

HOUSING

NASHVILLE

NASHVILLE & DAVIDSON COUNTY'S
HOUSING REPORT
OFFICE OF THE MAYOR MEGAN BARRY

Acknowledgements

David Schwartz, Economic & Planning Systems, Inc.

Tennessee Housing Development Agency, Research & Planning Division

Emily Mitchell, Federal Reserve Bank of Atlanta

Ann Carpenter, Federal Reserve Bank of Atlanta

Mick Nelson, Kookaburra Development + Strategy

Nashville Metro Council's Ad Hoc Affordable Housing Committee

Nashville Mayor's Office:

Adriane Bond Harris, Director, Office of Housing

Morgan Mansa, Executive Director, The Barnes Housing Trust Fund

Erik Cole, Chief Resilience Officer, Office of Resilience

Anne Havard, Deputy Chief Resilience Officer, Office of Resilience

Stephanie McCullough, Director of Community Engagement, Office of Neighborhoods
and Community Engagement

Julia Wcislo, Nashville Promise Zone, VISTA Leader

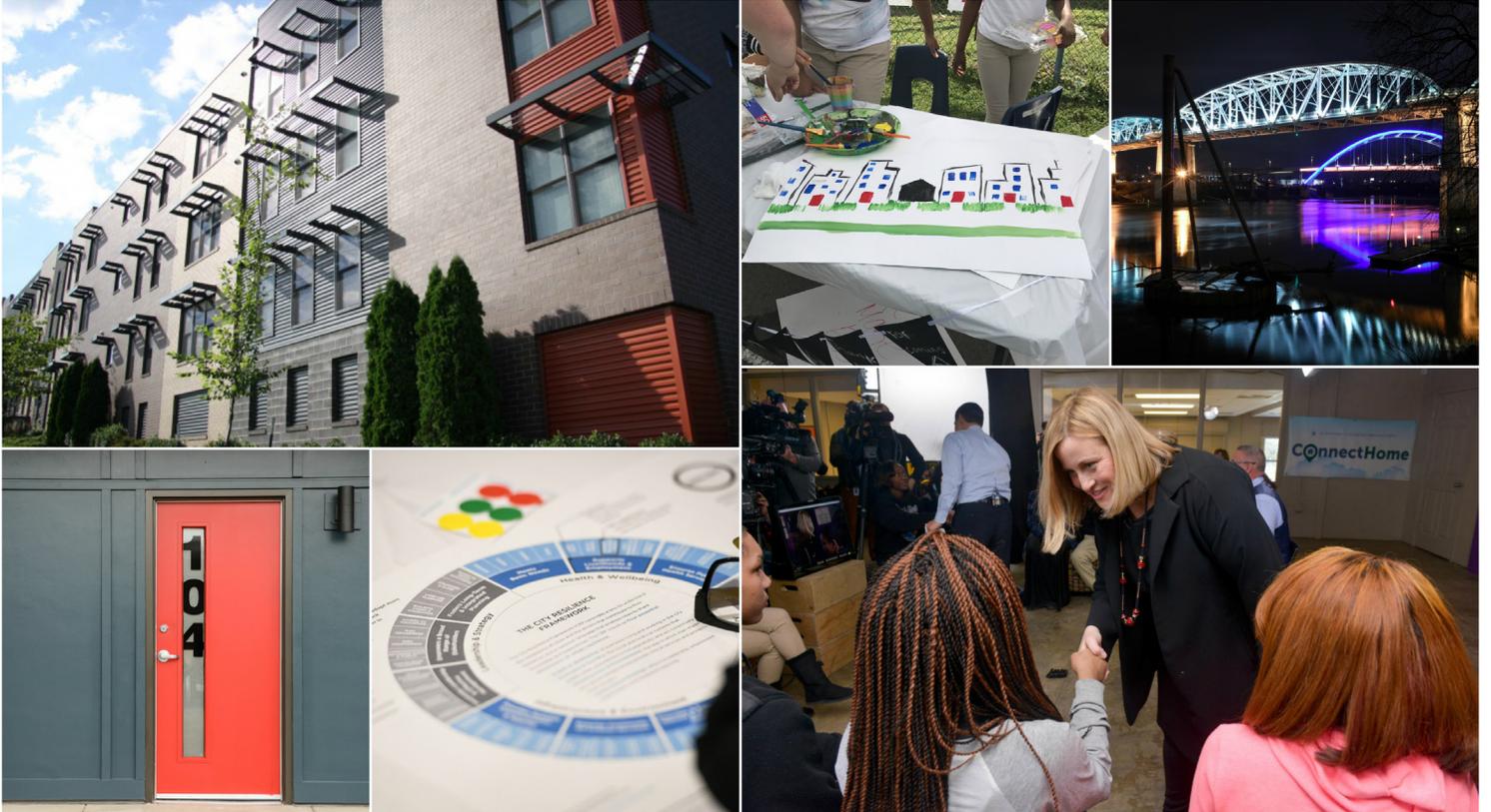
Will Stoker, Nashville Promise Zone, VISTA Data & Analysis Coordinator

Tanatswa Tavaziva, Nashville Promise Zone, VISTA Community Engagement Coordinator

Ashleigh Barker, Nashville Promise Zone, VISTA Communications Coordinator

Nearly 300 stakeholders participated and provided meaningful feedback and information for the revision of this report. Thank you!

EQUITABLE HOUSING



EQUITABLE INVESTMENT

TABLE OF CONTENTS

1.

**PURPOSE OF
THE HOUSING
NASHVILLE REPORT**

8

2.

**STATE OF
AFFORDABLE
HOUSING &
KEY FINDINGS**

10

3.

**HOUSING NEEDS
& GAP ANALYSIS
REPORT**

14

4.

**NASHVILLE'S
HOUSING
INDICATORS**

22

5.

**2018 HOUSING
ACTION PLAN**

30

6.

**2016 - 2017 ANNUAL
REPORT**

48

7.

APPENDIX

53

Accomplishments At A Glance

FY 2016-2017:

- Increased Metro's funding to the Barnes Fund to \$25M, creating nearly 700 affordable rental and homeownership units and leveraging over \$50M in outside capital to date
- Created the Housing Incentives Pilot Program (HIPP) to incentivize developers to include below-market rate units in their developments
- Donated over 40 Metro-owned properties to nonprofit organizations for affordable housing development
- Used Metro-owned property to develop a private-public partnership for 150 workforce housing units at 12th Avenue and Wedgewood Avenue in the Edgehill Community
- Included a preference for affordable and workforce housing with the planned redevelopment of Greer Stadium
- Expanded incentives for owners and landlords to rent their units to veterans experiencing homelessness
- Led and convened meetings on the alignment of homelessness programs to a housing crisis resolution system
- Created a housing resource website for educators:
www.nashvilleteacherhousing.com

OVER \$70M PROVIDED FOR NEARLY 1900 AFFORDABLE AND WORKFORCE HOUSING OPTIONS IN METRO NASHVILLE'S BUDGET SINCE FALL 2013.



"All individuals and families in Davidson County will have access to affordable, safe, and healthy living conditions."

-Mayor Megan Barry



Mayor Megan Barry cuts the ribbon on the first phase of 26th and Clarksville, with Reverend Bill Barnes, longstanding advocate and namesake of the Barnes Housing Trust Fund and Rusty Lawrence, Executive Director of Urban Housing Solutions.

MESSAGE FROM THE MAYOR

Growth has brought many exciting opportunities to our city, but it's also made it difficult for many residents to stay here. Many residents are paying more than 30 percent of their income on housing costs alone, not including costs related to transportation or utilities. Nearly one out of four Nashville homeowners is cost-burdened, meaning they are paying more than 30 percent of their income on housing. Almost half of our renters are cost-burdened, including more than 70 percent of low-income renters.

Housing cost-burden has an impact on our local economy. Because so many households are spending too much on housing, they have to cut back on other expenses and are unable to spend their hard-earned dollars elsewhere in our local economy. This amounts to a \$345M impact, annually - meaning that over \$345M would be recirculated into Nashville's local economy if families were not experiencing housing cost-burden and spending more than 30 percent of their income on housing.

Companies that are looking to come to Nashville have noticed, too, and they often ask me if enough housing will be available for their employees. The demand for housing has raised prices throughout the city, and we've responded by attacking the problem on multiple fronts, but we know there is much more work to do.

In 2015, I announced an unprecedented commitment of \$40M to the Barnes Fund for Affordable Housing—a significant increase from previous years. We now have over 500 rental, homeownership, and rehabilitation units entering or being preserved in the market. Nashville's housing continuum includes housing for persons experiencing homelessness to construction workers to teachers and young professionals. I also added a new tool this year, the Housing Incentives Pilot Program (HIPP), incentivizing developers to include below-market rate units in their market rate developments. With these tools and others, there are over 1,900 affordable and workforce housing units preserved, planned, or under construction.

My administration is committed to targeting affordable housing resources in the neighborhoods where they are most needed. As you will learn through the Housing Nashville Report, we now know how many units are needed in which areas in Nashville at specific income levels. Based on recent supply-demand gap findings cited in this report, the greatest housing need is units for low-income and extremely low-income renter households — households earning below 60 percent of median household income.

Because of these gaps, Nashville needs more innovation in the housing field, and we're starting with two things. First, we are using \$25M in general obligation bonds to fund new affordable housing programs and rehab low-income housing that is at risk of becoming unaffordable to tenants. This funding will also allow Metro to build new affordable housing on city-owned property.

Second, Metro will offer property tax abatements to incentivize developers to build or preserve affordable units. I am confident that with these new tools, along with our existing tools, our community will be able to close the affordable housing gap.

We know that Nashville needs more income diversity within neighborhoods. You have probably heard of "NIMBYism," meaning "not in my backyard." I strongly believe we need "YIMBYism" in Nashville, and we need it as soon as possible. That means "yes in my backyard."

It means YES, I want to live in a mixed-income neighborhood.

It means YES, I want workforce housing on my street for the new Metro police officers, firefighters, teachers, and creatives who make our city tick.

It means YES, I want to live next door to people who may look different from me or speak another language.

And it means YES, I want transit-oriented development in my neighborhood.

The Housing Nashville Report seeks to guide policy and priorities for the next five to ten years of affordable housing development in Nashville. To achieve this vision, this work cannot be done by government alone. I hope you'll join me in this important work to ensure that all Nashvillians have access to safe and affordable housing options.

Warm regards,



Megan Barry
Mayor, Metropolitan Government of Nashville & Davidson County



Be A Helping Hand Foundation, Barnes Funded Project - four infill rental units



Purpose of the Housing Nashville Report



The Housing Nashville Report was released in May 2017 as a working document intended to outline the housing need and identify existing and proposed available tools to ensure that all Nashvillians have access to housing options. The report informs the community of housing policies, guides funding priorities, and provides direction for Metro, our partners, and stakeholders over the next ten years.

A number of reports, studies, and plans have been released in the last five years— all offering policy recommendations. Building upon this previous work, the Housing Nashville Report provides new data about affordable housing needs in Nashville.

Specifically, the Housing Nashville Report provides the housing supply-demand gaps by income as well as the projected housing needs by income based on Census data from 2000 to 2015. Thanks to a new partnership with the Tennessee Housing Development Agency (THDA), this report also includes housing indicators by population and housing stock, owner vs. renter percentages, housing costs, access and affordability, and housing demand. These indicators will be evaluated annually to measure success.

This year's action plan includes new housing initiatives such as \$25M in general obligation bonds, the prioritization of Metro-owned properties for affordable housing development, and the expansion of Metro's existing tax abatement program. The Mayor's Office of Housing met with over 265 stakeholders from 17 different community groups throughout the Summer of 2017 to receive input and guidance on policy recommendations, funding priorities, and location strategies.

