

Fourth Town Hall Meeting Minutes

Thursday, May 24, 2018 6:00pm

Location: Watson Grove Missionary Baptist Church

Total of twenty-seven (20) attendees

Meeting facilitated by: Dawana Wade, Kathryn Withers, and Jeff Hall

Meeting Business

- Welcome and introductions (Dawana Wade)
 - The Town Hall was kicked off with welcome and introductions of all in attendance.
- Opening Remarks (Jeff Hall)
 - Hall again welcomed attendees and offered appreciation to Watson Grove for providing the venue for the Town Hall. Remarks included an overview of the Rental Assistance Demonstration (RAD), and how that process has afforded the opportunity for this planning process to occur. Hall also reminded attendees of the parameters set by the MDHA Board of Commissioners, which included the strict one for one replacement of the 380 units at Edgehill Apartments, the revitalization of this property to result in a mixed-income, mixed-use community, and that recommendations from this planning process will be provided to the board for final approval. Hall also provided an update on the Murrell School property, noting that since it was included within the Metro budget proposal, MDHA has no clear update on its fate. MDHA did make an offer for the site, incorporation with a proposed land swap, but it is up to Metro Council to determine if that land is considered surplus and listed for sale to fund MNPS.
- Planning Structure Overview (Jeff Hall)
 - An overview of the Envision process was provided. Hall reviewed the three planning phases and discussed the make-up of the Community Advisory Group, and the three Work Groups – People, Housing and Neighborhood. In addition, Hall reviewed the development map with attendees noting the focus for the planning would be on the 380 units at Edgehill Apartments, with residents at Gernert Studio Apartments included within the planning process. Hall highlighted the updated website, as well as noting that the upcoming community design charrette and work group meetings in June.
- Resident Needs Assessment (Dawana Wade)
 - Wade provided an overview of the resident needs assessment, specifically noting that the process was a success with 312 total surveys. Wade outlined the data analysis that was provided by Dr. Kimberly Bess from Vanderbilt, and provide an overview of the information produced from the April People Work Group whereas groups reviewed the analysis to 1) identify any missing data, 2) identify any initial and/or obvious gaps in needs and services, and 3) begin determining

potential solutions. Wade stressed that the People Work Group will continue to review data in order to create and finalize goals and strategies around education, healthcare, employment and community safety, with the next meeting scheduled for June 6th at 2pm at Gernert.

- Master Planning Update (Kathryn Withers – Barge Design Solutions)
 - Withers facilitated an overview of the visioning and conceptual planning that has occurred to date. As outlined in the appended presentation, Withers outlined the Past, Present and Future activity that took place in January 2018; the Visioning Workshop that took place in March 2018; and the Lego massing exercises that took place for both adults and kids in April 2018. Moving forward, Withers discussed that the design team would be further analyzing the work from the Lego exercises, identifying common themes and trends in order to establish three initial site concepts. Residents and community members would have the opportunity to grade every component of the three options at a community event scheduled for June 23rd. Specifically, participants will be grading housing flow and location, location of park space and location, location of new civic space, location of commercial space and new street connections.
- Concluding Remarks and Q&A facilitation (Jeff Hall)

Q&A Topics Posed and Discussed:

1. How can we provide more apartments that provide for individuals in the 30-60 AMI income bracket above and beyond the amount of units being replaced as a part of the one for one replacement of Edgehill Apartments? The process has outlined the strict replacement of units and the addition of workforce units, but there should be more affordable apartments provided.
 - a. (Hall): We agree that more affordable apartments are needed within Nashville-Davidson County. It is very difficult to obtain approval for additional subsidy above and beyond what MDHA is current granted by HUD. While we will continue to apply to HUD to obtain additional subsidy in order to increase our affordable housing stock, it is not guaranteed that HUD will grant that request. However, MDHA is committed to mixed income housing, and with that will provide housing specifically targeting workforce or moderate income levels (80 to 120 AMI).
2. Will there be additional opportunities to rate on the concept options outside of the June 23rd event? Will we have an opportunity to review the options and provide comment before that date?
 - a. (Hall): The design team is working hard to analyze the information provided to date from the January, March and April workshops, with emphasis on the April workshop. There will most likely not be enough time for them to produce concepts for review prior to the actual event where comment and input will be sought. In addition to the 23rd, the design team will set up the exercise inside each of the MDHA property management offices to ensure residents are given

additional opportunities to participate. Following the 23rd, the design team will tabulate responses and if needed, we will determine if additional community input should be sought in order to ensure a critical mass of results, such as setting up for a day at the library, etc. As a reminder, this will not be final exercise where community will be able to provide input on the site plan.

3. (Public Comment): It was felt during the April Lego workshop that the facilitator was directly instructing participants on how to proceed with the exercise as opposed to allowing participants to freely position blocks on their own, taking away and minimizing the notion that this is a community-guided vision and plan for the neighborhood.
4. (Councilman Colby Sledge Comment): The Murrell School situation is fluid. I encourage individuals to remain involved in this process, and that updated information will be provided as it arises. Separately, Councilman Sledge announced that a non-MDHA property on 12th and Wedgewood would be going through a public naming process, and that it would be an ideal opportunity to ensure neighborhood history is highlighted.