

QUESTIONS TO OPEN TABLE NASHVILLE (133)

Provided by 3/30/2017 Community Meeting Participants

NRC Staff only provided questions. Statements written on cards, unless they illuminated a question, were not included.

Some writing was very difficult to read. We have grouped similar questions together, however, the concerns addressed in each of the questions were included to the best of our abilities.

Note regarding responses: Some questions have been moved from their original category (location, planning and development, etc.) to avoid repetition of the same response throughout the document, but no questions were deleted.

LOCATION (18)

What is the exact location?

2901 Glencliff Road Nashville, TN 37211. Phase 1 will be built near the front portion of the grassy area of the property where the old tennis court is currently located. Phase 2 will be built in a crescent shape along the side of the property parallel to East Thompson Lane. (See attached concept plan.)

Why our neighborhood?

Open Table Nashville has been advocating for affordable housing options - both transitional and permanent - in every district in Nashville since our inception in 2010. A significant portion of the Glencliff UMC property was not being utilized, and the congregation was willing to share this property for the benefit of our neighbors who are unhoused. Other factors that were considered were access to public transportation and proximity to resources such as grocery stores, pharmacies, social services, and employment services.

Was the original site of the "homeless village" to be in Madison?

What precipitated the move from Madison to the proposed location?

There was consideration given to property located in the Madison area but the available acreage was much smaller than the unused area on the Glencliff UMC property.

Was Green Hills/Belle Meade or Brentwood considered since they have greater assets available to support such an endeavor?

Why don't they put it in Green Hills, Belle Meade, or Brentwood?

Why our neighborhood? Why not Green Hills, Houston-Wedgewood, Fairgrounds, etc.?

We have not found any available land options for a micro home village in those areas.

Why don't you build this near St. Thomas Hospital since they are being discharged from hospital?

We have not found any available land options for a micro home village near St. Thomas Hospital or any other hospital.

Why is this good for our area?

We believe once the Village at Glencliff is completed, community neighbors will find there will be many available opportunities to partner with Glencliff UMC and Open Table Nashville in changing the

lives of some of our most vulnerable friends who are currently without housing. There is also research that shows that a more diverse community is a healthier community.

Why do you not care about neighbors who will now feel unsafe and whose property values will drop?
What is this going to do for the property values in our neighborhood?

We care about all of our neighbors. We are not experts in real estate values but are aware that there are many factors that contribute to an increase or decrease in property values. We have a group focused on ensuring that we have an appropriate security plan in place that will help alleviate much of the fear about security concerns related to the residents.

Hurt 100's. Help 20.

While this was not specifically a question, we believe the statement is intended to raise the question of whether on balance, helping the residents of the Village at Glencliff is worth "hurting" the rest of the neighborhood. First, we do not agree with the premise that construction of safe housing for our neighbors who are unhoused will hurt the neighborhood. In addition, the Village at Glencliff will serve far more than 20 people over time. The goal of bridge housing is to serve people currently without housing to have a place to live while we work with them to obtain permanent housing. Each resident's timeline will be different as we are able to house some people more quickly than others. However, as each resident is transitioned into more permanent housing, additional residents will be served by the Village at Glencliff.

Why so close to grade school, middle school, high school and catholic grade school?

Are the schools going to be safe for our children?

Finding available property with access to public transportation and proximity to resources such as grocery stores and pharmacies was a key consideration in selecting Glencliff. We are working with a group focused on security to alleviate any concerns about the residents of the Village at Glencliff in relation to proximity to schools. There should be no effect on the safety of schools based on the community. Because of proximity of the location to schools, no one who is registered on the sex offender registry will be eligible for residence at the Village at Glencliff.

Why so far from any employment and easy transportation?

Will the residents be required to have a job?

MTA recently announced a new connector bus route that will make public transportation more accessible to the residents of the Village at Glencliff (and other existing community residents). In addition, referrals to Access Ride will be made for any residents with extreme mobility issues. Residents receiving TennCare are also eligible for free rides to and from appointments. Being employed will not be a requirement for residence at the Village at Glencliff. For those residents who are medically stable enough to seek employment, we will provide assistance to help them search for employment.

