

NOAH Affordable Housing Task Force Meeting Minutes

November 18, 2018

Eastwood Christian Church

Present: Meagan Smith, Kendl Kobbervig, Carleen Dowell, Kay Bowers, Pat McDonald, Bill Friskics-Warren, Nancy Colowick, Ed Branding, Lyn Egan, Paulette Coleman, Kay Gray, Sue Caudill, Phil Manz, Shelby Lewis, Rae Sovereign, Irene Boyd, Susie Reis, Patricia Finney, Regena Davis, Michael Callahan Kapoor, John Deane, Brenda Gadd, Odessa Kelly

The meeting was called to order by Phil Manz and a prayer was offered by Rae Sovereign
Introductions were made. Carleen Dowell offered to do the minutes
Minutes of the last meeting 10/21/18 were approved as written

Public Meeting: Phil reported Mayor Briley's answers on Affordable Housing at the Public Meeting on Oct 28th were summarized in a handout (attached) and discussed at the Nov 13th NOAH Board meeting during the breakout session. Phil has requested a meeting with the Mayor or his staff for follow up and clarification on his answers with no response to date. Paulette commented that it could be a meeting or a letter but follow up is critical.

MDHA Board openings: Regena reported we are recommending Paulette Coleman, Kay Bowers and Floyd Schector for consideration for two openings on the MDHA Board. The Mayor appoints and the Council confirms so we should advocate to both. Suggested friends on the Council we could ask to support our candidates were Freddie O'Connell, John Cooper, Colby Sledge, Jim Shulman, Erica Gilmore, Berkley Allen, Sharon Hart, Ed Kendle, Fabian Bedne, and Bob Mendez. Phil will ask Mike to draft a letter we could use.

Deane Foundation Update: John Deane reported a third of the stakeholder interviews have been completed. There has been a large learning curve to understand all the agencies, people involved and what other cities are doing in affordable housing. On January 6 the information will be shared with the group. The foundation will support our efforts to influence the MDHA appointments.

TIF Study Group: Paulette reported that the group has met once on Nov 16th and will meet again Nov 20, Dec 7 in the Sonny West Conference Center of the Howard Building. The meetings are open to the public. There will be no new TIF loans until July. See the website <https://www.nashville.gov/Government/Boards-and-Committees/Committee-Information/ID/131/Tax-Increment-Financing-Study-and-Formulating-Committee.aspx>

for information. They are looking into channel 3 for viewing of meetings. The group is reviewing best practices and policies in cities similar to Nashville such as Austin and Pittsburgh.

Impact of Amazon on affordable housing: Odessa Kelly and Michael Kapoor with Stand Up Nashville presented their concern with the impact of 5,000 new jobs Amazon is proposing on the availability of affordable housing in Nashville. Approval of the Amazon project goes through the Industrial Development Board and then Metro Council. The next meeting of IDB is Dec. 20th at 10 am at the Sonny West Conference Center of the Howard Building <https://www.nashville.gov/Committee-Information/ID/81/Industrial-Development-Board.aspx>. We want to have 100 people there to demand transparency about the deal with Amazon and what the impact will be on housing. See www.OurHQ2Wishlist.org for a more detailed explanation. This is the beginning of possibly developing a community benefit agreement with Amazon.

Update on Welcome Home: Brenda Gadd reported that Welcome Home has been advocating primarily for a dedicated source of funding for affordable housing and a score card to measure progress. There has been success with the score card and with the development of a Land Trust. The first quarterly score card should be

reported by the end of the year. Next steps include community outreach building toward the next mayoral race. Welcome Home website is www.welcomهومenashville.org

IMPORTANT DATES

DEC 16, 3:00 - 4:30 - AHTF MEETING EASTWOOD CHRISTIAN CHURCH

**Dec. 20th at 10 am - Industrial Development Board meeting
Sonny West room of the Howard Building 700 2nd Avenue South, Nashville, TN 37210**

**January 26, 9:00 - 12:00 - AHTF Retreat with the Deane Foundation followed by
Thank You Luncheon for Paulette Coleman (12:00 - 1:30)**