



METROPOLITAN HOUSING TRUST FUND COMMISSION

AGENDA

Tuesday, April 28, 2026

2:00 to 4:00 pm

**Sonny West Conference Center
700 President Ronald Reagan Way
Nashville, TN 37216**

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
Antone Christianson-Galina, Vice Chair
Councilmember Burkley Allen (Non-voting)
Calvin Dunning
Lizzie Goddard
Angie Lawless
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 at the beginning of the meeting. **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

- a. New Commissioner Appointments
 - i. Angie Lawless, HPC appointee
 - ii. Lizzie Goddard, filling the term of Maria Jackson

2) Approval of the Minutes

- a. Approve Minutes from 03/24/2026

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

4) Financial Update

- a. Financial Update
 - i. March 2026 Budget to Actuals

5) Items for Vote

a. Grant Contract Amendments

- i. **Be a Helping Hand**, Round 10, Draw Schedule Revision
A third amendment to Grant Contract 2022-R10-BHH (approved via RS2022-1857, Exhibit Z), which has been amended by RS2024-818 and RS2025-1565 to extend the contract term to 36 and 48 months, respectively, and has a current expiration date of 11/17/2026, to revise the Draw Schedule to allow a portion of funds to be used to reimburse land acquisition costs for the purpose of creating 2 affordable housing units at 2124 14th Avenue N.
- ii. **Nonprofit Housing Corporation**, Round 13, Contract Extension and Scope Change
A first amendment to Grant Contract 2024-R13-NHC (approved via RS2024-750, Exhibit C), which has a current expiration date of 10/24/2026, to extend the term to 12/31/2026, for the purpose of constructing 188 rental units at 876 W. Trinity, Nashville. Metro Finance requests an amendment to remove references to the American Rescue Plan Act (ARPA) from the grant contract since going forward, the funds to complete the project will be non-ARPA related.
- iii. **Pathway Lending**, Round 13, Contract Extension
A first amendment to Grant Contract 2024-R13-PL (approved via RS2024-709, Exhibit H) to extend the contract term, which has a current expiration date of 09/19/2026, by an additional 12 months, for the purpose of constructing 68 rental units at 2920 Hamilton Church Rd.
- iv. **Springboard Landings**, Round 13, Contract Extension
A first amendment to Grant Contract 2024-R13-SBL (approved via RS2024-709, Exhibit I) to extend the contract term, which has a current expiration date of 09/19/2026, by an additional 12 months, for the purpose of constructing 10 affordable rental units at 7986 Coley Davis Rd.

- v. **The Housing Fund**, Round 12, Contract Extension and Scope Change
A first amendment to Grant Contract 2024-R12-THF (approved via RS2024-591, Exhibit A) to extend the contract term, which has a current expiration date of 07/18/2026, to 10/31/2026, for the purpose of constructing 5 affordable homeownership units at 1707 22nd Ave., 2018 Herman St., 2409 Batavia St., 74 Maury St., and 46 Green St. Metro Finance requests an amendment to the contract's scope to remove references to the American Rescue Plan Act (ARPA) since going forward, the funds to complete the project will be non-ARPA related.
- vi. **Urban League of Middle Tennessee**, Round 11, Contract Extension
A third amendment to Grant Contract 2023-R11-ULMT (approved via RS2023-2251, Exhibit H), which was amended by RS2023-751 to revise the scope and by RS2025-1226 to extend the contract term to 36 months and has a current expiration date of 06/23/2026, to extend the contract term by an additional 12 months, for the purpose of constructing 116 affordable rental units at 590 Joseph Ave.
- vii. **Urban League of Middle Tennessee**, Round 11 (Regrant Contract), Scope Change
A first amendment to Grant Contract 2025-R11-ULMT (approved via RS2025-1524), which will create 50 rental units at 721 Madison Square, is requested by Metro Finance to remove references to the American Rescue Plan Act (ARPA) from the grant contract since, going forward, the funds to complete the project will be non-ARPA related.
- b. **Quarterly Progress Report Template**, Proposed Revisions
The Housing Division requests approval to revise the Quarterly Progress Report Template to include information on leveraged funds and units.

6) Items for Discussion

- a. Quarterly Progress Report Presentation

7) Announcements

- a. Round 16 Application
 - i. Timeline
 - ii. Information and Technical Assistance Sessions
 - iii. Prohibition on Communication during application and review window
- b. Next Meeting:
 - i. May 26, 2026; 2:00-4:00 p.m.; Sonny West Conference Center
 - ii. Presentation: Priority Review for Affordable Housing Projects by An'gel Sims

8) Adjourn

The Barnes Housing Trust Fund: <http://barnes.nashville.gov> (website) and BarnesFund@nashville.gov (email)

Metro Housing Trust Fund Commission:

<https://www.nashville.gov/departments/planning/boards/housing-trust-fund-commission>