Do you care that many people in the community, who care about the homeless, are uneasy about this?

One of the wonderful aspects of the Glencliff/Woodbine area is the people who have a heart for serving and helping others. We are committed to listening to what makes you uneasy and will work very hard to respond to these concerns.

How do you find out where new properties may be used in this fashion?

There is no simple way to locate property for a community like the Village at Glencliff. Many people have been involved in searching for property that would be suitable for bridge housing. We are blessed to be able to partner with others in ministry to make this happen.

PLANNING AND DEVELOPMENT (20)

What is the timeline for the project?

Would it be possible to defer development for at least six months to allow for more public meetings such as this one?

The engineered site plan is expected to be complete in the near future. Once a building permit has been obtained, we will have an estimated construction timeline. Working through the community council as well as scheduling additional community meetings when there are major developments to discuss are two of the ways we will keep the community informed and involved.

How is it that 20 homes can be built on that spot without any zoning variance? [that would not be allowed on any other property in our neighborhood]

Who approved this plan?

The approval for zoning was requested through the Metro Department of Codes and Building Safety. The request came under the provision of the Religious Land Use and Institutionalized Persons Act (RLUIPA), as we believe that helping those experiencing homelessness move toward physical, emotional and spiritual wholeness is an essential part of the Church's religious mission. The Metropolitan Zoning Administrator granted the request to use a portion of the Glenclyff UMC property for the code compliant micro-homes.

Why did the immediate community not have previous meetings/input?

Until there was approval granted for the zoning request, steps to hold a community meeting would have been premature. A church conference was requested and held for members of Glenclyff UMC to consider a partnership with OTN and to fulfill the mission of the church to offer Christ to a hurting world by creating a transitional housing community. The vote affirmed the partnership and then planning began to hold a community meeting.

At the first community meeting this tiny village was compared to a similar one in Dallas, TX. On researching that one, I found that both Dallas County and the City of Dallas put over \$1 million each into the project. Also, it is not in a residential area. What are the similarities?

Both models are focused on helping some of the most vulnerable people experiencing homelessness get back on their feet. Furthermore, both models partner with existing service providers in the community to ensure that residents are able to access the resources and services they need in order to heal and recover.

Have you taken into consideration the high level of crimes committed by homeless people?

We recognize there is much fear that there will be crimes committed by the residents of the Village. . (See a [2014] study at http://www.nhchc.org/wp-content/uploads/2014/08/vv-29-1_ptr_a8_122-136.pdf). In fact, data (<http://www.jstor.org/stable/3096817>) suggests that people experiencing homelessness are more likely to be the victims, rather than the perpetrators of crime. Studies also have shown that people experiencing homelessness are less likely than the general population to be perpetrators of property crime. The residents of the Village will be among the most vulnerable of our unhoused neighbors.

The land is clearly in a floodplain. How do you deal with that?

What about possible flooding?

What about the location being low and the possibility of flooding?

Metro Water Services and Stormwater Division record and monitor floodplains and give approvals regarding the placement of structures. We will comply with all requirements of the Division with regard to the property.

What about the signs warning of snake?

Snakes are natural occupants of damp, woody areas. Increased human activity will diminish their occupancy.

Will it expand?

There are no current plans to build more than 22 micro homes on the Glencliff UMC property.

Are there fallback plans, such as: 1) fewer tiny homes or 2) alternate development sites?

How many "little houses" will be in each area?

Our plans include building the micro homes in two phases - 12 homes in the first phase and 10 in the second phase. We do, however, hope to build other micro home villages at other locations in the future as available land options and funding become available.

What is your 3-year, 5-year, and 10-year plan?

Our current focus is the plan outlined above and the longevity and success of this bridge housing community. As we build on the success of the Village at Glencliff and other available land options and funding become available, our long-range plans may include additional similar communities in other locations.

What is the maximum number of homes that can be installed on the Glencliff UMC property?

We have only requested approval for 22 micro homes and have no plans of building more than 22 micro homes on the Glencliff UMC property.