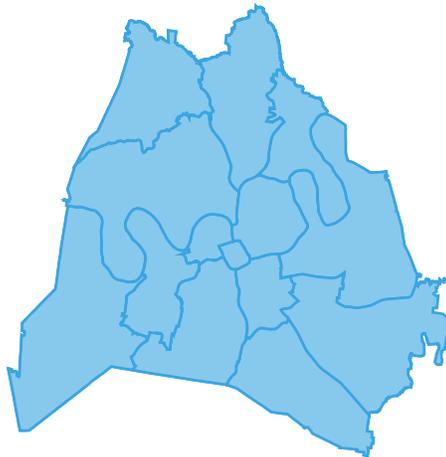
Lastly, the 2016-2017 Annual Report provides the community with an update of how Nashville was able to deliver results from last year's action plan. The Mayor's Office of Housing intends to release the progress update annually.

State of Affordable Housing in Nashville & Key Findings

2

State of Affordable Housing in Nashville

Davidson County
Population:
678,889
=
274,187
Households

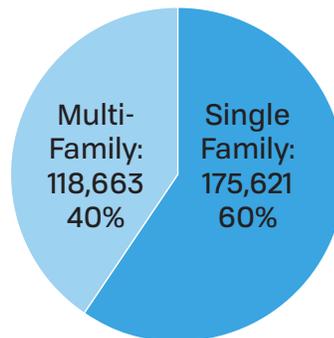


23.47%
Population increase
from **2005 to 2015**

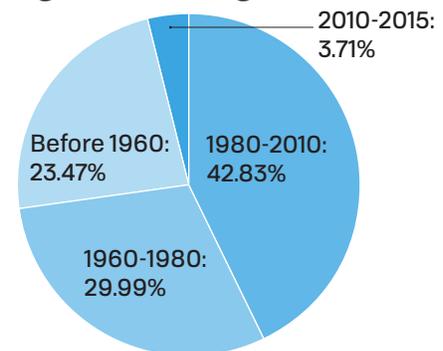
11.71%
Expected population
increase between
2016 and 2026

There are
294,284
Housing units
in Nashville, an
increase of **5%**
over the last **5**
years.

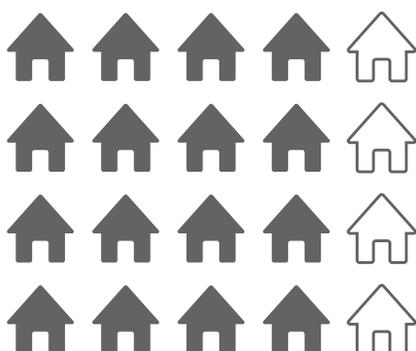
Type of Housing Stock



Age of Housing Stock



However, **30%** of residents are unable to afford the cost of housing in Davidson County. That's almost **203,700 people!**



Nashville has **lost more than 20%** of its affordable housing stock since **2000 = 18,000 units lost.**

Housing Nashville Report

Key Findings

- Nearly one out of four homeowners is cost-burdened, including more than three out of five low-income homeowners.
- From 2000 to 2015, there was an owner housing supply-demand gap of 3,300 units needed for households with incomes below 30% of median household income.
- Forty-four percent of renters are cost-burdened, including more than 70 percent of low-income renters.
- From 2000 to 2015, there was a renter housing supply-demand gap of over 18,000 units needed for households with incomes below 60 percent of median household income, and a 1,400 unit supply-demand gap of market-rate households.
- Over \$345M would be recirculated in the local economy, if households were paying less than 30 percent of their income on housing.
- Nashville had an estimated 2,000-unit surplus of affordable rental housing in 2000. By 2015 that surplus had become a deficit of 18,000 units.
- Without additional housing efforts, the rental housing gap could increase to as many as 31,000 by 2025.



Mayor Barry speaking at Dismas House groundbreaking event for a new four-story home for the formerly incarcerated.



Groundbreaking event for Barrett Manor, the first new 70-unit residential building of the MDHA Envision Cayce Project.

Housing Needs and Gap Analysis:

Economic & Planning
Systems, Inc.

3



Housing Needs and Gaps Analysis

The national housing market has experienced significant changes since the Great Recession. Housing market dynamics in Nashville largely match national trends; however, the impact is intensified in Nashville due to the city's rapid economic and population growth. An analysis of the gaps in housing demand and supply provides information that is critical to policy and funding decisions. Economic and Planning Systems, Inc. (EPS) conducted a housing needs and gaps analysis in 2017, identifying gaps and demands by census tracts and by income and tenure (owner/renter) countywide using 2000 and 2010 Census data, as well as American Community Survey data for 2015.

Nashville's median household income (MHI) in 2000 was \$39,612, while the median household income in 2015 was \$52,026. Housing affordability assumes households spend no more than 30 percent of their income on their mortgage, with owners spending including principal, interest, taxes, and insurance. Renter affordability is calculated as households spending no more than 30 percent of their income on rent, including an approximation of utility costs. **Households spending over 30 PERCENT of their income on housing are considered to be cost-burdened.**

This housing needs and gaps analysis compares cost-burdened households to the number of units available within that income range in countywide census tracts. For example, 6,731 of 9,321 (or 72 percent) households earning less than 30 percent of MHI are cost-burdened, whereas only 5,077 of 82,719 (or 6 percent) households earning more than 120 percent of MHI are cost-burdened.

*For more detailed information the supply-demand gaps analysis report is available on the Mayor's [Office of Housing](#) website.

Nashville's Housing Gaps by Income & Tenure, 2000 - 2015

Over the past fifteen years, there has been a significant housing supply gap for cost-burdened renters and homeowners. **For renter households earning less than 60 percent of Nashville's MHI, the gap is approximately 18,000 units.** There is also a supply-demand gap for owner and renter for households earning over 120 percent of Nashville's MHI, considered to be market rate households.

This analysis reveals there is little to no supply-demand gap for households earning between 60 to 80 percent of MHI. However, there is a supply-demand gap for market rate housing overall, reflecting that Nashville's housing market has not kept pace with the city's population growth.

The supply-demand gap for homeownership is consistent with national trends. The nation's homeownership rate is at its lowest level in fifty years, largely due to tight restrictions on mortgage credit and a drop in incomes.

Nashville's renters and homeowners alike experience housing cost-burden:

- Nearly one out of four homeowners is cost-burdened, including more than three out of five low income homeowners.
- Forty-four percent of renters are cost-burdened, including more than 70 percent of low-income renters.

The annual impact of housing cost-burden is \$345M. If Nashville's 34,862 cost-burdened homeowners and 55,388 cost-burdened renters were able to pay less than 30 percent of their income on housing, over \$345M would be recirculated into the local economy. For example, a household earning 60 percent MHI and spending no more than 30 percent of their income on rent would be paying approximately \$740. The data show, however, that the average household earning between 30 and 60 percent MHI is over spending by \$302 per month, or 40 percent of its income on housing and not on other needs.

Supply-demand gap is defined as the available units by income and tenure (supply) minus households by income (demand). [These supply-demand gaps data show the need to focus on increasing affordable rental supply particularly households at 0-60% median income.](#)

2000-2015 OWNER & RENTER/ SUPPLY BY MHI							
	Tenure	Owner Demand	Owner Supply	Owner Gaps	Renter Demand	Renter Supply	Renter Gaps
Affordable Housing	Less than 30%	9,321	5,954	-3,367	26,346	8,974	-17,372
	30%-60%	16,977	17,421	444	28,121	27,739	-382
Workforce Housing	60%-80%	13,423	35,456	22,033	15,837	40,959	25,122
	80%-120%	26,455	43,249	16,794	22,787	34,499	11,712
Market Rate	Greater than 120%	82,719	46,968	-35,751	32,159	10,030	-22,129
	Subtotal	148,895	160,567	11,672	125,250	122,201	-3,049

Projection of Housing Needs, 2015–2025

There is a projected decline in homeowner units affordable to the general workforce, or households earning between 80 and 120 percent of MHI. In addition, the projected magnitude of need for rental units affordable for households earning below 30 percent of MHI and between 30 and 60 percent of MHI will increase considerably.

Specifically, the supply-demand gap for renters earning below 30 percent of MHI will increase from approximately 17,000 units to more than 22,000 units by 2025. The gap for renters earning between 30 and 60 percent of MHI will increase from less than 500 units to more than 8,000 units by 2025 – a significant change. At current rates of growth and decline of households by income and housing units by value category, the projected magnitude of ownership housing need will include a continued decline in inventory affordable to the general workforce between 80 and 120 percent MHI—maybe not as significant as rental inventory. These projections reflect an assumption of a continuation of conditions between 2000 and 2015—conditions for mortgage interest rates, underwriting terms, development and redevelopment trends, and continued demographic shifts from inside and outside Davidson County. These projections are not intended to be a robust forecast of economic conditions in the future, rather an assessment of what conditions might look like if all trends were to continue for another 10 years.

AT CURRENT RATES OF GROWTH AND THE DECLINES OF INCOME AND HOUSING UNITS BY INCOME CATEGORY, THE GAP COULD INCREASE TO AS MANY AS 31,000 AFFORDABLE RENTAL UNITS BY 2025.

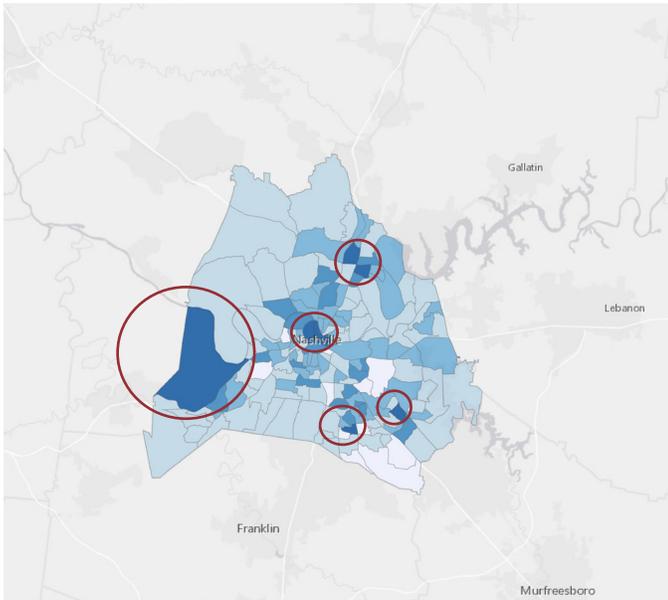
2015-2025 OWNER & RENTER/ SUPPLY BY MHI PROJECTIONS							
	Tenure	Owner Demand	Owner Supply	Owner Gaps	Renter Demand	Renter Supply	Renter Gaps
Affordable Housing	Less than 30%	10,394	9,137	-1,257	29,759	7,403	-22,356
	30%-60%	19,412	23,554	4,142	31,748	23,170	-8,578
Workforce Housing	60%-80%	14,305	46,480	32,175	16,232	45,090	28,858
	80%-120%	27,778	34,402	6,624	23,517	45,773	22,256
Market Rate	Greater than 120%	88,678	47,257	-41,421	36,814	13,771	-23,043
	Subtotal	160,567	160,567	0	138,070	138,070	0

Rental Housing Gaps by Census Tract

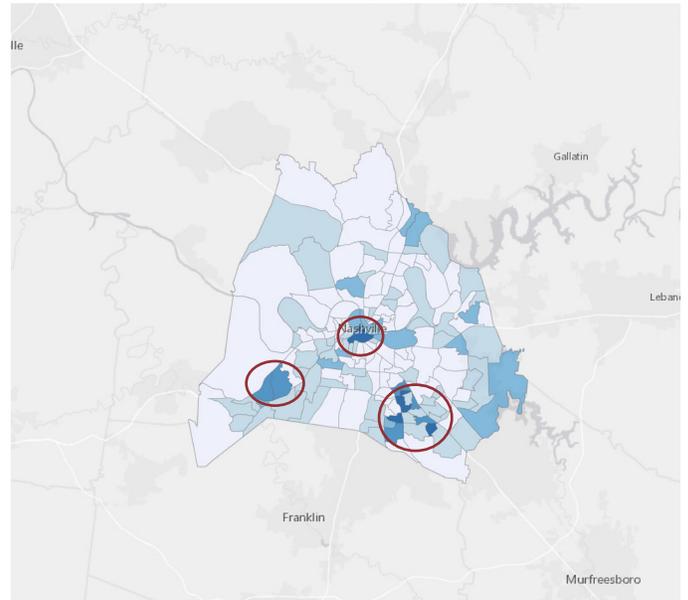
The following maps illustrate the location of housing supply-demand gaps for renters and the magnitude by which this changed from 2000 to 2015. Tracts with circles have the greatest need for rental housing at the identified income limits. There is a distinct need for low-income renters (earning between 0 and 30 percent of MHI) in the urban core and along major transit corridors, especially in the western part of Davidson County. The southern portion of the county has also experienced a significant gap in units for renters earning between 80 and 120 percent of MHI. These areas of housing gaps also indicate the locations of the greatest number of cost-burdened renter households.

