

NOAH Affordable Housing Task Force Meeting Minutes

6/23/19

Present: Ashley Bachelder, Kay Bowers, Irene Boyd, Ed Branding, Martha Carroll, Maggie Cox, Regena Davis, John Deane, Patricia Finney, Dawnyell Fletcher, Rick Forbey, Christine Hart, Rachel Kinney*, Phil Manz, Shirley Marks*, Monica Rainey*, Susie Ries, Ric Rose*, Elaine Smyth, Sandra Stratton* and Kim Wright.

* Attending for the first time

I. Welcome and preliminaries (Phil Manz):

- a. The meeting was held at Community Care Fellowship across the street from Envision Cacey. It was called to order at 3:00 and facilitated by chair Phil Manz. Phil introduced Rev. Patrick Valentine and thanked him for allowing us to meet there. Rev. Valentine talked about the rapid changes happening literally at their doorstep. Martha Carroll gave a reflection.
- b. Other introductions were made
- c. Susie Ries volunteered to take minutes. Attendance – 21.

II. Agenda Items

- The top issues selected at the Issues Convention on June 2 were: 1) Affordable Housing, 2) Economic Equity and Job and 3) Education. These will be in effect for the next four years.
- August 17 training will be offered from 8:30-3:30 for all NOAH participants. Location is TBD. Topics to be discussed are: racial foundation, how the three task forces topics are connected, the politics of our area and coordinating issues into legislative actions. (We will have no task force meeting in August.)
- NOAH Mayoral Commitment Meeting, July 14, 3-5:00 at Greater Bethel AME Church. Each task force will ask each candidate two questions. One question from each task force will be answered in the program, the others will be asked to be answered at the meeting. There will also be general questions asked, including if the candidates are elected, will they continue to

meet with NOAH regularly? Additionally, there will be a question asked about the systemic racism in Nashville.

- Report on action items from the May 19th meeting:
 - The TIF Study Group report on May 20 - Paulette Coleman reported that legislation resulting from this study and has been proposed to and is being considered by the Metro Council.
 - Metro Council meeting, May 21 - Comments made by Regena Davis and Kim Wright during the open comment section. Link: <https://www.youtube.com/watch?v=a2MR5XbJtXU>. (Regena is recognized at 35:15. Kim follows her.)
 - At that meeting, Council passed legislation requiring money spent on job creation incentives must be matched with a donation of an equal amount to the Barnes Fund.
 - Update on River Chase in the South Dickerson Corridor - Martha Carroll reported on the June 13 Planning Commission meeting. Many groups worked together and persuaded the commission to delay the vote until July 18 on the proposed 15 story building with 1400 units, currently called “East Skyline.” The nearby residents don’t want a 15 story building. NOAH doesn’t want the 225 low income residents to lose their housing. There will be a strategic planning meeting of NOAH members interested in this topic on June 27. Ashley and Pat agreed to attend. Anyone else interested should tell Phil.
 - Goal Setting for Task Force Groups - Christine Hart presented a tentative one year workplan for the AHTF (*attached*) and challenged the individual working groups to review it and, using the Strategic Action Plan Recommendations (*attached*), identify goals of their own with lists of activities involved, a way to measure progress and a list of people to be involved. Ask “Where are the gaps?” and “Who is missing?”
 - The Working Groups met. Reports (to be) attached.***

III. Action Items

- a. Attend June 27 strategic planning meeting about how to preserve 225 River Chase low income units.
- b. Attend 6/25 MDHA Meeting
- c. Recruit lots of friends and congregants for 7/14 Mayoral meeting
- d. Attend July 18, Planning Commission Meeting

VI. Important Dates

- a. July 9, 6:30-8:00 - NOAH Board Meeting, Clark Memorial United Methodist Church, 1014 14th Ave N.
- b. July 14, 3-5:00 -Mayoral Commitment Meeting, Greater Bethel AME Church, 1300 South St.
- c. July 18, 4-7:00 PM - Planning Commission Meeting, Midtown Hills Police Precinct, 1441 12th Ave, S.
- c. July 21, 3-4:30, Affordable Housing Task Force Meeting, Eastwood Christian Church
- d. August 17, 8:30-3:30, NOAH One Day Training, location TBD
- e. No Affordable Housing Task Force Meeting in August

VII. Evaluation - grateful, enthusiastic, momentum, organized, accomplished and confused.

Meeting Adjourned at 4:30 pm

Respectfully submitted by Susie Ries

Next meeting: July 21, 2019, 3-4:30 Eastwood Christian Church

There will be no task force meeting in August.

