



## **METROPOLITAN HOUSING TRUST FUND COMMISSION AGENDA**

**Tuesday, September 23, 2025  
2:00 to 4:00 pm  
Sonny West Conference Center  
Howard Office Building  
700 2nd Ave S, Nashville, TN 37210**

### **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  
Lizzie Goddard  
Maria Carmen Jackson  
Councilmember Burkley Allen  
Antone Christianson-Galina  
Debra Moore  
Jayla Thomas

## NOTICE TO THE PUBLIC

### **Please remember to turn off your cell phones.**

§ 2.149.020 of the Metropolitan Code of Laws states that the Commission shall be composed of seven members. One member of the Commission shall be designated by the board of the Metropolitan Development and Housing Agency. One member of the Commission shall be a member of the Council designated by the Vice-Mayor for a term of two years. One member shall be designated by the Continuum of Care Homeless Planning Council. Two members shall be elected by a majority vote of the whole membership of the Council. The remaining two members of the Commission shall be appointed by the Mayor and approved by the Metropolitan Council. Any vacancy due to any cause shall be filled for the unexpired term by the same appointing authority as the vacant appointment.

The Commission meets on the fourth Tuesday of each month at 2:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South unless otherwise posted. Special meetings, cancellations, and location changes are advertised on the Metropolitan Housing Trust Fund Commission's main webpage.

The Metropolitan Housing Trust Fund Commission makes final recommendation on all Barnes Housing Trust Fund grants. This recommendation is then brought to the Metropolitan Council, which has final authority.

Whenever possible, the Commission will strive to have the agendas, including minutes being considered for approval, submitted in a searchable electronic format for posting to Nashville.gov 72 hours prior to the Commission meeting but no less than 48 hours prior to the scheduled meeting.



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](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.

### **Speaking to the Commission**

Community members may speak before the Commission for up to two minutes during the time designated for Public Comments on the Agenda. Persons who wish to speak on matters that are germane to items on the agenda should write their names on the sign-up sheet provided at the meeting. All those who have signed up by the completion of the Welcome and the Approval of Minutes will be allowed to speak. As members of the audience, the Commission asks that community members not speak outside of the allotted time.

Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received a week before the meeting. If added to the written agenda, applicants may speak for ten minutes.

Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, during the public comment time, or if added to the written agenda with no time limit. At the Chair's discretion, members of the public may be invited to speak during the time designated for Announcements on the Agenda.

*The Metropolitan Housing Trust Fund Commission does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact [BarnesFund@nashville.gov](mailto:BarnesFund@nashville.gov). For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.*

## **METROPOLITAN HOUSING TRUST FUND COMMISSION MEETING AGENDA**

“Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, please take notice that decisions of the Metropolitan Housing Trust Fund Commission may be appealed to the Chancery Court of Davidson County for review under a common law writ of certiorari. Any appeal must be filed within sixty days after entry of a final decision by the Board. Any person or other entity considering an appeal should consult with an attorney to ensure that time and procedural requirements are met.”

### **(1) Welcome**

### **(2) Introduction of New Commissioners**

- a) Councilmember Burkley Allen
- b) Lizzie Goddard, HPC Designee

### **(3) Approval of the Minutes**

- a) Approve Minutes from 8/26/25

### **(4) Public Comment (those wishing to speak must sign in at beginning of meeting)**

### **(5) Financial Update and Legislation**

- a) Financial Update
  - (1) **August 2025 Budget to Actuals**

### **(6) Items for Vote-**

Grant Contract Amendments

#### **(1) Project Return, Round 10, Contract Extension and Budget Reduction**

A second amendment to a grant contract approved via RS2022-1857 (Exhibit V), amended by RS2024-593, to extend the amended 36-month term, which has a current expiration date of November 17, 2025, by an additional 12 months, and to reduce the grant budget by \$41,753 for a new grant budget of \$149,131, due to costs deemed ineligible by the Office of Financial Accountability, for the purpose of creating 2 affordable rental units at 739 Neely's Bend Road, Madison TN.

#### **(2) Park Center, Round 10, Contract Extension and Address Change**

A second amendment to a grant contract approved via RS2022-1857 (Exhibit U), amended by RS2024-818, to extend the amended 36-month term, which has a current expiration date of November 17, 2025, by an additional 12 months and to amend the project address (no change in project location) from 4501 Gallatin Pike, Nashville to 1095 Gwynn Dr., Nashville, due to the new address being assigned during the permitting process, for the purpose of constructing 26 affordable rental units at 1095 Gwynn Dr., Nashville, TN.

#### **(3) Be a Helping Hand Foundation, Round 10, Contract Extension**

A second amendment to a grant contract approved via RS2022-1857 (Exhibit Q), amended by RS2024-818, to extend the amended 36-month term, which has a current expiration date of November 17, 2025, by an additional 12 months for the purpose of constructing 3 affordable rental units at 0 Robertson St., 0 Robertson St., 65 Robertson St., and 101 Robertson St., Nashville TN.

**(4) Be a Helping Hand, Round 10, Contract Extension**

A second amendment to a grant contract approved via RS2022-1857 (Exhibit Z), amended by RS2024-818 to extend the amended 36-month term, which has a current expiration date of November 17, 2025, by an additional 12 months for the purpose of constructing 2 affordable rental units at 2124 14<sup>th</sup> Ave. N., Nashville TN.

**(5) New Level Community Development Corporation, Round 10, Contract Extension**

A third amendment to a grant contract approved via RS2022-1857 (Exhibit T), amended by RS2023-2293 to convey property located at 0 Dickerson Pike and to add 3539 Dickerson Pike to the project location, and further amended by RS2024-818 to extend the amended 36-month term, which has a current expiration date of November 17, 2025, by an additional 12 months for the purpose of constructing 15 affordable new construction, for sale homes at 3539 Dickerson Pike.

**(7) Items for Discussion**

a) Office of Financial Accountability (OFA) Review

**(1) Project Return**

OFA conducted a review of Project Return's Round 10 grant for which Project Return was reimbursed \$47,708. OFA found that \$41,753 was deemed unallowable due to lack of supporting documentation. Project Return has returned the funds to Metro and submitted a corrective action plan to the Planning Department.

**(2) Crossbridge**

OFA conducted a review of Crossbridge's Round 10 grant and did not find any issues.

**(8) Announcements**

a) November/December Meeting Date

**(1) December 9, 2025, at 2PM**

**(2) Inglewood Library Public Meeting Room, 4312 Gallatin Pike, Nashville**

b) September Work Session

**(1) August Work Session Recap**

**(2) Unified Housing Strategy Recommendations Related to the Barnes Fund**

**(9) Adjourn**

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>