



NASHVILLE
PLANNING

Barnes Housing Trust Fund
Round 14 American Rescue Plan Act (ARPA)
Special Funding Round
Permanent Supportive and Deeply Affordable Housing

Karin Fielder Weaver, Barnes Housing Trust Fund Manager
Dr. Marvin Trotter, Coordinated Entry Manager

June 12, 2024



Agenda

- **Introductions**
- **Overview**
 - Barnes Fund
 - Round 14
- **Topics**
 - Purpose
 - Project Types
 - Definitions
 - Application
 - Scoring Matrix/Uploads
 - Timeline
 - Questions

Round 14 Funding Purpose

Rental Housing Purpose

- Households 30% AMI or below and experiencing homelessness
- Coordinated Entry Process through Office of Homeless Services required

Types of Projects

- Permanent Supportive Housing (PSH) with Housing First approach or
- Other Deeply Affordable Rental for 0-30% AMI
- Permanent Supportive Housing projects receive bonus points
- PSH projects must demonstrate how PSH services will be provided
 - Provide PSH service provider, funding, experience, Memo of Understanding (MOU)
- Barnes units may be part of mixed income development
 - Income restrictions, Coordinated Entry, and Housing First requirements would only apply to Barnes-funded units



Definitions

- **Permanent Supportive Housing (PSH)**

- Housing intervention
- Affordable housing assistance + voluntary supportive services
- For those with a disabling condition exiting homelessness, PSH helps them:
 - Obtain and maintain housing
 - Improve health and connection with the community

- **Housing First Approach** – *Required for PSH Projects*

- Quickly and permanently connects individuals & families experiencing homelessness to permanent housing
- No preconditions and barriers to entry (i.e., sobriety, treatment, service participation)
- Maximize housing stability and prevent return to homelessness

Definitions

○ Coordinated Entry (CE) Process

- Required for all Round 14 projects
- Managed by Office of Homeless Services (OHS) for 30+ agencies
- System-wide approach
- Quickly identifies, assesses, refers, and connects people in crisis to appropriate housing, and support service resources/assistance
- To enroll in the Coordinated Entry system:
 - Individuals: _____? | Families: 615-862-6444 | Domestic Violence: 615-955-0620

○ Detailed information available at:

<https://www.nashville.gov/departments/office-homeless-services/initiatives-and-programs/coordinated-entry>



Funding

Total available funding: \$7,551,528

- **Small Organization Set-Aside 20% (\$1,510,305)**
 - Organizations with budgets under \$2M
 - Small Org Set-Aside maximum grant \$750,000
 - All other applications, no maximum grant cap
- **Developer Fee: 25% maximum**
- **Affordability Period: 30 years**
- **Other funding sources encouraged**
 - Cannot use other Metro funding for Barnes units such as AHGF or other Barnes grants
 - Low-Income Housing Tax Credit PILOT is acceptable
- **If PSH Project:**
 - Must describe and document funding source for PSH services – NOT Barnes Fund
 - To meet ARPA timeline, service provider must already have funding in place to provide supportive services



Requirements

Eligible Applicants

- 501(c)3 nonprofits. If NPO demonstrates 51% control of project, can partner with for-profit developers

Site Control required

- Deed in hand, a 99-year ground lease, or signed sales contract
- R14 funds may be used to acquire and renovate motels for Permanent Supportive Housing (with sales contract or option), but not for other acquisition purposes
- Projects must already meet zoning and land use requirements – must obtain and submit official zoning letter from Codes Administrator
 - Email zoninghelpdesk@nashville.gov | Subject: Zoning Letter for Barnes Fund Application

Project Timeline & Milestones: Completion by 12/31/26

- If other funding sources require reviews (environmental, etc.), applicant must demonstrate that reviews will not delay project's ability to meet required timeline

Requirements – Consult Grant Policy

Rental Policies:

- Grantees shall not increase rents during an agreed upon lease term without approval from Office of Homeless Services and MHDA
- For tenants who do not receive housing subsidies, increased rental rates shall not surpass the fair market rent as determined by HUD
- For tenants or units who receive housing subsidies, increased rental rates shall not surpass the approved contract rent amount(s) as determined by MDHA

Coordinated Entry:

- OHS will refer appropriate client applicants from the By Name List to vacancies in the Applicant's Barnes-funded units within 1 week of the vacancy
- OHS will process all client applicants and make referrals in accordance with the community's established CE process requirements
- Before referring a client applicant, OHS will validate that each client:
 - Is experiencing homelessness and
 - Has an appropriate housing subsidy.



Requirements

Financial Standing

- Positive cash flow and ability to carry out project
- Organizations with budget over \$500,000: Recent Audit
- Organizations with \$200,000 to \$500,000 budget: CPA-prepared financials
- ALL organizations: Also submit organization's most recent Board monthly financial report (does not need to be CPA-prepared)

Contract Length

- 24-month Metro contract
- Project Timeline must show milestones
- All projects must be completed and funds expended by 12/31/26: no extensions



Application Instructions

I. Minimum Standards Required for Consideration

NOTE: If these criteria are not met, staff will not advance the application for further review.

