

NOAH Affordable Housing Task Force Meeting
January 20, 2019

Eastwood Christian Church

Present: Carleen Dowell, Martha Carroll, Sue Caudill, Mike Hodge, Nell Levin, Winnie Forrester, Irene Boyd, Elaine Smyth, Sarah Lamb, Maggie Cox, Bonnie Johnson, Christine Hart, Grace Brady, Wanda Clay, John Deane, Teddie Clark, Don Dawson, Patricia Finney, Kay Bowers, Dawnyell, Fletcher, Ann Gwinn, Regena Davis, Ed Branding, Kim Wright, D Elizabeth Jesse, Karl Meyer, Susie Reis, Paulette Coleman

The meeting was called to order by Phil Manz. Elaine Smyth led a prayer. Minutes of the previous meeting were approved as corrected (misspelled word). Three minutes was added to the agenda by Elizabeth Jesse to discuss the website. Participants introduced themselves giving affiliation and how long they have been attending AHTF meetings.

Phil summarized the **meeting on Jan 18th with Mayor's Staff members** Emily Passini, Matt Wilshire, Audra Ladd, John Deane, Brittany Witt, Paulette Coleman, Phil Manz, and Mike Hodge (see handout). Goals included: work better with MDHA, borrow 23 million dollars for a 100 unit homeless housing, continue 10 million dollars to Barnes Fund each year, spend 25 million dollars from Capital Expenditure budget on affordable housing, increase wages earned for jobs which will increase ability to secure housing. A follow up meeting will be Jan 25th.

MDHA – Kay Bowers newly appointed member of Metropolitan Development and Housing Authority (MDHA) described the Board members and their roles. A listing and brief biography of the other commissioners can be found at <http://www.nashville-mdha.org/board-of-commissioners/>. The Board meets once a month and there is a time for public comments. It would be good to have a NOAH presence at each meeting. Kay can alert us when there are important issues for us to advocate for. They recently hired a strategic communication specialist. Jim Harbison is the Director of the Agency. Kay will serve on the Finance Committee and Community and Housing Committee. #3 on back of Agenda tells how to get information on the meeting.

NOAH Website – Elizabeth Jesse had people pull up the NOAH website and showed them our updated page on the Affordable Housing Task Force. Our minutes and the Mayor's responses to our demands at the Oct Annual Public meeting will be linked.

Nashville Promise Zone- Phil described this collaborative effort of MDHA, Mayor's office and others to revitalize poor areas and increase affordable housing. Susie Johnson, the co-chair of NOAH's Economic Equity Task Force encouraged us to participate. Ed Branding attends meetings. If someone would like to formally represent NOAH at these meetings please let us know.

Strategic Plan Retreat – John Deane went over the agenda (attached) for the retreat on Saturday morning, Jan 26th from 8-12 at Edgehill United Methodist Church. He will share information from meetings with stakeholders, provide an educational component, and specific recommendations for us to discuss. Regular members of the AHTF are invited to attend. Please RSVP to Phil Manz at philmanz07@msn.com. A link to reading materials for the meeting was listed in the handouts at the January meeting and will be sent when RSVP is received. Please read these materials prior to the retreat.

Luncheon honoring Paulette Coleman – Pat Kinney will greet attendees. Paulette's sister and brother in law will attend. We need to RSVP to this event by email to Phil Manz. Bill Friskes and Regena Davis will host. Thank you cards are welcome.

Tax Increment Financing and Formulation Committee <https://www.nashville.gov/Government/Boards-and-Committees/Committee-Information/ID/131/Tax-Increment-Financing-Study-and-Formulating-Committee.aspx>.

Paulette Coleman who serves on this group recommends watching the video of the **proceedings at** <https://www.youtube.com/watch?v=PNDKJd1-WnY>. The Jan 23 meeting at 1 PM will focus on Transit and in Feb affordability.

Paulette also attended a **meeting of Stand UP Nashville and Amazon public policy staff** at Baylor Bone Swindle law office. There will be a public meeting in February where Stand Up will ask Amazon represents to be present. The Amazon representatives did not commit to attend the public meeting Stand Up wants to hear about jobs, the “Do Better” bill, and affordable housing impact. Justice and Equity did not appear to be a high priority to Amazon staff at this meeting.

Actions you can take: Attend Barnes Fund meeting Tues, Jan 22, Envision Casey Town Hall meeting Jan 24 (see meeting with Mayor Chief of Staff notes), sign up for announcements from MDHA, respond to email requests to actions related to Metro Council members and meetings, read shared newsletter articles, attend Stand Up Nashville meetings.

Karl Meyer announced that the Housing Fund will accept **personal loans from individuals** as well as Open Table’s tiny housing project.

