



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

August 27, 2024
2pm- 4pm

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

Members Absent: CM Brandon Taylor

Staff Present: A. Hubbard (Planning Dept- Housing Division); C. Middlebrooks (Planning Dept – Housing Division); R. Pardue (Planning Dept – Housing Division); J. Dean (Planning-Housing Division); T. Ortiz-Marsh (Metro Legal)

1) Welcome

Westerholm begin the meeting at 2:01pm by introducing himself, noting the date and reading the Metro code.

2) Public Comment

Westerholm called for public comment.

Pardue called Andy Zhu with MFX Ventures to step forward.

Zhu with MFX Ventures provided an update on the Cooperative Housing project funded by Barnes. WFBCDC closed on the property August 19th. Zhu thanked the Barnes staff for working to pull everything together under a tight deadline for the project to get to closing. The property is a sixty unit in Goodlettsville area near Rivergate Mall. There have already been started public meetings to educate potential tenants. Retained Kia to lead public presentation with public.

Kaki mentioned how encouraging it was to have this model and asked if there was a reason it could not be longer than thirty years.

3) Approval of Minutes

Westerholm called for a motion to approve the July 23rd minutes or any comments or questions. Emmanuel motioned to approve. Moore seconded. Passed unanimously.

4) Financial Update and Legislation

a) Financial Update

Hubbard provided a financial update ending July 31, 2024. This would be her last time heading the meeting and Catherine will take over next month. Hubbard wrapped up old business including a survey where commission mentioned how the financials change every year, she shared that finance changed it again yet again. She stated staff would like to report the information the commission would like to receive regardless of how information is received from finance. She noted the information the commission has in the current packet is what was received from finance. There is a voting item down the agenda about the FY25 budget, it looks a little difference than what finance created on their own, she referenced the fifth column of the report, and iterated the commission would talk about what it will look like on the voting item at the end of the agenda and so really this is finance for July it is more condensed, it really is comparing prior fiscal year to current fiscal year and doesn't five year trends I don't even know if that was helpful but I'll just take any questions that you have about the budget right now or the financial report from July. She noted this does have the \$6 million that was allocated in the metro operating budget that went into effect July 1st, and this does not yet reflect the 16.4 million that will come into the funds. It will probably in February or March when the surplus money is made available to us so this will be updated the end. This also does not have Round 12 ARPA in it, it has some, but it has the MDHA reallocated ARPA in this in these financials and the 5.4 million we recently had reallocated to Round 13 projects that's reflected in this but not on the separate ARPA money they used specifically for older adults or the Co Op, or the Shared Equity Housing. Hubbard opened the floor for any questions from the Commission.

Westerholm asked for questions and iterated there would be opportunities for questions later.

Hubbard deferred to Rasheedah for the draw report update.

b) Draw Report Update

Pardue shared draws to date ending July 31, 2024- see attached.

5) Items for Vote

a) Grant Contract Amendments

i) Affordable Housing Resources, Round 4 Contract Extension

Hubbard shared that AHR requested an extension due to the time it is taking to quiet title for the properties located at 141 Elmhurst Ave., which was a tax delinquent property awarded to AHR. There was a missed family heir that was connected to the property on the default judgement. The judge in this case is requiring that all heirs be processed again.

Hubbard shared that AHR has completed eleven of the twelve metro properties awarded and AHR has spent over \$12,000 of their own money to get the title cleared.

Hubbard noted the new asset manager joined the housing team last Monday. The new Asset Manager, Angel Sims, will be standing up a land bank and the priority will be to establish a title clearing service. Before we award that, probably the next Round 15, any properties there we won't have a land bank for the spring round but the one after that we will look to clear the title before activating or making those available but once we get the title clearing service set up any properties that have been awarded that still have title issues we'll work it out with the grantee to bring those back to the land bank authority so we'll make that retroactive if then we still have some lingering tax silent properties but that's the reason for the request, to get the final title issue resolved.

