



## **METROPOLITAN HOUSING TRUST FUND COMMISSION**

### **SEPTEMBER WORK SESSION AGENDA**

**Tuesday, September 23, 2025**

**Immediately Following Housing Trust Fund Meeting**

**Sonny West Conference Center**

**Howard Office Building**

**700 2<sup>nd</sup> 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

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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) August Work Session Recap**

Staff will provide a recap from the August Work Session on the Round 15 debrief on the following topics:

- a) Grant Policies
- b) Team capacity and experience
- c) Financial Capacity
- d) Bonus Points
- e) Evaluation and Award Process

**(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) Policy Priorities
  - i. Longterm affordability
  - ii. Deeply affordable housing
  - iii. Special Populations
  - iv. Tenant Protections
  - v. Home Ownership
- b) Funding Tracks
  - i. Rental
  - ii. Ownership
  - iii. Capacity Building
- c) Enforcement

- i. Clawbacks
- d) Loan Fund
- e) Underwriting Criteria
  - i. Purpose
  - ii. Process
  - iii. Timeline
- f) Public Comments