



NOAH AFFORDABLE HOUSING TASK FORCE
April 14, 2019
Proposed Agenda

- 3:00 Welcome/ Opening Prayer Chair
- 3:02 Minutes of Last Meeting/Notetaker/Introductions/Review Agenda Chair
- 3:05 Check Ins from March 17 AHTF and April 9 NOAH Board Meeting All
- a) Listening Campaigns in Member Organizations
 - b) Social Media and PR Committee – Stories and SLACK
 - c) **Organized Money** - May 9 Banquet

Reception and Banquet \$125, Banquet \$75
AHTF AD – Group Effort \$100 to \$400 for One Page by April 29
If check, then write in NOAH AHTF, Credit Card Phone In
Individual Donations Listed in Program

ORGANIZED PEOPLE

Words Matter and Action (Personal and Collective) Speak Louder than Words

- 3:20 **HOLD LOCAL GOVERNMENT ACCOUNTABLE** Past Chair

April 12 Meeting with Mayor Briley, Chief of Staff/Housing Manager
What will be Proposed for July 1, 2019 to June 30, 2020

Ad Hoc Affordable Housing Task Force - Monday, April 15 5 PM
Public Comment (≥Two Steering Group Members)
at April 16 Metro Council Meeting
Mayor's State of the City April 30, 2019 at 10 AM

- 3:35 GROUP BREAKOUTS
- 4:10 GROUP REPORTS
- 4:20 Evaluation Mike Hodge
- 4:30 Conclusion

Dear Affordable Housing Task Force Member,

At our February 17, 2018 meeting we asked for folks to volunteer to serve on one of four groups. At our meeting on Sunday, we are going to be having the groups meet for a significant period of time in breakout sessions. Current goals of these task forces and objectives accomplished as of April 9, 2019:

1) Local Government –

- a) **Mayor’s Office**, Monthly Meetings since January
Scrutinizing Mayor’s Commitment to Housing announced 3/26/19
- b) **Metropolitan Development and Housing Agency (MDHA)** – 4 to 5 volunteers regularly attending monthly meetings. Chair of the Board acknowledges us at MDHA meetings.
- c) **Tax Increment Financing and Formulation Task Force** – Past Chair of AHTF serves on group that has been meeting for 6 months
- d) **Metropolitan Council**, Ad Hoc Affordable Housing Committee Reviewing Mayor’s Commitment to Housing announced on March 26. Votes on city budget for July 1, 2019 to June 30, 2020 occur in the next ten weeks
- e) **Planning Commission**

2) Education

- a) **Design Communication Plan to Mobilize NOAH Participants**
First meeting on March 16, Possible Letter to the Editor re:
- b) **Train and organize volunteer groups with NOAH’s Integrated Voter Engagement**
- c) **Engage NOAH’s Social Media Committee** – Occurring on April 14 after the meeting as volunteers share their perspective on Affordable Housing

3) Outreach

- a) **To Local Colleges and Universities**
Participated in four panel events at Vanderbilt concerning Affordable Housing
2 “focus groups” of students reviewing AHTF operations and social media
- b) **Diversify our relationships with stakeholders, specifically providers**
Participating in the Nashville Promise Zone Group on Affordable Housing
Chamber of Commerce and Candidates for local office want to meet with us

4) State

- a) **Develop alliances with MICAH, CALEB (sister NOAH organizations in Tn.)**
One to one was done with MICAH by Deane Foundation
- b) **Organize a state wide effort**
Testified in support of legislation that would improve property tax refund program for areas with accelerating property values

NOAH Affordable Housing Task Force Meeting Minutes - DRAFT 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 Rose 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,” accept the invitation (to be 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