Westerholm recognized Latimer with AHR who shared that AHR had just gotten word from the title company that the title was cleared. He thanked the commission for their patience and is excited about the land bank.

Note: Westerholm asked for questions or a motion to approve
Friskics-Warren moved to approve the amendment. Westerholm asked for a second.
Emmanuel seconded. Passed unanimously.

b) Round 14 Grant Award Recommendations

Hubbard recapped the following information provided to the commission via memo. On June 24, the Housing Division opened Round 14, making \$7,551,528.75 in American Rescue Plan Act (ARPA) funds available for deeply affordable (0-30% AMI) housing and permanent supportive housing (PSH). All units funded by Round 14 dollars must serve households experiencing homelessness and utilize the Coordinated Entry Process established by Metro's Office of Homeless Services (OHS). Units designated as PSH must follow the Housing First approach as defined by OHS. In addition, applicants proposing PSH units received bonus points based on the percentage of units provided and were evaluated on the extent to which a supportive services plan was developed and funded. We encouraged proposals that offered to create deeply affordable and PSH units in mixed-income projects.

Because deeply affordable and PSH housing is the most needed in Nashville, and the most difficult to finance, there was no cap on the maximum amount of funds that could be awarded to a project. Applicants could not use funds made available in Round 14 in units already utilizing previous Barnes Fund or MDHA Affordable Housing Gap Financing awards. Round 14 funds must be used to create new net units. Because ARPA funds must be spent by December 31, 2026, projects were required to meet zoning requirements for the proposed project to pass threshold review.

During the application window, the Barnes Fund team held two (2) informational sessions and provided an opportunity for potential applicants to submit questions in writing. Recordings of the informational sessions and responses to questions were posted on the Barnes Fund website. The application window closed on July 15, and five (5) applications were submitted.

Hubbard shared because of the evaluation staff recommends awarding the full amount of \$7,551,528.75 to the Omni Family Foundation Inc. d/b/a as I am Next (NEXT). NEXT is partnering with AGB Real Estate. This project is an acquisition of a completely renovated motel that will create 80 net new units at 0-30% AMI, 60 of which will provide PSH to emerging adults, with priority for youth aging out of foster care. The project will include 20 additional units targeted to 30-60% AMI and 20 units targeted to 60-80% AMI, for a total unit count of 120. The housing will be ready for occupancy as soon as acquisition is complete. AGB will provide property management services, and NEXT will provide support services onsite.

There was a three-part review process the first was a threshold review and there were some yes/no questions in the application and if any of those answers were no, an application did not move forward for scoring again because these are American Rescue Act funds, there is an obligation deadline of this December 31, 2024, to have the money under contract and it must be spent by December 31, 2026. So, we required that zoning that the property be properly zoned for the proposed use and required that evidence by a letter from the zoning administrator, Joey Hargis. Of the five applications submitted, four of those did pass threshold review. There were some staff scored elements and you can see a list of what those are. For example, the teams experience and capacity the funding sources and uses we're looking at how much of the difference between what the project costs were and what the barns fund would need were committed and in due diligence- how much the applicant showed that the scores that they have taken all the steps to understand their development timeline. Then an external panel of experts in both housing finance and supportive services review the applications and you can see the list of the various elements that were reviewed, and these were all based on the scoring matrices or the scoring matrix that was provided and based on the evaluations we are recommending the award of all the funds to the Omni foundation. They're proposing to acquire and a motel that's already been rehabilitated, it's ready for use that will offer 120 apartments studio apartments, of those they will make 60 farms funded which would be designated affordable for zero to 30 of the 80,60% of those will be designated as permissive supportive housing who are you have the memo here, for adults with priority for emerging adults and youth aging out of foster care, which is one of our demonstrated needs in our community and so that is our recommendation. Hubbard noted the organization scored substantially higher than the rest of the applicants and a lot of the due diligence and being able to ready to lease up after the acquisition is completed, we'll bring these more these units to market very quickly.

Westerholm thanked Hubbard for the presentation to the commissioners and noted the commission had the memo before them, as well as the scoring sheet which everyone has had the opportunity to review. He asked if there were any questions for staff.