NOAH AHTF
Strategic Action Plan Recommendations

1. Make affordable housing a priority. Metro Government elevate affordable housing to level of importance on par with water, energy, transportation, education and economic development.
 - a. Housing is a critical part of a community's infrastructure and should be significant part of governance structure (dedicated staff)
 - b. Lack of affordable housing negatively impacts families, community and economy
 - c. Nashville has demonstrated incredible commitment to entertainment, leisure, tourism and economic development; city should elevate its commitment to affordable housing
 - d. Nashville Next plan states case for elevating issue of housing, but no formal follow-up action has occurred

2. Creation of a 10-year plan critical for progress. Metro Government create definitive 10-year plan with specific goals, timelines and metrics for success.
 - a. Mayor's Office and Metro Government create a 10-Year Plan for Affordable Housing that will transcend elections and personalities
 - b. NOAH will be responsible for holding Mayor's Office and Metro Government accountable to creation and execution of plan
 - c. Mayor's Office committed to meeting regularly with key NOAH representatives (first meeting occurred January 18, 2019)

3. Coordinated statewide strategies needed to address challenges with State Legislature. State Legislature enable dedicated, recurring and sustainable funding source for affordable housing.
 - a. Form coalition with NOAH-like organizations across state (MICAH, CALEB) to exert power and enact statewide strategies for dedicated and recurring funding (e.g., real estate transfer tax)
 - b. Leverage statewide coalition to repeal inclusionary zoning pre-emption
 - c. Explore opportunities to implement new policy solutions to affordable housing (e.g., real estate transfer tax, tax abatement for senior citizens, etc.)

4. NOAH develop a focused campaign on affordable housing that will educate and mobilize the community around this issue.
 - a. Hire dedicated organizer to conduct the campaign
 - b. Design communication plan to educate and mobilize NOAH membership around affordable housing
 - c. Volunteer groups to canvass with neighborhood groups
 - d. Sponsor focus groups to engage individuals affected by lack of affordable housing
 - e. Continue participation with local partner organizations
 - f. Share information and goals across groups to promote unified efforts

5. NOAH develop a protocol to ensure accountability of government officials.
 - a. Identify volunteers to attend monthly meetings of Promise Zone Affordable Housing, MDHA, Metro Council, others
 - b. Develop protocol to address issues identified via meeting attendance, actions to be taken, timeframes and persons responsible
 - c. Affordable Housing Task Force continue to meet monthly with Mayor's Office to monitor and coordinate activities

Identified Issue/ Area of Focus	Activity <i>(to be identified by committees)</i>	Outcome/Goal	Measurement Tool	Personnel
<p>Example:</p> <p>Community members needs to be educated on the importance of affordable housing.</p>	<p>Coordinate 4 presentations at local universities and congregations</p> <ul style="list-style-type: none"> • Call to action request <p>Partner with neighborhood groups to canvas 2 buildings or neighborhoods</p> <p>Conduct 2 public education forums that will educate and engage 200 Metro residents about the loss of affordable housing, importance of new development and the impact these trends have on the community.</p> <ul style="list-style-type: none"> • Call to action request <p>Recruit affordable housing residents to share their story and serve as spokespersons for campaign</p> <p>At least 5 affordable housing residents will be recruited and invited to join each subcommittee</p>	<p>500 metro residents will be educated about the importance of affordable housing.</p> <p>100/500 residents will take an action to further the campaign goals</p> <p>Awareness around this campaign will be increased</p> <p>3 affordable housing residents will share their story</p> <p>Each subcommittee will have representation from at least 1 individual impacted by the housing crisis</p>	<p># in attendance at educational event</p> <p># of signers on national letter</p> <p># story tellers recruited to share stories with media and elected officials</p>	<p>Education & Outreach Committee <i>(specify specific team member names here)</i></p>