Did you consider a different format: ie., apartments that could house more and for longer terms?

Our goal was to create a bridge housing community and we studied many communities across the country with similar goals. We are aware of many different formats but our research indicated this model would be one way we could be in ministry with those experiencing homelessness and become one part of a solution to the lack of available low affordable housing in Nashville.

Are there any plans to get sidewalks installed?

There will be sidewalks and walkways within the Village at Glencliff. We have also made requests to metro for sidewalks on East Thompson Lane.

If this project fails, is there contingency money budgeted to remove all that you install?

If the village fails, what happens to the houses?

The agreement between Glencliff UMC and Open Table Nashville has provisions for Open Table Nashville to remove or demolish the homes and the site be restored to its pre-construction condition should the project not succeed.

ZONING & PERMITS (5)

Did the property have proper zoning for multiple family dwellings to begin with?

The property is zoned RS 10. Zoning guidelines can be located on the Metropolitan Government website.

What is the process for challenging zoning?

Appeals regarding zoning are requested from the Board of Zoning Appeals. We would defer to agents of the Metropolitan Government with regard to specific processes.

If the normal zoning changes from residential to multi-family requires public opinion and vote, why is this a different process?

A ruling for a zoning accommodation under the RLUIPA is reviewed and approved by the Metro Department of Codes and Building Safety. We would defer to agents of the Metropolitan Government with regard to their specific requirements.

What permits have you applied for?

We have applied for a building permit and are in the approval process. The engineered site plan is in process and once completed will be submitted for metro agency review.

What permits have you filed?

The permit will be filed after approval is received.

COST / SUPPORT (4)

What is the estimated budget for maintaining the village?

Current estimates are approximately \$350 annually per unit plus the upkeep of the grounds which is expected to be between \$15,000 and \$18,000 annually.

Are Federal Grants involved?

Are tax payers footing any expense?

No tax dollars will be expended for this project. All contributions have come from, and are expected to continue to come from, the private sector. No funding has been requested or received through Federal, State or Local government grants.

How is the land acquired or funded for projects like this?

There has been no purchase or acquisition of land for the Village at Glencliff. Glencliff UMC entered into a partnership with Open Table Nashville to develop a bridge housing community.

COMMUNICATION (5)

Will you guarantee complete transparency as this project develops?

Yes. We intend to be transparent in our plans as this project develops. Public information regarding the Village at Glencliff will be shared through various avenues including a Community Council that is being formed, and also on the Open Table Nashville website <http://opentablenashville.org>.

Are you going to release in writing the rules, regulations, and security protocol for the occupants to abide by?

General guidelines will be shared with the public regarding rules, regulation and security.

Why were the neighbors in Battleground not informed of the project a year prior to the initiation of the village before it was demanded?

The first community meetings were held when the zoning approval was received. Any meeting prior to receiving zoning approval would have been premature.

In the future, if a population of the community would want to voice opposition or effect change what process would be effective?

With regard to this project, input from the community will be received through the Community Council.

Have you communicated with neighbors? When?

An open meeting for church members was held on December 11, 2016 at Glencliff UMC, and some community members were also in attendance. An open meeting for community members was held on March 5, 2017 at Glencliff UMC. On March 30, 2017 another open meeting for the community was held at Arlington UMC.

GLENCLIFF UNITED METHODIST CHURCH (10)

Do any members of Glencliff UMC live near the church?

Yes

Did the church sell the property to OTN?

Did the church sell any property to OTN?

No

What happens to the church if the homeless village does not materialize?

While, Glencliff UMC is committed to the Village at Glencliff, the existence of the church is not dependent upon the Village.

Has there been any discussions at all about OTN purchasing the church and all the property?

No

Will the church financially benefit? If so, how?

There is no financial benefit to Glencliff UMC.

If the church closes in the future, do you turn the whole site into more villages for more homeless (and not divide them among other churches or other areas of town)?

There are no plans to close the church and there are no plans to build more than the planned 22 micro-homes. There are no plans to move the micro homes from the Village at Glencliff to other churches or areas of Nashville.

