



METROPOLITAN HOUSING TRUST FUND COMMISSION MINUTES

May 26, 2026

2:00 pm – 4:00 pm

Sonny West Conference Center

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

Members Absent: J. Thomas; L. Goddard

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

1) Welcome

Chair Westerholm called the meeting to order at 2:05 p.m.

2) Approval of the Minutes

- a. Approve Minutes from 04/28/2026

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

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

Anton Jackson, Vice President of Development for Rebuilding Together Nashville, invited the Commission, Metro Housing staff, and Barnes Fund representatives to Rebuilding Together Nashville's Building Community Breakfast at Riverside Revival in East Nashville.

No other individuals signed up to speak.

4) Financial Update

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

Director Hubbard presented the April 2026 financial update. Hubbard explained that a negative project management amount reflected a prior journal entry correction that had been reallocated to the appropriate grant line.

Staff also reviewed the FY25 and FY26 budget columns, including obligated and unobligated funds, and noted that approximately \$6.9 million in reimbursements had been paid out during April for projects making progress.

5) Items for Vote

a. Grant Contract Amendments

i. AWAKE Nashville Inc, Round 11, Contract Extension

Staff presented a proposed second amendment to extend AWAKE Nashville Inc.'s contract term by 12 months for the purpose of securing financing and working with new partners for affordable housing for older adults on Metro-donated property.

Commissioners discussed the status of financing, the ability to reclaim the property, and the potential future use of the land bank. Staff stated that the project had not secured financing and that the previously awarded grant funds had already been rescinded.

Dunning motioned to approve an amended extension through December 31, 2026, with the expectation that AWAKE Nashville Inc. secure 100% of financing by that date. The motion was seconded by Christianson-Galina. The motion carried unanimously.

ii. Habitat for Humanity, Round 13, Contract Extension

Staff presented a proposed first amendment to extend Habitat for Humanity's contract term by 12 months for the development of 26 affordable units at the Bella Terra development. Staff noted that three draws had been submitted and additional financing was being secured.

Christianson-Galina motioned to approve. Dunning seconded. The motion carried unanimously.

iii. Living Development Concepts CDC, Round 13, Contract Extension

Staff presented a proposed first amendment to extend Living Development Concepts CDC's contract term by 12 months for the development of three affordable housing units. Staff noted that two units had been completed, certificates of occupancy had been received, and 70% of the grant award had been drawn down.

Lawless motioned to approve. Dunning seconded the motion. The motion carried unanimously.

iv. Rebuilding Together Nashville, Round 13, Contract Extension

Staff presented a proposed first amendment to extend Rebuilding Together Nashville's contract term by 12 months for the preservation of 65 affordable units. Staff noted that 35 homes had been completed, 13 were underway, and no barriers to completion had been identified.

Councilmember Allen disclosed that she serves on the board of Rebuilding Together Nashville and is a non-voting member of the Commission.

Dunning motioned to approve. Christianson-Galina seconded. The motion carried unanimously.

v. **Samaritan Recovery Group**, Round 13, Contract Extension

Staff presented a proposed first amendment to extend Samaritan Recovery Group's contract term by 12 months for the development of 184 affordable housing units. Staff noted that two draws had been completed, temporary certificates of occupancy were anticipated for the west side by June 30 and the east side by September 3, with final use and occupancy anticipated by December.

Christianson-Galina motioned to approve. Lawless seconded. The motion carried unanimously.

vi. **Tennessee Prison Outreach Ministry**, Round 13, Contract Extension

Staff presented a proposed first amendment to extend Tennessee Prison Outreach Ministry's contract term by 12 months for the development of 18 affordable housing units. Staff noted that construction was underway, foundation and framing were complete, and no barriers to completion had been identified.

Dunning motioned to approve. Christianson-Galina seconded. The motion carried unanimously.

vii. **Woodbine Community Organization**, Round 13, Contract Extension

Staff presented a proposed second amendment to extend Woodbine Community Organization's contract term by 12 months to complete construction. Staff noted that construction was underway and approximately 25% complete.

Christianson-Galina motioned to approve. Dunning seconded. The motion carried unanimously.

b. Contract Termination

i. **New Level CDC**, Round 10 Grant Contract

Staff presented New Level CDC's request to terminate its Round 10 grant contract for \$3,000,000, which would have supported 15 affordable for-sale townhomes at the Dickerson Pike location. Staff recommended accepting the termination effective immediately and affirming that the termination should not affect New Level CDC's eligibility for future applications.

Commissioners discussed construction cost increases, project feasibility, financing, and the need for future analysis regarding cost trends and project milestones.

Lawless motioned to approve. Christianson-Galina seconded. The motion carried unanimously.

c. Reallocation of Funds to Round 16

i. **Funds Reallocation**

Staff recommended reallocating the \$3,000,000 returned from the terminated New Level CDC contract to the Barnes Fund Round 16 total allocation, increasing the allocation from \$19,000,000 to \$22,000,000. Staff clarified that the funds would be distributed according to the approved percentage-based allocations and noted a correction to the table included in the packet.

Christianson-Galina motioned to approve the reallocation of funds, with the correction noted to the allocation table. Dunning seconded. The motion carried unanimously.

6) Items for Discussion

a. *None*

7) Presentation

a. Priority Review for Affordable Housing Projects by An'Gel Sims, Metro Housing Division

An'Gel Sims, Metro Housing Division, presented information on the permit prioritization review process for affordable housing projects. The presentation explained that eligible affordable housing projects may receive advanced review, meaning they are reviewed ahead of other applications while still receiving the standard review process. Staff noted that Barnes Fund awardees are automatically pre-certified for priority review.

Sims reviewed qualifying criteria, required documentation, submission instructions, and the importance of submitting complete information. Staff also clarified that the process applies to permitting and inspections but does not apply to rezonings. NES is not included in the prioritization process.

Commissioners asked questions regarding non-Barnes projects, affordability restrictions, resubmissions, inspections, and AMI thresholds. Staff noted that current Barnes Fund grantees with open contracts should contact Angel Sims if they have not received a permit number.

8) Announcements

Staff provided Barnes Fund Round 16 updates. The question period closes at 11:59 p.m. on May 29, 2026. Responses to submitted questions will be published, and the application deadline is June 19, 2026, at 11:59 p.m. Pacific Time through ZoomGrants.

Staff reminded attendees that the no-communications policy remains in effect until the Commission votes on all recommended awards on July 28, 2026.

Staff also reminded Barnes Fund grantees to submit draw requests and related correspondence to BFPayments@nashville.gov and to send general inquiries to BarnesFund@nashville.gov.

The next meeting is scheduled for June 23, 2026, from 2:00 p.m. to 4:00 p.m. in the Sonny West Conference Center.

9) Adjourn

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

YouTube: [05/26/26 Metropolitan Housing Trust Fund Commission](#)