

NOAH Affordable Housing Task Force Meeting Minutes

December 15, 2019

Present: Mike Hodge, Nell Levin, Susie Ries, Martha Carroll, Monica Rainey, Carleen Dowell, Brian Zralek, Sarah Lamb, Christine Hart, Mandy Garman, Irene Boyd, Beverly Douglas, Heather Henderson, Edward Thompson, Patricia Finney, Kay Bowers, Maggie Cox, Jim Zralek, Dawnyell Fletcher, Meagan Smith, Paulette Coleman, John Deane, Nancy Colowick, Betty Lichstein, Steve Venick

I. Welcome and Preliminaries

- a. The meeting was called to order at 3 pm by Monica and opening prayer offered by Rev Thompson
- b. Carleen offered to take minutes and Brian Zralek volunteered to be timekeeper
- c. Introductions of name and affiliation were done
- d. The agenda and minutes of previous meeting were approved

II. Working Groups Reports

- a. Local Government working group
 1. Reported on goal to build relationships with the Metro Council. We will send Power One on One feedback forms to Maggie and Kay who will identify what is needed from them
 2. Metro Council rep to Planning Commission is Kathleen Murphy. She is on the list for a power one on one so we need to understand her attitudes and knowledge about affordable housing
 3. Mike will set up a one hour orientation by the Planning Commission
 4. Goal 3 - Dedicated Stream for Barnes Fund - we will set up meeting with Nashville delegation of the State Legislature and a separate meeting with Bill Purcell before Jan 15th
- b. Goal 4 – Metro Office of Housing should be discussed with Affordable Housing Committee. The next time Carleen sends reminders for people attending meetings she will ask one person to write up a paragraph about the meeting they attended and attach it to the minutes
- c. State Government working group
 1. There will be a TN Housing Development statewide conference March 10th
 2. The group reflected on the state caucus that met during the Gamaliel Race and Power Summit and the fact that there will be a Gamaliel national training here in March.
- d. Education working group reviewed changes in the power point presentation and recommended further changes.

III. “Restore the Fund: Affordable Housing Now!” Action

- a. There will be an action on Tuesday, December 17th at 5 PM at Public Square to protest the Mayoral withholding the Barnes Trust Fund grants. Spread the word (script attached)
- b. Banner newspaper will be there as well as speakers Porterfield, O’Connell. Zulfat Suara recommended as a speaker.

- c. The funds have been impounded and will be restored if funds come in.
- d. Urged all to participate and to write the Mayor to do the right thing not the easy thing
- e. Mike distributed phone banking list
- f. Kay Bowers will speak at the Metro Council open time preceding the meeting

IV. Reports on Visits to Metro Council Members

- a. Six power one on ones have been done this month with Zulfat Suara, Berkley Allen, Sean Parker, Angie Henderson, Tom Cash, and John Rutherford.
- b. Carleen will update the Coordinating Committee on progress and follow up on four additional power one on ones in process with Thom Druffel, Kathleen Murphy, Brandon Taylor, and Russ Pulley
- c. Six additional people volunteered to do power one on ones
- d. Maps of Metro Council Districts were distributed

V. Christine presented at the December Council Ad Hoc Committee Meeting for Affordable Housing on various strategies we pushed for in the Twin Cities. The Council Members seemed receptive and discussed digging into those policies deeper.

VI. Update on Riverchase (report attached)

- a. Martha updated the group that the Planning Commission has again postponed hearing the zoning change for Riverchase. It is now scheduled for February 27.
- b. Sean Parker is reluctant to enter into an agreement with the owner Mathias who is in Austin, Texas

VII. Evaluation - Tension noted around how State Group will be set up, Mayor's timing of withholding Barnes funds and good tension around changes to power point

Important Dates

"Restore the Fund: Affordable Housing Now!" Action – Tuesday December 17, 5 PM - Public Square
 Metro Council Meeting Tuesday, December 17th, 6:30 PM, Metro Court House
 Metro Planning Commission meeting February 27th 4-7 PM, Sony West Conference Room, in Howard Office Building, 700 2nd Ave S

Next Affordable Housing Task Force Meeting: January 19th, 3-4:30 PM Eastwood Christian Church

Minutes submitted by Carleen Dowell

ADDENDUM

Nancy Colowick and Susie Ries attended the 1/6/2020 **Metro Council Affordable Housing Committee** meeting.

The committee unanimously voted in RS2020-160, then Emily Thaden made a presentation on Community Land Trusts. CM Gloria Hausser asked a lot of questions. It's a topic that needs a lot of explaining, whether it's to the council, the real estate agents, the purchasers or the banks. In a conversation after the meeting with Emily Thaden and CM Burkley Allen, they both encouraged NOAH to write the mayor to urge him to restore funds. I told them we had already done that. CM Allen suggested we ask the mayor to work with the council to create incentives for for-profit developers to use PILOTS (to get a tax break for 15 years), possibly with MDHA overseeing that.

From: Martha Carroll
To: Mike Hodge, Director, NOAH
Date: 12/12/19
Subject: Update on River Chase

The Metro Planning Staff has again requested a delay in presenting the plan for River Chase to the Metro Planning Commission for consideration and a vote. The date now is February 27, 2020. Sean Parker, Councilperson for District 5, has asked that it be postponed no longer and feels sure that it will be dealt with at this scheduled date.

Meanwhile, Matt Mathias has asked for a meeting with “4 or 5 people...himself and Michael Levy, his partner; NOAH reps; and MPC reps” to develop a “framework” prior to this meeting in February. He wants us to present a plan we can all agree on regarding density and height. McFerrin Park Neighborhood Association is concerned about height. They want this build to be no more than 6 stories high at its highest. Creating affordable housing is related to density; density within a confined area is dependent on height. This conflict is built in and has yet to be discussed by all interested parties.

The Steering Committee of the AHTF suggests we set up a meeting between NOAH, McFerrin Park NA, MPC, Councilperson Sean Parker, and the architect for this project.

We must consistently highlight the issue of affordable housing, specifically regarding people currently living at River Chase, by providing the information and resources necessary so that tenants can write, email, or attend MPC meetings and Metro Council meetings and speak out about their continued need for affordable housing as Dickerson Pike is developed, and by continuing to strongly advocate for affordable housing in Nashville.