If the church fails, then what happens to this program?

There are no plans to close the church. Should that unexpectedly happen, the Tennessee Conference of the United Methodist Church would retain ownership of the property and an updated agreement could be executed.

What if the next congregation does not want to lease/sponsor?

There are no plans for Glenclyff UMC to close and no plans for another congregation at 2901 Glenclyff Road.

I understand the church has the right of refusal at any time. What repercussions would the church experience if they did cancel their lease?

We would rely upon our legal counsel to advise as to legal repercussions; however, the church does not have any present intent to cancel the lease.

COMMUNITY IMPACT (1)

Has Open Table provided housing of similar circumstances in another neighborhood? What impact did it have on property values in those neighborhoods?

The Village at Glenclyff will be the first micro home village developed by Open Table Nashville. In our first few years, we managed a transitional housing community in the parsonage of Hobson UMC which was located in a residential area of East Nashville. There was no evidence that this had any negative impact on the community or property values in the area.

RESIDENT DEMOGRAPHICS / POPULATION QUESTIONS (4)

What percentage of the homeless will have severe mental problems?

Nationally, about 26% of adults who are residing in shelters live with serious mental health issues (NAMI), most often depression or anxiety. Since we have not begun receiving referrals, we have no data on what percentage of Village residents would have a mental health diagnosis. Open Table Nashville has close working relationships with multiple mental health service providers, and residents will be connected with any appropriate mental health care they may need to thrive.

What percentage will utilize illegal drugs?

Illegal drug use will not be permitted at the Village at Glenclyff.

What kind of illnesses will these people have? Mental? Pain? What?

The Village at Glenclyff will accept referrals for potential residents with a variety of physical and/or mental health conditions. Until we begin placing residents referred in bridge housing at the Village at Glenclyff, we are unable to list the physical and/or mental health conditions of potential residents. We do expect there will be residents who are referred to the Village at Glenclyff after surgery or a hospital stay for illness or injury.

“Actively working on transition” seems vague. Please define.

Each resident will actively work with a Care Coordinator/Housing Navigator - a role that designates someone who helps the resident navigate the complicated and laborious process of locating affordable housing in Nashville. Their Care Coordinator/Housing Navigator will help them obtain any

documentation they may be missing, apply for subsidies such as Housing Choice Vouchers (a.k.a. Section 8), and locate permanent affordable housing.

RESIDENTIAL REQUIREMENTS (12)

What is the screening and/or application process for individuals who may live in the tiny house village?
How are possible residents screened?

What is the screening process for applicants?

What is the criteria for gaining residency?

How are you going to screen the backgrounds of potential residents?

Residents will be identified through referrals from other professional service providers, medical providers or through Open Table Nashville outreach efforts. There will not be an open application process of any kind.

Are you checking the background on the people moving in?

Yes. All residents will have a background check. No one will be allowed to become a resident at the Village at Glenclyff if their identity cannot be verified. No one on the sex offender registry will be permitted to become a resident of the Village at Glenclyff.

Are you allowing individuals recently discharged from jail?

It is possible that residents could have prior arrests or have served time in jail.

Are you allowing individuals recently discharged from rehab (drugs)?

The majority of referrals will come from hospital partners. Some of the people who will live at the Village at Glenclyff may have sought treatment for addiction.

Are you allowing individuals recently discharged from mental health facilities?

The majority of referrals will come from partnering medical hospitals. Some of the people who will live at the Village may have sought treatment for mental health issues.

Will the residents be required to have a job?

Being employed will not be a requirement for residence at the Village at Glenclyff. For those residents who are medically stable enough to seek employment, we will provide assistance to help them search for employment.

Can you control how many people will live in each house?

Yes. Residency will be limited to one person per single unit, and two people per double unit. The plan includes 17 single units and 3 double units. No overnight guests will be allowed.

Can you stop tents from being put up on the property?

Yes. Tent camping will not be permitted at the Village at Glenclyff.

SERVICES (9)

What will these people do when we the people are at work and our homes are vacant?