DARKEST SHADE OF BLUE INDICATES GREATEST NEED BY INCOME CATEGORY

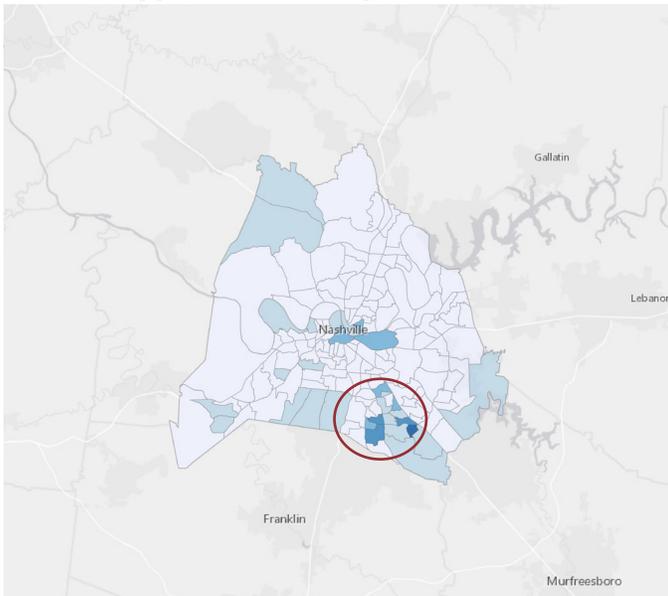
Renter Supply-Demand Gap (<30% MHI) 2015



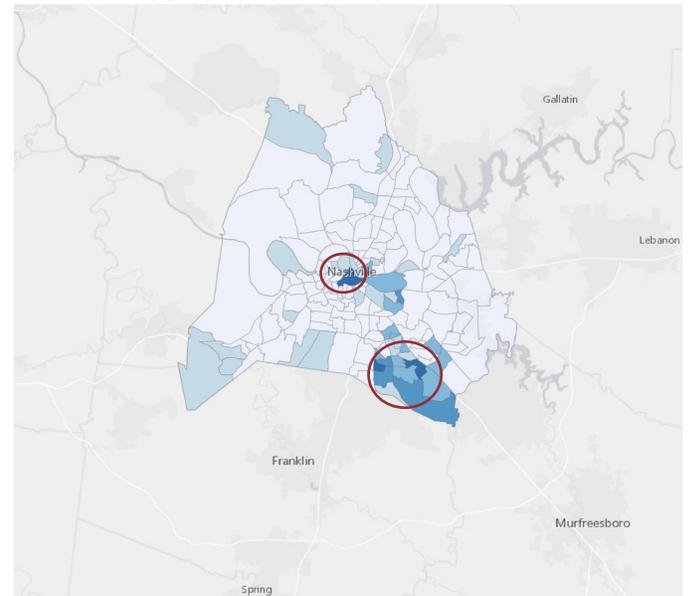
Renter Supply-Demand Gap (30 - 60% MHI) 2015



Renter Supply-Demand Gap (60 - 80% MHI) 2015



Renter Supply-Demand Gap (80 - 120% MHI) 2015

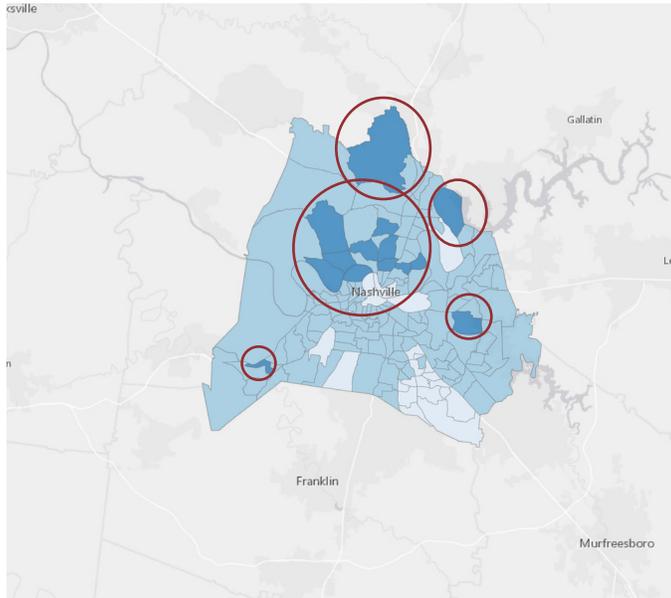


Ownership Housing Gaps by Census Tract

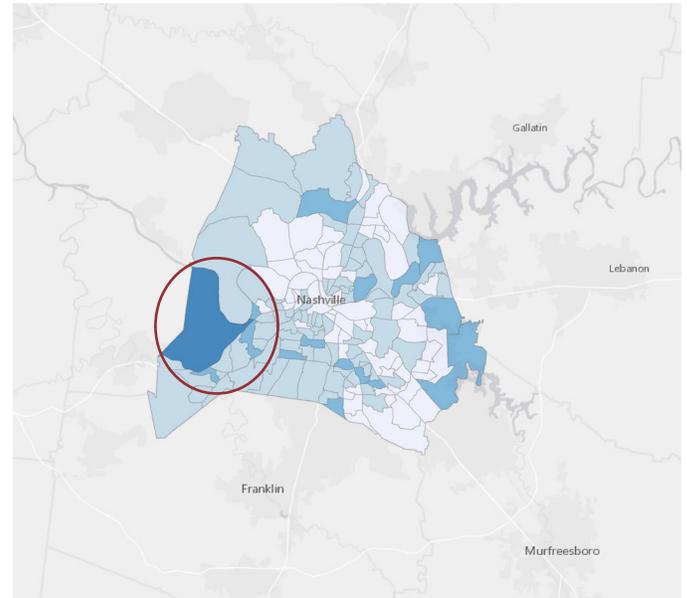
The following maps illustrate the location of housing supply-demand gaps for homeowners and the magnitude by which this has changed from 2000 to 2015. Tracts with circles have the greatest need for homeowner housing at the identified income limits. In particular, it illustrates the need for owner housing in West Nashville and along major transportation corridors. It also displays the need for preservation strategies in the northern portion of the county for owners below 30 percent of the median income. County-wide, we see homeownership gaps for households earning 80 to 120 percent of MHI. These areas of housing gaps also indicate the locations of the greatest number of cost-burdened homeowner households.

DARKEST SHADE OF BLUE INDICATES GREATEST NEED BY INCOME CATEGORY

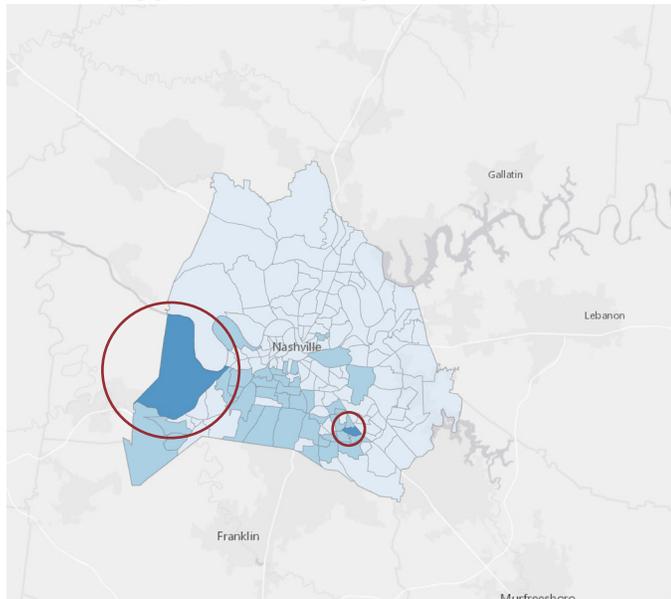
Owner Supply-Demand Gap (<30% MHI) 2015



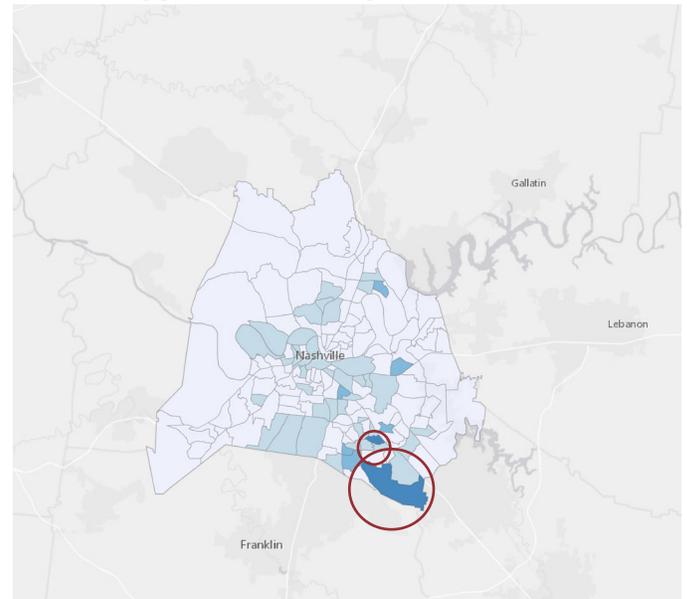
Owner Supply-Demand Gap (30 - 60% MHI) 2015



Owner Supply-Demand Gap (60 - 80% MHI) 2015



Owner Supply-Demand Gap (80 - 120% MHI) 2015



Changing Neighborhoods

One way to measure neighborhood change is examining changing levels of income in neighborhoods over time. In 2000, census tracts with lower incomes (MHI) were located primarily in Nashville’s urban core. Since 2000, income levels have increased in the urban core, especially in Downtown, Midtown, and East Nashville. Simultaneously, there were significant decreases in incomes levels in areas located further away from the urban core – specifically in Bordeaux, South Nashville, and Madison. Although incomes have remained stagnant over the past decade, neighborhoods have seen consistent increases in household income of 30 percent or more in the southern portion of the county, while income has decreased by as much as 59 percent in the southeastern portion of the county. This reflects the recent redevelopment of areas in the urban core and suggests migration of lower income households to areas further away from the urban core, where land and housing are more affordable. In the map on the next page, red census tracts indicate a decrease in income, with the darker shade indicating a decrease of 25 percent of the median income or more. Dark blue census tracts indicate an increase in income, with darker shades indicating an increase of 25 percent of median income or more. A full list of the median household incomes by census tract is located in the Appendix. The following tables show the top five percent change decreases and increases in the Median Household Incomes from 2000-2015 by Census tract. These two tables represent the percentage change in median household income by census tract relative to the change for the entire county in 2000 and 2015.