- 1. Complete Application Fully and Upload All Attachments**
- 2. Financial Standing** – Audit/Financials plus Board Financials, answer all financial questions on Application
- 3. Organizational Information** – No lawsuits or outstanding safety or wage claims, Developer Fee – 25% of total Barnes request
- 4. Due Diligence/Site Control & Zoning** including performing due diligence on and understanding code/permit requirements prior to application, design documents

Application Instructions

Section II. Required Elements

- **Development Team Experience and Capacity**
 - Team experience, similar projects, roles of partners
 - Include resumes of key figures to show their relevant experience
- **Funding Sources and Uses (formerly called Capital Stack)**
 - Typically $\leq 50\%$ of total cost – can apply with higher %, scoring will reflect
 - Sources of funding
 - Provide committed funding letters if have them
 - Uses, detailed budget
- **Developer Fee 25%**
- **Due Diligence & Development Timeline**
 - See Scoring Matrix for point counts for each question -



Application Instructions

- **Funding Sources and Uses: R14 Scoring Clarification**

- **10 points**

- Barnes request is no more than 50% of total project budget, and organization has committed funding for remaining balance.

- **7 points**

- Barnes request is no more than 50% of budget, and organization has committed funding for at least 40% of the remaining project balance. Organization has identified tentative sources for remaining balance.

- **5 Points**

- Barnes request is no more than 50% of budget, and organization only has committed funding for at least 25% of the remaining project balance.

- **0 to 3 Points**

- 3 pts: Barnes request is more than 50% of budget, and organization has included documentation of committed funding for remaining balance.
- 0 pts: Barnes request is more than 50% of budget, and organization has only tentative or prospective funding for remaining balance or attached no documentation.



Application Instructions

Section III. Evaluation Criteria

See scoring matrix for point counts for each question

Project Approach

- Share robust plan for housing (i.e., new construction and/or acquisition/rehab)
- Demonstrate thoughtful, detailed approach
 - Creating the housing
 - Providing services, including features to ensure safety of residents

Fair Housing Training and Information

- Describe recent Fair Housing training received by development team, especially property management staff
- How will tenants be notified of their Fair Housing rights?
- How information will be made available to persons with Limited English Proficiency?



Application Instructions

Participant Engagement

- Robust plan for educating tenants
- Make sure understand affordability window of 30 years or rehab lien
- Engage them in process

Project Design

- Sensitive to Universal Design and visitability standards
- Include level of design plans to be provided (design, stock, schematic, or concept)
- 10 criteria on [Universal Design Checklist](#) must be met to be considered for funding, and meeting more than 10 will be considered in the scoring matrix
- Checklist should be submitted with application



Application Instructions

Sustainability & Resilience

- Housing built to operate with reduced environmental impacts and to withstand a variety of extreme weather events
- At least 5 criteria from Energy Efficiency & Sustainability Checklist
- Resource conservation, heat mitigation, access to green space, use of more stringent building codes than currently required, access to multimodal transit options, etc. will be considered in scoring
- Submit checklist with application

Access to Transit – Crucial for 0-30% AMI households

- Access to Public Transit – walkable, shuttles to stops, subsidy for WeGo
- High-need assets like education, employment, healthy food options



Application Instructions

Section IV. Bonus Points

Diversity, Equity, Accessibility, and Inclusion (DEAI)

- DEAI checklist is required application attachment
- Bonus is to give points for excellent DEAI practices

Permanent Supportive Housing

Urban Zoning Overlay

- Geographic high-need access to housing
- Grant Policy on R14 Barnes website has instructions how to find UZO info



Application Instructions

Bonus Continued

Promotion of Healthy Communities

- Designed to address the physical and behavioral health needs of residents
- Health- conscious features and amenities
- Effective, sustainable health interventions
- Input from residents, community, and public health professionals

Scoring and Resources

**Scoring Matrix, application link, and
all required uploads
are on Barnes Round 14 application webpage**

<https://www.nashville.gov/departments/mayor/housing/barnes-fund/round-14-applications>

NOTE: The application also includes links to upload each required attachment and any other document that you need to include to describe your project.

Timeline

| Applications Opened | June 4 |
|--|---|
| Info Sessions https://nashville.webex.com/meet/karin.weaver | June 12 at 1:00 pm June 18 at 10:00 am |
| Email questions to BarnesFund@nashville.gov | June 4 through June 19 at Noon |
| Answers will be posted on Barnes Round 14 website | June 24 |
| Applications Due | July 15 at 11:59 pm |
| Review Period | July 16 to August 21 |
| Housing Trust Fund Commission Expected Vote | August 27 |
| Presentation for Council Approval | October/November |
| Unfunded Applications Review with Staff | After Council Approval |



Questions?



Thank you!