

**BARNES HOUSING TRUST FUND**  
**ROUND 16 GRANT POLICY**  
**HOMEOWNERSHIP PROJECTS**



**HOUSING**  
**DIVISION**

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**BARNES HOUSING TRUST FUND**

**Issued: May 4, 2026**

**Submittal Deadline: June 19, 2026**

***Open to Nonprofit Applicants***

Metropolitan Nashville Housing Trust Fund Commission  
Metropolitan Planning Department, Housing Division

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## 1.0 General Information

### 1.1 Barnes Fund Program Overview

In 2013, Mayor Karl Dean and the Metro Council created Metro Nashville's first housing trust fund to leverage affordable housing developments throughout Davidson County. Named after Reverend William Barnes, who worked tirelessly over five decades to improve the lives and housing conditions of Davidson County residents, the Barnes Fund continues that legacy today by granting funds to community efforts that encourage and preserve affordability. The Barnes Fund utilizes operational and other Metro dollars and donations to fund projects that create new affordable rental, co-operative, and homeownership opportunities and preserve existing homes through owner-occupied and rental rehabilitation.

To address critical housing needs, the Barnes Fund supports homeownership opportunities for households with incomes at or below 80% of the HUD area median income (AMI) and rental opportunities for households with incomes at or below 60% AMI. The Metropolitan Housing Trust Fund Commission (HTFC) provides oversight and administration of the Barnes Fund. The Commission is dedicated to excellent stewardship and investment opportunities that both fulfill the mission of the Barnes Fund and boosts prosperity for the entire community. The Metro Housing Division provides staff support for the Barnes Fund.

Through Round 15, over \$190 million dollars have been granted to nonprofit organizations through the Barnes Fund to create and preserve over 6,500 units of affordable housing throughout Davidson County. More information about the Barnes Fund is available [here](#). Please visit our [Housing Dashboard](#) to view data on the Barnes Fund as well as other pertinent housing data.

### 1.2 Homeownership RFA Purpose

The Metro Housing Division, on behalf of the HTFC, is issuing this Request for Applications (RFA) to invite qualified nonprofit organizations to apply for grant funds to create new affordable homeownership opportunities. Homeownership opportunities may be traditional, for-sale homes or shared equity homeownership, but does not include limited equity housing co-operatives. (Please see the Rental and Limited Equity Housing Co-operative Projects RFA for funding opportunities for limited equity housing co-operatives.) Homes must be sold to buyers with incomes  $\leq 80\%$  AMI based on actual household size in accordance with the Affordability Requirements provided in Section 5.2.

## 2.0 FUNDING INFORMATION

### 2.1 Funding Allocation

The HTFC is making a minimum of **\$19,000,000** available for Round 16 through 3 RFAs: (1) Homeownership Projects; (2) Rental and Limited Equity Housing Co-operative Projects; and (3) Owner-Occupied Rehab Projects. Of that amount, **\$5,700,000** is available through this RFA for homeownership activities described in Section 1.2.

If a sufficient number of applications are not received under this RFA to award all allocated funds for Homeownership Projects, the balance of the allocation will be applied to another RFA that has an excess of qualified applications. In such event, funds will be recommended for award as follows:

- If both the Rental and Co-op and Owner-Occupied Rehab RFAs are oversubscribed, funds will be recommended for award to the next qualified application based on the highest percentage of available points for the project type.
- If only one other RFA is oversubscribed, funds will be recommended for award in accordance with Section 8.1 of the RFA for that project type.

The balance of funds will not be held for future funding rounds unless total award recommendations for all projects are less than the amount made available.

- Small Nonprofit Organization Set-Aside: As required by Metro Code § 2.149.040, 20% (**\$3,800,000**) of the allocation must be set aside for qualified nonprofit organizations with an annual operating budget of no more than \$4,000,000 and a housing budget of no more than \$1,000,000. Of this amount, **\$1,140,000** applies to Rental & Housing Co-op projects. If a sufficient number of qualified applications are not received, funds may be awarded to the larger pool of qualified applicants.

### 2.2 Funding Caps

The maximum award per project for the larger pool is \$3,500,000.

The maximum award per project under the small organization set-aside is \$750,000.