Top Five Percent Change Decreases in Median Household Income (MHI) from 2000-2015				
Census Tract: 2000	Census Tract: 2015	% 2000 MHI	% 2015 MHI	% Change
125	193	88%	19%	-69%
156.20	156.20	148%	89%	-59%
156.18	156.18	138%	88%	-50%
184.07	184.07	225%	176%	-49%
156.19	156.19	164%	120%	-44%

Top Five Percent Change Increases in Median Household Income (MHI) from 2000-2015				
Census Tract: 2000	Census Tract: 2015	% 2000 MHI	% 2015 MHI	% Change
134	134	102%	177%	75%
145	195	44%	102%	59%
140	194	37%	93%	56%
186.02	186.02	300%	354%	55%
169	169	115%	170%	55%

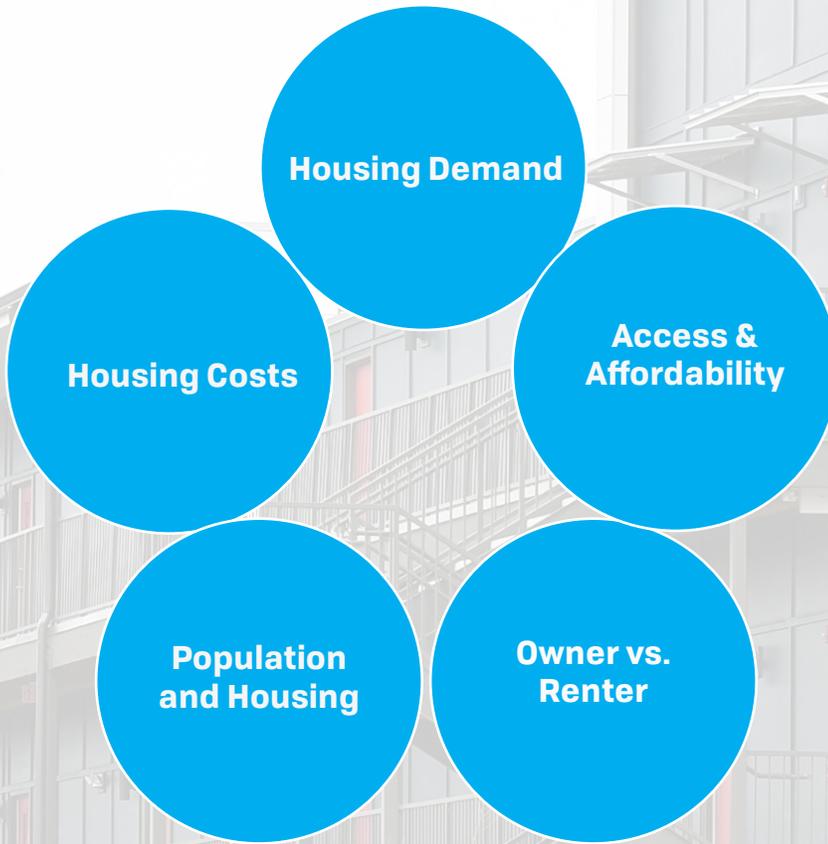
Nashville's Housing Indicators:

Info from the Tennessee
Housing Development Agency

4.

The Tennessee Housing Development Agency (THDA) provided Metro Nashville with a baseline housing trends report to identify housing indicators that should be evaluated consistently. THDA’s forthcoming statewide housing indicators report will also provide consistent measurements across major cities in Tennessee.

This section displays key housing indicators for Nashville in the following areas:



THDA plans to update annually to determine needs and measure the success of the implementation of housing tools.

Population and Housing Stock

According to NashvilleNext, the city's 25 year general plan, Nashville MSA is projected to add 1 million people to the region in the next 25 years. Nashville-Davidson County has seen a 24 percent increase in population from 2005 to 2015, with an additional 12 percent expected over the next 10 years. Although there has been an increase in housing supply, it has been predominately in multi-family units, and more than half of Nashville's housing stock was built prior to 1980.

Population	658,506
Population Change from 2005 to 2015	129,039 23.47%
Projected Population Change from 2016 to 2026	79,653 11.71%

Number of Housing Units	294,284
5 Year Change in Total Housing Units	14,011 5.00%
Single Family Housing Units	175,621
5 Year Change in Single Family Housing Units	2,092 1.21%
Multi-Family Housing Units	118,663
5 Year Change in Multi-Family Housing Units	11,919 11.17%

Age of Housing Stock	
Percent Built before 1960	23.47%
Percent Built 1960-1980	29.99%
Percent Built 1980-2010	42.83%
Percent Built from 2010 to 2015	3.71%

53% of Nashville's housing stock was built prior to 1980, which increases the need for rehab & repair.

Greater Nashville Apartment Association- 2017 Market Survey:

Construction in 1st Quarter 2017	Number of Units	Affordable Units	Conventional Units
Pontential	7,276	572	6,704
Construction Underway	11,172	364	10,808
Construction Completed	1,426	0	1,426
Total Units	19,874	936	18,938

*Number of units adjusted to account for Nashville area only.

Owner vs. Renter

Homeownership rates are declining nationwide and statewide, with larger decreases in homeownership in urban areas. According to the State of the Nation's Housing Report (June 2016), the nationwide homeownership rate is at its lowest level in fifty years due to tight restrictions on mortgage credit and a drop in incomes. Nashville leads the four major cities in the state in homeownership rates, with 54.1 percent of households owner-occupied. However, Nashville has experienced a 3.5 percent decline in homeownership since 2010. Nashville's homeownership trends are consistent with nationwide trends.

Based on Davidson County's median household income (MHI), approximately 27 percent of home sales were affordable. For instance, only 3 percent of Nashville home sales were affordable to a restaurant server.

Percent of Households who Rent their home	45.90%
Percent of Households who Own their home	54.10%
Change in Households who Own their home since 2010	-3.50%
Change in Households who Own their home since 2000	-1.20%

Median Household Income	\$48,368
Percent Single Family Home Sales Affordable to a Median Wage Earner	26.47%
Percent Single Family Home Sales Affordable to a Restaurant Server in 2015	3.15%

Because Nashville has experienced a 3.5% decline in homeownership since 2010 an increase in financial empowerment services and homeowner education counseling are needed.

*Negative numbers indicate gaps

Who Needs Housing?



Annual Income Needed for a 2 Bedroom Home :	\$37,000
Annual Income Needed for a 1 Bedroom Home :	\$30,240
Annual income needed for median housing costs:	\$55,787

Housing Costs

On average, both renters and owners are paying over \$800 in monthly rent or mortgage payments. According to the Housing Policy and Inclusionary Zoning Feasibility Study prepared by Economic Planning Systems in 2016, Nashville has higher cost-burdened households compared to national levels, approximately 38 percent of households combined. Cost-burdened is defined as paying more than 30 percent of household income on housing costs.

Nashville's 2015 median home sales price, approximately \$222,105, is out of reach for many low to moderate income households due to insufficient income, credit, or assets and restrictive underwriting criteria.

Median Housing Costs for Homeowners with a Mortgage	\$1,336/month
Median Housing Costs for Renters	\$874
2015 Single Family Home Sales Total	13,341
25th Percentile Home Sales Price	\$154,700
50th Percentile (Median) Sales Price	\$222,109
75th Percentile Home Sales Price	\$331,500

Percent Change in Median Home Sales Price since 2005	46.26%
Percent Change in Median Home Sales Price since 2010	33.00%

25th Percentile Single Family Property Value	\$105,300
50th Percentile (Median) Single Family Property Value	\$145,900
75th Percentile Single Family Property Value	\$228,000

Median \$ per Square Foot for Residential Appraisal	\$90.47
Median Ratio of Residential Land Appraisal to Total Property Appraisal	0.2217

Access and Affordability

A significant amount of homeowners and renters earning less than 30 percent of the median income are considered to be cost-burdened. Even more concerning is the amount of these households are spending more than 50 percent of their income on housing costs, making them "severely cost-burdened."

Transportation and utilities costs should also be considered when evaluating cost-burden. In Nashville, approximately 23 percent of household income is spent on transportation, according to the Housing +Transportation Index. On average, Nashvillians spend 50 percent of their income on housing and transportation costs combined. In addition, utility costs have steadily increased over the past decade.

Percent of Homeowners whose Housing Costs Exceed 35% of Income	22.57%
Percent of Homeowners whose Housing Costs Exceed 50% of Income (severely cost-burdened)	11.20%
% Change in Homeowners whose Housing Costs Exceed 50% of Income	-2.29%
Percent of Homeowners with 0-30% AMFI whose Housing Costs exceed 50% of Income (severely cost-burdened)	66.44%
Percent of Renters whose Housing Costs Exceed 35% of Income	38.67%
Percent of Renters whose Housing Costs Exceed 50% of Income (severely cost-burdened)	22.39%
% Change in Renters whose Housing Costs Exceed 50% of Income	-1.09%
Percent of Renters with 0-30% AMFI whose Housing Costs Exceed 50% of Income	64.29%
Percent of Households with 0-30% AMFI whose Housing Costs Exceed 30% of Income	75.56%

Transportation Considerations

Average Travel Time to Work of Workers Ages 16 to 64, in Minutes	23.8
Percentage of Workforce whose Travel Time to Work is Less than 15 Minutes	21.30%
Percentage of Workforce Whose Travel Time to Work is from 15 to 29 Minutes	45.70%
Percentage of Workforce whose Travel Time to Work is from 30 to 44 Minutes	23.50%
Percentage of Workforce whose Travel Time to Work is 45 Minutes or Greater	9.40%

Housing Demand

Nashville has not seen a significant increase in vacancy over the past two years showing its strong economic growth. Vacancy rates should be monitored regularly for housing tenure needs to provide an overall understanding of the housing market. In addition to vacancy rates, mortgages and loan volume assist with knowing if there are foreclosures occurring and the status of the lending market. While single family permits between 2014 and 2015 increased by 24 percent, the mortgage loan volume is nearly at full capacity at 96 percent. These indicators taken together provide a general report of the housing market.

Vacant Residential Property

Count/Percentage

Total Vacant Residential Addresses	4,980 1.5%
Residential Addresses that have been Vacant for less than 2 years	1,935 0.6%
Residential Addresses that have been Vacant for longer than 2 years	3,045 0.9%
Share of Vacancy Inventory that has been Vacant for more than 2 years	61%

Volume of Single Family, Owner Occupied Mortgages in 2007 (before housing crash)	10,516
Volume of Single Family, Owner Occupied Mortgages in 2015	10,052
2015 Mortgage Loan Volume as a Percentage of 2007 Loan Volume	96%

Building Permits

Number of Single Family Building Permits in 2015 by MSA	11,351
Percent Change in Single Family Building Permits, 2014 to 2015	24.4%
Number of Multi-Family Building Permits in 2015	6,874
Percent Change in Multi-Family Building Permits, 2014 to 2015	17.1%



Ryman Lofts, a Low Income Housing Tax Credit Development (0-60% AMI) for artists.



Nance Place, a Low Income Housing Tax Credit Development (0-60% AMI).

