

NOAH Affordable Housing Task Force Meeting Minutes 5/19/19

Present: Martha Carroll, Irene Boyd, Rae Sovereign, Patricia Finnly, Susie Reis, Nell Levin, John Deane, Mike Hodge, Sarah Lamb, Dawnyell Fletcher, Kim Wright, Paulette Coleman, Ed Branding, Carleen Dowell, Maggie Cox, Kay Bowers, Maggie Scott, Betty Lichstein, Ken Lichstein, Pat McDonald, Nancy McLean, Regena Davis, Jim Zralek, Ann Gwin

I. Welcome and preliminaries (Phil Manz)

- a. The meeting was opened at 3:01 and facilitated by chair Phil Manz
- b. Prayer was offered by John Deane
- c. Introductions were made by all in attendance (24)
- d. Carleen Dowell offered to take minutes
- e. The minutes from the previous meeting (4/14/19) were approved as written

II. Agenda Items

- a. Suggestion to list actions at the end of the meeting
- b. \$400 was raised for the Affordable Housing Ad in the Banquet Program book
- c. Phil regrets not going to the podium at the banquet to list wins of Affordable Housing Task Force. He listed them as having a permanent voice on MDHA by pushing for Kay Bowers appointment, Paulette's appointment to the TIF group, and having regular meetings with Mayor's staff.
- d. The monthly meeting with Mayor's staff did not happen but information was given at the April 15 meeting of the Affordable Housing committee of the Metropolitan council revealing no net new money for affordable housing was being proposed for the July 1 2019 to June 30 2020 budget. Phil spoke at the April 23 Metro Council meeting urging the Metro Council to devote more net money to Affordable Housing in the upcoming budget.
- e. We have connected with Youth through the listening campaign.
- f. Regena and Kim will speak to need for funding for affordable housing at the Metro Council meeting May 21
- g. April 25th AHTF Steering Committee focused on writing an OP ED for the Tennessean
- h. Final Report of the Tax Increment Financing and Formulation Study Group Committee will be presented at the Ad Hoc Committee on Affordable Housing tomorrow, May 20th. Recommendations include four pieces of legislation with emphasis on diversifying projects.
- i. Susie Reis will present argument for affordable housing as continuing task force at the Issues Campaign June 2. Mike Hodge explained how the process will work.
- j. People need to attend Planning Commission Public Hearing for Dickerson Corridor Policy Amendment on June 13th. We need to ask that affordable units be included.
- k. People need to attend Planning Commission Public Hearing for Riverchase Zoning - June 27th. We need to support assistance for relocation of residents of 212 units who will be displaced.
- l. Mike Hodge explained the results of the May 14th NOAH Board meeting where congregations shared results of their listening campaigns and 10 categories of problems were made. These will be brought to the Issues campaign on June 2 where champions will "make the case" for each category and up to 25 members of each member congregation will vote of the first issue, then the second issue, then the third issue to become our task forces for NOAH. If current task forces are replaced with a new one, the current project will be finished before the task force ends.

III. Reports from Working Groups

- a. Nancy MacLean historian and author of Democracy in Chains spoke in the State Government working group and to the larger group about her research of the radical right who are referred to as the free market fundamentalists with financial support of the Koch brothers are influencing the Tennessee and other state legislatures. Nancy will speak at the Vanderbilt Divinity School on May 20.
Local Government group and Education and Outreach group met and written reports will be sent to the group very soon.

IV. Action Items

- a. Attend presentation of TIF task force to Metro Council Ad Hoc Committee of Affordable Housing Monday, May 20th at Metro Courthouse. Report found at <https://www.nashville.gov/document/ID/2ee32fe9-1022-4eff-8462-1ae457b923fc/Final-Report-May-7-2019>
- b. Attend Metro Council Meeting Tuesday, May 21, 2019 at 6:30 at the Metro Courthouse to support public comments by Regena Davis and Kim Wright
- c. Attend Metro Council Meeting above to support resolution to connect financial incentives given to developers to giving same amount to the Barnes Fund for affordable housing.
- d. Attend Planning Commission Public Hearing for Dickerson Corridor Policy Amendment on June 13th at Howard Office Building, 700 Second Avenue South Sonny West Conference Center, Nashville, TN, TN 37201 from 4-7 pm.
- e. Attend Planning Commission Public Hearing for Riverchase Zoning June 27th at Howard Office Building, 700 Second Avenue South, Sonny West Conference Center Nashville, TN, TN 37201 from 4-7 pm. (handout attached)
- f. Attend NOAH Issues Convention June 2, 2019, 3-5:30 PM at Greater Bethel AME Church, 1300 South St (corner of 12th Ave South)

V. Important Dates

- a. Metro Council Public Comments Section -May 22, 6:30 pm
- b. Issues Convention – June 2, 3-5:30 pm
- c. Metro Planning Commission – June 13th, 4-7 pm
- d. Metro Planning Commission – June 27th, 4-7 pm

VI. Evaluation

- a. There was tension at this meeting around structuring how reporting of working groups will be done. One person will submit written report to be shared with group.

