



**Transit and Affordable Housing:
*Voting Your Priorities***

Thursday, March 8, 2018
6:30 PM – 8:00 PM
Lee Chapel AME Church
1200 D.B. Todd, Jr., Blvd
Rev. Harold M. Love, Jr., Pastor

NOAH is a powerful, county-wide, social justice organization that addresses issues determined by its members to be impacting our communities. It is interfaith & multi-racial, involving congregations, labor unions and other organizations. NOAH engages ordinary people in political & economic decisions affecting their lives, while uniting the faith & justice communities to act on its values in the public arena. While NOAH does not endorse political candidates, we request that they endorse our issues agenda and pledge to work with NOAH, if they are elected.

Our Task Forces and Their Platforms

❖ **AFFORDABLE HOUSING & GENTRIFICATION** works to...

- Preserve and generate affordable housing by utilizing recurring funding for Barnes Housing Trust Fund, inclusionary housing policies, creative uses of federal, state, local funds
- Prevent displacement through home repair assistance, property tax relief for longtime residents, homeowner education, and other efforts
- Create a structure of accountability for affordable housing needs, such as an adequately staffed Mayor's Office of Affordable Housing
- Place affordable housing advocates on Metro Planning Commission and board of Metro Development and Housing Agency (MDHA)

Meets 3rd Sundays • 3:00 PM • Eastwood Christian Church • 1601 Eastland Ave

❖ **Criminal Justice & Mass Incarceration** works to...

- Reduce the Metro Jail population and General Sessions docket by 50% through alternatives to arrest using mental health diversion from jail and other problem-solving and restorative-justice options
- Eliminate racial disparity in police stops, school suspensions, Juvenile Court referrals

Meets 4th Mondays • 6:00 PM • Greater Bethel AME Church • 1200 South St

❖ **Economic Equity & Jobs** works to...

- Promote transparency in public projects and incentives given to companies, including audits of all incentives that show the amount received and jobs created
- Institute local-hiring and training requirements that fill jobs with formerly underemployed and unemployed Davidson County residents through high-quality training programs, apprenticeships and existing educational programs
- Attach community benefits to projects in high-poverty areas to aid low- and middle-income residents through equitable neighborhood economic development

Meets 4th Thursdays • 6:00 PM • Napier Recreation Center • 73 Fairfield Ave

AFFORDABLE HOUSING TASK FORCE * MISSION & PROCESS STATEMENT

MISSION: Noah's Affordable Housing Task Force organizes and advocates for low-and middle income Nashvillians to obtain and retain quality and affordable housing.

PROBLEM

1. Nashville's deficit in affordable housing is projected to increase from 18,000 affordable rental units to 31,000 by 2025.
2. Up to 31% of homeowners and over 50% of renters are cost-burdened, forcing them to move further away from their jobs and family.
3. Although the official estimate of homelessness in Nashville on any given day in 2017 was approximately 2,300 people, advocates estimate that more than 20,000 people experience homelessness in a year's time.
4. In 2016-2017 Metro Nashville public schools identified over 3,400 students who met the McKinney-Vento definition of homelessness, meaning that they lacked a fixed-regular, and adequate night-time residence. Because many families do not disclose homelessness, and many infants and youth are not counted, this number likely under-represents the problem.

WHY IT MATTERS

1. We are all interconnected, and the well-being of marginalized Nashvillians impacts us all.
2. There are health, social and moral costs when failing to have affordable housing for Nashvillians from different income levels, age groups, racial/ethnic groups, and the disabled.
3. Nashville's economy falters when secure, quality, workforce housing, in reasonable proximity to the workplace, is unaffordable and hard to find for workers at low-and moderate-income levels, such as teachers, service workers and the police.
4. We agree with Reverend Bill Barnes' statement that "lack of affordable housing results in concentrated poverty in neighborhoods and ongoing harm to the health and development of our children."

ACTIONS TO MOBILIZE SOLUTIONS

The Affordable Housing Task Force will:

- (a) educate the community, voters, and our leaders about the need for affordable housing in Nashville;
- (b) hold local government officials accountable to preserve the current supply of affordable units and fund and build at least 31,000 additional affordable housing rental units by 2025;
- (c) ensure that safe, decent, affordable housing is built along proposed transit corridors and in mixed-income neighborhoods;
- (d) engage with groups, public officials, and others who share our values for equitable, inclusive, and sensible affordable housing solutions.