2018 Housing Action Plan: Proposed Strategies



2017-2018 Housing Priorities At-A-Glance

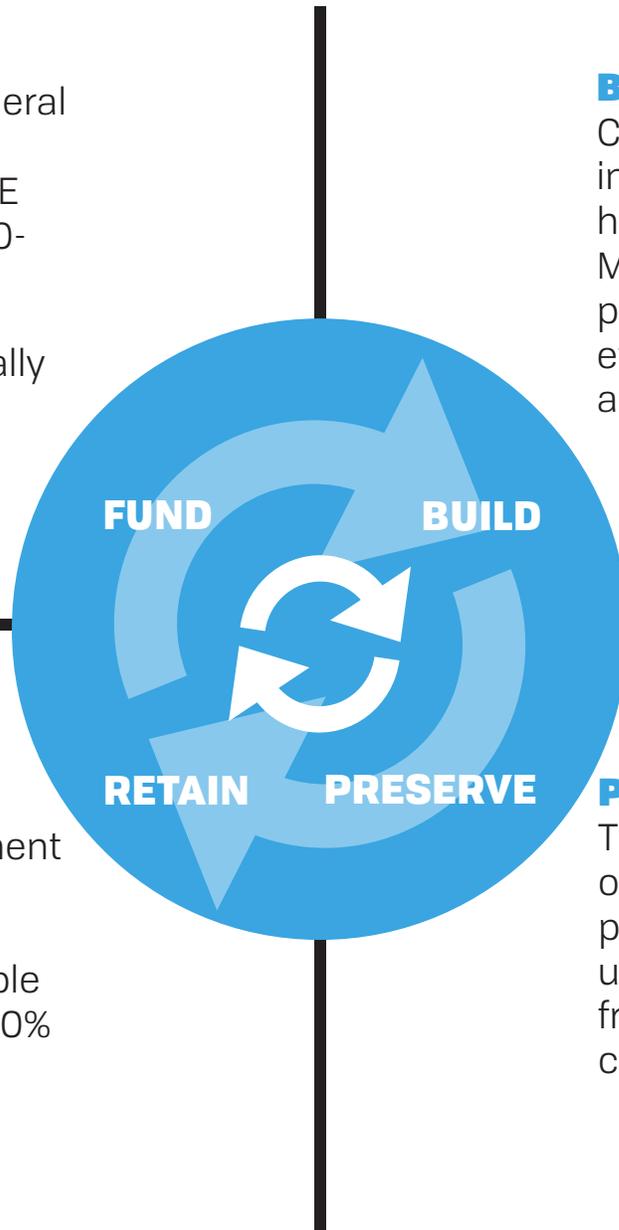
FUND IT:

Commit \$25M in general obligation bonds to BUILD and PRESERVE affordable housing (0-60% AMI)

Commit \$10 M annually in Barnes Fund

BUILD IT:

Continue to prioritize inclusive, mixed-income housing development on Metro-owned property and prioritize redevelopment efforts by need, location, and feasibility



RETAIN IT:

Expand tax abatement program for the preservation and creation of affordable rental housing (0-60% AMI)

PRESERVE IT:

Track housing indicator data on a public dashboard; Build policy guidelines based upon recommendations from previous plans and community input

To sustain our growing economy, Nashville will need to BUILD, FUND, PRESERVE at least **31,000** affordable housing rental units to RETAIN our residents by 2025.

Tools to Close Nashville's Housing Gap

Nashville has access to many tools to build, fund, and preserve housing options throughout the county. These tools are a combination of federal, state, and local resources currently available. Every partner, whether nonprofit, private developer, financial institution, or government entity will need to continue to research and explore best practices to leverage resources and assist with the increased need.

Tool	Responsible Entity
Below 30% Area Median Income	
Metro Homelessness Commission <ul style="list-style-type: none"> · How's Nashville · Ending Veteran's Homelessness by 2018 · Mayor's Interdepartmental Council on Homelessness 	Metro
Homelessness	Metro
Homeless Veterans at Marathon Village	MDHA
Housing Navigation/How's Nashville	Metro, Metro Homeless Commission
Veterans Affairs Supportive Housing (VASH) Incentives Program (avg. \$200k)	MDHA, Metro, Metro Homeless Commission
Veterans Assisted Supportive Housing (VASH) Vouchers	MDHA
Emergency Shelter Grants (ESG)	MDHA, Metro
Housing Opportunities for Person with AIDS (HOPWA)	MDHA, Metro
Continuum of Care	MDHA, Metro
Below 60% Area Median Income	
Expanded Property Tax Abatement Program	Metro
General Obligation Bonds for Affordable Housing (\$25M)	Metro
Low Income Housing Tax Credits (LIHTCs)	THDA
Payment in lieu of Taxes (PILOTs) for LIHTC developments	MDHA
Below 80% Area Median Income	
Property Tax Freeze Relief Program	Metro Trustee's Office
Barnes Fund for Affordable Housing (\$45M committed until 2019)	Mayor's Office
Metro Infill Lots	Metro, Non-Profits

Nonprofit Capacity Building Program	The Barne's Fund, Mayor's Office
Federally Funded Programs	MDHA
HOME Investment Partnership (HOME) · Acquisition/ New Construction/ Rehabilitation of rental homeownership units	MDHA
Community Development Block Grant (CDBG) · Homeowner Rehabilitation/ Repair · Rental Rehab	MDHA
Rental Assistance Vouchers: Housing Choice Vouchers, Project Based Vouchers, VASH Vouchers	
Public Housing Units	MDHA
Community Investment Tax Credit (CITC)	THDA
State Housing Trust Fund	THDA
State Community Development Block Grant	THDA
State HOME Investment Partnership	THDA
Community Reinvestment Act (CRA)	
Multi-Family Tax Exempt Bonds	IDB/HEFB
Weatherization Assistance	MDHA
Below 120% Area Median Income	
Metro Owned Properties	Mayor's Office
Transit Oriented Development/Tax Increment Financing (TOD/TIF)	MDHA, Metro
Housing Incentives Pilot Program (HIPPP) (\$2M)	Mayor's Office
Community Land Trust	Mayor's Office
Teacher Housing · Website · Village Concept · Alignment & Retention Strategy	Metro, MNPS Alignment
Inclusionary Zoning (IZ)	Mayor's Office, Planning Department
MDHA infrastructure improvements around housing facilities for redevelopment	MDHA
12th & Wedgewood Development	Metro, Developers

Greer Stadium	Metro, Developers
Rental Assistance Demonstration Program (RAD)	MDHA
TN State Hardest Hit Fund Down Payment Assistance Program (HHF-DPA)	THDA (0-100%)
TN Great Choice Home Loan Program	THDA
Community Development Financial Institutions (CDFIs)	
Voluntary Inclusionary Housing Ordinance	Metro
Community Land Trust (CLT) Initiative	Metro, Barnes
MDHA Workforce Housing Development (Disaster Recovery Funding)	MDHA

Other Affordable Housing Tools:

Tool	Responsible Entity
Codes- Landlord Registry	Metro Codes
Zoning/Codes <ul style="list-style-type: none"> · Density Bonus--Downtown Code · Adaptive Reuse Ordinance (ARO) 	Metro Planning
National League of Cities: Housing, Hazards, and Health	Mayor's Office, Codes, Health Department
TN Housing Search	
Housing Counseling Agencies	THDA

METRO NASHVILLE’S HOUSING TOOLKIT

 = Fund  = Build  = Preserve  = Retain

BARNES FUND FOR AFFORDABLE HOUSING

In 2013, Metro Nashville created its first housing trust fund to leverage affordable housing developments countywide. Named after Reverend Bill Barnes, a longstanding advocate for affordable housing and the deconcentration of poverty, the Barnes Fund for Affordable Housing provides funding to nonprofit developers to build affordable housing. In July 2016, Mayor Barry increased the funding of the Barnes Fund to \$40M over the course of four years, with an annual commitment of \$10M from the Mayor—the largest investment to date. The Barnes Fund for Affordable Housing has invested over \$14 million in affordable housing using Barnes Fund and leveraged over \$50M with federal and private funding sources, funding more than 500 housing units. The Barnes Fund currently has one dedicated funding source through fees from Short Term Rental permits. To date, the Barnes Fund has received over \$600,000 in dedicated funding.



NONPROFIT CAPACITY BUILDING

In partnership with the Center for Nonprofit Management (CNM) and the National Development Council (NDC), the Barnes Fund has created a capacity building program designed to expand the capacity of local nonprofit developers, with a focus on affordable housing finance and development. In phase one, CNM will implement a cohort-based model to strengthen the management capacity, financial analysis techniques, marketing and communications, and resource management skills needed to successfully develop and finance affordable homeownership and rental housing development. This program will also include an organizational assessment and tailored technical assistance from local consultants. In the second phase, NDC will provide training focused on the underwriting criteria used by lenders and the rates of return demanded by private equity investors in order to determine their investment in a rental housing project. The training will also explore the tools nonprofit developers can utilize to attract the maximum amount of private capital to rental housing projects as well as the techniques to fill financing gaps with public resources.



TEACHER HOUSING

MNPS employs approximately 5,100 teachers total and hires approximately 1,000 new teachers each year. The average salary for teachers for the 2016-17 school year is \$49,554.47. Housing needs are determined by how the income level of a household compares to the area median income (AMI). For Nashville, the AMI is set at \$68,500. Nearly all MNPS teachers receive a salary that falls below that threshold, with approximately 75 percent earning below 80 percent of AMI. Given the challenges of housing affordability in Nashville, the Mayor’s Office and MNPS are partnering to tackle teacher recruitment and retention efforts by connecting more teachers to housing: (1) working with developers to create additional housing options specifically for MNPS teachers and (2) creating a Nashville Teachers Village specifically for teachers new to MNPS and the teaching profession. To do this work, the Mayor’s Office and MNPS are partnering with developers, property managers, and nonprofits to create opportunities for teacher housing preferences countywide, connect teachers to these housing options, and evaluate our impact.

In addition, Alignment Nashville and the Mayor’s Office recently launched the Nashville Teacher Housing portal, which connects teachers to affordable and rental homeownership options and provides information about financial empowerment and homebuyer education counseling. For more information, please visit www.nashvilleteacherhousing.com.



HOUSING INCENTIVES PILOT PROGRAM

The Housing Incentives Pilot Program (HIPP) is designed to motivate private developers to incorporate affordable and workforce units into their apartment, condo, or housing developments. This voluntary program encourages mixed-income housing, primarily in the urban core and along major pikes and transportation corridors. For more information about HIPP, please visit

<http://www.nashville.gov/Mayors-Office/Housing/Incentive-Program.aspx>

Rental Option:	Ownership Option
Example Rent for 1 BR is \$1500	\$10,000 Outside of UZO/ Multimodal Corridor
Potential Tenant can afford \$900/mo	\$20,000 UZO/Multimodal corridor
Metro grants Owner/Developer \$600/mo	
15 year affordability period	30 year affordability period



PAYMENT IN LIEU OF TAXES (PILOT)

The Payment In-Lieu of Taxes (PILOT) Program, administered by MDHA, provides additional financial incentives for construction or rehabilitation of affordable housing units through the federally sponsored Low-Income Housing Tax Credit (LIHTC) programs. To date, over 700 units have been planned for construction or preserved. For more information, please contact MDHA’s Urban Development Office at 615-252-8503.



FEDERALLY FUNDED PROGRAMS

MDHA administers federal programs through the US Department of Housing and Urban Development (HUD) as the public housing authority. Additionally, MDHA administers the Nashville Continuum of Care and federal block grant funds including Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grant (ESG), and Housing for Persons with Aids (HOPWA). MDHA also owns and maintains over 5,400 public housing units (housing a majority of extremely low income households) and administers the Rental Assistance Vouchers program for Nashville-Davidson County.

MDHA is also planning to redevelop public housing developments using a mixed-income approach, using project based rental vouchers for low to moderate income households. Envision Cayce is the first public housing community experiencing the redevelopment and currently has over 150 units planned for completion over the next two years. MDHA anticipates building over 2500 units of affordable (40%), workforce (30%), and market rate (30%) units in the Cayce neighborhood over the next seven to ten years. Other public housing communities planned for redevelopment are Napier/Sudekum, Edgehill, Andrew Jackson, and Cumberland View.