## 3.0 POLICY PRIORITIES

In July 2025, the Metro Housing Division released the city's first [Unified Housing Strategy](#) (UHS) to guide Metro's approach to advancing housing security for all Nashvillians while also highlighting the crucial role of private, philanthropic, and

nonprofit partners in the housing ecosystem. With 6 key findings, 7 over-arching strategies, 40+ actions, the UHS informs local decisions on resource allocation and systems delivery, housing types, tenure, affordability targets, land use, and other local policies. The objectives of the UHS are to:

- Expand permanent housing options affordable to Nashvillians at all income levels, therefore reducing the percentage of Nashvillians who are cost-burdened;
- Increase access to housing for all protected classes;
- Support residents with resources and policies to achieve and maintain housing security and stability; and
- Ensure that Nashville's housing stock and systems are resilient and sustainable.

Based on extensive data analyses and robust community engagement, the UHS elevated 6 key findings:

1. Increased housing demand that has overwhelmed what Nashville's current approach to land use and zoning can accommodate;
2. Lack of affordability leading to 49% of renters and 22% of homeowners being cost-burdened;
3. Lack of housing choice, particularly for vulnerable populations and persons with housing barriers;
4. Inaccessibility of homeownership, particularly for first-time homebuyers, due to limited inventory and skyrocketing prices;
5. Risk of housing loss either through forced displacement, such as evictions, or through economic and market pressures; and
6. Difficulty navigating programs and resources because there is no singular, centralized place where people can easily access information or receive guidance about the resources they need.

## Overall Housing Needs

The UHS housing demand analysis estimates that Nashville needs to create 90,000 new homes across all incomes over the next 10 years to meet current and future demand.

- Biggest Housing Gap: Need to add 20,000 (2,000 annually) new homes affordable to households with incomes  $\leq 60\%$  AMI, with priority for households with incomes  $\leq 30\%$  AMI or below; includes need to create 900 permanent supportive housing units annually.
- Pent-up Ownership Demand: Of 90,000 new homes across all income levels, 56% (5,040 annually) should be for homeownership, with 30% (1,512 annually) affordable to families with incomes  $\leq 80\%$  AMI.
- Housing Preservation: Need to preserve over 20,000 income-restricted multi-family units that will expire over the next 10 years and preserve homes in vulnerable markets.

The following 7 strategies (plus over 40 related actions) are designed to address the key findings and overall housing needs:

- A. Enhance and align Nashville's housing ecosystem to comprehensively and collectively address Nashville's housing needs.
- B. Optimize and grow financial and resource support for affordable housing across public, private, and philanthropic sectors.
- C. Create a range of new and affordable housing choices for all Nashvillians as appropriate across the county.
- D. Keep homeowners in their homes and create more opportunities for sustainable homeownership and wealth creation.
- E. Create permanent housing options for persons experiencing or at-risk of homelessness.
- F. Preserve and protect long-term housing affordability and stability.
- G. Strengthen housing security for renters and improve access to resources for all Nashvillians.

## Summary of UHS Policy Priorities

The following is a summary of policy priorities woven throughout the UHS that should be incorporated into all Metro-supported programs as well as recommendations specific to the Barnes Fund.

### Priorities for All Metro-Supported Programs

- Long-term affordability
- Deeply affordable housing ( $\leq 30\%$  AMI)
- Special Populations
  - Older adults
  - Single-parent households
  - Persons with disabilities
  - Other housing barriers
- Tenant protections
- Homeownership

### Barnes Specific Recommendations

- Deploy resources strategically and efficiently to maximize impact
- Align the Barnes Fund with UHS priorities
- Create separate funding tracks
- Implement an underwriting process
- Strengthen public benefit terms

## 4.0 ELIGIBILITY REQUIREMENTS

### 4.1 Threshold Criteria

For an application to be eligible for funding, it must meet ALL of the following criteria. If the application fails to meet **any** of these criteria, it will not be considered for funding.