<p>Engage new partners and organizations on affordable housing issues and campaign actions</p> <p>Be vocal in support or opposition of a city action regarding affordable housing</p>	<p>Identify and meet with 10 organizations who may be interested in joining NOAH advocacy efforts;</p> <p>Coordinate a sign on letter and gather signatures</p>	<p>5 new organizations will partner with NOAH Housing Task Force</p> <p>200 residents will sign an action letter</p>		
<p><u>Media & Communications:</u></p> <p>Establish relationships with reporters</p> <p>Pitch stories, op eds and LTES</p> <p>Ensure a strong social media presence</p>	<p>Design a communications plan + Calendar</p> <p>Create a list of local reporters and develop rapport</p> <ul style="list-style-type: none"> ➤ Follow reporters on Twitter ➤ Set Google Alerts for TN affordable housing activity ➤ Pitch stories and affordable housing updates to reporter ➤ Place letters-to-the-editor in response to affordable housing stories <p>Recruit storytellers to share stories and serve as spokesperson for media requests</p> <p>Coordinate with NOAH communications to create social media content</p>	<p>Tee up media relations/rapport to have more influence on securing editorials, LTES, and op eds.</p> <ul style="list-style-type: none"> ➤ Secure 1-2 stories or pick-ups of NOAH quotes (from statements or press releases) ➤ Place 2-3 letters-to-the-editor <p>3 storyteller residents will be prepped in case of media request</p> <p>Progress toward increasing the media coverage on affordable housing</p> <p>Increase social media presence with at least 2 posts/week</p>	<p># of stories placed</p> <p># of letters-to-the-editor placed</p> <p># of storytellers recruited</p> <p># of social media posts</p>	<p>Track this information on Excel</p>

<p><u>Elected Official Engagement:</u></p> <p>Strengthen relationships with the Mayor's Office</p> <p>Build rapport with new elected officials</p> <p>Ensure accountability by being present at meetings related to affordable housing</p>	<p>12 (one per month) meetings or phone/email communications with the Mayor's Office to monitor and coordinate activities</p> <p>Send communications to all new council members post-election to introduce NOAH's affordable housing efforts, asks</p> <ul style="list-style-type: none"> Meet with 5 new council members to build relationships <p>At least 1 volunteer will attend the monthly meetings of Promise Zone Affordable Housing, MDHA, Metro Council and planning commission meetings when pertinent.</p> <ul style="list-style-type: none"> Create a volunteer sign up sheet to ensure all meeting dates are accounted for <p>NOAH presence on the Tax Increment Financing & Formulation Study Group</p>	<p>To strengthen relationships with city staff, elected officials and ensure policies and strategies to increase and preserve affordable housing remain a priority.</p> <p>Strengthen NOAH's visibility/ involvement on city affordable housing initiatives</p>	<p># of communications to the offices</p> <p># of meetings scheduled</p> <p>Attendance recorded on volunteer sign up sheet</p>	

**Nashville Organized for Action and Hope
Affordable Housing Task Force
State Legislature Work Group**

June 23, 2019 from 3:55 p.m. until 4:25 p.m. (30 minutes)

Minutes

Present

Kay Bowers	kbowers@nicdc.com	615-210-4695
Regena Davis	davisre@bellsouth.net	615-415-1679
John Deane	john@deanefoundation.com	615-948-2705

Absent

Kendl Kobbervig	kindle.a.kobbervig@vanderbilt.edu	618-575-8798
Sarah Lamb	slamb916@gmail.com	973-255-9988
Mike Hodge	mhodge@noah.org	615-289-4216
Kamala Mullur	kamala.v.mullur@vanderbilt.edu	513-330-4337
Martha Carroll	marthacarroll15@gmail.com	574-229-7754