PROPERTY TAX FREEZE/RELIEF PROGRAMS

Under Metro Nashville’s Property Tax Freeze program, qualifying homeowners ages 65 and older can “freeze” the tax due on their property at the amount for the year they qualify, even if tax rates increase. Metro’s Tax Relief program involves payment by the State of Tennessee to reimburse certain homeowners who meet the legal requirements, for a portion or all of property taxes paid. This program is not an exemption. Elderly, disabled, disabled veteran or a widow (er) of a disabled veteran homeowner can apply. In 2017, over 2,000 applicants enrolled in the program due to the recent tax appraisal.



METRO PROPERTIES FOR AFFORDABLE + WORKFORCE HOUSING DEVELOPMENT

In April 2016, Mayor Barry announced the first private-public partnership on Metro-owned property at the intersection of 12th Avenue South and Wedgewood Avenue. Metro owns the land and the developer plans to construct 170 workforce housing units with rents ranging from \$750 to \$1500. The redevelopment proposal for Greer Stadium, former home of the Nashville Sounds baseball team, will include affordable and workforce housing units. Metro Nashville will continue to donate Metro-owned infill lots to nonprofit developers through the Barnes Fund for Affordable Housing. To date, thirty (30) infill lots have been donated to nonprofits for affordable rental and homeownership units through the Barnes Fund.



\$25MM GENERAL OBLIGATION BONDS

Metro Nashville will use \$25M in general obligation bonds to acquire and rehabilitate existing multi-family rental or adaptive reuse buildings and develop affordable housing units on Metro-owned properties. Metro will prioritize Metro-owned properties to be used for development through a land feasibility analysis and highest best use for special needs populations.



EXPANSION OF TAX ABATEMENT PILOT PROGRAM FOR AFFORDABLE HOUSING DEVELOPMENT/PRESERVATION

Metro Nashville will expand the existing PILOT program used for Low Income Housing Tax Credit (LIHTC) developments to include properties with affordable housing units for households at or below 60 percent of AMI.



INCLUSIONARY ZONING

In September 2016, the Metro Council approved BL2016-133, Nashville's first incentive-based inclusionary housing program. If a developer increases entitlements, a portion of the proposed units will need to be below 100 percent of Davidson County's median household income (MHI). The incentives for the inclusionary zoning ordinance are through the Housing Incentives Pilot Program (HIPP). The effective date of the ordinance is June 16, 2017.



COMMUNITY LAND TRUST (CLT)

Community Land Trusts (CLT) are typically nonprofit, community-based organizations designed to maintain long-term housing affordability and community stewardship of land. The Barnes Fund for Affordable Housing has provided an application for a partner organization to explore creating a CLT for Nashville.



VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) EXPANSION

Nashville created its first incentive program encouraging owners/landlords in Davidson County to rent their units to homeless Veterans who are eligible for rental assistance under MDHA's VASH program. The program led to an immediate uptick in housing for veterans through MDHA. The immediate need for hero housing prompted this collaborative plan to add funding to support Veterans. Participating landlords are eligible for a lease signing bonus and for payment of unpaid rent or damages after a VASH participant moves from a unit. These incentives apply to any new Housing Assistance Payments (HAP) contracts. VASH participants receive subsidized rent and moving assistance through the voucher program.



HOW'S NASHVILLE

How's Nashville is a community-wide, collaborative, and inclusive effort to end homelessness in Nashville. It was launched by the Metropolitan Homelessness Commission in 2013. Since 2013, the Nashville community has increased the housing placement rate for people experiencing chronic homelessness from an average of about 19 people per month to 54 people per month in 2016. The How's Nashville campaign is driven by community partners that meet regularly to work on the initiative's goals and monitor its progress.



TRANSIT ORIENTED DEVELOPMENT

Transit-focused areas using public investment for mixed-income and mixed-use development along Nashville’s highest capacity corridors—Gallatin Pike, Murfreesboro Road, Nolensville Pike, Charlotte Pike, and the Northwest Corridor.



TAX INCREMENT FINANCING

A public financing tool that allows for infrastructure, redevelopment, and community-improvement projects in redevelopment districts. In 2017, affordable and workforce housing development was added as an eligible use.



COMMUNITY DEVELOPMENT FINANCIAL INSTITUTIONS

Mission-driven financial institutions that take a market-based approach to supporting economically disadvantaged communities typically through low interest loans for affordable housing and community development projects. There are four CDFIs in the Nashville Community.



Nashville's Housing Policy Recommendations

Over the past five years, Nashville has conducted several planning processes, reports, and studies to analyze including NashvilleNext, Nashville's 25-year plan. Many of these planning documents have housing recommendations to not only increase housing affordability but also how to increase the amount of tools for housing development.

The following plans were reviewed and assessed to outline policy recommendations for consideration:

- Nashville Next (Metro Planning)
- 2013-2018 Consolidated Plan (MDHA)
- Community Needs Assessment (Metro Social Services)
- Shaping the Healthy Community (Nashville Civic Design Center)
- Housing Policy and Inclusionary Zoning Feasibility Study (Economic & Planning Systems)
- Equitable Development Report (Vanderbilt University)
- Housing Background Report (The Housing Fund)
- Housing Policy Reports (THDA)
- Greater Nashville Trends, Preferences and Opportunities (Arthur Nelson)
- Vital Signs Reports (The Nashville Area Chamber of Commerce)
- Analysis of Fair Housing Impediments Study (MDHA)

The following policy recommendations and tactics are suggested to continue Nashville's progress in housing. These recommendations are designed to guide housing stakeholders across our community, including investors, for-profit and nonprofit housing developers, service providers, and Metro Government.

1. Increase housing choices that are affordable, available, and accessible to all new and existing Nashvillians, maintaining economic and social diversity.
2. Reduce the negative effects of gentrification and displacement in Nashville's growing residential markets.
3. Promote strong community networks in Nashville's neighborhoods that include residents, supportive organizations, and services.
4. Ensure that all neighborhoods have access to opportunities and high quality housing options through equitable investment and development.
5. Emphasize green building, energy efficiency, and healthy housing principles in housing construction and rehabilitation.

FUND It:

Tools that create local dedicated resources to subsidize equitable development

- Promote innovative financing programs to provide affordable and workforce housing for all Nashvillians.
- Continue support of funding for the Barnes Housing Trust Fund to provide a flexible funding option for nonprofit developers to acquire, construct, and rehabilitate affordable housing units. Provide technical assistance and support to increase the capacity of nonprofit developers.
- Continue support of mixed income housing developments and communities by providing incentives to developers.
- Encourage private-public partnerships in affordable and workforce housing development.
- Expand partnerships with Community Development Financial Institutions (CDFIs), financial institutions, and long term affordability programs (shared equity/Community Land Trusts).

BUILD It:

Tools that regulate and incentivize equitable development

- Encourage inclusive development (mixed-income, mixed-use) countywide, primarily in priority location areas, which include ReCAP/Promise Zone and high access areas.
- Develop standards that guide the design, the location, and construction of affordable housing across all neighborhoods. Evaluate existing design standards with Metro Planning through land use policy and zoning.
- Provide transit options to lessen cost burden, increase housing affordability, and connections to jobs, services, and amenities.
- Identify neighborhood areas that have potential for growth. Collaborate with Metro Planning Commission to identify areas to retain residents.
- Create programs that focus on the social, financial, and physical effects of neighborhood change.
- Create tools that encourage context sensitive development in Nashville's neighborhoods, in rural, suburban, and urban areas.
- Encourage mixed income/mixed use development that can accommodate the special populations highlighted in this report.
- Expand housing opportunities and policies to accommodate multi-generational households (i.e. grandparents raising grandchildren, New American population, large family, live-in parent).

PRESERVE It:

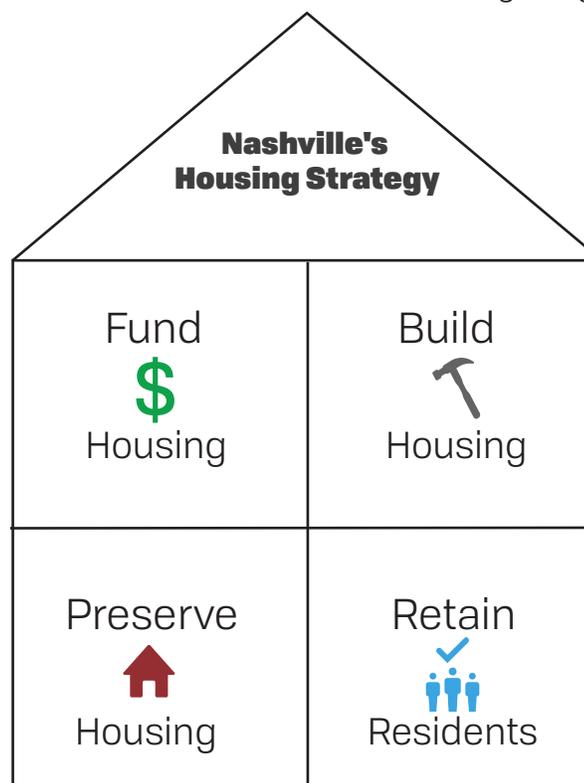
Tools that preserve affordable units

- Provide access to affordable housing and support programs for the unhoused and Nashvillians with very low income (0-60% median household income) using a data-driven approach.
- Partner with the development community to help Nashville reach it's goal to end veteran's homelessness.
- Provide tools for neighborhoods to assess their strengths, weaknesses, and needs. Collaborate with Nashville Civic Design Center and Neighborhood Resource Center on
- Expand communication and messaging of housing options in neighborhoods.
- Create a resource guide and housing navigation tool that is accessible to all residents.
- Expand access to opportunity using the Assessment of Fair Housing (AFH) and other fair housing practices.
- Identify and prioritize special housing needs.
- Research and explore best practices for housing innovation and housing production.

RETAIN It:

Tools that allow residents to stay in place

- Work with Metro Codes and local associations to explore Landlord/Tenant rights and demolition process.
- Collaborate with Metro departments, Tennessee Department of Environment and Conservation, nonprofits, and other stakeholders to identify retention strategies.
- Expand existing affordable housing repair and rehabilitation assistance programs to provide cost savings, and safe and healthy housing to residents.
- Partner with the National League of Cities' Mayors' Institute on Housing, Hazard, and Health on technical assistance to create policies for sustainable and healthy housing initiatives.
- Utilize the newly formed Mayor's Office of Housing and Office of Transportation and Sustainability to envision more energy efficient housing to combat potential future stresses.
- Work with local nonprofit organizations to assist residents wanting to age-in-place.



Housing Need Priorities

The following groups face significant barriers that make it more difficult to obtain affordable housing. Important statistics were provided by various stakeholders to further define these primary groups who had the highest need-based priority.

Extremely low-income (ELI) households (0-30% of median household income)

- 27 percent of households are ELI households (6 percent of owner households/21 percent of renter households).
- 76 percent of ELI households are cost-burdened.
- 64 percent were considered to be severely cost-burdened households.
-

The Unhoused

- According to the HUD 2017 Point in Time count, there are 2,337 total homeless people, sheltered and unsheltered.

Seniors (population over 62 years of age)

- Eleven percent of Davidson County's total population was age 65 or over (75,338).
- One in six of Davidson County residents age 65 and over lives in poverty.
- Davidson County residents age 65 and over are projected to nearly double from 75,100 in 2015 to 150,484 by the year 2050.
- Median Household income for persons age 65 and over is \$41,012.