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Program Agenda

- 6:30 **Welcome** Rev. Harold M. Love, Jr., *Senior Pastor Lee Chapel AME Church*
- 6:32 **Prayer**..... Rabbi Laurie Rice, *Congregation Micah*
- 6:34 **Recognition of Officials & NOAH Member Groups** Dr. Paulette Coleman
NOAH Affordable Housing Chair
- 6:37 **Meeting Purpose**..... Dr. Paulette Coleman
- 6:40 **Affordable Housing – With Transit, Without Transit**
1. Facts and Key Issues
 - ❖ Housing Need Phil Manz
 - ❖ Displacement from Nashville Samuel Lester
 2. Transit and Affordability Committee Recommendations Dawnyell Fletcher
 3. Personal Stories
- 6:55 **“Welcome Home” Proposal** Austin Sauerbrei, *Welcome Home*
- 7:00 **Our Issues, Our Commitment, Our Vote**..... Benny Overton, Tanya M. Debro
NOAH Vice Chair & Secretary; IVE Team Members
- 7:07 **Panel on Transit and Housing** Facilitator: Nell Levin, *NOAH*
- PANELISTS**
- | | |
|-------------------|--------------------------------|
| jeff obafemi carr | <i>No Tax 4 Tracks</i> |
| Clifton Harris | <i>Transit for Nashville</i> |
| Bob Mendes | <i>Metro Council Member</i> |
| Floyd Shechter | <i>“Welcome Home” Movement</i> |
- 7:55 **Closing and Sending Forth** Maura-Lee Albert, *NOAH Training Chair*
- 8:00 **Adjourn**

PANELISTS

Rev. jeff obafemi carr, an award-winning activist and filmmaker, is the founder and chief spiritual officer of the Infinity Fellowship Interfaith Gathering. He is the former student body President of Tennessee State University. He is representing NoTaxforTracks on the panel.

Clifton Harris is the CEO of the Urban League. He was formerly the Executive Director of the non-profit Sophia's Heart and was the Executive Director of Metro Nashville's Homelessness Commission from 2006 to 2012. He is representing Transit for Nashville on the panel.

Bob Mendes is Metro Councilman at Large. He is the Chair of Metro Council's Affordable Housing Sub-Committee and was the Chair of the Neighborhood Preservation Committee of the Mayor's Transportation and Affordability initiative. He is representing Metro Council's Affordable Housing Sub-Committee on the panel.

Floyd Shechter is the President at SmartSpace, a commercial real estate company. He is a founder of A Voice for the Reduction of Poverty and is a longtime advocate for affordable housing. He is representing The Welcome Home Movement on the panel.

PANELIST GROUND RULES

1. Be civil.
2. Please keep within the established time limits or we will need to cut you off. We are allowing 3 minutes for your opening remarks and 90 seconds for your response to each of the questions.
3. Please, no cross talk among panelists.
4. You will have one minute to make your closing remarks.

PANELIST QUESTIONS

1. Three-minute opening statement from each panelist
 - a. Transit panelists: "Why are you *for* or *against* the transit plan?"
 - b. Housing panelists: "What will be the impact on affordable housing if implementing this transit plan or NOT implementing it?"
2. In pre-election polls during the Mayor's race, affordable housing consistently polled as a more important issue than Transit. The funding for the two does not reflect the pre-election polling. Why?
3. The head of Metro Transit Authority has said that light rail is not really a solution to congestion but an economic development strategy. Is this true? If so, who will benefit from this economic development? How will those now left out of Nashville's growth benefit from this?
4. Most major transportation plans, including the interstate systems and I-40, have had adverse consequences for communities of color and working class people. How will the proposed transit plan be different?
5. According to the Institute for Transportation and Development Policy, Bus Rapid Transit (BRT) is a high-quality bus-based transit system that is fast and cost-effective. It uses dedicated lanes, is similar to a light rail system, and is more reliable, convenient and faster than regular bus services. Why would Bus Rapid Transit not be the best plan, leaving more money for affordable housing? (Just for transit panelists)
6. What are the tools that the city still needs to address the housing issues? (Just for housing panelists)
7. If a major expenditure is made on transit, will there be an appetite from Metro officials and residents to put serious money into affordable housing?
8. If a significant number of people who want a robust transit system vote NO on the referendum because it fails to address their concerns about affordable housing and other issues and the referendum fails, will you work with NOAH to revisit the question and come back with a better plan that can win their support?
9. One-minute closing remarks from each panelist