Friskics-Warren noted she wasn't familiar with the organization and asked for a historic overview.

Hubbard invited the project team up to speak.

Westerholm asked the project team to have a seat and share their names.

Nathan Harmening, the executive director of the Omni Foundation and two representatives from AGB, Brian Samuel, Principal and Adam Rosenberg, Founding Principal were introduced.

Harmening noted to answer the first question, so Omni Family Foundation is essentially an offshoot of Omni visions Omni visions has been around since 1991 I started with Omni visions in 2012 and so we have a very lengthy history in foster care. We have developed and launched a program to support youth aging out of foster care in 2014. We serve folks 18 to 21 years old between Nashville and Memphis, so our current portfolio is meager we have six single family homes. We also ran a program when we first launched to serve folks that were in the Dead Space, and we operated a portfolio of about 33 single family homes we have since liquidated those and are just focusing solely on both youths aging out of foster care and emerging young adults.

Samuel added, as the developers we're partnered with Omni Foundation. We have several 100 units under management here in Nashville. Ryan has units of affordable housing in the DC area which is where we're both from and we've known each other since 5th grade so a lot of history goes between us and one of our key models can turn dilapidated older motels into both affordable and workforce housing.

Friskics-Warren inquired about the role of the developer when the units already completely renovated, I'm assuming from what I read is they're ready for move in.

Samuel noted they will be effective in October and AGB will be managing, we have ready for movement, and we will be managing the real estate piece of the community.

Hubbard asked if the commission would be interested in hearing about how support services would be provided.

Harmening shared, just for a little context little historical context, how I Met Ryan and Adam was through the wall studios development and we at the time were running a rental assistance voucher program in partnership with THDA. We have placed upwards of 30 young adults you aged out of foster care in that complex and had seen some really

fantastic success so the support services will model what we have historically been doing for the last 10 years and number one, we focus on the housing itself, that is something that our specific demographic has been kind of lost without for a very long time. So, we start there. Secondly of course we provide the case management that is led by a licensed clinical director that will include access to therapeutic services and then of course the resource coordination so we want to make sure that we meet their basic needs first and foremost. Food stability is number one, we partner with other agencies like the Store. We also use our philanthropic dollars to help folks. We run a driving school, 96% of our kids age out of foster care without a driver's license and so we are trying to correct that. So, we run a fully comprehensive driving school for permit to driver's license and then we help young folks buy cars. Thirdly, we wrap them around the community, so we bring in mentors from the community that help them learn financial literacy and find meaningful employment. We believe that those three linear steps can really pave the way for greater success. Our clinical director could answer all those questions much better than I can, but she will make sure that they have access to the right mental and physical health resources that they need throughout the project.

Friskics-Warren asked what other services are happening in Nashville and Middle TN.

Harmening shared we're doing all those same things with currently having 75 young adults housed, about 45 of those are in our rental assistance program the remainder are in our independent living program, which is kind of a congregate model. So, we provide again all the resources that I just stated and then you know life skills assistance. We provide we try to develop meaningful connections with biological family members. Then again, we have access to all the Omni vision services that includes you know the therapeutic side the behavioral health side etcetera. He asked if that answered the question.

Friskics-Warren asked if Omni Foundation was a nonprofit.

Nathan responded it was a private for-profit foster care and the largest in the state. He shared just for some history that ten years ago we didn't have anything available for young folks who were aging out of the system. That's kind of where this whole conversation started, I was finding myself dropping kids off at the homeless shelter when they turned 18 years old. And that to me made zero sense so luckily enough the leadership had our organization was feeling the same and thinking the same and allowed me to start our independent living Academy, so we are the nonprofit and our history is deeply rooted in foster care.

Carmen-Jackson asked what the success rate was for the program.

There's not necessarily a graduation date. We determine success as stability. Are our folks able to pay their rent or they're able to maintain stability in the unit themselves, are they able to keep and hold jobs.