New Americans

- New Americans now make up 12% of Nashville's overall population. (Partnership for New American Economy).
- Nearly 1 in 3 children (under 18) in Nashville live in a bilingual or non-English speaking household. (Partnership for New American Economy).
- All ethnic and racial minorities will account for 121 percent of population growth in Davidson County in the next 25 years.

Persons with Disabilities

- There were 82,077 residents with a disability or 12.2 percent of the population.
- People over the age of 65 are more than likely to have a disability than 18 to 64 years of age.

Veterans

- There were 29,244 Davidson County veterans in 2015, 5.5 percent of the total population.
- Davidson County's veteran population was more than twice as likely to have a disability as civilians, approximately 30.9 percent.

Youth

- Twenty-seven percent of youth under the age of 18 years old are living in poverty in Nashville, and approximately 900 youth ages 18-24 are experiencing homelessness.
- HUD reports that up to 37 percent of youth aging out of foster care will experience homelessness after transitioning.
- Nationally, approximately 40 percent of youth experiencing homelessness identify as LGBTQ.
- At least 50 percent of youth experiencing homelessness have been arrested.

Formerly Incarcerated

- Challenges include barriers to entry to employment and educational attainment, including lack of community support systems and housing options.

Other Housing Need Priorities identified by Stakeholders:

- Inter/multi generational families
 - Families with children
 - Grandparents raising grandchildren
- Victims of domestic violence



In 200 words or less, explain the need for your proposed project.

Will your project target a special population? If so, select the population(s) your project will serve.

- Ex-Offenders
- Larger Families
- New Americans
- Persons with Disabilities
- Seniors (62 years and up)
- The Unhoused Population
- Veterans
- Victims of Domestic Violence
- Youth
- None of the Above

In 200 words or less, describe the surrounding neighborhood (architectural style, building heights, size of comparable units, and neighborhood characteristics) and how the proposed development compliments the neighborhood character.

Screenshot of Barnes Housing Trust Fund Fall 2017 Application. Developers receive points for each housing need priority identified in their application.

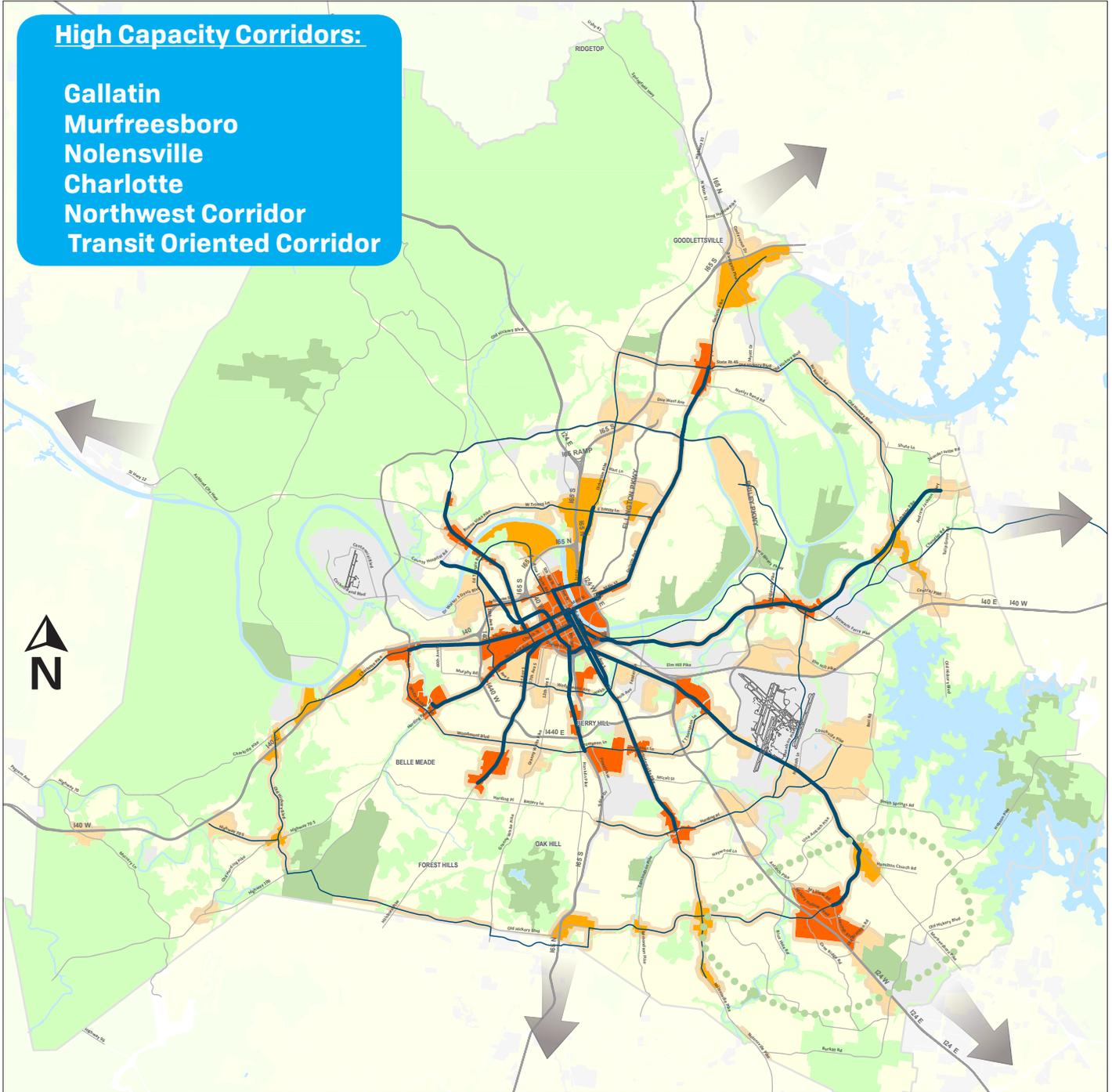
Prioritization of Housing Development by Location:

- Encourage development of housing for residents earning 0-60% of median household income along multimodal or high capacity corridors (Gallatin Pike, Mufreesboro Pike, Nolensville Pike, Charlotte Pike, or the Northwest Corridor) and in transit oriented development. *(See Nashville Next Growth Map on pg. 46)*
- In racially/ethnically concentrated areas of poverty (R/ECAPs) and Nashville Promise Zone (6 subzones), to address generational poverty, housing developments providing units to residents earning over 30% median income are encouraged. If a development is providing housing for households below 30% of the median household income, a plan of action related to access to services, jobs, transit and other beneficial opportunities for growth should be provided with defined partnerships with other non-profit organizations, the private sector, and local stakeholders. *(See pg. 47 to learn more about the Nashville Promise Zone)*
- Encourage development in areas where there has been significant housing loss by census tract. *(See maps in Gaps section).*
- Work with Metro Planning Commission through land use policies to determine areas for potential growth by identifying BUILD and RETAIN zones within the county.
- Promote housing near Employment Centers/Tiered Centers from NashvilleNext.

NashvilleNext Growth & Preservation Map

High Capacity Corridors:

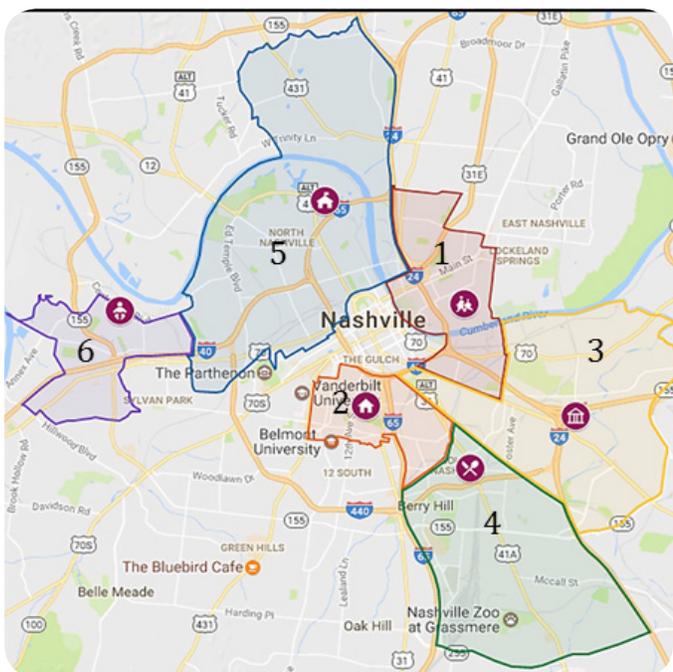
- Gallatin
- Murfreesboro
- Nolensville
- Charlotte
- Northwest Corridor
- Transit Oriented Corridor



- | | | | |
|----------------|----------------------|-----------------------|--|
| Centers | Green network | Neighborhood | High capacity transit corridors |
| ● Tier One | ● Open space anchor | ● Transition | — Immediate need |
| ● Tier Two | ● Missing an anchor | ● Special impact area | — Long-term need |
| ● Tier Three | | | ← Regional connection |

Nashville Promise Zone

In 2016 Nashville became one of 22 communities across the country designated to be a Promise Zone led by the U.S. Department of Housing and Urban Development. The Nashville Promise Zone (NPZ) comprises 46-square miles, including the neighborhoods just south, east, and north of Nashville’s central business district. The NPZ, which is co-led by MDHA and the Mayor’s Office, joins the forces of 6 subzone nonprofit captains and more than 92 supporting partners from government, local institutions, nonprofits, and community organizations. These partners will undertake a collaborative 10 year effort to socially and economically transform the Zone with a focus on increasing [access to affordable housing](#), education, economic activity, jobs, community infrastructure, and reducing violent crime for Promise Zone residents.



Promise Zone Map and Subzone Captains

1. [Martha O'Bryan Center](#)
2. [Edgehill Coalition](#)
3. [Woodbine Community Organization](#)
4. [Conexion Americas](#)
5. [Urban League of Middle Tennessee](#)
6. [St. Luke's Community House](#)

Demographics: Promise Zone


Promise Zone Population
 ~124,116


28% of homeowners cost burdened
 25.4% Davidson County


54% of renters cost burdened
 47.3% Davidson County


10.6% unemployed
 3.6% Davidson County


32% living in poverty
 18.2% Davidson County


29.5% of adults received high-school degree (highest level of education)
 24.1% in Davidson County


29% of adults received post-secondary degree (highest level of education)
 37.3% Davidson County

2016 – 2017 Annual Report:
Funding Allocation & Housing
Activities Update

6



Housing Development Toolkit Funding Report (2015-2017)

Housing Initiatives		Funding Totals/ Value	Median Income	Projected Unit Count
Barnes Fund for Affordable Housing	\$	\$15M	0-80% AMI	407 total: 325 rental 30 homeowner 6 rehab units
Housing Incentives Pilot Program (HIPP)		\$500,000	61-120% Davidson County Median Income	Ongoing Projected: 100 units
VASH	\$	\$261,000	0-30% area median income	40
Homelessness	\$ 	\$125,000	0-30%	25
MDHA infrastructure Improvements around housing facilities for redevelopment	\$ 	\$7M	0-120% & market rate	
PILOT program for Low Income Housing Tax Credits (LIHTC) developments	\$ 	\$2.5M	0-60% AMI	722 approved 217 units preserved 255 units preserved (pending approval)
Metro Infill Lots		\$2.4M	0-80% AMI	
12th & Wedgewood	\$ 	\$45k Property Appraised Value--	61-120% area median income	170
Property Tax Freeze/Relief Program		\$3.7M	0-80% AMI	24% enrollment increase (nearly 2000 applicants)
MDHA Federal Programming	\$ 	\$7M	0-80% AMI	
Homeless Veterans at Marathon Village			0-30% AMI	32 (pending)
HOME			0-80% AMI	11 Homeownership 67 Rental
CDBG			0-80% AMI	60 (Homeowner Rehab) 55 (Homeowner HVAC Replacement Program)
Weatherization Assistance Program			0-80% AMI, elderly	58 (Homeowner)
Barrett Manor			0-80% AMI	70 Rental
Other MDHA Projects				
Workforce Housing Units			61-120% AMI	54 (10th & Jefferson) 42 (Bordeaux Townhomes) 94 (Kirkpatrick Place)
Total		Approx. \$38.5M		Approx. 1,875 units underway, preserved, or under construction

Status Report

The Mayor's 2016-2017 Housing Priorities and Action Plan outlined strategies and tools to **FUND**, **BUILD**, and **PRESERVE** housing units, and to **RETAIN** residents. The report below lists strategies that are in progress or completed. Strategies that are in progress will be pursued ongoing strategies in future planning years. As the Mayor's Office releases the Housing Priorities and Action Plan each year, an Annual Report progress update from previous years' work will also be included.