An **Evaluation** of the meeting was done by Mike Hodge.

Important Dates:

Saturday, January 26,

8:00 - 12:00 - AHTF Retreat with Deane Foundation followed by

12:00 - 1:30 Thank You Luncheon for Paulette Coleman

Edgehill United Methodist Church

1502 Edgehill Ave. 37212

Sunday, February 17th

3 - 4:30 pm - AHTF meeting

Eastwood Christian Church

1601 Eastland Ave 37206

Minutes end. Please see enclosed attachments below.

NOAH Affordable Housing Task Force January 20 2019 Notes for Agenda

Nashville Promise Zone - A collaboration between Metropolitan Development and Housing Agency (MDHA), the Mayor's Office and six implementation partners.

Mission is to foster intensive partnerships among Nashville organizations that serve high-poverty neighborhoods, improve the collective impact of their services and address revitalization through collaborative efforts. One of six goals is to increase access to Quality Affordable Housing

Although NOAH is not a service organization, our presence has been requested by Suzanne Johnson, co-chair of NOAH's economic equity task force at the monthly, second Tuesday of the month between 10 AM and Noon at Salama Urban Ministries 1205 8th Avenue South. Ed Branding, a frequent attendee at our task force meetings attends as well, however he can not "represent" NOAH. He is willing to share his experience with the group. Written minutes of the monthly meetings are available. Challenge is that the staff for this effort changes on an annual basis at the end of February. If interested please contact Phil Manz at philmanz07@msn.com. Minimum time commitment would be one year. Two people could probably attend, I will check on that.

Strategic Action Plan Retreat January 26th

Coffee, Juice and Bagels will be Provided PLEASE RSVP to philmanz07@msn.com Hopefully, you can access the documents that were consulted in the report at

https://drive.google.com/drive/folders/10wRxLy9lKW0tpD_2uqiMsw8ZSRFy7T6o?usp=sharing.

Celebration of Our Task Force Thanking Paulette Coleman PLEASE RSVP to philmanz07@msn.com

Action you Can Take for Affordable Housing

1) Attend the Metropolitan Housing Trust Fund Commission Tuesday January 22 2 to 4 PM
Sonny West Conference Center 1st Floor 700 Second Avenue South 37210

More at <https://www.nashville.gov/document/ID/b9cb1812-c0ca-4d1c-843b-6b0d1f10366d/Agenda-January-22-2019>

2) Attend Envision Cayce Town Hall - See Report on Meeting with Mayor's Chief of Staff

3) Sign Up for Communication about Policy

Groups <https://public.govdelivery.com/accounts/TNNASH/subscriber/new>

4) Keep Responding to Email Communication Asking you to Call or Email Stakeholders

Summary of January 18 Meeting with NOAH and City Officials

NOAH Affordable Housing Task Force Leaders January 18 Meeting with Chief of Staff to Mayor David Briley (Mayor) - Emily Passini, Director of Economic and Community Development - Matt Wilshire Manager Small Business/Creative Economy, (Acting Manager of Office of Housing) - Audra Ladd (physically absent) John Deane, Consultant to NOAH Affordable Housing Task Force, Co-Founder of the John and Natasha Dean Foundation (NOAH Member) Brittany Witt, Director of the John and Natasha Dean Foundation, Paulette Coleman, Inaugural Chair of the NOAH Affordable Housing Task Force from 2015 to 2018, Phil Manz, Chair of the NOAH Affordable Housing Task Force 2019 Onward, Mike Hodge, Lead Organizing Director, NOAH.

This meeting occurred at the initiative of the Deane Foundation which conducted two meetings with Chief of Staff to Mayor David Briley, Emily Passini as part of a strategic planning engagement for the NOAH Affordable Housing Task Force during the fall of 2018. The engagement consisted in part of meetings with stakeholders concerned about Affordable Housing. We plan on continuing these meetings on a continuing basis.

Emily Passini has been serving as the Chief of Staff to the Mayor since July 16 of 2018. Matt Wilshire has been serving in administrative positions for 8.5 years

Audra Ladd has been serving since 2016 with responsibility for the Office of Housing <https://www.nashville.gov/Mayors-Office/Housing.aspx> with the departures of previous staff in 2018. The Housing Office provides monthly updates through the Metropolitan Housing Trust Fund Commission <https://www.nashville.gov/Government/Boards-and-Committees/Committee-Information/ID/123/Metropolitan-Housing-Trust-Fund-Commission.aspx>. Most months the public meetings of this commission are the final Tuesday of the month except in January when they will be meeting on January 22 from 2 to 4 PM. The agenda is available at the web site link.

