

## CoC General Meeting Minutes

DATE: JANUARY 9, 2019  
 TYPE: SPECIAL CALLED  
 TIME: 10:00-11:00 AM

LOCATION: HOWARD OFFICE  
 BLDG

MINUTES

<b>FACILITATOR</b>	Sean Muldoon, CoC Planning Council Co-Chair
<b>TAKER OF MINUTES</b>	Suzie Tolmie, MDHA Homeless Coordinator
<b>MEMBER ATTENDEES</b>	On File, Collected by CoC Membership Committee Attached to email to CoC General distribution list, with January 2019 minutes

### NOVEMBER 2018 MINUTES, REMEMBRANCE

<b>MINUTES</b>	Sean Muldoon requested edits and/or approval from CoC General Membership body. Tim Leeth made a correction saying that at the November meeting, when a meeting of a Written Standards Committee was raised, he did not make a suggestion, but mentioned that the CES Committee is noted as a Standing Committee in the Charter, and Written Standards Committee is not. Minutes will be amended to reflect this and that the 2 committees will begin to meet jointly until any needed change is made to the Charter.
<b>DEATHS SINCE LAST MEETING</b>	Sean Muldoon observed a moment of silence to remember members of the homeless community who had died during the prior month.

### COC GENERAL BUSINESS:

SEAN MULDOON

<b>PERMANENT SUPPORTIVE HOUSING PRESENTATION BY MAYOR'S STAFF</b>	Anne Havard from the Mayor's Office presented details on the proposed development of 100 new units of permanent supportive housing at 505 2 <sup>nd</sup> Av N, owned by Metro. She said the development will go forward regardless of a land swap, but that the swap leverages more resources. The development will include bathrooms, showers, storage, on-site services/ service navigation center, offices for Homeless Impact Division. There will be an RFP for design & development, construction, and a management entity. Portland & Seattle are 2 models among those being looked at. A Stakeholder Advisory Committee will develop, but it is premature at this time.
<b>TEAM REPORTS FROM COC GENERAL BODY- INPUT ON PROPOSED DEVELOPMENT</b>	See report on following pages
<b>OTHER BUSINESS</b>	

## Permanent Supportive Housing Proposed for Nashville's Downtown Reports from Input Teams, CoC General Meeting January 9, 2019

### Team INGRID MCINTYRE

#### Cautions & Concerns

- Structure of the program
- Concentration of poverty
- Ongoing funding/sustainability
- Dragging it out/ timeline

#### City needs to be successful

- Dedicated funding
- TIMELINE & why just 100 units?
- Attend to the culture of the place
- Partnerships
- Separate the landlord from service providers

#### Opportunities

- Increase housing stock
- People on the registry?
- Vehicle for centralized engagement & confusion
- Lower barriers
- Improve economic development

SCORE 1/8.625

### TEAM PAULA FOSTER

- Housing
- Build community
- Possible roommate design
- Wraparound services
- One stop shop
- Increase capacity & visibility of Homeless Impact Division
- General obligation funds
- Legal services
- Location-
- Process looking for written documentation- handout
- Gridlock- moving people through – only 100
- Can't lose support of developing more housing
- Broaden focus to families-
- Local dedicated funding for wraparound services

- Address broadening issue of affordable housing to prevent homelessness

SCORE 7

## TEAM JENNIFER REASON

### Opportunities-

- Units
- Hub/ one-stop for services
- Symbol of all different sectors coming together
- Model for future land development

### Cautions/Concerns

- How will it be funded (to build and ongoing operations) w/o the land swap
- Who will the new park be accessible to?
- Messaging with losing the current park (are we trying to mask the fact that we visibly have a homeless problem?)
- Messaging around what is being offered and how people will access it
- How much more land will they need to build at the park?

### To make a success-

- Messaging & how this is presented to the community
- How can we get more answers, esp around the implications of the land swap?
- More education on the land swap... are there other opportunities for the swap?
- If he develops in another area, can the tax revenue from a different property be used to support?
- Will tax revenue for operations be voted in by Metro?
- More supportive without the land swap but more concern over how it will be funded.
- Much less supportive with land swap included, but group really wants more information.

## Team BETH SHINN

### Supportive Housing:

#### Opportunities-

- Homeless Impact Division hire additional people
- Educate city
- Collaboration could spread beyond this particular project
- City taking lead- huge.
- Projects like this should be undertaken as part of a larger plan. How does this fit with MDHA's plans for development?
- Financing 25 million obligation bonds already approved

## **Cautions/Concerns—**

- Lack of transparency
- Subcommittee of Planning Council should drill down on details
- We need more “meat on the bone” of services – what exactly is proposed?
- Services- avoid recidivism
- How keep from becoming a day center?
- Need solid strategy in place

SCORE- 9.16

## **Land swap:**

- Need transparency in writing, questions answered
- Improving the park AND getting the housing and service center is an opportunity, if the council agrees
- There is a Metro process for disposing of surplus property which has not been followed here.
- Transparency fundamental to democracy- behind closed doors
- What are implications for operations either way?
- Need to have new opportunity for funding- not take away from other efforts.
- Every number needs to be twice as much.
- Too many questions; don't ever know what to ask.

Score – 6

## **TEAM ASHLEY BLUM & CATHERINE KNOWLES**

### **Opportunities-**

- New units
- Downtown presence
- Calculated services, storage and shower facilities

### **Cautions/concerns-**

- What are the specific services?
- How will PSH units turn over?
- Can it serve families?
- People in recovery
- What do you mean by low barrier?
- Where will people move to after?
- How intensive/different can case management services be?
- What about sex offenders?
- Length of stay? Exit plan? Funding?

### **What does city need to do?**

- Develop advisory council & address PR issues given the current tensions
- High-quality case management
- Bring new money to homeless service focus on reintegration to community

- Focus on the skills, structured classes, goals

SCORE 7.83

## TEAM TRACI PEKOVITCH/MICHELLE HALL

### Opportunities-

- 1-stop shop- even just for service center part (storage, showers, other services)
- Single point of entry
- Evaluation-where we are saving \$\$- how can we be more efficient, use leverage?
- Can't be undone by state legislature
- Centralized services/services less fragmented
- Investment in affordable housing
- Increase housing downtown where there is no affordable housing
- 100 units is amazing- not enough but start somewhere
- More energy for people to spend on getting out of homelessness versus survival
- Keep low-income people downtown

### Cautions/concerns

- PSH for individuals & families
- Who accesses 100 units? Just individuals or families?
- Issues on housing & service center so close together/proximity
- Exclusion of certain groups, i.e., those w criminal backgrounds

### What does city need to do to make the proposal a success?

- Look at other cities, experiences
- Commitment to transparent communication
- Advisory group

SCORE 10+