What we want to get away from is a very tight deadline to say we're going to provide these services for you but if you don't meet the deadline you're going to go right back to where you came from. So, we are trying to leverage opportunities just like this to provide more of a long-term assistance.

Carmen-Jackson iterated that's the number she'd like to know. The percentage of young adults leaving the program.

Harmening cited in two years there had only been five or six evictions out of seventy-five. He said that that in and of itself is a success that we through our rental assistance program through the support that we're providing are actually able to for them enable them to find more stability whereas in let's say an extension of foster care program or even a transitional program again you have rigid criteria and if you don't meet those criteria you're automatically evicted or you're kicked out of the program so in comparison to I would say the status quo that our young adults who have aged out of foster care normally get to experience we've been very successful and I could you know if you would allow me I could get back to you with you know much more finite numbers.

Hubbard iterated the nature of permanent supportive housing is meant to have first have housing available for someone with housing insecurity and wrapping that person with the resources that they need without an intent for them to exit. If there need is one that can be addressed in a short or long term but it isn't a transitional housing program where the state is intended to be unlimited, that's why this is a permanent supportive housing where the expectation is, once the housing is secured these services will continue to support that person in housing regardless of their exiting out of foster care, exiting our justice impacted or, have been chronically homeless for anytime. That's what the expectation of permanent supportive housing is meant to be, is that long term housing security with the services not available.

Christianson-Gallina asked in terms of your other private developments, how are you going to handle this differently then you handle a normal project.

Rosenberg responded that's a great question and to make this point I'm not sure I'm going you are familiar with what we've been doing at Wallace studios over at 97 Wallace Rd. It's really been kind of a test case and a proving ground for how to work with the office of homeless services through their coordinated entry system we've housed over 100 folks already over there in the last 3 1/2 months 3 1/2 months with a very low barrier approach and really we brought in with our private dollars, peer support, staff in order to support the individuals that are living in our community so this is really totally different than any type of a privately funded, profit motivated community. The goal of this community making it work has truly inspired us looking at the young adults whose lives he has totally changed by giving them the most basic human rights of housing and without that they really have no opportunity but to answer your question we look at it totally differently and only with a multiple, only with 3 or 4 seriously violations that are

endangering themselves and other community members, only in those very extreme circumstances we then work with IAMNEXT to find a place for this individual where they will have more support than we're able to provide. This is a permanent supportive housing, but this is not a detox facility this is not this this is an independent living situation, and some folks will not be ready for independent living and those circumstances where there is real danger to themselves or others in community who work hand in hand with IAMNEXT, as we have been Wallace to find the appropriate housing solution.

Samuel added, for a while, we housed Section 8 individuals as well as veterans smashed and it's a very diverse community that has all sorts of different needs and requirements among it and I think our approach with this Ryan mentioned training and certified peer support individuals to help them from everything from they're having a bad day and to talk to someone about it to finding the resources that they need whether it be how to get a bus pass, how to apply for a job, how to work with one of the partners we have - such as the store to get free groceries so all of this takes time and passion. Really to make sure that not only going to give me a place to live and all units come fully furnished. All utilities are paid above that we help them holistically as we can growing, we can only do so much but as we can to make sure that it's not just a home it's a place where they can really leverage the resources that we have on site to better their lives.

Harmening added, just to follow up on all of that as well our role as preventative in nature. So, we maintain a presence on that property as much as we possibly can, and we are aware of those issues and make sure that we're not just hearing downstream that someone got evicted. We know that there is going to be issues that take place our role is to revive the resources and the support to prevent those evictions from happening in the first place.

Westerholm shared he appreciated the work and asked as they designed and inquired about any best practices or any certain case studies that you've looked at in other cities that you drew inspiration fund.