- The application was submitted by the deadline.
- The applicant is a nonprofit organization and has submitted the following documentation:
  - 501(c)(3) or 501(c)(6) designation by the IRS
  - Articles of Incorporation and By-laws
  - Active status with the Tennessee Secretary of State
  - Registration with the Tennessee Secretary of State Office of Charitable Solicitations indicating the organization is currently registered to solicit public funds in the State of Tennessee as of the date of the application (**new requirement**)
  - Nonprofit Grants Manual Acknowledgement Form signed by the nonprofit's Board Chair (**new requirement**)

- Applicant Certification Statement signed by the applicant's authorized representative
- Annual audit conducted by an independent CPA in accordance with generally accepted auditing standards for the most recently completed fiscal year or issued within the preceding 12 months of the application deadline.
- The applicant has certified the following:
  - There are no outstanding legal judgements or adverse findings resulting from Fair Housing, wage payment, or OSHA violations against the Applicant.
  - There are no outstanding legal judgements or adverse findings resulting from Fair Housing, wage payment, or OSHA violations against any member of the Development/Project Team.
- The Developer Fee does not exceed 20% of the funding request.
- The applicant has demonstrated site control in one of the following ways:
  - Deed
  - Minimum 30-year ground lease (or for the term of the affordability period if longer than 30-years is proposed)
  - Option Agreement/Signed Sales Contract

## **4.2 Eligible Project Types and Costs**

- Eligible Project Types
  - All projects must be located in Metro Nashville-Davidson County.
  - Funding is limited to new projects only. A new project is a new building/home that has not received a previous Barnes Fund award. For example, new homes or buildings in a multi-phase development would be eligible for funding as long as the homes or buildings were not included in a previous funding award.
  - Projects may range from single family detached housing to multi-family buildings, such as condos.
  - Projects may be new construction or conversion of non-residential or rental structures to homeownership or acquisition and rehab of vacant homes to be sold to income-eligible buyers.
  - Applicants can only submit one application per project site.

- Eligible Costs
  - *Acquisition Costs*: All costs and expenses incurred in connection with acquiring the property, including the purchase price, associated legal fees, appraisal fees, sales commissions, and professional fees incurred in evaluating such acquisition.
  - *Soft Costs*: Costs that are indirectly related to materials, labor, or the physical building of the project, such as architectural, design, engineering, and studies fees; surveys; permitting and regulatory fees; insurance and performance bond fees.
  - *Construction Costs*: Costs directly related to the construction of the project, including materials, labor, site work, green building certification; **at least 30% of the grant award must be used for construction costs.**
  - *Developer Fee*: Costs that the development team incurs for managing the development of the project and providing oversight; **cannot exceed 20% of the grant award.**
  - *Homebuyer Subsidy*: Financial assistance provided to help qualified buyers purchase homes constructed under the grant award.

#### 4.3 Ineligible Project Types and Costs

- Ineligible Projects
  - New construction, rehab, or conversion of structures for rental or limited equity housing cooperatives.
  - Rehab of owner-occupied homes.
  - Projects (i.e., buildings/homes) that have received previous Barnes Fund awards even if the purpose is to create net new affordable homes in a previously funded building.
  - Projects may not already be encumbered by a deed restriction or other lien that would render the Barnes Fund deed of restrictive covenant unenforceable (except through foreclosure) or give the lienholder first right of refusal unless the lien/deed restriction is on behalf of HUD; another public agency such as THDA or MDHA; or the Catalyst Fund.
- Ineligible Costs
  - Refinance or pay off existing debt with the exception of a loan from the Catalyst Fund
  - Relocation costs
  - Rental assistance

- Supportive services delivery
- Homebuyer subsidies to purchase homes not constructed under the grant award or direct financial assistance to homebuyers not related to purchasing the home
- Operating expenses of the Grantee or any member of the development team not related to the management and oversight of the project.

## **5.0 PROJECT REQUIREMENTS**

### **5.1 Nonprofit Status**

During the Contract Term and Affordability Period, as applicable, the Grantee must maintain ownership in the project or at least 51% control in any partnership that owns the project. Should the Grantee wish to transfer ownership, except for a qualified buyer, the project must be owned or controlled by a qualified nonprofit organization approved by Metro.

The Grantee must maintain active status with the Tennessee Secretary of State and prepare annual audits throughout the Contract Term and Affordability Period.