Copy to:	Phil Manz, philmanz07@msn.com	612-443-7276
	Christine Hart, Christine.n.hart@gmail.com	414-333-2041

Summary of Discussion

The purpose of this meeting was to brainstorm specific activities that the State Legislature Work Group (SLWG) might undertake in support of the Strategic Action Plan recommendations:

- Form a coalition with NOAH-like organizations across Tennessee (MICAH, CALEB, etc.) to exert power and enact statewide strategies for dedicated and recurring funding (such as a Real Estate Transfer Tax, for example);
- Leverage the statewide coalition to repeal the inclusionary zoning pre-emption;
- Explore opportunities to implement new policy solutions to affordable housing such as a real estate transfer tax, property tax abatement for seniors, etc.

Three Solution Sets Identified

The SLWG identified three potential solution sets to focus on with respect to the state legislature:

1. Tax abatement for seniors (as proposed by John Ray Clemons);
2. Repeal inclusionary zoning pre-emption; and
3. Establish a dedicated funding source such as a real estate transfer tax. It was noted by Kay Bowers that there is precedent for a real estate transfer tax which was enacted by the legislature and administered by the Tennessee Housing Development Agency (THDA, Ralph Perry, Executive Director) but these funds were diverted to the Tennessee Land Trust during the Bredeson administration.

Three Key Activities Identified

The group brainstormed three (3) key activities to pursue in the near term:

1. Coalition Building
 - a. Conduct an initial conference call with key contacts at MICAH and CALEB (Ayanna Watkins with MICAH and Michael Gilliland with CALEB) and member of the SLWG to discuss what THEIR priorities are for impacting issues at the state legislature.
 - b. Plan a possible meeting in a location to be determined for coalition members to meet in person to identify and/or confirm issues to be addressed and explore best strategies and tactics to impact those issues.
2. Organizing with Elected Officials
 - a. Conduct initial conversations with each of key progressive elected leaders to solicit their input on the best approach to impacting key issues. Names mentioned include but may not be limited to:
 - i. Senator Yarbro
 - ii. Representative Clemons
 - iii. Representative Mike Stewart (House Dem Caucus Chair)
 - iv. Senator Steve Dickerson?
 - v. Others?

3. Other Allied Organizations
 - a. Conduct a meeting with leader(s) of other allied organizations such as:
 - i. CivicTN, Matia Powell, Executive Director
 - ii. Others

Two additional “aspirational” activities were identified:

4. Develop a communications plan to make the case for key legislative initiatives and identify the most cost effective vehicles for dissemination to the public, including:
 - a. ForwardTN (Tennessee Holler), Justin Kanew
 - b. Others
5. Identify potential funding sources for grants that would underwrite activities designed to advance NOAH’s position on the key state legislature issues.

NOTE: The above can be transposed into the logic grid that Christine Hart circulated at the AHTF meeting. The identified 5 activities would then need to be further developed to identify specific outcomes/goals, how we will measure success and key personnel responsible. Time did not permit getting beyond brainstorming activities at this meeting.

Respectfully Submitted:

John

John Deane

Education and Outreach Group Notes-

- The education and outreach group discussed the idea of setting up a table at The Good Neighbor Day Festival on Saturday September 28th, 10-3 at the Southeast Community Center Park. This would be an opportunity for each of the NOAH task forces to reach out to neighborhood associations and educate them on who we are and what we've done. Hunter Rhodes, an intern at New Covenant is a contact (known by Martha Carroll).
- We discussed doing presentations and/or a listening campaign with young adults (18-30), Safe Haven, Open Table, RITI, Salvation Army and university sociology classes.
- We also discussed the Metro Action Commission's Low-income Home Energy Assistance Program (LIHEAP). They recently received additional money that allows them to serve 30,000 households up from 9,000 and can pay between \$350-\$650 directly to the energy provider.
- We discussed possibly canvassing neighborhoods to let them know about this program, similar to what we did with the tax freeze.