Harmening offered he would say on our side of things this is a fairly new concept there aren't a lot of permanent supportive housing programs specifically for young adults who aged out of foster care so we have looked at agencies like urban housing solutions for sure and locally just to gain some sort of inspiration but I think again, I stated earlier, the current offerings, for those young adults. first, our next scarce, and that's nationally, and the experience that they have had in those systems doesn't lead to any sort of healing. So, I have taken my experience over the last decade and wrapped that up into this this project proposal you know and that is our we have lived experience our staff on our board and so those decisions are guided in every way by folks with lived experience and so this is not just a concept that you know I'm coming up with this is something that I have been working on for years and years with my with my kids to try to find an alternative solution that's actually going to work.

Christianson-Gallina asked what the plan was before with the property. He asked who renovated it and why.

Rosenberg responded that there's a huge need for permanent supportive housing across the Nashville community. So, when we saw that and were talking MDHA and OHS and all the service providers here in Nashville, over 25 that we interact with consistently, it was going to originally be PSH for a community like Wallace.

Nathan added that not a lot of people understand the issues, met , test case , change narrative, emerging adults in general

Friskics-Warren asked who owned the property.

Samuel shared IAMNEXT will control 100% of the of the general partnership and then the cash flows after significant contributions towards the end. The short answer is that IAMNEXT controls 1% of the general partnership. We contribute I believe it is \$198,000 towards supportive services. I'm using a similar dollar amount towards supportive services and then after payroll then the remaining cash flows are distributed in the 80/20 split with 80% for AGB and 20% for IAMNEXT but we do not see those as being significant.

Westerholm asked if there were any further questions from the panel.

Carmen-Jackson asked Samuel if he owned 100 percent of the property.

Samuel clarified currently or after change in ownership.

Carmen-Jackson responded currently.

Samuel currently or after we after we change the ownership currently AGB owns the property if we move forward with the Barnes grant the property will be 100% control of the property will be transferred to 100% of the general partnership that controls the property just to use the exact language. Will be transferred do next so I am next will control the property.

Friskics-Warren asked the difference between controlling and owning the property.

Samuel clarified that there's an entity that owns the property, like an LLC, and there's a general partner that controls the LLC that owns the that owns the property.

Emmanuel iterated that the general partner is IAMNEXT and then you all are part of the subsidiary LLC and so then what's the makeup of the LLC ownership within that.

Samuel shared that they worked very closely with Rusty Lawrence and the attorneys with this. The attorney that representing IAMNEXT and Russell Stare, who's attorney representing us, they put together this legal partnership, with the understanding that this structured the way that Barnes Funds likes to see the property controlled by the nonprofit with a real estate development company involved with the day-to-day property manager.

Friskics-Warren asked Hubbard to clarify the language for Barnes.

Hubbard shared the language she has seen is controlled and this is the typical arrangement with most applicants.

Westerholm ask if there were any further discussion.

Christianson-Gallina asked if this had been done before.

Hubbard said staff need to look to see if there have been other projects. She reminded the commission she's only had the two years of experience. The fund has 150 contracts but there have been projects where existing buildings have been acquired.

Emmanuel noted these finished by a certain date due to ARPA timeline, there haven't been that restriction in the past.

Hubbard agreed and further that they also wanted a project giving the most units with the quickest turnaround time to meet city priorities for addressing homelessness.

Friskics-Warren noted from a process point of view, this was the first round that did not have a commission member on the review team. She's not sure why that was.

Hubbard mentioned there had been an issue last time where there were invertedly two on the panel and that she was following lead of council. They do not allow cm to be on committees for awards. Having commission voting on something they reviewed gets murky. There was one commissioner on the panel, just not a current one.

Friskics-Warren added she thought it would have been good to have a conversation about it, she stated it's even possible that now there's have a full Commission for someone who's on the review committee to stay and we still have a quorum so even ways around that because when there's not a commissioner that brings the commission's voice, it just seems very disconnected and she would have wanted to have a discussion about that from the beginning instead of just assuming that there would be a commissioner.

She reiterated that she understands why this one is recommended. It has the highest score, it produces the most units, it has the lowest cost per unit. However, I will say that the for-profit vs nonprofit relationship, which is not just two, it's at least three and then

that Omni Family Foundation is a part a sister organization to Omni which is a for profit and so you've got a lot of for profits in there which goes again to the need that we should have a longer affordability time.

