



One City for All People

**Commission Meeting
Monday, July 14, 2025, 4:00pm – 5:30pm
Lentz Public Health Center
2500 Charlotte Avenue
Nashville, TN 37209**

The mission of the Metro Human Relations Commission is to protect and promote the personal dignity, peace, safety, security, health, and general welfare of all people in Nashville and Davidson County.

“Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, please take notice that decisions of the Metro Human Relations Commission may be appealed to the Chancery Court of Davidson County for review under a common law writ of certiorari. Any appeal must be filed within sixty days after entry of a final decision by the Commission. Any person or other entity considering an appeal should consult with an attorney to ensure that time and procedural requirements are met.”

AGENDA

Commissioners in Attendance: Dr. Ben Tran, Jeff Teague, Whitney Pastorek, Larea Kwakye, Deaconess Garlinda Burton, Dakota Galban, Erin Coleman, Todd McKinney, Cara Ince, Dahron Johnson, Jermaine Cole, Claudia Weber, Carmen Reese Foster, Sarah Martin

Commissioners not in Attendance: Alecia Wynn, Marcus Buggs

Staff in Attendance: ED Davie Tucker, Daniel Yoon, Crystal Cockrill

- 1. CALL TO ORDER**
 - Chair Ben Tran
- 2. CONFIRM QUORUM**
 - Quorum was confirmed at 4:15pm.
- 3. PUBLIC COMMENTS**
 - There were no public comments.
- 4. REVIEW AND APPROVAL OF MINUTES**
 - The minutes were approved with no edits.
- 5. FINANCIAL UPDATE**
 - ED Tucker presented the financial report stating that FY25 has closed.
- 6. OLD BUSINESS**
 - No Hate on My Plate
 - ED Tucker provided an update about the most recent events.
 - The facilitator training was well attended and successful. ED Tucker explained that another training and community engagement kit to assist hosts with planning are currently in development. He further explained that although

there have been a few challenges in staffing and hiring, continued momentum has been maintained.

- Ice Cream Social Justice
 - ED Tucker provided comments about the most recent collaboration of the event with Metro Arts at the 37208 Building.

7. NEW BUSINESS

- Metro Planning Department presentation
 - Katie Kinesis from Planning Department presented the Housing and Infrastructure Recommendations Memo
 1. Phase One (Completed):
 - a. Assessment of zoning and infrastructure's effect on housing equity.
 - b. Extensive input and work sessions with Metro Planning and community members.
 2. Phase Two (Ongoing):
 - a. Drafting zoning code recommendations for middle housing expansion.
 3. Phase Three (Fall 2025):
 - a. Infrastructure mapping and potential zoning map changes.
 4. Phase Four (Through 2028+):
 - a. Evaluation of the new zoning tools' effectiveness.
 5. Commissioners engaged in discussion about the presentation with the speaker.
 - a. Commissioner Teague asked questions about how those selected for community engagement were identified and contacted and if they represented all parts racial and socio-economic areas of the city. Ms. Kinesis explained the intentionality and geographic sensitivity in choosing the 6 communities where the conversations took place. She further explained that council members assisted with disseminating the information about the work sessions to the communities. Language accessibility was also considered through translated recordings.
 - b. Commissioner Pastorek asked if the height in R and RS zoning would be reduced. She asked commissioners to note that reducing the height removes density from residential neighborhoods and forces it into roads, pikes and other commercial areas.
 - c. Commissioner Johnson expressed concerns about potential hinderances with creating a cohesive strategy with local and state agencies.
 - Travis Miller from Planning presented an overview of the Unified Housing Strategy (UHS)
 1. The Executive summary provided an overview of the UHS.
 2. Unified Housing Strategy (UHS)
 - a. Key findings from the community engagement and data analyses
 - b. Updated housing demands
 - c. Performance metrics
 3. 10-year implementation plan
 - a. Identifies key partners and responsible entities
 - b. Prioritize actions based on urgency

- c. Serves as a roadmap for public and private partners to advance housing solutions.
 - d. Annual policy priorities
- 4. The plan emphasized a focus on housing for those earning ≤80% of the area median income.
- 5. Commissioners emphasized the importance of balancing growth with maintaining affordability and preventing displacement.
 - a. Chair Tran and Commissioner Pastorek expressed concerns about the individuals and families that the strategy does not address, the number of units needed for immediate housing. They posed questions about regulations for short-term rentals as well.
 - b. Commissioner Martin expressed disdain with excessive studies and reporting and suggested using previous and existing studies as a reference for preexisting problems. She also suggested that Metro use land that it already has to create housing. She also questioned how Nashvillians are benefiting from the most recent tax increase.
 - c. Commissioner Coleman mentioned concerns with state limitations that may exist in Nashville and not in other cities.
 - d. Commissioner Burton expressed concern about incentives that developers may receive for building in Nashville.
- 6. ED Tucker explained that the MHRC should develop a plan to work with the Planning department.
- 8. **ANNOUNCEMENTS**
 - 07/21/2025 @ 6:00pm – YAB (Metro Teachers edition North/West)
 - 07/23/2025 – @ 5:30pm Southeast Community Center (Metro Teachers edition South/East)
- 9. **ADJOURNMENT**
 - The meeting was adjourned at 6:15pm.



If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hubNashville at <https://nashville.gov/hub-ADA-boards> or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.