Their daily routine may include cooking, reading, watching TV, or attending appointments. Residents will participate in day programs and meet with the Care Coordinator to work towards housing, and other activities related to improving their health and quality of life.

How are these people going to get to and from the doctor, grocery store, and so on?

Who helps these people maintain their appointments?

Our residents will utilize the existing bus system, Access Ride services, and the help of the Care Coordinator to attend relevant meetings and appointments. Residents receiving TennCare insurance have the ability to arrange transportation free of charge to any health related appointment.

Public transportation is poor in this area. Do you plan on increasing the buses?

A new connector route recently announced by MTA will make public transportation more accessible to the residents of the Village.

Who is going to provide food?

Who pays for their food or where do they get it?

Most, if not all, residents are eligible for SNAP (food stamp) assistance. If a person is not receiving SNAP assistance, the Care Coordinator will be able to assist in helping individuals apply for these benefits and secure groceries through a local food resource in the meantime.

OnCall emergency services – social or medical. What hours are planned? How many people have you budgeted for?

The Care Coordinator and a nurse will be available during regular hours throughout weekdays to help ensure that all needs are met. If a medical emergency arises, 911 can be contacted via phone or security tower. If a behavioral health emergency arises, Mobile Crisis can be contacted. Emergency numbers will be available to all residents of the Village at Glencliff.

I don't see trash pickup or laundry facility in the presentation? What are the plans for these necessities?

Metro provides regular trash and recycle pickup services. We will have on-site laundry facilities.

What social programs will be available, required, or recommended?

Residents will be responsible for actively working toward permanent housing with the Care Coordinator. Residents will have access to services including mental health care, food support, and other programs as needed, depending on each person's unique situation.

RESIDENT RULES & GUIDELINES (8)

What about visitors. How long can they stay? Are they allowed to stay overnight?

Daytime guests will be allowed but overnight visitors are not permitted.

What are the rules for visitation?

Residents will be allowed to host visitors in their home or in the common areas any time before curfew. Overnight visitors will not be permitted.

Is there a curfew for the residents and guests?

There will be a curfew policy although it has not been finalized.

Three weeks ago, a group of us met with Ingrid and Becca. One of the things we asked for was the contract or list of rules residents would have to abide by. We were promised that it would be emailed to us in a day or two. Why have we still not been given this? It makes you look evasive.

We are still in the process of developing our community guidelines, taking into consideration the input we have received at the various community meetings as well as best practices and what has worked well in other similar communities throughout the country. We do not want to give out inaccurate information and will release our community guidelines as soon as possible.

What is the policy for alcohol on the premises?

Alcohol will not be allowed as part of the Village at Glenclyff program.

What is the policy for drugs on the premises?

Illegal substance use will not be allowed at the Village at Glenclyff.

Is the land being subleased to each individual? Does each home have its own address?

Each home will have its own address. There will be a contract between Open Table Nashville and each resident which will include guidelines for living at the Village at Glenclyff.

Will there be Wi-Fi?

The availability of Wi-Fi at the Village at Glenclyff has not yet been determined. Glenclyff UMC currently has Wi-Fi.

DURATION OF STAY (3)

How long will the typical resident live there?

How long will the average resident live there?

What is the time limit for residents to stay? Who determines the length?

The length of stay for residents at the Village at Glenclyff will vary depending on the circumstances of each individual. While there is no maximum amount of time a resident can continue living at the Village at Glenclyff, this community is not permanent housing so each resident will be actively working toward locating permanent housing with the assistance of Open Table Nashville staff members. Helping people navigate the affordable housing system in Nashville involves assistance with obtaining identification documents, applying for appropriate subsidies (Section 8, etc), securing income through employment or disability benefits as appropriate, identifying appropriate housing based on what openings are available in our community, and a variety of other factors. All of these elements have varying time-frames, however our ultimate goal is to help residents of the Village at Glenclyff move into permanent housing while providing support and access to resources along the journey.

PROPERTY MAINTENANCE (4)

Who will maintain the houses and property?

Who will maintain the property?

Upkeep—who will do it?