She noted it that is also a concern that it's a completely new nonprofit that the commission has never worked with before. She noted she could not find anything on Giving matters pertaining to financial history and assuming that whoever was on the group committee did that due diligence, but we don't know who they were.

Hubbard noted the staff review that's required the threshold element that we received the audited financials, and they must be attached to the contract that go to that goes to council.

Friskics-Warren stated reviewing these all the time and audited financial that's not what you're not just trying to check a box; yet it's there you're trying to go down and see what's happening for the last five or six years in a nonprofit.

Hubbard ask staff to describe what staff looks at.

Dean shared that staff does a deep dive on the audit and then we look for a positive cashflow, we also look at any heavy liabilities or anything that could potentially burden a development or project other, or any findings, that's mainly what we look for.

Harmening clarified that Omni Vision was not a part of this project. They are a sister company but will not have much to do with this unless we look towards therapeutic services which is not really part of this proposal.

Friskics-Warren noted, they're not part of the proposal but are they're part of your referral services or will be at some point.

Nathan responded that they could contract with any other provider as well, but it all depends on availability and Omni visions is not necessarily our first call. It just depends on what the needs are. They may contract with other providers.

Hubbard noted there were no provisions in the grant policy that the applicant had to partner with a nonprofit service provider. So, we didn't put that restriction on because there are limited-service providers in our market. Additionally, we defer to the Office of Homeless services on how to structure and how service delivery would be affected.

Westerholm asked if there were any additional comments or questions.

Westerholm thanked panel and staff, recognize intent, question, although commission were not a part, a former commissioner was involved, asked for a motion, heard from applicant and director, chair feels he can welcome a motion to approve.

Vote: Moore moved to approve. Carmen-Jackson seconded. Christianson-Galina and Friskics-Warren abstained. Passed.

c) FY25 Budget

Westerholm opened the floor to discuss the FY25 Year Budget.

Hubbard stated that what she particularly is looking for the Commission to review and approve with this budget are the items are the rows from salary to essentially membership dues. The grants agency we can the save through one of those projected expenses are for FY25 to salary, you can see how it compared to FY24 the FY24 is lower because James, our compliance monitor did not join us until January. So only a portion of his salary was picked up the FY25 budget has fully funded plus full salaries and adjustments.

I'm going to add at this point there have been conversations about moving forward perhaps next year moving the barns fund staffing expenses which are associated with Catherine, Rasheedah, and James. My salary one of the housing divisions comes out of this but moving that completely out of Barnes into a separate operating fund.

Historically the fund salaries have been charged to the Barnes fund. The range is the associated percentage and parking in local travels increased because James, now that we have a compliance monitor, we'll be visiting a lot of the properties. Hence, there will be mileage and telephone expense.

Also, just carrying inflation software licenses we have it and it's shown up on previous and reports there was a charge there but at the reconciliation there was a refund on a software license because there was a software that someone had subscribed to years ago that no one ever used to we got that money refunded, so you'll see that reflected at the year end of FY24.

Subscriptions that is for the SurveyMonkey apply platform that we use for grant applications and that is the cost for this fiscal year the recording or the recording fees for the deed of restrictive covenants we do those recordings we don't put that on the grantee so that we can confirm that and the restrictive covenants have been recorded and so for both this one and the project management I mentioned that we currently have about 150 projects about half of those are 3/4 are still open in some form of fashion but getting closed and as those close out will be recording more and more at about \$40 or \$45.00 a pop. We expect that cost to increase. The project management is we contract with the third party that has was procured years ago for the inspections of all the interim construction work or the final inspections. If Use and Occupancy is not required this is their associated cost, this has been increasing as we have more projects in the queue or online. We'll see this this continue to increase as well and then finally the other two items registration for conferences and training we do value staff

articulating and professional development opportunities such as the Tennessee affordable housing conference and some other project management seminars, and training and their membership dues each of the Barnes fund staff as well as the rest of my team or members of the Tennessee affordable housing coalition at \$75 a person. Only the Barnes fund staff are charged to this so that's those are what the items are that are related to our administrative the remaining balance of what we expect to make available for projects is about 43 million.

