

NOAH Affordable Housing Task Force Meeting Minutes - March 17, 2019

Present: Irene Boyd, Kay Bowers, Grace Brady, Ed Branding, Martha Carroll, Sue Caudill, Teddie Clark, Paulette Coleman, Nancy Colowick, Maggie Cox, Regena Davis, Don Dawson, Dawnyell Fletcher, Rick Forberg*, Christine Hart, Mike Hodge, Timothy Hughes*, Elizabeth Jesse, Bonnie Johnson, Kendl Kobbervig, Nell Levin, Doug Luckes, Pat MacDonald, Phil Manz, Dan Meredith*, Meredith O'Neill, Monica Rainey, Susie Ries, Gracie Rule, Maggie Scott, Meagan Smith, Elaine Smyth, Rae Sovereign and George Spencer*.

* Attending for the first time.

I. Welcome and preliminaries (Phil Manz):

- a. The meeting was called to order at 3:07 and facilitated by chair Phil Manz
- b. Nell Levin and Michael August of Shelby Bottoms sang their song, "Welcome Home"
- c. Introductions were made.
- d. Susie Ries volunteered to take minutes. Attendance - 34
- e. The minutes from last meeting, 2/17/19, were approved as amended.

II. Listening/Communication:

- a. Newcomers were invited to come early and meet at 2:30 to discuss items they don't understand or want to learn more about. Maggie Scott encouraged newcomers to refer to the chalk board where some key terms were defined. To help newcomers with the learning curve, long time members of the task force were asked, when they mentioned someone, to explain the significance of the person named.
- b. Mike Hodge explained the Listening Campaign is to identify priority issues for NOAH, but also to form relationships with people who might want to get involved with NOAH. The identified issues will be voted on by NOAH Members at 3:00 on June 2 at the Issues Convention.
- c. Phil reported that we are going to begin using the app Slack as a communication tool. It will enable us to communicate more easily within the task force and also keep our conversations organized by topic. Kendl will send an email inviting us to download the app Slack on our smart phones or desktop computers.

III. Reports from Working Groups

a. Education - Susie Ries and Nell Levin reported about the group's first meeting on 3/16/19. The first steps identified at that meeting are to educate ourselves by:

- 1) researching best practices of cities that have successfully implemented affordable housing
- 2) identifying districts with the highest need for affordable housing
- 3) realizing that the messaging needs to be tailored to the audience, determining our audiences and research what has been done along the lines of affordable housing to date.

An important question asked but not answered at the end of this meeting was, "How shall we keep in touch with the other working groups so that we support one another and are not duplicating one another's efforts?"

b. Local Government - Maggie Cox and Elaine Smyth recently attended an MDHA Finance Committee meeting. There was no quorum so it was informational only. Phil Manz noted the importance of task force members attending MDHA meetings. Meetings are held at 11:30 on the second Tuesday of the month, but check the website before going.

Phil Manz, Paulette Coleman and Mike Hodge met Mayor Briley's Chief of Staff/Housing Officials on 1/25/19. The Mayor's Office Staff asked to receive feedback from NOAH regarding the priority of these options:

- 1) invest in the current mixed income project, Envision Cayce
- 2) invest in a planned mixed income project net new affordable housing for very low income residents
- 3) increase affordable housing by putting very low income units into new mixed income _____ located in expensive real estate owned by MDHA
- 4) increase affordable housing by putting very low income units into a new mixed income _____ located in low or moderately expensive real estate owned by MDHA
- 5) preserve existing housing by purchasing properties with expiring tax credit status

III. Other Reports

- a. TIF Study Committee - The final report will be made at a date in April TBA.

IV. Action Items:

- Download "Slack," send email address to Kendl, accept the invitation sent by Kendl to join NOAH's AH Task Force.
- Attend MDHA Board of Commissioners meetings and subcommittee meetings. (Meetings are held at 11:30 on the second Tuesday of the month, but check the website before going.)
- Respond to Phil regarding the Mayor's Staff's request for prioritizing housing funding options

IV. Important dates:

March 28, 5-7 PM, Vanderbilt Law School Reception on **Gentrification and Urban Housing: Exploring Nashville's Growth**. *Representatives from local community organizations (NOAH, MiKen Development, the Barnes Housing Fund, the Nashville Area Chamber of Commerce, Walk Bike Nashville and the Office of State Rep John Ray Clemmons, among others) will discuss the role of gentrification and affordable housing in Nashville's future.*

March 29, noon - 1, Vanderbilt Law School lunch and panel discussion about **Gentrification and Urban Housing: The Legal Dimension**, *moderated by land use expert, Christopher Serkin, Associate Dean of Academic Affairs. The discussion will feature Audrey McFarlane, the Dean Julius Isaacson Professor of Law at the University of Baltimore whose work focuses on economic and urban development and land use as well as Phil Manz and Michael Kenner. In the Flynn Auditorium.*

Both events are free and will be held at the law school at 131 21st Ave. S.

Next meeting: April 14, 3:00 - 4:30 – Eastwood Christian Church

Note the changed date due to Easter being on the third Sunday

Meeting adjourned at 4:30.

Respectfully submitted by Susie Ries