

First Town Hall Meeting Minutes

Thursday, August 24, 2017 6:00pm

Location: Watson Grove Missionary Baptist Church

Total of fifty-eight (58) attendees

Meeting facilitated by: Janet King, James Harbison, Jeff Hall, and Dawana Wade

Meeting Business

- Welcome and introductions (Janet King)
 - The Town Hall was kicked off with welcome and introductions of all in attendance.
- Executive Director Remarks (James Harbison)
 - Executive Director Harbison again welcomed attendees and offered appreciation to Watson Grove and Sr. Pastor Faison for providing the venue for the Town Hall. Remarks included an overview of the Rental Assistance Demonstration and how through that conversion from traditional public housing, MDHA is able to start this planning process. Harbison highlighted the objectives of planning that included a strict one for one replacement all current affordable housing units as well as the intent to redevelop the area into a mixed income, mixed use community. Finally, recognizing Rev. Bill Barnes, Harbison discussed the purpose and vision behind the Envision process was to deconcentrate poverty.
- Planning Schedule Overview (Jeff Hall)
 - An overview of the Envision process was provided. Hall reviewed the three planning phases and discussed specifically the schedule through December 2017, highlighting the resident needs assessment and work group meetings. 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.
- Resident Needs Assessment (Dawana Wade)
 - The schedule and logistics surrounding the resident needs assessment were reviewed. Wade discussed that residents from both Edgehill Apartments and Gernert Studio Apartments would be hired to proctor the survey and that applications for the projected 6-8 positions were available now at Salama Urban Ministries.
- Architect and Engineering Services Update (Jeff Hall)
 - Jeff Hall provided an update on the procurement process to select a Master Planning team for Envision Edgehill Apartments. Initial scoring is on-going, with the intent to have a team selected in time for public introductions at the October Community Advisory Group and Public Town Hall meetings.

- Work Groups Overview and Next Steps (Janet King)
 - Janet King provided an overview of the three work groups that will be used to facilitate resident and community participation throughout the planning process. Roles and responsibilities of the People, Housing and Neighborhood Work Groups were discussed and King solicited attendee participation.
- Concluding Remarks and Q&A facilitation (Jeff Hall)

Q&A Topics Posed and Discussed:

1. What is going to attract market rate renters?
 - a. (James Harbison): Location will be the primary factor as the site sits between both the Gutch and 12th South.
2. Can we get a grocery?
 - a. (James Harbison): Amenities like a grocery store are what will be discussed and decided within the work groups, as well as determined by a market study. Please join a work group and ensure your recommendations are recorded and incorporated within the plan.
3. What happens after 40 years? Will we still have affordable housing?
 - a. (James Harbison): I don't know. Under the current public housing system, you operated under a 1-year contract. Through RAD, you are provided a 40 year contract. The MDHA Board of Commissioners will still be in control.
4. How does RAD affect me and my rent if for instance my income changes?
 - a. (James Harbison): The funding contract changes, but rental rates remain set at 30% of your gross adjusted income.
5. What is the displacement plan? Is every current resident guaranteed a spot in the new development?
 - a. (James Harbison): No relocation plan has been established. We will not know what the relocation needs will be until a plan is in place and we know what will be built. Yes, residents will have the right to the new units so long as they remain in good standing with the current lease agreement.
6. Is there any flexibility to the meeting times for the work groups to accommodate those that work during the day?
 - a. (Janet King): Participants from the kick-off meeting were surveyed to determine the best day and time for meetings, with the majority noting mid-afternoon as the best time.
 - b. (Jeff Hall): As meetings occur, we will continue to evaluate attendance. If time appears to be a barrier to greater attendance, we will adjust.
7. Please confirm the email address.
 - a. envisionedgehillapts@nashville-mdha.org
8. Is this a disguised effort at gentrification?

- a. (James Harbison): No. This will be a strict one for one replacement of affordable unit with the added addition of workforce and market rate units for a mixed income community.
9. Would MDHA only look to build on 10% of the available land and sell the rest?
- a. (James Harbison): No.
10. Where is the closest mixed-income community?
- a. (James Harbison): East Park in Atlanta and Columbia Parc in New Orleans