The Mayor's Transit and Affordability Committee's
Summary of Recommendations

1. **Residents of areas near transit corridors need to be involved in planning very early.** Specific measureable targets and goals must be set for housing and neighborhoods for each corridor, including the number of affordable units to be preserved or built, and funding for these. Metro should produce a "scorecard" every year to show affordable housing units gained and lost.
2. **Funding** should be set aside, for affordable transit-related housing and small business support, that is equal to at least 2% of the \$5.4 billion for the transit plan. This funding should be in addition to other affordable housing funding and in addition to any Tax Increment Financing (TIF).
3. **Tax Increment Financing (TIF)** uses future property tax money to subsidize development. If TIF is used in these transit corridors, affordable housing and affordable retail space must be provided. At least 20% of any residential development getting this subsidy must be for affordable housing.
4. By state law, MDHA (Metro Development and Housing Agency) is separate from Metro government and will lead development in transit districts. **Both Metro and MDHA should agree to be "more tightly and formally aligned"** regarding these developments and insure specific and measurable affordable housing goals.
5. **Community Benefit Agreements**, or similar binding agreements, should be created between the neighborhoods in the transit corridors and Metro agencies, spelling out affordable housing, jobs and workforce development, infrastructure, sidewalks, community centers, etc.
6. **A community land bank and land trust** should be created to obtain and hold property for affordable housing needs. Buying property now would allow future development of housing, retail, etc.
7. Before the May 2018 transit referendum, Metro should make **a public statement committing to the timely creation of a community land bank and land trust**, with timeline and funding described.
8. Metro should encourage creation of affordable housing in exchange for any **zoning and density improvements** around transit corridors.

Transit Referendum Language
to appear on the May 1, 2018 Ballot

Original Format (as it will appear on ballot)

"Passage of this measure allows the Metropolitan Government to improve and expand transit services to include: expanded bus service countywide; new transit lines; new light rail and/or rapid bus service along Nashville's major corridors, including the Northwest Corridor, and a tunnel connection through downtown Nashville; new neighborhood transit centers; improvements to existing train service; safety improvements, including sidewalks and pedestrian connections; and system modernization.

This transit program's capital cost is estimated to have a present day value of \$5,354,000,000 and the program is estimated to require \$8,951,062,000 in revenue through 2032. Once construction is complete, the estimated present day value of recurring annual operating and maintenance costs is approximately \$99,500,000. The Metropolitan Transit Authority and the Department of Public Works will undertake implementation of the program.

This transit program will be funded by tax surcharges, debt, federal grants, farebox revenues and convention center and airport authority participation. The tax surcharges consist of: 1) a sales tax surcharge of 0.5% for the first five years, increasing to 1% in 2023; 2) a hotel/motel tax surcharge of 0.25% for the first five years, increasing to 0.375% in 2023; 3) a 20% surcharge on the business tax; and 4) a 20% surcharge on the rental car tax. These tax surcharges will end once all debt issued for the program has been paid and the Metropolitan Council determines by resolution that the revenues from the tax surcharges are no longer needed for operation of the program. FOR or AGAINST"

Reformatted for Better Readability (same verbiage)

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- new transit lines;
- new light rail and/or rapid bus service along Nashville's major corridors, including the Northwest Corridor and a tunnel connection through downtown Nashville;
- new neighborhood transit centers;
- improvements to existing train service
- safety improvements, including sidewalks and pedestrian connections;
- and system modernization.

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Welcome Home! The Movement for Affordable Housing is a Movement of Nashvillians Advocating for a Comprehensive, Inclusive, and Adequately Funded Plan to Address the Urgent Need for Affordable Housing in Our City.

We are asking for implementation now of the following:

Dedicated Funding • \$775 million from now to 2025 (estimated cost to build 31,000 units, if leveraged with private money)

Preservation of Neighborhoods • Community Land Trust and Municipal Land Bank to help keep land affordable

Real Accountability • With a scorecard published quarterly

The NOAH Affordable Housing Task Force is part of
“Welcome Home! The Movement for Affordable Housing”
www.welcomهومenashville.org



