

NOAH Affordable Housing Task Force Meeting Minutes. February 17, 2019

Present: Burkley Allen, Ashley Bachelder, Kay Bowers, Grace Brady, Timer Bradley, Ed Branding, Martha Carroll, Mary Murphy Chapman, Casey Claga, Nancy Colowick, Maggie Cox, Regena Davis, Meridith Fortney, Kacie Heja, Mike Hodge, Tiffany Hodge, Patricia Finney, Dawnell Fletcher, Winnie Forrester, Rolland Huddleston, Elizabeth Jesse, Kendl Kobbevig, Sara Lamb, Nell Levin, Doug Luckes, Annette MacDermott, Pat McDonald, Phil Manz, Karl Meyer, Mary Murphy, Lucy Nyhus, Monica Rainey, Susie Ries, Gracie Rule, Maggie Scott, Meagan Smith, Rae Sovereign, Jim Zralek

I. Welcome and preliminaries (Phil Manz):

- a. The meeting was called to order and facilitated by chair Phil Manz
- b. After introductions Elizabeth Jesse volunteered to take minutes. Attendance (#36)
- c. The minutes from last meeting, 1/20/19, were approved.

II. Agenda Items reviewed (Phil Manz):

- a. Phil relayed Paulette's thank you for her lovely luncheon and thanked Gracie Rule and other Vanderbilt students for cooking at the half-day retreat.
- b. Phil reported about the Jan 18th meeting with the Mayor Briley and his staff. Mike, Paulette, & John Dean represented the AHTF and outlined the results of our strategic planning with the Mayor's staff. Possible actions by the Mayor's office were also discussed, and the staff asked for NOAH's thoughts on these.
- c. Strategic Action Plan Updates
 - 1. Phil Manz: John Deane's group met 6-7 times with 30 stakeholders and reported the results at the Jan. 26th half-day retreat at Edgehill United Methodist Church. He reviewed the strategic action plan recommendations. Elizabeth Jesse asked if the strategic planning ideas could be combined under the current platform action strategies that the AHTF members approved last year (i.e. Educate; Engage, Ensure housing along transit lines, Hold Government officials accountable). Phil suggested that they could, although there may be changes in verbiage.
 - 2. Susie Reis and Kay Bowers reviewed/discussed the proposal for working groups to achieve the strategic action plan. There was some discussion about how the topics of working groups can overlap and that the chair of each working group could reach out to each other to avoid duplication.
- d. Discussion Topics:
 - 1. NashvilleNext plan created by Nashvillians which guides how and where we grow in Nashville and Davidson County through 2040.
 - 2. Neighborhood groups and Tenant Associations:
 - a. Rae recommended that neighborhood groups should be aligned on purposes and that people with AH expertise need to facilitate these conversations along with those who have design expertise. Several expressed that AHTF members need to ensure effective messaging/PR to reach out to neighborhood residents to increase understanding about the need for AH so things can get built by non-profit AH developers. There is a need to train members to be speakers and to have clear messaging. We need an elevator speech.
 - b. Timira Bradley, a leader of the Park at Hillside Tenant Association, stated that originally she didn't know why education was so important but she learned as she and others were going to be displaced and risked homelessness when their complex was bought for \$20 million dollars. Where would they go? The residents decided to come together and meet with the new owners. After much negotiation, in July 2018, an agreement was reached between the tenants association and the developer for 290 units to remain permanently affordable. The tenant organization still cares about branching out to other organizations. Rae asked what was the difference in the Hillside organization compared to other groups that worked so well. Mike suggested that the Park Hillside Tenant association is a model for other complexes that do not have a tenant association. There is a need for an outreach campaign. Ideas were offered, such asking 6-8 law school students to volunteer with tenant associations.

- c. "Neighbor-2-Neighbor" is a non-profit organization that fosters community collaboration to create and sustain healthy neighborhoods. Rae suggested that there is an available list of tenant groups.

III. Action Items:

1. AHTF members signed up to work on one of the 4 Working Groups
2. Working group members will be contacted by each of the work group leaders: Local Government (Maggie Cox, Elaine Smyth, Regena Davis); Education Campaign (Nel Levin & Susie Reis); Outreach (Meagan Smith, Kim Wright, Paulette Coleman); and State Strategy (John Deane & Christine Hart).
3. Jim, Danielle, & Sara volunteered to attend the next Promise Zone meeting

IV. Announcements/Important dates for AHTF members to attend (Phil Manz):

- a. Elizabeth introduced/thanked Kendl Kobbevig for completing the AHTF website from the information that we gave to her.
- b. Nel Levin announced a proposed music video of the "Welcome Home" song for Nashville Affordable Housing Campaign. She handed out a flyer and requested our support.
- c. District 18 Council Member, Burkley Allen announced that State Rep Steve Dickerson put forward a bill to freeze property tax for persons in their residence for 30 years or more.
- d. Kendl announced the NOAH social media committee's work and encouraged people on Facebook to share events and invite friends.
- e. Karl Meyer announced that after two years of membership, he is leaving AHTF. He expressed that he could use his time more effectively with other elements of the community.

Important dates for AHTF members to attend:

- f. Thursday, Feb. 21st, Industrial Development Board Meeting, 10:00 at the Sonny West Conference Center in the Howard Office Building, which is located at 700 2nd Avenue South, Nashville, TN 37210. Discussion about the incentives provided to Amazon.
- g. Friday, Feb. 22nd The Tax Increment Financing Study Committee will be meeting from 1-3 pm at Lindsley Hall.
- h. Sat, Feb. 23, 9-3. Mike encouraged leader/listener volunteers to attend the NOAH training Sat Feb. 23rd (9:00 AM to 3:00 PM, Fifteenth Ave Baptist Church 1203 Ninth Ave North, 37208). On March 10 there will be a make up training at West End United Methodist church 12:15-12:30.
- i. Friday, Feb. 26th MDHA meeting will be held from 1-3 pm at Liney Hall and March 6th in the council chambers Wednesday, March 6, 6:30 PM The Tax Increment Financing Study and Formulating Committee "TIF Study Group" will conduct a Public Hearing meeting for purposes of gathering public feedback and suggestions.
- j. Hyatt Lecture Series: Gentrification & Urban Housing: Exploring Nashville's Growth Thursday, March 28, 5-7 Vanderbilt Law School • 131 21st Ave South • Nashville, TN 37203. First floor, North lobby and Friday, March 29 luncheon. Flynn Auditorium. Free and Open to the Public. Contact: Mitchell Galloway for more information. mitchell.t.galloway@vanderbilt.edu.
- k. Promise Zone Affordable Housing meeting second Tuesday of the month between 10 AM-12 pm at Salama Urban Ministries 1205 8th Avenue South.

V. Evaluation / Adjournment (Mike Hodge): Some of the evaluation feeling statements included, overwhelming, encouraged (x2), fit-in (x2), enthusiastic, hopeful (x3), peaceful, mind at peace, excited, pulled. Tension: hard to coordinate flow, use of "stacker" may help members to take turns, sad to see Karl Meyer leaving the AHTF. Following the evaluation Mike's stated our political learning includes how we make a difference in the city. Others thought we needed to organize more to impact the vision we want. Mike gave quote from Peter Drucker, "*The purpose of an organization is to enable ordinary human beings to do extraordinary things.*"

Meeting adjourned at 4:30. Next meeting: March 17, 3:00 -4:30 –Eastwood Christian Church

Respectfully submitted by D. Elizabeth Jesse

