

meeting to go **host script & group response**

HOUSING

GOALS & POLICIES

[Read this to your group]

NashvilleNext's goals and policies will help guide Metro government's spending and growth-related activities through 2040, as well as its partnerships with community and business organizations.

Six Resource Teams, made up of community members, volunteer experts, and Metro employees, developed the current draft Goals & Policies.

These Goals and Policies were developed to guide decisions in Nashville related to Housing. They serve as a bridge between vision and action, setting directions for Metro and the community to begin implementing after the plan is adopted.

They give increasingly specific guidance on how the Nashville community should approach issues related to Housing.

We need your review to be sure that this is the best direction for Nashville's housing development.

[OPTIONAL] Ice breakers

Trends to talk about to start the discussion:

- Has gentrification impacted your neighborhood?
- Do you believe Nashville should increase housing options? (Apartments, townhomes, single family etc.)
- Is maintaining housing affordable important in your neighborhood?

[Read this to your group]

The first thing we need to do is review the draft Goals and Policies. I'll read each one, and then we'll vote to show whether we think each one takes Nashville in the right direction or the wrong direction. After we've voted on them all, we can come back and discuss any that we disagree on. I can also record any suggestions for improvement.

For each goal or policy, circle your group's opinion. Include comments in the space below each rating.

H goal 1

Nashville maintains economic and social diversity. Housing choices are affordable, available, and accessible to all new and existing Nashvillians.

Why is this important? Households across all income levels should have access to housing that is affordable. Households at any income level who are paying more than 30 percent of their income for housing are considered "cost burdened." Households who are cost burdened may have more difficulty affording basic needs like food, clothing, transportation and medical care. The 2010 Census reported that there are over 100,000 cost burdened households in Nashville – Davidson County. Affordable housing helps reduce the number of cost burdened households.

Cost burden households occur across all income levels; therefore, providing choices in housing for all income levels is important. Affordable housing is needed for the low and very low income. In 2010, 92 percent of households earning less than 80 percent of the Nashville Area Median Income (AMI) were considered cost burdened. Affordable housing is also needed for modest and middle income households. In 2010, 86 percent of those households were also considered cost burdened.

Standard practice has been to provide affordable housing options where market conditions for affordable housing were favorable. This typically resulted in pockets of affordable housing where land costs were lower and that were often separated from services and transportation options. Market interventions (e.g. zoning, incentives, and programs) are needed to provide affordable housing in places where market conditions would be considered difficult. Accomplishing this would create true mixed use and mixed income neighborhoods countywide, that are supported by essential services and transportation options. Interventions that address affordability across all income levels, creates affordable housing for the very low income as well as middle and upper incomes households. Such housing options would meet a variety of needs; homeless populations, seniors, as well as the mid and upper-level workforce. (Resource: NashvilleNext Housing Background Report)

CIRCLE the consensus of your group.

<input type="radio"/> right direction	all	most	half	few	none
<input type="radio"/> wrong direction	all	most	half	few	none

H Policy 1.1

Develop innovative financing programs to provide affordable housing for all Nashvillians.

CIRCLE the consensus of your group.

<input type="radio"/> right direction	all	most	half	few	none
<input type="radio"/> wrong direction	all	most	half	few	none

H Policy 1.2

Develop standards that guide the design, location, and construction of affordable housing across all neighborhoods.

CIRCLE the consensus of your group.

<input type="radio"/> right direction	all	most	half	few	none
<input type="radio"/> wrong direction	all	most	half	few	none

H Policy 1.3

Provide real transit options to lessen the cost burden, and increase housing affordability. Provide real transit options to also access affordable housing, jobs, services and amenities.

CIRCLE the consensus of your group.

<input type="radio"/> right direction	all	most	half	few	none
<input type="radio"/> wrong direction	all	most	half	few	none

H Policy 1.4

Provide access to affordable housing and support programs for the homeless and Nashvillians with very low-incomes.

CIRCLE the consensus of your group.

<input type="radio"/> right direction	all	most	half	few	none
<input type="radio"/> wrong direction	all	most	half	few	none

H Policy 1.5

Support private, public and non-profit housing providers so that they can provide safe and accessible affordable housing.

CIRCLE the consensus of your group.

<input type="radio"/> right direction	all	most	half	few	none
<input type="radio"/> wrong direction	all	most	half	few	none

H goal 2

Nashville has a strong and diverse housing market that embraces changing housing demand.

Why is this important? Nashville will need more housing to meet the demands of the growing population. By the year 2040, Nashville will add another 185,000 people to its population. To house those people, the county will need 352,600 housing units. This includes existing housing, plus 113,000 new housing units.

New housing should also meet the needs of seniors, millennials, and smaller families. These groups want smaller homes in walkable and mixed-use neighborhoods with distinct character. New demand for smaller homes includes townhomes, cottages, apartments and duplexes.

