



## METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

Tuesday, January 23, 2024  
2pm - 4pm

Members Present: P. Westerholm, G. Emmanuel, K. Friskics-Warren, Antone Christianson-Galina,  
M. Carmen-Jackson, D. Moore

Members Absent: CM Brandon Taylor

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

### I. Welcome

- Emmanuel welcomed everyone and motioned to start the meeting.

### II. Approval of the Minutes

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

### III. Public Comment

- Emmanuel invited the public to comment. No one signed up to comment.

### IV. Financial Update and Legislation

#### Financial Update

- Weaver shared Budget to Actuals 12.31.23 and Monthly Barnes Financial Report – Inception to Present
  - Revenue
    - FY24 Budget \$30,000,000
    - FY24 Actual \$2,185,000
  - Expense
    - Operations FY24 Budget \$383,300
    - Operations Actual YTD \$111,897
    - Grants to Agencies FY24 Budget \$80,190,400
    - Grants to Agencies Actual YTD \$1,249,842
    - Total FY24 Budget including Grants \$80,573,700
    - Total FY24 Actual YTD \$1,361,740

## Draw Updates

- Weaver shared a December draw update would be available at the next meeting.

## V. New Business

- For Vote

- HTF Commission Officer Appointment

- Ortiz-Martin deferred nominating and voting for chairs to the end of the meeting -see old business below.

- Round 13 Grant Policies, Funding Priorities and Funding Available

- Weaver shared that the Round 13 Barnes funding would open January 31, 2024, and that information sessions would be held February 7, 2024.
    - Funding amount available for Round 13 would be \$23,445,169.
    - Round 12 Barnes application period closed at midnight, Monday, January 22<sup>nd</sup>.
    - Weaver shared new a new Rental Rehab category being introduced into the general funding pool. Regular Barnes rounds would now include four categories: Homeownership, Rental, Rental Rehab, and Rehab (Owner-Occupied). The new Rental Rehab would be for developer-owned rehab projects.
    - Friskics-Warren-asked whether property having previous Barnes funding would be eligible for new Rehab funding. Weaver noted she would follow up and confirm whether organizations with previous funding could use new category for additional rehab funding.
    - Friskics-Warren highlighted that the Round 13 SOPs contradicted the historic policy of Barnes funding early or first funding into projects which allowed non-profits leverage to access additional funding for projects. She advised the contradictory language on page 8, number 6 be revised to avoid funding complications for developers.
    - Friskics-Warren advised folks be educated on the threshold process.
    - Friskics-Warren shared approval of Rental Rehab category.
      - *Emmanuel called for a motion to approve the Round 13 timeline. Westerholm motioned to approve. Christianson-Galina seconded. Passed unanimously.*
      - *Emmanuel called for a motion to approve the grant policy with funding priorities for Round 13. Westerholm called for a conditional approval, conditional upon adding to Page 8, Section 6 of the grant policy the following statement proposed by Friskics-Warren: "Nothing precludes the Barnes Fund from being first money in for important projects." Christianson-Galina seconded. Passed unanimously.*

- *Emmanuel called for a motion to approve the \$23,445,169 funding for Round 13. Westerholm motioned to approve. Christianson-Galina seconded. Passed unanimously.*

### Contract Extension Requests

- Weaver shared that six organizations would be requesting initial extension requests.
  - Clark UMC, Round 9, RS2022-1443 Amendment #1
    - Clark UMC requested an extension due to construction timeline being pushed back due to unexpected infrastructure costs imposed by Metro Water.
    - *Friskics-Warren motioned to approve. Westerholm seconded. Passed unanimously.*
  - Inspiritus/ Nelson Community Partners Round 9, RS2022-1443 Amendment #1
    - Oesmann explained that Inspiritus/Nelson Community Partners requests an extension due to other awarded funding requiring a longer due diligence process than anticipated. This caused the construction timeline to be pushed back.
    - *Christianson-Galina motioned to approve. Friskics-Warren seconded. Passed unanimously.*
  - WCO, Round 9, RS2022-1443 Amendment #1
    - Weaver shared Woodbine requested an initial extension.
    - *Carmen-Jackson motioned to approve. Westerholm seconded. Passed unanimously.*
  - CrossBridge, Round 10, RS2022-1857 Amendment #1
    - Pardue shared the CrossBridge requested an extension due to architectural work taking much longer than expected.
    - *Friskics-Warren motioned to approve. Westerholm seconded. Passed unanimously.*
  - Living Development Concepts, Round 9, RS2022-1443 Amendment #1
    - Pardue explained LDC request an extension due to title issues pushing back construction timeline.

