

NOAH Affordable Housing Task Force Meeting Minutes

7/21/2019

Present: Dominique Pryor-Anderson*, Monica Rainey, Maggie Scott, Martha Carroll, Sandra Stratton, Ann Gwin, Carleen Dowell, Patricia Finney, Bob Nash, Mark A. Wright*, Shameka Cathey*, Steve Venick*, Kathy Carlson, Sara Jean Schweitzer*, D. Elizabeth Jesse, Paul Freeman*, Gracie Rule, Kay Bowers, Madison Leathers*, Pat McDonald, Jim Zralek, Susie Ries, Dawnyell Fletcher, Mell Levin, Ed Branding, Regena Davis, Phil Manz, Mike Hodge, Kim Wright, Elaine Smyth

*Attending for the first time

I. Welcome and Preliminaries (Phil Manz)

- a. Meeting called to order at 3 pm and facilitated by Phil Manz, chair.
- b. Prayer was offered by Regena Davis
- c. Introductions were made, giving name, affiliation and council district representative
- d. Carleen Dowell volunteered to take minutes. 30 in attendance
- e. Minutes of May and June minutes were approved as amended.
- f. Three items were added to the agenda

II. NOAH Mayoral Forum on July 14

Susie Ries and Regena Davis helped organize the Affordable Housing Task Force questions. The evaluation done the following evening showed all were pleased with one suggestion that the process for how audience questions were chosen should be improved. Other observations were that the program ran smoothly, was on time, was well attended, and the booklets were informative.

III. Action Items (Phil Manz)

- a. Four people attended the June 27th Planning Commission meeting concerning the RiverChase Apts
- b. Attendance at the Mayoral Forum estimated to be over 500
- c. Attendance at the July 18th Planning Commission meeting was not needed since the RiverChase issue was successfully deferred.

IV. River Chase Potential Disruption of 200 Low Income Units (Martha Carroll)

- a. Martha worked with Open Table, PATHE, and McFerrin Park neighborhood group to voice concerns to the Metro Planning Commission about the development project involving Riverchase apts.
- b. They are asking the owner to let the 225 residents stay in the new units to be built.
- c. She is also planning a meeting with the residents before the next Planning Commission meeting to encourage them to be involved.
- d. Next Planning Commission meeting about RiverChase is Sept 26th
- e. Martha needs help researching solutions. Please contact her if you can help

V. Meetings with Mayoral Staff re Housing Plans for Future (Elaine Smyth)

- a. Matt Wiltshire Chief Strategy and Intergovernmental Affairs Officer for MDHA requested meeting with NOAH concerning the op ed for the newspaper criticizing the Mayor's housing plan. Several met with him explaining our concerns.

- b. Our emphasis is increasing the 0-30% housing and Envision Project replaces one on one plus 100 each year with mixed housing. We think that is not enough for the existing housing crisis.
- c. Tuesday, 7/23 the Barnes Fund will meet at Inglewood Library at 2 pm with Matt Wiltshire MDHA Chief Strategy and Intergovernmental Affairs Officer and Emily Thaden who is on the MDHA Board. They will give presentations on affordable housing. All are encouraged to attend.
- d. Aug 12 MDHA will present a Strategic Plan about Envision Project.
- e. Aug 27th Barnes Fund will present their Strategic Plan

VI. Transition of Leadership

- a. Phil Manz will be leaving his leadership position and Nashville to return to Minnesota. He listed accomplishments since he was chair. (see attached)
- b. Monica Rainey and Susie Ries will be the new co-chairs. Each told their backgrounds and experience with affordable housing.
- c. A reception of appreciation for Phil's service was offered with food for all.

VII. Possible Grant (Nell Levin)

Nell Levin wrote a letter of intent for a possible grant of up to \$5000 linking art and music to housing issues. She will find out by July 31st if the Shelby Bottom Duo can apply for the grant to make a video to use as a promotional tool for affordable housing.

VIII. River North Development (Steve Venick)

Steve Venick described a new development that recently had a ground breaking across from RiverChase that will include 1100 retail and office units. The city is investing \$20 million in infrastructure for this project.

IX. Evaluation (Mike Hodge)

Suggestion to turn air on ahead of meeting for better cooling. There was tension around adding items to agenda and not everyone was heard that was added due to time constraints. It was decided that people need to let the chairs know ahead of time about additions to the agenda so times can be adjusted. Meeting adjourned at 4:40

Respectfully submitted by Carleen Dowell

Important Dates

July 23 Barnes Fund Inglewood Library 2 PM Wiltshire and Thaden speaking

Aug 12th MDHA Strategic Plan 701 South Sixth St.

