



## **METROPOLITAN HOUSING TRUST FUND COMMISSION**

### **AUGUST WORK SESSION AGENDA**

**Tuesday, August 26, 2025**

**Immediately Following Housing Trust Fund Meeting  
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**

Peter Westerholm, Chair  
Gina Emmanuel  
Maria Carmen Jackson  
Councilmember Brandon Taylor  
Antone Christianson-Galina  
Debra Moore  
Jayla Thomas

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If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hubNashville at <https://nashville.gov/hub-ADA-boards> or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.

**(1) Welcome**

**(2) Round 15 Debrief**

Staff will provide a debrief on the most recent funding round, including the following topics:

- a) Grant Policies
  - i. Funding Caps
  - ii. Open contracts with unexpended funds
- b) Team capacity and experience
  - i. Nonprofit control/partnership structure
- c) Financial Capacity
  - i. Sources and Uses
  - ii. Capital stack/funding gaps
- d) Bonus Points
- e) Evaluation and Award Process
- f) Public Comments

**(3) UHS Recommendations**

Housing Director, Angie Hubbard, will review recommendations from the recently released Unified Housing Strategy that are applicable to the Barnes Fund.

- a) Underwriting Criteria
  - i. Purpose
  - ii. Process
  - iii. Timelines
- b) Policy Priorities
  - i. Longterm affordability
  - ii. Deeply affordable housing

- iii. Special Populations
- iv. Tenant Protections
- v. Home Ownership
- d) Funding Tracks
  - i. Rental
  - ii. Ownership
  - iii. Capacity Building
- e) Enforcement
  - i. Clawbacks
- f) Loan Fund
- g) Public Comments

**\*Note: Due to another meeting scheduled for the Sonny West Conference Center at 4:30 p.m., the Housing Trust Fund Commission must adjourn by 4:00 p.m. Any items not covered by this time will be presented at a Work Session following the Housing Trust Fund Commission meeting on September 23, 2025.**