- *Friskics-Warren motioned to approve. Westerholm seconded. Passed unanimously.*
  - Rebuilding Together Nashville, Round 9, RS2022-1443 Amendment #2
    - Executive Director Andrea Prince explained an extension is needed for the Bordeaux and Dickerson Rd corridor project due delayed project timelines resulting from weather and supply shortages.
    - *Friskics-Warren motioned to approve. Christianson-Galina seconded. Passed unanimously.*

**For Discussion-**

- **R11 Contract Recission**
  - Living Development Concepts
    - Weaver explained LDC's original development partner pulled out of the TN market. Although LDC secured another partner, the previous one did not release rights to the land. Brian Drobnick with Holladay Ventures, LDC's new development partner, reiterated conditions leading to recission included events outside of the nonprofit's control. Weaver stated the recission would not impose a penalty for future funding.
  - Housing Services Alliance
    - Weaver shared that HSA would need to withdraw from contract due to other critical financing becoming unavailable for the project.
    - Friskics- Warren shared that land acquisition becoming more of a problem and asked if Barnes should compensate by providing land. Weaver agreed and expounded that site control should be taking precedence.
    - Weaver reiterated the housing director is working with other Metro departments to transfer land for affordable housing development.
    - Carmen- Jackson asked where funding goes back to. Weaver explained it goes back into Barnes pot for future funding round awards.
  - Weaver stated that the \$4M from the above two recissions would be made available for Round 13.

- **FY2023 Barnes Annual Report**
  - Weaver shared the FY2023 Annual Report with the commission.
- **Recording Future Meetings**
  - Weaver shared that a request had been made to have future Commission meetings recorded. She will request that Metro record future meetings to live on the Barnes or Nashville.gov meeting webpage.

**VI. Old Business**

- Discussion-
  - **Housing Trust Fund Commissioners pool of potential appointees**
    - Ortiz-Marsh opened the floor to discuss how to determine skill sets needed for new Commissioners. Commissioners suggested creating a survey to facilitate.
    - Friskics-Warren suggested creating a survey where members could contribute ideas.
    - Moore suggested finding out how it is done with other commission bodies.
    - Westerholm says skill sets are based on different things.
    - Christianson-Galina expressed commission should be careful not to communicate during an election.
    - Emmanuel clarified that noticing certain skills missing from the current body would not be an endorsement of an individual.
    - Friskics-Warren furthered filtering needed skills in a potential new member would serve to filling in skill gaps.
    - Weaver asked if it were possible to share needs with council as well as how often needed skill sets needed be communicated.
    - Ortiz-Marsh shared that not speaking on behalf of council, there can be discussion from staff and commission to council regarding status of perception skills needed. Providing general knowledge is okay.
    - Weaver shared that the HTFC now go before zoning and budget and finance bodies within Metro Council, now that Council no longer has an Affordable Housing committee.
    - Friskics-Warren suggested to have Council Member Taylor provide insight.

- Weaver asked Commission's thoughts on creating a committee chaired by Friskics-Warren and ask CM Taylor to serve, for open meeting with community folks. Notice with an agenda to get community members to participate
  - Friskics-Warren asked will staff communicate with CM between Commission
  - Ortiz-Marsh noted Feb meeting agenda item would need to be noticed in order to revisit with committee.
  - Friskics-Warren request it be added to February meeting agenda.
  - Christianson-Galina asked about the best way to communicate with council.
  - Ortiz-Marsh shared staff can communicate with commission and council members.
- **Round 14 – Reallocated ARPA Funding**
  - **MDHA Affordable Housing Gap Financing Program**
    - February/March 2024 timing
    - Weaver shared that reallocated ARPA funding, about \$8M originally given to MDHA will be administered by Barnes. High priority need is permanent supportive housing for 30% AMI. Weaver shared that brainstorming between Barnes Fund and Office of Homeless Services was in process to determine the specific funding purpose.
    - Westerholm asked if the 12/26 end date would be applied to funding.
    - Weaver explained funds did need to be expended by that date; however, project completion parameters would allow projects anticipated to be completed by end of March, 2024, to draw down final payment by the 12/31/26 deadline.
  - Weaver shared that approval for reallocating unobligated Round 12 ARPA funding will be requested from COVID Oversight Committee and Metro Council.

## **VII. Announcements**

- Weaver introduced, MDHA's new commission appointee, Deborah Moore.
- Weaver introduced new Barnes staff member, James Dean, Compliance Monitor.
- Weaver announced that the Barnes 10 Year Celebration convened earlier that week on January 20<sup>th</sup> was a success. Video shown at event will be posted on the Barnes webpage.
- Friskics-Warren shared a sympathy card for the family of past commission member

Latisha Jemison would be available to sign after the meeting. The mayor mentioned Jemison at the Barnes celebration.

**VIII. Adjourn**

- With no further comments, Emmanuel 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>