(Resource: NashvilleNext Housing Background Paper, NashvilleNext Demographic Background Paper, AMI Figures – the Comprehensive Housing Affordability Strategy Data Query Tool, Arthur C. Nelson Report).

CIRCLE the consensus of your group.

 right direction	all	most	half	few	none
 wrong direction	all	most	half	few	none

H Policy 2.1

Create real housing choices in rural, suburban, and urban areas that respect the rural, suburban and urban development patterns.

CIRCLE the consensus of your group.

 right direction	all	most	half	few	none
 wrong direction	all	most	half	few	none

H Policy 2.2

Create tools that encourage context sensitive development in Nashville's neighborhoods. Work with developers to develop in a context sensitive manner.

CIRCLE the consensus of your group.

 right direction	all	most	half	few	none
 wrong direction	all	most	half	few	none

H goal 3

Reduce the negative effects of gentrification in Nashville's growing residential markets. Ensure that residents of all incomes and both renters and owners take part in and benefit from neighborhood improvements.

Why is this important? Displacement and exclusion in a neighborhood occurs when residents cannot afford their living expenses. This is called gentrification. Affordable housing units usually help residents afford their living expenses. But gentrification has other impacts. People may feel left out of neighborhood improvements, financial investments, and decision making. Nashville needs tools to address affordable housing and social change that occurs in gentrifying neighborhoods.

(Resources: Housing Background Report)

CIRCLE the consensus of your group.

 right direction	all	most	half	few	none
 wrong direction	all	most	half	few	none

H Policy 3.1

Create programs that reduce displacement and exclusion within changing neighborhoods. Create programs that focus on the social, financial, and physical effects of neighborhood change.

CIRCLE the consensus of your group.

 right direction	all	most	half	few	none
 wrong direction	all	most	half	few	none

H Policy 3.2

Create more transit, public services and employment in suburban areas to make these communities easier to live, work and play in regardless of the residents' income.

CIRCLE the consensus of your group.

 right direction	all	most	half	few	none
 wrong direction	all	most	half	few	none

H goal 4

Nashville's neighborhoods have strong community networks that include residents and supportive organizations and services. The way the neighborhood is built – with homes, parks, streets, and services – promotes real access and social interaction.

Why is this important? Strong neighborhoods happen because of engaged citizens, active organizations, and supportive services. Support systems help residents develop social connections in their neighborhoods. The built environment helps residents create physical connections to their neighborhoods. Residents of strong neighborhoods are empowered. They help shape the plans that ensure the success and longevity of their neighborhoods.

CIRCLE the consensus of your group.

<input type="radio"/> right direction	all	most	half	few	none
<input type="radio"/> wrong direction	all	most	half	few	none

H Policy 4.1

Create strong neighborhoods by enhancing existing neighborhood programs and public processes. Empower more residents to take part in policy and decision making.

CIRCLE the consensus of your group.

<input type="radio"/> right direction	all	most	half	few	none
<input type="radio"/> wrong direction	all	most	half	few	none

H Policy 4.2

Strengthen neighborhoods by making them safe and easy to get to and around. Pay special attention to safety and access for Nashvillians who are disabled, elderly or have very low incomes.

CIRCLE the consensus of your group.

<input type="radio"/> right direction	all	most	half	few	none
<input type="radio"/> wrong direction	all	most	half	few	none

ACTIONS

[Read this to your group]

Now, we can suggest three tasks: to carry out these goals and policies.

1. IDENTIFY the topic you want to focus on with each task.
2. DEFINE which policy from the Goals and Policies is being referenced.
3. WRITE a short description.
4. SELECT a timeframe (short-, medium-, or long-term).

For example:

- *Metro will have inclusionary zoning.*
- *Private investors will develop in our corridors.*
- *Communities will be more accepting of change.*

We encourage groups to assign a tasks for each party, but it's not required.

What Policy?	Task	Assigned to...	Timeframe
		<input type="checkbox"/> Metro <input type="checkbox"/> Private investors <input type="checkbox"/> Community	<input type="checkbox"/> 1 - 2 years <input type="checkbox"/> 2 - 5 years <input type="checkbox"/> 5+ years
		<input type="checkbox"/> Metro <input type="checkbox"/> Private investors <input type="checkbox"/> Community	<input type="checkbox"/> 1 - 2 years <input type="checkbox"/> 2 - 5 years <input type="checkbox"/> 5+ years
		<input type="checkbox"/> Metro <input type="checkbox"/> Private investors <input type="checkbox"/> Community	<input type="checkbox"/> 1 - 2 years <input type="checkbox"/> 2 - 5 years <input type="checkbox"/> 5+ years