AFFORDABLE HOUSING Facts

Challenges

1. Nashville has been rated by gobankingrates.com as the city whose cost of living has increased MOST rapidly of the 50 largest cities they examined, mainly due to housing costs. They stated that a salary of \$70,150 was necessary to live “comfortably” in Nashville.
2. Upper and middle-income people are now feeling the housing squeeze that lower income people have felt for decades. Nursing school graduates can find jobs but not affordable housing. These sentiments are echoed by teachers, fire-fighters, bus drivers, police officers, hospitality workers, musicians and others who make “The It City” thrive and function.
3. Between 2011 and 2015, gross monthly rents averaged \$872. As of September 2017, that average has risen to \$1,379. *In Nashville, 43.7% of renters in Nashville are “cost-burdened.”*
4. In the past two years, it is estimated that over 5000 units in affordable apartment complexes were lost – with uncounted affordable homes torn down and replaced by unaffordable “tall and skinnies.” This is the biggest loss of affordable housing ever in Nashville’s history.
5. In 2016-2017, Metro Nashville public schools identified over 3,400 students who lacked a regular and adequate night-time residence. Because many families do not disclose homelessness, and many infants and youth are not counted, this number likely under-represents the problem.
6. The Mayor’s Office of Housing has issued “Housing Nashville,” a report that estimates a need for 31,000 affordable rental housing units by the year 2025, but provides no goals, timeline, adequate resources, or responsible parties.

Definition

Affordable is different for everyone. Housing is considered *affordable* when the homeowner or tenant spends no more than 30% of his/her income on housing. Spending more than 30% makes someone “cost-burdened.” In Nashville, *affordable* is defined as rent not exceeding 30% of the income of a household earning less than 60% of the Davidson County Median Income.

30% X Monthly Income = Affordable Rent

30% of a minimum wage (\$7.25 per hour) monthly income (\$1,160) = \$348 per month

30% of an average Social Security monthly income (\$1,413) = \$424 per month

30% of a typical Disability monthly income (\$755) = \$227 per month

Where Does TN Rank in Voting? *

- ✓ A 2014 study by the Pew Research Center shows that for the past eight years Tennessee has been one of the worst states in the nation for voter turnout, hitting an all-time low in 2014. Tennessee placed 50 out of 51 (*incl. Washington, D.C.*) for voter turnout in 2014, with only 29% of the population heading to the polls.
- ✓ Tennessee has been traditionally one of the lowest states in voter turnout in the nation, with mid-term elections having a much lower turnout percentage than presidential elections.

Election Turnout Percentages:

- *Presidential* – **57% in 2008 – 53% in 2012**
 - *Mid-Term/Local* – **35% in 2010 – 29% in 2014**
- ✓ When asked their opinions about the low voter turnout numbers, some state elected officials felt that the low numbers are embarrassing and indicate the need to reform, while other state elected officials feel the low turnout numbers were a sign that Tennesseans are content with the current leadership, so there was no need to vote.

* Novelty, Thomas. “**Tennessee Near Bottom for Voting Turnout, Pew Report Shows**” The Tennessean [Nashville] 10 Aug 2016

Link to full article: <https://www.tennessean.com/story/news/politics/2016/08/10/tennessee-near-bottom-voting-turnout-pew-report-shows/88481104/>

* Pew Research’s 2014 TN Elections Article: <http://www.pewtrusts.org/en/multimedia/data-visualizations/2014/elections-performance-index#state-TN>



How Can We Improve Our Numbers? VOTE!

<p>Mar 20 Berry Hill Municipal Election</p> <hr/> <p>Feb 28 Early Voting Begins Mar 13 Last Day to Request Absentee Ballot Mar 15 Early Voting Ends</p>	<p>City Commissioners</p>
<p>May 1 County Primary & Referendum</p> <hr/> <p>Apr 2 Last day to register for this election Apr 11 Early Voting Begins Apr 24 Last Day to Request Absentee Ballot Apr 26 Early Voting Ends</p>	<ul style="list-style-type: none"> • Chancery Court Part 2 • Circuit Court Clerk • County Clerk • Criminal Court Clerk • Criminal Court Judge, Division 2 • Democratic Executive Committee • General Sessions Judge, Division 3 • General Sessions Judge, Division 10 • Juvenile Court Clerk • Public Defender • Register of Deeds • Sheriff • Transit Referendum • Trustee
<p>Aug 2</p> <ul style="list-style-type: none"> ✓ State Primary Election ✓ County General Election ✓ Oak Hill Municipal Election <hr/> <p>May 4 First Day to Request Absentee Ballot Jul 3 Last day to register for this election Jul 13 Early Voting Begins Jul 26 Last Day to Request Absentee Ballot Jul 28 Early Voting Ends</p>	<ul style="list-style-type: none"> • Governor • State Representatives (10) • State Senate Districts 19 & 21 • State Executive Committee • U.S. Congress District 5 • U.S. Senate • Nominees from May Primary • Council District 1 Special Election • School Board Districts 2, 4, 6, 8 • City Commissioners
<p>Nov 6</p> <ul style="list-style-type: none"> ✓ Federal & State General Election ✓ Belle Meade, Forest Hills & Goodlettsville Municipal Elections <hr/> <p>Aug 8 First Day to Request Absentee Ballot Oct 9 Last day to register for this election Oct 17 Early Voting Begins Oct 30 Last Day to Request Absentee Ballot Nov 1 Early Voting Ends</p>	<ul style="list-style-type: none"> • Nominees from August Primary & Independent Candidates • City Commissioners



