. Round 14 – Reallocated ARPA Funding

- MDHA Affordable Housing Gap Financing Program
 - February/March 2024 timing
 - Approximate amount \$8.4M
 - Priority for Permanent Supportive Housing and Very low income (at or below 30% AMI)
- Unobligated Round 12 Funds
 - COVID Oversight Committee
 - Council Approval

VII. Announcements

A. Introduce James Dean, new Compliance Monitor

B. Barnes Fund 10 Year Anniversary Celebration – January 25, 2024, 10am

VIII. Adjourn