### **5.2 Affordability Requirements**

1. Homes must be sold to households with incomes  $\leq 80\%$  AMI based on actual household size.
2. Barnes Fund homes must remain affordable for the designated income target for a minimum of 30 years (Affordability Period). If the applicant proposes a longer affordability term, the Affordability Period will be the term proposed in the application for the designated income target. For example, if the applicant proposes to designate homes for households with incomes  $\leq 60\%$  AMI, the home must be sold to an income-eligible buyer  $\leq 60\%$  AMI during the Affordability Term.
3. The maximum purchase price cannot exceed the purchase price limit established by MDHA in the [Consolidated Plan](#) for Nashville-Davidson County. Currently, the purchase price limit is \$432,250 for existing single-family construction and \$479,513 for single-family new construction.
4. A Deed of Restrictive Covenants must be filed by Metro at the time of the title transfer from Grantee to Homebuyer.
5. Grantee must demonstrate that Homebuyer understands the terms of the Affordability Requirements and their responsibilities with regard to income limits and maximum sale price at the time of purchase. Grantee will be

required to provide Owner with an annual reminder of Affordability Requirements throughout the Affordability Period.

6. In the event a home is sold during the Affordability Period, Grantee must assist the Homeowner in finding an income-eligible buyer.
7. If there is or will be an HOA, HOA fees should be affordable to the homeowner, meaning the HOA fees combined with the mortgage should not exceed 35% of the income target designated for the home.

### **5.3 Income Determination**

Grantee is responsible for certifying the incomes of the initial and all subsequent buyers during the affordability term and must maintain eligibility determination documentation in accordance with Section 9.4. Information on the AMI for the Greater Nashville Area is available at [huduser.gov](http://huduser.gov).

Grantees must use the HUD Part 5 (Section 8) process to determine income eligibility.

### **5.4 Property Standards**

1. All projects must meet all applicable state and local codes, rehabilitation standards (if applicable), ordinances and zoning requirements and mitigate disaster impact, as applicable, per state and local codes, ordinances, etc.
2. The Universal Design Checklist (available in the Application) is a list of criteria that must be utilized in each home/unit. At least 10 of the criteria in the checklist must be used in each project. Each project application must specify which criteria are being utilized in the project.
3. The Barnes Fund requires units to be sustainable and energy efficient to maintain homeowner health and safety. At least 10 of the criteria found in the Energy Efficiency & Sustainability Checklist (available in the Application) must be utilized in each unit and/or common area where applicable. These items must be listed in the building specifications or work write-ups.

### **5.5 General Project Requirements**

1. Grantee must pay all taxes, insurance, and assessments on property until sold to a qualified buyer.
2. Grantees will ensure that any signage, printed materials, or online publications erected at the applicable project site or elsewhere regarding the

project shall include the language or language acceptable by Metro acknowledging that the project is partially funded with a grant from the Barnes Trust Fund for Affordable Housing of the Metropolitan Government of Nashville and Davidson County:

*This project funded in part by the Barnes Affordable Housing Trust Fund of the Metropolitan Government of Nashville & Davidson County.  
Metropolitan Housing Trust Fund Commission  
Freddie O'Connell, Mayor  
Metropolitan Council of Nashville and Davidson County*

3. Grantees should notify the Housing Division of any project-related events, such as groundbreakings and ribbon cuttings by emailing [Barnesfund@nashville.gov](mailto:Barnesfund@nashville.gov).
4. The Grantee is responsible for adhering to all licensing requirements and applicable business regulations at the local, state, and federal levels. It is the potential project manager's responsibility to identify and ensure compliance with any relevant rules, regulations, or other requirements.
5. The Grantee must affirm that it does not maintain any personnel policy contrary to applicable state or federal laws, including but not limited to discrimination in employment practices, including promotion, demotion, dismissal, or layoffs, based on race, creed, color, national origin, age, gender, or physical disability.
6. Applicant must demonstrate understanding and compliance with the Fair Housing Act. The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. The Fair Housing Act prohibits discrimination in housing because of race, color, National origin, religion, sex, familial status, or disability. For more information on the Fair Housing Act please visit [hud.gov/fairhousing](http://hud.gov/fairhousing).

## **5.6 Project Specific Requirements**

1. Grantee must provide pre- and post-purchase counseling.
2. Home must be used as the primary residence of the buyer.
3. Home cannot be rented unless expressly approved by the Housing Trust Fund Commission. In such case, Barnes Fund rental requirements apply. Under no circumstances can the home be used as a short-term rental.

## 6.0 EVALUATION & SCORING CRITERIA

Projects will be scored on a 150-point scale based on the scoring criteria listed below and detailed in the Homeownership Projects Scoring Matrix. Point values listed for each scoring criteria are maximum values.

