



METROPOLITAN HOUSING TRUST FUND COMMISSION AGENDA

**Tuesday, October 28, 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> 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. 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) Approval of the Minutes

- a) Approve Minutes from 9/23/2025

(3) Public Comment (those wishing to speak must sign in at beginning of meeting)

(4) Financial Update and Legislation

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

(5) Items for Vote-

- a) Grant Contract Amendments
 - (1) **Affordable Housing Resources, Inc., Round 4, Contract Extension and Scope Change**
A seventh amendment to a grant contract approved via RS2017-965 (Exhibit V), amended by RS2019-1655, RS2021-760, RS2021-1232, RS2022-1859, RS2023-106, and RS2024-819, to extend the amended 96-month term, which has a current expiration date of November 22, 2025, by an additional twelve (12) months and to amend the scope to add an additional one (1) unit to the original twelve (12) units for the purpose of constructing thirteen (13) total affordable, for-sale homes, including two (2) homes to be constructed at 141 Elmhurst Ave. Nashville, TN

(6) Items for Discussion

- a) Presentation on Cooperative Housing
 - (1) Guest Speaker, Stephen Watts
- b) Round 16 Timeline
- c) Round 16 Policy Priorities
- d) Round 16 Underwriting Criteria

(7) Announcements

- a) Stakeholder Work Sessions (Virtual)
 - (1) Rental Projects – November 5, 10:00-11:30 am, central
 - (2) Ownership Projects – November 10, 2:00-3:30 am, central
 - (3) Owner-Occupied Rehab – November 14, 10:00-11:30 am, central
- b) Additional Public Comments

(8) 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>