Hubbard shared a lot of that's going to be obligated and between now and October through round 13 and 14 and I will know and I think I have it in your memo just as an FYI since June when we took round 12 to council round 13 those contracts are being prepared for council approval and then what we approve with round 14 we will have over \$50 million under contract new projects under contract that will create or preserve over 1000 affordable homes so that is just a lot of work that's happened in the past six months or so with staff and that's a lot that's we're managing on a portfolio that was already at about \$120 million so a lot there but we'll continue to update this grants agency that's a contribution it's projected budget as we get new numbers almost every month from the finance department but the line items though for the administrative costs are what we're looking particularly for you to approve at this time

Christianson Galina asked what role commission does have.

Hubbard just a question I'm trying to grab my head around what power the Commission has so like I guess if we hypothetically like said membership dues are too high do we have the power to like what world information does have here we want the commissioner to approve a budget if you don't want staff to participate in an organization.

Ortiz-Marsh shared this is not explicit in the code it's more of an inherent and practice it as Angie stated but 2.149.030 which is purpose of materializing trust one commissioner to oversee the management and operations of the Barnes fund for affordable housing that includes the Barnes fund staff which is why staff like many other boards the metro staff the board or Commission for approval.

Christianson Galina inquired whether the commission had hiring and firing power.

Hubbard shared the commission did not have hiring and firing authority and there is an MOU between the Trust fund Commission and the planning department on the staffing of the trust fund Commission.

Christianson-Galina stated you know this is weird but like hypothetically we don't have firing authority, but we have budgetary and I'm just trying to get the rules here, but would we be able to switch budgets and not fund someone or how would that work.

Ortiz-Marsh asked for clarification.

Christianson-Galina asked if a salary could be rejected.

Ortiz-Marsh confirmed salaries were authorized by Metro human resources.

Hubbard we will take it under advisement if we take it under advisement if you don't want to cover salaries in future years .

Emmanuel shared it might be a good idea to have a commissioner 101 to answer those kinds of questions in the future.

Friskics-Warren noted it was a complex relationship and that the commission ability to approve budget, gives place for a voice when in other areas we don't have a voice.

Friskics-Warren noted that a thousand dollars for professional development for three staff members was low.

Hubbard shared the cost of attending coalition is specific to Barnes Fund and staff is covered outside of

Emmanuel noted that budgets tell stories, this one might reflect it doesn't value employees.

Hubbard noted would say the software license and the recording and this the memberships and registration this would be where you would have some leeway, the software license, and the recording and this the memberships and registration this would be where you would have some leeway we would welcome if you would like for us to consider increasing.

Emmanuel noted that if directors see something of value the commission will support it.

Westerholm asked for a motion to approve the budget.

Vote: Carmen-Jackson motion to approve. Emmanuel seconded. Passed Unanimously.

6) Items for Discussion

a) November/ December Combined Meeting

Hubbard typically during the holiday season and because of the trust where the trust fund Commission meetings fall at the end of the month instead of having a one in November that you try to reschedule and one in December to try to reschedule there's been a combined

meeting for November and December within the first two weeks of December we like to take the temperature it can't be not really a formal vote it's not on the agenda to be voted on but the temperature of repeating that if the if that is the will of the Commission then staff will send a doodle poll to find the right time where we could have a quorum we want to get this finalized in September so we have plenty of opportunities to secure a space and adequately public notice the change of the date and time if there is a change in the time and at that meeting we were also proposing to after we conclude with whatever business might be on the agenda is a one-on-one commissioner training with some of the sunshine law and other board trainings but also kind of a history of the trust fund, how it might have evolved over the years, the relationship with the planning department, and staffing and we will talk about in the later part of an uninformed discussion any follow up from the unified housing strategy because at that point we will get the nearing this summer we actually have some recommendations to discuss so I thought about sending out that doodle poll