### 6.1 Housing Security Criteria

#### Maximum 48 Points

- Income Targets
- Affordability Term
- Housing Size
- Fair Housing Policies and Affirmative Marketing
- Housing Access Criteria
- Anti-displacement Policies & Education, Counseling & Resource Access

Maximum 8 Points  
Maximum 12 Points  
Maximum 8 Points  
Maximum 8 Points  
Maximum 4 Points  
Maximum 8 Points

### 6.2 Project Approach Criteria

#### Maximum 36 Points

- Location and Access
- Neighborhood and Community Benefits
- Design Quality
- Sustainability and Resiliency

Maximum 16 Points  
Maximum 7 Points  
Maximum 8 Points  
Maximum 5 Points

### 6.3 Underwriting Criteria

#### Maximum 66 Points

- Developer Qualifications
- Project Readiness
- Financial Capacity
- Funding Need

Maximum 10 Points  
Maximum 25 Points  
Maximum 9 Points  
Maximum 22 Points

## 7.0 SUBMISSION REQUIREMENTS

### 7.1 Prohibition on Communications

After the release of the RFA and until the Housing Trust Fund Commission votes on award recommendations, potential applicants, their team members, or anyone acting on their behalf are restricted from contacting Housing Trust Fund Commissioners, Metro Housing Division staff, or Evaluation Committee members regarding this funding opportunity, with the following exceptions:

1. Questions about the RFA must be submitted in accordance with Section 7.3 of this RFA.

2. Technical assistance on using the [ZoomGrants platform](#) should be requested by emailing [Questions@ZoomGrants.com](mailto:Questions@ZoomGrants.com) or by visiting <https://help.zoomgrants.com/>. ZoomGrants staff cannot respond to questions on the content of the RFA.

Any communication outside of the exceptions listed above may be grounds for rejecting the application.

## **7.2 Submittal Format**

Applications must be submitted electronically via the [ZoomGrants platform](#). Applications submitted in any other format will not be accepted.

## **7.3 Question Period; Informational and Technical Assistance Session**

1. Interested applicants may submit questions in writing before **11:59 p.m., central, on May 26, 2026**. Written questions should be emailed to: [Barnesfund@nashville.gov](mailto:Barnesfund@nashville.gov), Subject: R16 Application Questions.
2. Applicants will have an opportunity to ask questions on the Homeownership RFA during the virtual information session scheduled for **12:30 p.m., central, on May 15, 2026**. A representative from ZoomGrants will be available to answer questions on and demonstrate the application platform. All interested applicants are encouraged to attend and can register by [clicking on this link](#).
3. Responses to questions will be posted to the [Barnes Fund website](#) and emailed to information session participants and persons who submitted questions no later than **5:00 p.m., central, on May 29, 2026**.

## **7.4 Submittal Deadline**

Applications must be submitted in the [ZoomGrants platform](#) by **11:59 p.m., Pacific, on June 19, 2026**. No late applications will be accepted, and no exceptions will be granted. Applicants are encouraged to attend the technical assistance session mentioned in Section 7.2 and begin creating the application in the platform as soon as possible to ensure timely submission.

## **7.5 Cure Notice**

Staff may send a Cure Notice to the contact person specified in the Application to address deficiencies (such as missing or incomplete items) and/or provide clarification on inconsistent or confusing responses. Applicants receiving a Cure Notice will have 10 calendar days from the date of the Cure Notice to respond.

Responses submitted after the Cure Period deadline will not be accepted. Applicants may not submit additional items for the purpose of increasing the score or changing the scope of the project or funding request.

## **8.0 AWARD RECOMMENDATIONS**

### **8.1 Housing Trust Fund Commission Recommendations**

The Housing Trust Fund Commission is expected to vote on award recommendations at its meeting on July 28, 2026.

Applications will be ranked from highest to lowest score based on the evaluation rating for each project type. Homeownership proposals receiving an average score of 105 or less will not be recommended for funding. Award recommendations will be based on the order of an application's total average score, beginning with the highest ranked application, until funding is exhausted for the project type. Applications may only be recommended for partial funding under the following circumstances:

1. The balance of funds allocated for a project type is not exhausted but is less than the amount requested by the next highest scoring, qualified applicant, and
2. The next highest scoring, qualified applicant is willing to accept partial funding (if not, the next highest scoring, qualified applicant may be considered for the award).

