



## METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

March 25th, 2025

2:00 pm – 4:00 pm

Members Present: P. Westerholm; G. Emmanuel; CM B. Taylor; A. Christianson-Galina;  
J. Thomas

Members Absent: M. Carmen-Jackson; D. Moore

Staff Present: C. Middlebrooks (Planning Dept – Housing Division); T. Ortiz-Marsh (Metro Legal);  
E. Jeter (Planning Department)

### 1) **Welcome**

Westerholm began the meeting at 2:03 p.m.

### 2) **Approval of the Minutes**

Westerholm called for approval of the February 25<sup>th</sup> minutes.

Emmanuel motioned to approve. CM Taylor seconded. Passed unanimously.

### 3) **Public Comment**

Westerholm called for public comment.

Middlebrooks introduced Lucille Houseworth with Habitat for Humanity of Greater Nashville.

Houseworth stated she wanted to invite the commissioners as well as everyone in the audience to an upcoming Habitat event for the final dedication of homes that were supported by Barnes funding on April 27<sup>th</sup> at 3 pm. She also recognized Council Member Jennifer Gamble in District 3 for being an incredible advocate of Habitat and the process and affordable homeownership.

Kelsey Wilson with Nelson Community Partners provided an update on construction and extended an invitation for the groundbreaking on April 17<sup>th</sup> at 12:30 pm. She also asked for clarification for some items such as the bonus points and thresholds within the application for round 15.

Westerholm asked Middlebrooks for clarification for staff's response outside of the information sessions.

Middlebrooks stated staff typically does not respond and that the questions Wilson had were answered in the sessions Q & A and could be found on the Barnes site.

Commissioner Christianson-Galina expressed his concerns with the AGB real estate deal and expressed interest in seeing a pro forma and asked if there were any concerns on the compliance standpoint.

Westerholm thanked him for his comment and stated that they should have a consistent approach when it comes to questions about projects that have received Barnes funding, so they all have an opportunity to address those questions and get a better understanding of the information. He then asked Dean for a staff perspective on projects in general as to what time can they share on these types of questions if they come up.

Dean stated it is all public information and reminded the commission that the grant policy and the scoring was reviewed and approved by the commission. He stated staff would be more than happy to put something together for the next meeting.

After subsequent discussion between commissioners and Ortiz-Marsh's recommendation of avoiding discussing items that are not properly noticed prior to the meetings, Westerholm moved on to the next agenda item.

#### **4) Financial Update and Legislation**

##### **a) Financial Update**

##### **i) February Financials**

##### **(1) Budget to Actuals – 2/25/25**

Middlebrooks presented an update on the Barnes financial and legislation.

With no questions or comments from the commission, Westerholm moved on to the next agenda item.

#### **5) Items for Vote**

There were no items for vote.

#### **6) Items for Discussion**

##### **a.) Round 15 Evaluation Process**

Westerholm called on Middlebrooks to present.

Emmanuel asked about reviews being anonymous, Middlebrooks stated they were going to keep them anonymous through the review period and explained her reasoning. Emmanuel agreed that she would like to have a future discussion on whether or not they would keep them anonymous all the way through.

CM Taylor expressed his belief of the importance of having transparency with not only taxpayers but applicants as well.

Dean noted that all applicants have the opportunity to sit down with Barnes staff post-award period to go over their scores.

After subsequent conversations on scoring as well as the transparency on the applicants reviews and feedback, Westerholm encouraged the audience to provide feedback on the commission's discussion on this topic at the next meeting during the public comment period.

#### **7) Announcements**

Westerholm called for announcements, being none, he moved on to the next agenda item.

#### **8) Adjourn**

With no further business, Westerholm adjourned the meeting at 2:44 p.m.

CM Taylor motioned to approve. Christianson-Galina seconded. Passed unanimously.