Next Meeting: June 23 3 PM Community Care Fellowship 511 South 8th Street

Meeting Adjourned at 4:40 pm

Respectfully submitted by Carleen Dowell

The Affordable Housing Task Force has three groups that have started meeting during the monthly meetings in the spring of 2019. The reports will be more standardized in the future:

1. State Government Group

Submitted by John Deane

“The group met for 35 minutes with Nancy MacLean, author of Democracy in Chains, who gave an overview of her research findings regarding the Koch brothers network and their impact on our state legislature.

2. AHTF Education and Outreach Working Group

GOAL 1: Diversify NOAH Membership

Inputs:

- Volunteers to contact young adult ministries
- Volunteers to contact universities
- Volunteers to create housing survey
- Volunteers to determine format of listening campaign
- Volunteers to determine format of college event
- Safe Haven/Open Table contacts

Activities:

- Organize a listening campaign with young adults ministries/divisions of member organizations
- Contact Student Affairs Departments at Fisk, TSU, Vandy, Belmont, Lipscomb to host an event with food and listening/surveying students to find out their concerns with housing affordability.
- Need an activity with Safe Haven or Open Table – How can we engage those here?
 - May need transportation – host event on site or near
 - May need access to computers to reach out to council on issues – could we help here?
- Activity to engage working adults? – Issue with immediate impact?

Outputs:

- # of Attendees to the young adult listening campaign?
- # of Attendees to college events?
- # of participants to commit to a specific actions (attend a meeting, be added to email list, send an email, recruit others, etc.)

Outcomes:

- Establish working relationships with groups/organizations that serve populations directly impacted by housing affordability
- Increase participation and active involvement of those:
 - between the ages of 18-25
 - between the ages of 26-45
 - those directly impacted by housing affordability

GOAL 2: Tell the story about why Affordable Housing needs to be a priority in Nashville and circulate both within NOAH as well as the affected and non-affected general population of Nashville.

Activities:

- Design communication/PR plan to educate and mobilize NOAH membership around affordable housing
- Train and organize volunteer groups to canvass with neighborhood groups or in NOAH's Integrated Voter Engagement (IVE) work
- Engage NOAH's Social Media Committee to communicate

Outcomes:

3. Local Government Group

Attendees: Mike Hodge, Phil Manz, Jim Zralek, Maggie Cox, Carleen Dowell, Pat McDonald, Rae Sovereign and Martha Carroll

Two issues were discussed:

1. Planning Commission Public Hearing for Dickerson Corridor Policy Amendment June 13th.
2. Public Hearing for River Chase Apartment complex Re-Zoned to SP June 27th.

Question:

Do we want to stand for affordable housing by attending these public hearings and perhaps speaking, writing emails, contacting members of the Planning Commission and Metro Council members as plans proceed?

Answer: Yes

History was quickly reviewed: Past efforts to address the need for affordable housing when low income housing complexes have been sold for development have essentially failed. There is no legal way to have affordable housing included in new builds. Once again, low income people will have few options once this property undergoes changes. Right now approximately 100 units at River Chase are Section 8 housing. While some residents will simply move on, many will not have the resources to move or pay more for rent. However, past experience on the part of 2 members of the group is such that there is hope. We discussed possible actions. These actions target both the Dickerson Corridor Plan and the purchase and re-zoning request by the new River Chase owner.

Ideas presented:

Meet with Michael Briggs, Metro Planning staff member, to discuss including affordable housing as a part of the Dickerson Corridor Plan for development prior to the public hearing June 13th.

Collaborate with residents of River Chase.

Collaborate with other groups already involved in this work: Open Table, McFerrin Park NA, Cleveland Park NA, and Highland Heights NA to address displacement of residents at River Chase.

Communicate with buyer of the River Chase complex before the June 27th meeting where he will be requesting a zone change. The buyer is from Austin, TX. He purchased the property for \$11.2 M.

Attend both hearings and speak out for affordable housing to be included as Dickerson is developed and as River Chase is rebuilt.

Next Steps:

Communicate situation and need to other members of task force.

Provide information regarding these 2 upcoming meetings, when and where and what is happening.

Provide information for members to send emails, including where they need to be sent, to whom, and suggested content.

Ask for volunteers to meet with residents, neighborhood associations, Open Table, Michael Briggs and/or other Planning Staff members.

Martha Carroll agreed to chair this effort. If you want to volunteer for any part of this, email her at marthacarroll15@gmail.com, or call her at 574.229.7754.