b) HTFC Meeting Agenda Changes

All of all of this may be reducing all of this to cut back on paper some of that initial language that isn't required and maybe providing just doing a QR code or a link, so that members of the public have pick up an agenda can pull up information on the Barnes fund instead of having all of that printed, that is one thought we had for streamlining our documents and printing. The other is the monthly financials, whether you like the most recent version that the finance department provided, whether you can make heads or tails out of it or if you would rather us do a more simplified version of what of we just approved a budget how we're tracking against that budget we've just approved if that makes the most sense.

Emmanuel noted, we want it to be simple and that sounds very helpful to have the budget that we could all just approve.

Friskics-Warren noted the commission worked hard to create the mission piece. She furthered she like having it in the agenda just in case it may need to be revisited.

Hubbard asked if the notice to public was needed and deferred to legal.

Ortiz-Marsh said legal would need time to research the answer.

Hubbard concluded we have what we need to move forward, the commission will start seeing the new document with the new financials next month. We might be able to have the next dashboard report, we might be able to provide a progress report at that time as well.

c) Monthly Barnes Fund financial and draw report changes.

Hubbard continued; the final one is the draw report. Those raw reports read by Rasheedah, really doesn't give context about where the project really is except for what percent is drawn. What we're proposing is to instead of doing monthly draw reports, is to provide a quarterly update that is in alignment with our dashboard. So, we're proposing to send you quarterly progress reports by grants, so you can see how long someone's had a grant, whether they've even started drawing on it, I think that could give you some context up to when amendments come and you can see like where they're progressing on that we can we can include some other items as you see fit on that progress report the reason I was saying quarterly is because that is a heavy thing to track and as we're doing it already for the dashboard which really aggregates things, we can't have the back end individual reports that our dashboard that we can provide to you all so you can actually see the progress of all of the grants.

Westerholm noted it sounds good and requested staff include link for public and others. include a link, perhaps in the minutes, so that as we're discussing the things people who are coming to our meeting would also have opportunity to be prompted to go review that as well.

Hubbard agreed we will keep on the agenda an item for progress discussions, to allow the commission the opportunity to discuss or ask questions if needed.

Friskics-Warren agrees doing the dashboard report quarterly review is better. Commission needs a broader view and not minutiae of numbers.

Hubbard asked Pardue if the minded the draw report not being required.

Pardue responded she did not.

Hubbard recapped changes, on the agendas moving forward we're going to remove a lot of the text about the history and the overview, include a QR code or a link the financial report to show how we're tracking against the budget you just approved and then a quarterly progress report of how every contract is performing in that quarter overall.

d) UHS Roundtable Reminder

Hubbard reminded the commission to be in attendance for the upcoming UHS roundtable scheduled for the September commission meeting where HRA advisors, the United Housing Strategy consultants would be presenting to commission for regular business. She noted business should be light as therefore a separate meeting would not be needed. Including the roundtable as an agenda item at the end of the meeting allowed the meeting to be noticed properly. The only things I think that would be coming up for a vote would be any amendments that we might receive because we're through all our funding rounds and the budget so hopefully can have an hour and a half with the advisors and it will it's still a public meeting so the members of the public can hear but it is a roundtable for the Commission.

She mentioned it is a public meeting and did not include heavy agenda items.

Westerholm thanked Hubbard for the reminder and called for a brief recess.

7) Special Presentation: Catalyst Fund, Hannah Davis, Housing Division

Hannah Davis presented an overview of the Catalyst Fund.

8) Announcements

Christianson-Gallina noted he'd reach out for to put X on the agenda for the next meeting. He expressed interest in the idea of just tracking units to include bedroom count to avoid underserving families. Also, invited anyone for the public to comment on the 60% AMI as Nashville's continues to rise.

Westerholm shared that director Hubbard was on the This is Nashville podcast talking about PSH and encouraged folks to check it out.

9) Adjourn

With no further announcements the meeting was adjourned.