

AFFORDABLE HOUSING WORK SESSION MINUTES Chattanooga City Council October 3, 2023

In Attendance

Council Vice Chair Jenny Hill called the work session to order at 2:05 p.m. in the Assembly Room of the John P. Franklin, Sr. City Council Building. A quorum was not present at the call to order. Councilpersons in attendance at the call to order were Councilpersons Darrin Ledford, and Chip Henderson. Council Chair Raquetta Dotley and Councilpersons Isiah Hester, Demetrus Coonrod, Marvene Noel, Carol Berz arrived after the call to order. Councilman Ken Smith was not present.

Others In Attendance

Mayor's Office: Jermaine Freeman, Interim Chief of Staff, and Brooke Satterfield, Deputy Chief of Staff; Economic Development: Nicole Heyman, Chief Housing Officer, and Sidney Shivers, Director of Housing Policy; Office of City Attorney: Phil Noblett, City Attorney; Council Office: Nicole Gwyn, Clerk/Recorder

Today's Discussion

Vice Chair Hill announced today's agenda items as follows:

- Introduction of Sidney Shivers, Director of Housing Policy
- First impressions of the Plan
- Proposed PILOT incentives

Vice Chair Hill also informed the Council about receiving the final memorandum that accompanies the Market Value Analysis.

Introduction of Sidney Shivers

Ms. Heyman, Chief Housing Officer, introduced Ms. Shivers, Director of Housing Policy, who spoke on her background. Councilpersons took turns giving their impression of the plan and questioning Ms. Heyman and Ms. Shivers. The following topic

First Impressions of the Plan

Councilpersons gave their impressions of the plan and questioned Ms. Heyman and Ms. Shivers on the following:

- How Workforce Development differs? (Ledford)
- How "AMI" (Area Median Income) is defined (Ledford)
- Does the plan address housing for everyone? (Ledford)
- Guiding goals of the plan (Hill)
- Level of accountability & local builders (Hill)
- Low barrier shelter and "no rules" policy (Ledford)
- Permanent Supportive Housing (Ledford)
- Importance of home ownership (Ledford)
- Employer assisted housing program (Chair Dotley)
- Systemic oppression in lending (Chair Dotley)

- LIHTC concerns (Chair Dotley)
- Co-monitoring LIHTC properties (Chair Dotley)
- Housing Advisory Committee (Chair Dotley)
- Housing Fund (Ledford)
- Supportive Housing (Ledford)
- Rent control (Coonrod)
- Systemic issues (Coonrod)
- Struggle of non-blacks (Coonrod)
- Use of City building instead of leasing (Coonrod)
- Permanent financing (Ledford)
- Need to stop outsourcing (Coonrod)
- Council not required to ratify the plan (Ledford)
- Budget impact of a dedicated revenue source (Henderson)
- Sustainability of a dedicated revenue source (Henderson)

Proposed PILOT incentives

sMr. Freeman joined Ms. Heyman and Ms. Shivers in responding to questions on the following:

- Creation of a PILOT “by right” situation (Ledford)
- How PILOTs will be implemented (Ledford)
- Expansion of PILOTs and TIFs (Ledford)
- Control over TIFS (Ledford)
- Tax abatement (Ledford)
- No economic driver in the plan (Ledford)
- Direct impact on the PILOT or TIF (Hester)
- Council determining criteria of PILOTS (Hill)

Adjournment

Upon no further questions or comments, Vice Chair Hill adjourned the work session at 3:21 p.m.