Monthly Board Meetings • 2nd Tuesdays • 6:30 PM - 8:00 PM
Gordon Memorial United Methodist Church
 2334 Herman Street, 37208

NOAH's Dues Paying Member Organizations

- | | |
|--|--|
| 1. Alameda Christian Church (DOC) | 31. Metropolitan Interdenominational Church |
| 2. Anawim Community of Catholics | 32. Middle TN Jobs with Justice |
| 3. Belmont UMC | 33. Mt. Zion Baptist Church |
| 4. Cayce United | 34. Muslim American Cultural Association |
| 5. Central Labor Council | 35. Naaman's Retreat Ministries |
| 6. Christ Church Cathedral (Episcopal) | 36. Nashville Community of Passionist Partners |
| 7. Clark Memorial UMC | 37. Nashville District AME Church |
| 8. CWA – Local 3808 | 38. Nashville Food Project |
| 9. Coalition FOR Nashville Neighborhoods | 39. Nashville Franciscan Group |
| 10. Community Nashville | 40. New Covenant Christian Church (DOC) |
| 11. Community Relations Committee (CRC) of the Jewish Federation | 41. Open Table Nashville |
| 12. Congregation Micah | 42. Organized Neighbors of Edgehill |
| 13. Downtown Presbyterian Church | 43. Payne Chapel AME Church |
| 14. Eastwood Christian Church (DOC) | 44. Second Presbyterian Church |
| 15. Edgehill UMC | 45. SEIU Local 205 |
| 16. Fifteenth Avenue Baptist Church | 46. Spruce Street Baptist Church |
| 17. First UU Church | 47. St. Ann's Episcopal Church |
| 18. Glendale Baptist Church | 48. St. Augustine's Episcopal Chapel |
| 19. Gordon Memorial UMC | 49. St. James AME Church |
| 20. Greater Bethel AME Church | 50. St. John AME Church |
| 21. Greater Nashville UU Church | 51. St. Luke AME Church |
| 22. Hobson UMC | 52. St. Paul AME Church |
| 23. Howard Congregational Church (UCC) | 53. St. Vincent de Paul Church |
| 24. Interdenominational Ministers Fellowship | 54. The Temple (Congregation Ohabai Sholom) |
| 25. Ironworkers Local 846 | 55. Tennessee AFL-CIO Labor Council |
| 26. The Islamic Center of Nashville | 56. Tennessee Alliance for Progress (TAP) |
| 27. Laborers International Union of North America – Local 386 | 57. United Auto Workers (UAW) – Local 737 |
| 28. Lee Chapel AME Church | 58. The Village Church |
| 29. Meharry Medical College | 59. West End Synagogue |
| 30. Metro Nashville Education Association (MNEA) | 60. West End UMC |
| | 61. Youth for a Peaceful Community |

UMC: United Methodist Church • **AME:** African Methodist Episcopal • **DOC:** Disciples of Christ • **UCC:** United Church of Christ • **UU:** Unitarian Universalist

NOAH's Executive Committee

Officers

Chairperson ----- Rev. Edward L. Thompson ----- *Interdenominational Ministers Fellowship*
Vice-Chairperson ----- Benny Overton ----- *United Auto Workers*
Secretary ----- Tanya M. Debro ----- *Gordon Memorial United Methodist Church*
Treasurer ----- Bill Howell ----- *Edgehill United Methodist Church*

Committee Chairs

Personnel ----- Rev. Gail Seavey ----- *First Unitarian Universalist Church of Nashville*
Recruitment/Membership ----- Dr. Judy Cummings ----- *New Covenant Christian Church, DOC*
Finance ----- Rev. W. Antoni Sinkfield ----- *Payne Chapel AME Church*
Training ----- Maura-Lee Albert ----- *Service Employees International Union*
Social Media ----- Shemarica Jordan ----- *Service Employees International Union*