### **8.2 Contracting**

The Housing Trust Fund Commission and Metro Legal will approve the Grant Contract template, which articulates the terms and conditions of the award, including expectations for performance and accountability. Grant Contract provisions, other than the draw schedule and minor scope clarifications, are not negotiable.

The Housing Division will begin the contracting process upon the HTFC's approval of award recommendations and the contract template. Contracts are executed by the Housing Trust Fund Chair and the nonprofit's authorized representative, whose signature must be notarized.

### **8.3 Council Approval**

All Grant Contracts and amendments must be approved by Resolution of the Metro Council. The following items must be submitted to Council with the Grant Contract pursuant to Metropolitan Code 5.04.070:

1. A copy of the nonprofit's corporate charter or other articles, constitution, bylaws, or instruments of organization;
2. A copy of a letter from the Internal Revenue Service evidencing the fact that the organization is a nonprofit, tax-exempt organization under the Internal Revenue Code of 1986, as amended;
3. A statement of the nature and extent of the organization's program that serves the residents of the metropolitan government;
4. The proposed use of the funds to be provided by the metropolitan government;
5. The proposed budget of the organization, indicating all sources of funds and a line-item identification of the proposed expenditure of metropolitan government funds;
6. A copy of the nonprofit's annual audit pursuant to Metro Code subsection 5.04.070(E).

#### **8.4 Application Review and Appeal**

Applicants may seek consultation with staff to review their application after Metro Council has approved all Round 16 awards.

Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, 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 Commission. Any person or other entity considering an appeal should consult with an attorney to ensure that time and procedural requirements are met.

### **9.0 POST AWARD**

#### **9.1 Mandatory Grantee Kickoff Meeting**

Following Metro Council approval of the Grant Contract, staff will schedule a kickoff meeting to review contract requirements, the draw request process and documentation requirements, and amendment request process. Grantees must attend a kickoff meeting prior to submitting the first draw request.

#### **9.2 Funds Disbursement Process**

A draw schedule will be included in the Grant Contract. Funds are drawn on a reimbursement basis for all costs incurred after the contract has been executed,

unless specified for acquisition costs, and based on the successful completion of project milestones as listed in the draw schedule. Grantees must provide thorough documentation of expenses, including developer fees. For acquisition costs not paid on a reimbursement basis, Grantee must execute an escrow agreement with a third-party escrow agent.

If funds are awarded for a property under contract (with a documented purchase or option agreement), Metro will not disburse funds for any activity other than acquisition (if included in the grant budget and draw schedule) until the Grantee obtains ownership of the property.

No funds will be disbursed until all project financing has been secured.

### **9.3 Grant Contract Amendments**

Contract extensions and/or changes to the project (such as scope, location, number of units, budget, or draw schedule) require a contract amendment. For contract extensions, Grantees must notify Housing Division staff at least ninety (90) days prior to contract expiration of its request to extend the contract term. Grantees must submit all contract amendment requests in the form prescribed by Metro. Current annual audits must be submitted with the amendment request unless already on file with the Housing Division.

All contract amendments require approval of the Housing Trust Fund Commission and the Metro Council.

### **9.4 Grantee Files**

The Grantee must maintain a project file during the term of the Affordability Period. The file should contain at least the following documentation:

- Grant Contract, including grant budget
- All grant amendments
- Copies of draw requests, supporting documentation, and other financial records related to the Grant
- Copies of reports
- Beneficiary information, including income verification
- Sales agreements
- Other pertinent information (e.g., correspondence)

## **9.5 Reporting Requirements**

Reporting requirements are specified in the Grant Contract and include the following:

- Annual Progress and Expenditure Reports during the contract term
- Annual Audit or link to Audit on Giving Matters
- Closeout Report

All reports, except the Audit, shall be submitted in the format provided by Metro.

## **9.6 Monitoring and Compliance**

Metro Government and its appointed officials have the right to access any applicable books documents, papers, or other records of the Grantee that pertain to, support, or document the Metro grant funds for monitoring, auditing, or examination purposes throughout the contract period and term of the Affordability Period.

Metro further reserves the right to conduct or have a Metro-approved contractor conduct on-site inspections of the project for compliance with Barnes Fund program requirements and property standards during the Contract Term and Affordability Period.

The primary objectives of the monitoring review by Metro will be:

- To determine whether the agency has the resources and capacity to administer the grant funds
- To test if costs and service are allowable and eligible
- To verify that program objectives are being met
- To test the reliability of the financial and programmatic reporting
- To test the reliability of internal controls
- To verify contractual compliance
- To verify that civil rights requirements are being met
- To verify compliance with the Affordability Requirements during the Affordability Term.