Through the process of introductions, Emily shared that her first job was the Director of Community Development for the Metropolitan Inter-Faith Association of Memphis <https://www.mifa.org/>, which is a different organization from Metro Interfaith Coalition for Action and Hope MICAH <https://www.micahmemphis.org/>, a sister organization to NOAH. Both organizations have advocacy in their mission statements. Growing up, Matt Wilshire went to the same church as Mike Hodge.

Chief of Staff Passini indicated that Office of Housing is structured inside the Office of Economic and Community Development and outlined at least four goals or efforts for the Briley Administration with respect to Affordable Housing

- 1) Work better with the Metropolitan Housing and Development Authority (www.nashville-mdha.org)
- 2) Execute the Downtown Homeless Service Center and Housing, borrowing \$25,000,000 to provide at least 100 units of permanent supportive housing.

Execution of this proposal involves a number of moving parts

<https://www.nashville.gov/News-Media/News-Article/ID/7471/Fact-Sheet-Downtown-Homelessness-Service-Center-and-Housing-Proposal.aspx>

3) Continue to spend \$10,000,000 annually through the Barnes Fund on Affordable Housing

4) Spend \$25,000,000 from the Capital Expenditure budget on Affordable Housing.

Options range from building another 100 units of permanent supportive housing to scattered site housing to mixed income developments in the spirit of MDHA's Envision Concept, the oldest being Envision Cayce <http://www.nashville-mdha.org/envision-cayce-2/> or some combination. They are specifically interested in what NOAH might suggest for use of the \$25,000,000 in capital funds. If you are interested in learning more about Envision Cayce through a public meeting, there is a town hall meeting on January 24th at 6 PM at the Martha OBryan Center 711 South Seventh.

5) Increasing the wages earned from jobs improves the ability of people to secure housing. A number of programs were mentioned. NOAH shared our experience and conversations with Mayor Briley both before and during his Mayoral administration

A) Advocacy groups need to be assertive in communicating the needs of the people impacted by our mission and yhis advocacy will likely produce tension.

C) Mayor publicly stated at the end of October at our big meeting in response to a question about what is the plan for housing "Don't think it will not take 12 months/the city is pretty far along/ it won't take us 12 months."

D) Mayor said he would work with us to approach the State Legislature regarding policies that would improve affordable housing.

A follow up meeting with Matt Wilshire is scheduled for January 25th where several detailed questions about the policy proposals stated above will be discussed. A follow up meeting with Chief of Staff Passini, Director Wilshire and Manager Ladd will be scheduled in the next month.

Chief of Staff Passini also referred us to Lucy Kempf, the Executive Director of the Planning Department for a meeting. Lucy just happened to be sitting in the reception area. We were introduced by the Chief of Staff and intend to follow up on the Chief of Staff's discussion.

Rough Draft Notes Respectfully Submitted by Phil Manz, who can be reached at 612 443 7276 or philmanz07@msn.com.

Dear Affordable Housing Task Force (AHTF) Volunteer,

1/26/19

Thank you very much for spending your morning listening and responding to a proposal for a Strategic Action Plan. My feelings start with appreciation of the work volunteers have contributed and my thoughts to what next steps we can take individually or collectively to accomplish our goals. The simplest definition of leadership I ascribe to is

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|-------------------------------|-------------------------------|
| 1) Define Reality and Vision | Deane Foundation Presentation |
| 2) Act as a Coach and Servant | |
| 3) Say Thank You - | Our Luncheon Today |

Time to learn how we can learn to **Coach and Serve**

The attached NOAH Affordable Housing Task Force Work 2017 to 2019 seeks to list most of the work we do collectively on one page. The minimum amount of time needed to plan and then actually "do" the meeting (includes set up, rehearsals, etc.) is listed to the right of each activity. We report out on many of these activities at our monthly meetings or the NOAH Board of Directors (General) meetings. At least 1/3 of the participants at our January meeting said they were overloaded.

If you would like to change your feeling from "overloaded" to "empowered" please consider

- 1) Contact me. We can talk by phone or get together. Six years of my professional life was spent explaining government policies to people who were caring for the elderly and disabled on a full time basis and then helping them improve government policies.
- 2) Meet with someone else on the Task Force, your organization or a friend and learn with each other. The best way to learn something is to teach it to someone else.

Share ideas, inspiration or extra time and energy to move us forward, like

- 1) I can attend _____ meetings of the _____ public body. I would be willing to write up a report of the meeting.
- 2) I would be willing to help lead or plan the _____ educational event
- 3) I am going to contact _____ to make a presentation on Affordable Housing

Please consider responding in some way by Tuesday February 5 to help us plan for the future.

Sincerely,

Phil Manz - Philmanz07@msn.com or 612 443 7276