



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

April 28, 2026

2:00 pm – 4:00 pm

Sonny West Conference Center

Members Present: P. Westerholm; L. Goddard; J. Thomas; CM B. Allen; C. Dunning; A. Christianson-Galina;
A. Lawless

Members Absent:

Staff Present: A. Hubbard (Housing Director); J. Dean (Planning Dept – Housing Division);
J. Pennington (Planning Dept – Housing Division); E. Jeter (Planning Department)

1) Welcome

Chair Westerholm called the meeting to order at 2:06 p.m.

Angie Lawless was welcomed as a new commissioner and provided brief introductory remarks. Lizzie Goddard was recognized as continuing service in the term previously held by Maria Jackson.

2) Approval of the Minutes

- a. Approve Minutes from 03/24/2026

Vote: Thomas motioned to approve. Goddard seconded. Passed unanimously.

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

One individual spoke during public comment. The speaker expressed support for a \$30 million funding level for the Barnes Fund and emphasized the challenges of advocating for housing that serves future residents. Commissioners briefly responded by highlighting the fund's impact, including strong leverage of Metro dollars and the need to address the city's affordable housing shortage.

4) Financial Update

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

Director Hubbard presented the March 2026 financial update, noting that over \$2.7 million in grant payments were issued during the month and that most pending draw requests have been cleared. She

explained that prior delays were due to staffing transitions and process updates, which have since improved.

Discussion clarified that “unobligated revenue” reflects fund balance and appropriations not yet assigned through funding rounds. Updated projections indicate available funding for the next round is slightly above \$18 million and closer to \$19 million following reconciliation.

5) Items for Vote

a. Grant Contract Amendments

i. Be a Helping Hand, Round 10, Draw Schedule Revision

Amendment was approved to revise its draw schedule, allowing use of funds for land acquisition costs necessary to proceed with construction financing.

Christianson-Galina motioned to approve. Dunning seconded. Passed unanimously.

ii. Nonprofit Housing Corporation, Round 13, Contract Extension and Scope Change

Amendment was approved to remove ARPA-related language and extend the contract while maintaining the original project scope and completion deadline.

Lawless motioned to approve. Christianson-Galina seconded. Passed unanimously.

iii. Pathway Lending, Round 13, Contract Extension

Received approval for a 12-month contract extension due to minor delays, with the project otherwise progressing as expected.

Dunning motioned to approve. Christianson-Galina seconded. Passed unanimously.

iv. Springboard Landings, Round 13, Contract Extension

Granted a 12-month extension to allow completion of permitting and construction following finalization of financing.

Thomas motioned to approve. Christianson-Galina seconded. Passed unanimously.

v. The Housing Fund, Round 12, Contract Extension and Scope Change

Amendment was approved to remove ARPA references and extend the timeline for completion of five homeownership units. One commissioner recused themselves due to a conflict.

Thomas motioned to approve. Lawless seconded. Passed unanimously.

vi. Urban League of Middle Tennessee, Round 11, Contract Extension

Contract extension was approved, with the project nearing completion and final occupancy expected soon.

Christianson-Galina motioned to approve. Goddard seconded. Passed unanimously.

vii. Urban League of Middle Tennessee, Round 11 (Regrant Contract), Scope Change

Amendment was approved to remove ARPA references, with no additional changes. Staff clarified the correct project address for the record

Lawless motioned to approve. Thomas seconded. Passed unanimously.

b. Quarterly Progress Report Template, Proposed Revisions

The updated format includes additional data on leveraged funding and units and reorganizes reporting for clarity. Commissioners provided minor feedback on terminology and formatting.

Christianson-Galina motioned to approve. Thomas seconded. Passed unanimously.

6) Items for Discussion

a. Quarterly Progress Report Presentation

Staff presented the quarterly progress report, noting that the Barnes Fund has awarded over \$191 million and expended approximately \$120 million, resulting in more than 6,500 housing units. Of 131 contracts, 83 are complete and 48 remain active. The report also highlighted leveraged funds exceeding \$1.6 billion.

7) Announcements

a. Round 16 Application

i. Timeline

ii. Information and Technical Assistance Sessions

iii. Prohibition on Communication during application and review window

Staff provided an update on the upcoming Round 16 application, expected to open shortly using a new application platform. The application period will remain open for at least 45 days. Information and technical assistance sessions will be offered, and applicants will be restricted from communicating with staff and commissioners regarding the funding round during the review period.

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

With no further questions or comments from the Commission, the meeting was adjourned.

[Recording for 04/28/26 Metropolitan Housing Trust Fund Commission meeting](#)