Aug 13th NOAH Board Meeting Clark Memorial UMC

Aug 18th NOAH Mayoral Runoff forum 3 PM 15th Ave Baptist Church 1203 9th Ave.

Aug 27th Barnes Fund Strategic Plan 2 PM Sonny West Conf Ctr. Howard Office Bldg. 700 2nd Ave S.

Sept 26th Planning Commission concerning Riverchase Apt. 4 PM Howard Office Bldg, 700 2nd Ave S.

There will be no August meeting of the Affordable Housing Task Force

NOAH Affordable Housing Task Force (AHTF) Accomplishments Since 9/2018

- 1) Founding and Past Chair of AHTF Paulette Coleman, who also has a PhD in Urban Planning from MIT served on Tax Increment Financing (TIF) and Formulation Study Group

“9/19 Legislation introduced requiring TIF loans for economic development to not ever use property tax dollars that are intended for the school system 1/1/2020” ...

7.5 million more for school district employees

- 2) Deane Foundation commences strategic planning: 30 Stakeholder Interviews

Local Government, State Government and Education/Outreach Groups
Steering Group of 7 expands to 11 with “Younger” Participants and Open Table is Present Again
Monthly Meetings with Mayor Staff Initiated, Slowed and Now Re-Opened

- 3) **2 to 4 People attend meetings of Metropolitan Development and Housing Authority (MDHA)** which is launching one of the most comprehensive mixed income community developments in the United States. This launch coincides with a major devolvement of federal support for housing. Local Government Replacing Federal Government

- 4) **2 to 4 People Attend Barnes Affordable Housing Trust Fund Meetings – Funding for Non-Profits** – ask for any and all information being distributed

- 5) **Kay Bowers, “PhD” in Urban Affordable Housing Nominated by NOAH to Serve on the 7 Member Board of Commissioners of MDHA**

- 6) **We respond to a request for TV interviews inside 2 hours on most breaking stories and have connections with people hearing or feeling the news.**

- 7) **Metro Council and Planning Commission -River Chase Apts, \$ for Housing - \$ for Job Incentives**

- 8) **2 Leadership Changes in 11/7 Months – Next Person(s) Up “Find your Place in the Circle”**

NOAH Affordable Housing Task Force Leadership Transition

Effective July 21, 2019 by Phil Manz

On the evening of July 1, I learned that I would be experiencing a significant life event. As a soon to be 57 year old, with 4 year absence of paid professional leadership work experience, my economic future did not appear to be viable in Nashville. Therefore, I will be moving back to St. Paul, Minnesota where 30 years of professional contacts, personal friends and my sole child Grace with her husband Taylor await me. Leading the AFHT has been the most invigorating and meaningful work of my 3 years in Nashville for which I will be forever grateful and available to help assist remotely. You can always reach me at 612 443 7276 or philmanz07@msn.com.

With a slight variance from past practice, a nominating group with a final decision by the chair, I approached four people who had either already offered to serve as a co-chair, had done extensive one to one meetings with me and/or consistently shown a willingness to lead. At the July 8 meeting of the AHTF steering group, we decided to nominate Susie Ries of Christ Church Cathedral and Monica Rainey of Clark Avenue United Methodist Church to serve as co-chairs. **We will seek your confirmation of our the steering group nominations.** The challenge of my personal transition and the time needed to execute an outstanding Mayoral Forum on July 14 meant that we do not provide an open forum for other nominations. I trust the incoming chairs will make work with anyone who wants to serve. Since late May, the following people have our appreciation for stepping forward to provide formal leadership.

Martha Carroll - Planning Commission with special emphasis on potential displacement of 200 low income housing units in East Nashville. Lindsey Krinks of Open Table has been very helpful.

Elaine Smythe and Maggie Cox – Interim Leadership of the Local Government Sub Group, expanding their work of monitoring and engaging the Metropolitan Development and Housing Authority with Regena Davis and the Barnes Affordable Housing Trust Fund Commission.

Meagan Smith - Co Leadership of the Education/Outreach Sub Group

John Deane - Continued Leadership of the State Government Group

Consistent with the leadership shown by founding and past chair Paulette Coleman who actively participates in the steering group, I will be available via phone or email to answer any questions on what, whys and hows of previous work and future opportunities. Susie, Monica and I will have met two or three times before our July 21 meeting. I have every confidence we will continue the movement we have made. You have my faith, admiration and gratitude for this beloved community and our mission.