Who will be conducting maintenance on the Village? What percentage is budgeted for that?

Open Table Nashville along with the residents who are able, will be responsible for the maintenance of the property and homes. Current estimates are approximately \$350 annually per unit plus the upkeep of the grounds which is expected to be between \$15,000 and \$18,000 annually.

LIABILITY (5)

What liability does OTN assume should one of their tenants commit a crime against a person or property in the community?

What will OTN be liable for in the event of loss?

What will OTN be liable for in the event of loss?

If a crime is committed, are you willing to be held liable?

In the unlikely event that a crime is committed by one of our residents (people experiencing homelessness are more likely to be the victim of a crime and less likely to commit property crime than the general male population; see above), as is the case when a crime is committed anywhere by anyone over the age of 18, the person held liable will be the person who committed the crime. While Open Table Nashville is not the legal representative or guardian of any of our friends, crime of any kind will not be tolerated among residents of the Village at Glencliff.

Who's responsible for the residents?

Ultimately, the residents are responsible for themselves, but they are accountable to Open Table Nashville as residents of the Village at Glencliff. The Care Coordinator will work with the residents, the staff and board of Open Table Nashville, and the broader community, whenever possible, to ensure that residents are moving forward and staying within program guidelines. Residents will have support in achieving that accountability, including medical, mental health, and social support.

PERSONNEL (6)

Have there been any plans for any type of support personnel (such as social workers, psychiatrists, and medical)?

What support personnel (social, medical, psychological, etc.) will be onsite?

Open Table Nashville will be hiring a full-time Care Coordinator who will be onsite to work with residents 8 hours a day, 5 days a week. In addition, a nurse will visit residents as needed 3 days per week. We will also be partnering with counselors and other healthcare providers to make various programs available to residents as needed.

Is there onsite supervision? How much?

In addition to the Care Coordinator, a nurse, outreach workers, and healthcare professionals mentioned above, the Open Table Nashville offices are also onsite at Glencliff UMC on the lower level and staff come in and out all day in full view of the area where the Village at Glencliff will be built. For security questions, see "SECURITY" below.

How can only 1 nurse working 3 days a week take care of the needs of the medicals/mentally ill?

The Village nurse will not be the primary provider of treatment for residents but a bridge between the outpatient care they receive and the place where they reside. Residents will continue to attend scheduled appointments with hospitals, clinics, doctors, counselors, etc. The need for full time medical supervision would indicate that an individual requires an inpatient level of care or assisted living facility which is not the role that the Village at Glencliff is designed to fill. The Village nurse will be able to assist in helping residents understand and implement their doctor's instructions for at home care, help identify potential for medical emergencies before they occur and provide invaluable insight from a unique perspective. Having a nurse on site three days a week means that emergency services that are generally received at taxpayer expense will be used more conservatively as the nurse can assist in helping connect residents to appropriate care for non-emergency needs.

Why not have a 24-hour counselor on site?

After carefully reviewing the research and recommended best practices from similar programs around the country, we have concluded that 24-hour staffing is not necessary to meet the needs of the Village residents that will be accepted.

Who do we go to if we have an issue with one them (residents?)

Concerns can be reported to members of the Community Council or to the Care Coordinator at Open Table Nashville.

SECURITY (11)

What measures will be taken to ensure an increased level of security will be felt by residents closest to the village?

How will security be enforced?

Staff and professional security will be the primary contacts for the resolution of any security issues. Commitments from residents to follow resident guidelines will be an integral part of the covenant within the community of residents to respect their neighbors within the Village at Glencliff as well as the neighbors and businesses within the community.

Are you willing to make appropriate changes if the need arises; if there is crime, add police presence 24/7?

Adjustments to the finalized security policy can be amended should the need arise.

Ingrid state that she was meeting with a private security firm. Please elaborate on the results of that meeting and what funds are available and for how long?

Conversations are still in progress with private security firms and once finalized will be shared with the community council. Funding for security will be included in the operating budget as long as is needed.

Will surveillance be installed in this community?

Is the village going to be monitored?

There are no current plans for video surveillance.