Grantees that receive findings of noncompliance will be required to submit a corrective action plan that addresses the steps and procedures that the organization will take to correct the issue(s) contained in a monitoring report. Failure to submit an acceptable corrective action plan or failure to implement steps to correct the issue(s) could result in the Grantee not being eligible for future grant awards. If monitoring findings result in questioned cost, the Grantee could be required to return grant funds to Metro as part of the corrective action plan.

## 10.0 APPLICATION SUPPORT

For technical support on completing the application, email [Questions@ZoomGrants.com](mailto:Questions@ZoomGrants.com).

## 11.0 APPLICATION CHECKLIST

### 11.1 Required Documents

Applicants must submit the following Required Documents for the application to be accepted:

- A copy of a letter from the Internal Revenue Service evidencing the fact that the organization is a nonprofit, tax-exempt organization under the Internal Revenue Code of 1986, as amended A copy of the nonprofit's corporate charter or other articles, constitution, bylaws, or instruments of organization
- Articles of Incorporation and Bylaws for the Nonprofit Applicant
- Documentation that Nonprofit Applicant is registered with the TN Secretary of State Office of Charitable Solicitations indicating the agency is currently duly registered to solicit funds and in good standing.
- Documentation that Nonprofit Applicant is registered with the TN Secretary of State as a Business Entity and is in good standing.
- Nonprofit Grants Manual Acknowledgement Form signed by the nonprofit applicant's Board Chair (using the template provided in ZoomGrants)
- Applicant Certification Statement signed by the nonprofit applicant's authorized representative (using the template provided in ZoomGrants)
- Most recent annual audit conducted by an independent CPA in accordance with generally accepted auditing standards
- Documentation of Site Control
- Universal Design Checklist (using the template provided in ZoomGrants)
- Barnes Fund Energy Efficiency and Sustainability Checklist
- Key Team Member/Partner Organizational Chart

- Partnership agreement with For-Profit ownership partner (Required if selected "Yes- A partnership agreement is provided" in Question 33.)
- Project Timeline (using the template provided in ZoomGrants)
- Budget Narrative
- A statement of the nature and extent of the organization's program that serves the residents of Davidson County on Nonprofit Applicants letterhead and signed by the Executive or Board Chair
- Purchasing Policies
- Funding Sources Documentation
- Nature and terms of a deed restriction or lien (Required if selected "Yes" to question 39.)
- Rehab or Conversion Plan (Required if selected "Yes" to Question 43.)

## **11.2 Additional Documents**

Applicants may (and are encouraged) to submit the following documents.

- Marketing Materials
- Application criteria and other program documents
- Agreements with Key Team Members/Partners outlining scope of services
- Project Timeline Narrative
- Plans & Specifications
- Zoning Documentation
- Utility Availability Letter
- Cost Estimates

### 11.3 Required Tables

Applicants must complete the Required Tables in ZoomGrants for the application to be accepted:

- Budget: Funding Sources and Commitments
- Budget: Funding Uses/Expenses
- Project Unit Mix
- Project Location Information
- Nonprofit Applicant Experience
- Key Team Member/Partner Experience
- Barnes Fund Open Contracts
- Signed Applicant Certification Statement

### 12.0 APPLICANT CERTIFICATION

The Authorized Official of the nonprofit applicant must certify that all information in the application is accurate and must agree to follow the terms and conditions in the RFA; all applicable federal, state, and local laws; contractual terms; and the terms of the Deed of Restrictive Covenants.

### 13.0 LINKS

- [Barnes Fund Website](#)
- [Round 16 Funding Application in ZoomGrants](#)
- [ZoomGrants Applicant Instructions](#)
- [ZoomGrants University](#) (i.e., Help Desk)
- [Homeownership Informational & Technical Assistance Session](#)
- [Metro Nashville's Nonprofit Grants Manual](#)
- [All Access Corridors](#)

- [Walk Score](#)
- [Urban Zoning Overlay](#)
- [Difficult Development Areas](#) (Select 2026 Metropolitan Development Areas (DDA2026M.pdf; scroll to Tennessee, Nashville-Davidson--Murfreesboro—Franklin, TN HMFA)