It has been indicated that you will have someone on site 8 hours per day for 5 days a week. What are your plans for the other 128 hours per week to make sure that dangerous felons are not utilizing the "village?"

Who will provide security?

What type of security is planned for the village and will it be 24/7? (Also see next response re: 24/7)

The security plan has not been finalized. Dependable, private security firms are being researched to locate the best options and details of the security plan will be shared as soon as they are finalized. This will also be a topic of discussion for the Community Council. There will be a code of conduct (or behavioral guidelines) for all residents and visitors. A curfew will also be established. We are currently developing and adjusting those policies.

Why not have 24-hour security on site?

What will be done for security? How frequent?

After carefully reviewing the research and recommended best practices from similar programs around the country, as well as drawing on our own experience operating residential programs, we concluded that 24-hour security is not necessary to meet the needs of the Village residents or the surrounding community. As an example, Nashville's largest provider of residential services for people with mental health issues owns over 20 properties throughout East Nashville, Inglewood, Madison, Germantown, and Donelson. Not one of the properties offers 24-hour security, yet there have been no reported incidents of personal or property crimes in two decades of operation. We are, however, looking into researching reliable private security firms who can provide regular patrols at night and on weekends to supplement the law enforcement presence in the community.

METRO POLICE (2)

What will be the partnership with Metro Police?

The residents of the Village at Glenclyff will have the same access to Metro Police as the residents in the neighboring community.

What study was performed to prove MPD substation on site would offset property depreciation?

To our knowledge, no study has been performed on Metro Nashville Police Department and the Village at Glenclyff, and we are not aware of any study that would suggest that property values will depreciate as a result of the installation of the Village at Glenclyff. In fact, studies show that supportive housing does just the opposite:

http://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf

OPEN TABLE NASHVILLE (3)

As a 501(c)(3), what percentage is given for administrative cost?

In 2015, 29.85% of Open Table Nashville's expenditures went to administrative costs, while 70.14% went to programming (<http://givingmatters.guidestar.org/nonprofit.aspx?orgId=1115482>). Financial statistics for 2016 will be updated on this link once available.

Would you be okay with your toddler playing in the front yard across the street from a "village" of people with criminal records and mental illness?

Every parent/guardian makes individual choices regarding the safety of their children. People with a history of mental illness or with criminal records could be at any public location at any time. No one on the sex offender registry (in any state) will be allowed to stay at the Village at Glenclyff.

If there are legal issues with OTN who is the contact?

Justin Pitt

COMMUNITY SUPPORT (3)

If the project proceeds and the homes are built, what can we do to support the new residents?

Begin by welcoming them to the neighborhood just as you welcome other neighbors. We hope that the Village residents will feel the sense of community that exists in the neighborhood. For many,

that's not something that they have experienced, so even a wave or kind word is encouraging. We hope to have community meals and events where residents and neighbors can meet. You can sign up to volunteer with OTN at: <https://otn.kindful.com/register/volunteer-form-for-individuals> .

How can we support and volunteer with the Village at Glenclyff?

We welcome volunteers in many aspects of our work and the Village will be no different. Volunteers will help with some aspects of construction, landscaping, and move-ins. We also hope to have volunteers be in relationship with the residents through dinners, garden projects, and shared time together. Because the goal is for the Village to serve as a bridge between homelessness and housing, residents will benefit from social interactions and relationships with new people. You can sign up to volunteer with us here: <https://otn.kindful.com/register/volunteer-form-for-individuals>. Financial contributions can be made by accessing the link at the bottom of the page found at: <http://opentablenashville.org/village> .

How can we help the project succeed?

The success of the Village at Glenclyff will include the commitments of supporters. Below are ways you can help the Village at Glenclyff fulfill its mission:

- *Speak out – Voice your support*
- *Contribute Financially – Donate money to Open Table Nashville*
- *Be in service – Volunteer with Open Table Nashville*
- *Advocate - Join the movement to help people experiencing homelessness*
- *Show Compassion and Love – Demonstrate your compassion by building relationships with residents and praying for them.*