In Progress: 

Complete: 

FUND IT

Tools that create resources to subsidize equitable development

Action	Status
Expand financial commitment and activities for the Barnes Fund for Affordable Housing. Mayor Barry will increase the Barnes Fund to \$16 million.	 <ul style="list-style-type: none"> • \$10M awarded to five nonprofit organizations for 407 affordable housing units • \$5M will be announced April 2017
Federal funding currently allocated to Metro Nashville, administered by MDHA, will be closely coordinated with the Mayor's Office. For FY 2016-2017, over 60% of the funding (over \$5,600,000) is dedicated to housing related activities for households at or below 80% AMI.	 <ul style="list-style-type: none"> • See funding allocation
Leverage funding allocated from the Barnes Fund by partnering with financial institutions, for-profit developers, and the non-profit community.	 <ul style="list-style-type: none"> • Funding leverage averaged approximately 3:1

BUILD IT

Tools that regulate and incentivize equitable development

Action	Status
Use Metro-owned properties to provide affordable and workforce housing	 <ul style="list-style-type: none"> • 12th & Wedgewood—Private-Public Partnership • Greer Stadium—Priority points in redevelopment proposals • 30 infill lots donated to nonprofit organizations for rental and homeownership opportunities
Build a partnership with Metro Nashville Public Schools (MNPS) to identify underutilized properties for affordable and workforce housing options for teachers.	 <ul style="list-style-type: none"> • Facilitated partnership with Alignment Nashville to host: www.nashvilleteacherhousing.com

Action	Status
Convene meetings with stakeholders to provide mixed-income housing developments.	 <ul style="list-style-type: none"> Over 100 meetings convened/facilitated with developers and stakeholders on increasing the housing supply Additional focus group meetings expected after release of report
Support MDHA's Rental Assistance Demonstration (RAD) Program—a new model of developing mixed income communities in existing public housing developments. Envision Cayce in East Nashville is the first RAD development to be implemented in Nashville.	 <ul style="list-style-type: none"> Barrot Manor (72 units) Kirkpatrick Place approved (1st Mixed income Development—96 units); Groundbreaking expected Fall 2017 Envision Napier/Sudekum-Awarded Choice Neighborhood Planning Grant

PRESERVE IT

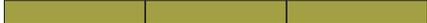
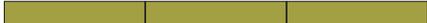
Tools that preserve affordable units

Action	Status
Create a template and compliance mechanism for keeping properties affordable over time through affordability restrictions. As Metro Nashville donates properties to non-profit and for-profit developers, these restrictions will provide lasting affordability.	
Create community outreach and messaging tools. This will educate the community on various types of affordable and workforce housing as well as the importance of mixed-income neighborhoods.	 <ul style="list-style-type: none"> Developing materials for distribution
Establish performance management and metric systems for tracking, monitoring, and reporting progress towards increasing housing options. Metro Nashville recently expanded its contract with Economic & Planning Systems, Inc. to provide housing needs and gaps analysis and other housing policy support. The housing needs analysis will serve as Nashville's baseline data by the end of 2016.	 <ul style="list-style-type: none"> Housing Nashville Report
Increase opportunities for technical assistance and non-profit capacity building for creating and expanding housing programs, including community land trusts, shared equity, and other long-term affordability programs.	 <ul style="list-style-type: none"> Partnership with Center for Nonprofit Management (CNM) and National Development Council to offer nonprofit capacity building



RETAIN IT

Tools that allow residents to stay in place

Action	Status
<p>Promote and increase participation in the tax relief/tax freeze programs through the Mayor's Office of Neighborhoods and Community Engagement and Metro Trustee's and Property Assessor's Offices. This program allows income-qualified seniors and disabled veterans and owners to receive property tax relief. In 2007, Metro Nashville became the first jurisdiction in the state to establish a tax freeze program for qualifying homeowners, ages 65 or older. As Nashville approaches a property reappraisal year in 2017, this program can assist residents aging in place.</p>	 <ul style="list-style-type: none"> Increased enrollment by 13-15% due to partnership with local nonprofits and advocate community
<p>Support the Payment In-Lieu of Taxes (PILOT) program to retain existing affordable rental units.</p>	 <ul style="list-style-type: none"> Increased cap amount from \$2M to \$2.5M (over 700 units planned or preserved)
<p>Support non-profit organizations focusing on home rehabilitation and repair through expanded Barnes Fund uses.</p>	 <ul style="list-style-type: none"> Added category to the Barnes Fund and awarded funding to Rebuilding Together Nashville
<p>Support rental and homeowner rehabilitation and repair programs that are funded through federal block grant funding, currently administered by MDHA.</p>	 <ul style="list-style-type: none"> Over 115 units completed in FY17
<p>Encourage private equity and investment entities to purchase existing affordable housing rentals to extend affordability.</p>	
<p>Pursue grant opportunities focused on neighborhood stabilization and preservation.</p>	 <ul style="list-style-type: none"> Applied for Community Wins Grant for rehabilitation Awarded technical assistance from National League of Cities to provide policies on Housing, Hazards, and Health (1 of 6 cities)

Appendix :

Housing Terms, Resource Guide,
Additional Information



Housing Terms

Affordable Housing means housing that, on an annual basis, costs thirty percent (30%) or less than the estimated median household income for households earning sixty percent (60%) or less than the median household income for Davidson County based on the number of persons in the household, as established by Median Household Income in the Past 12 Months by Household from the most recently available US Census Bureau American Community Survey, as defined by the state of Tennessee.

Area Median Income (AMI) includes 14 counties in the Metro Nashville-Davidson County Metropolitan Statistical Area (MSA). includes 14 counties in the Metro Nashville-Davidson County Metropolitan Statistical Area (MSA).

Assessment of Fair Housing (AFH) intended to assess existing barriers to accessing housing options for Nashville's most vulnerable populations.

Community Investment Tax Credit (CITC) is a credit that financial institutions obtain against the sum total of taxes imposed by the Franchise and Excise Tax Laws when qualified loans, investments, grants or contributions are extended to eligible housing entities for engaging in eligible low income housing activities.

Continuum of Care. The Nashville-Davidson County Continuum of Care consists of community partners dedicated to ending homelessness in Nashville-Davidson County. The mission of the CoC is to create a collaborative, inclusive, community-based/inspired process and approach to planning and managing effective homeless assistance resources and programs. The CoC coordinates funding resources (Federal, State, local, and philanthropic) to adequately fund all homeless needs in our community.

Cost Burden is when households pay more than 30 percent of their income on housing costs.

Emergency Solutions Grant (ESG) provides support homelessness prevention, emergency shelters, and related homelessness services.

HOME Investment Partnership (HOME) is a HUD program dedicated to fund affordable housing acquisition, construction, and rehabilitation for households at or below 80 percent of AMI.

Housing for Persons with Aids (HOPWA) is a HUD program provides housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families.

Housing Affordability is defined by the US Department of Housing and Urban Development (HUD) as not spending more than 30 percent of a household's income (including mortgage or rent payments and utilities).

Housing Tenure refers to whether a household is renter or owner occupied.

Inclusionary Housing/Zoning (IZ) refers to when a municipal government and zoning incentivizes

developers to provide below-market rate units as a part of their residential or mixed used developments. For more information about Nashville's Inclusionary Zoning program, see <http://www.nashville.gov/Planning-Department/Inclusionary-Housing.aspx>.

Low Income Housing Tax Credit (LIHTC-Pronounced Li-tech) is a federal tax credit program intended for the development of rental affordable housing development, administered by THDA (see below).

Median Household Income (MHI) is the amount divided equally between those in Davidson County that have above that amount and those below that amount. Davidson's county MHI is \$

Metropolitan Development and Housing Agency (MDHA) is an intergovernmental agency that administers and manages Nashville's public housing and rental assistance voucher programs (Section 8 and Project Based Rental Assistance). MDHA is also the city's redevelopment agency and administrator of federal funding programs received by HUD on behalf of Metro Nashville.

Rental Assistance Demonstration (RAD) is a HUD program to redevelop public housing developments to mixed income developments. An example would be Envision Cayce.

Tax Increment Financing (TIF) is a public financing tool that allows for infrastructure, redevelopment, and community-improvement projects in redevelopment districts. In 2017, affordable and workforce housing development was added as an eligible use.

Tennessee Housing Development Agency (THDA) is Tennessee's housing finance agency and administers HUD programs for State of Tennessee including HOME, CDBG, and others. THDA also provides down payment assistance for homebuyers as well as provide financing products for potential homebuyers through their Great Choice mortgage program and developers of low income rental housing development through the LIHTC program.

Transit Oriented Development is intended to provide housing, retail, and office uses within walking distances of transit centers.

U.S. Department of Housing and Urban Development (HUD) is the federal entity responsible for programs related to community development and affordable housing for households and communities below 80% AMI.

Workforce Housing means housing that, on an annual basis, costs thirty percent or less than the estimated median household income for households earning more than sixty percent and not to exceed one hundred and twenty percent of the median household income for Davidson County based on the number of persons in the household, as established by Median Household Income in the Past 12 Months by Household Size from the most recently available US Census Bureau American Community Survey, as defined by the State of Tennessee.

Resource Guide

Median Incomes by Household Size with Maximum Monthly Rents and Sales Prices (updated annually)

Metro Nashville-Davidson County's Median Household Incomes by Household Size (2015) with Maximum Monthly Rents and Sales Prices - Nashville Housing Policy Study

Year	MHI Level									
	2015	30% MHI	40% MHI	50% MHI	60% MHI	70% MHI	80% MHI	90% MHI	100% MHI	110% MHI
Household Incomes										
1.0-person	\$9,679	\$12,905	\$16,132	\$19,358	\$22,584	\$25,810	\$29,037	\$32,263	\$35,489	\$38,716
2.0-person	\$19,780	\$26,373	\$32,966	\$39,559	\$46,152	\$52,746	\$59,339	\$65,932	\$72,525	\$79,118
3.0-person	\$19,687	\$26,249	\$32,811	\$39,373	\$45,935	\$52,498	\$59,060	\$65,622	\$72,184	\$78,746
4.0-person	\$17,941	\$23,921	\$29,902	\$35,882	\$41,862	\$47,842	\$53,823	\$59,803	\$65,783	\$71,764
Monthly Rental Maximums at 30%										
	2015.0.3	2015.0.4	2015.0.5	2015.0.6	2015.0.7	2015.0.8	2015.0.9	2015.1	2015.1.1	2015.1.2
1.0-person	\$242	\$323	\$403	\$484	\$565	\$645	\$726	\$807	\$887	\$968
2.0-person	\$494	\$659	\$824	\$989	\$1,154	\$1,319	\$1,483	\$1,648	\$1,813	\$1,978
3.0-person	\$492	\$656	\$820	\$984	\$1,148	\$1,312	\$1,476	\$1,641	\$1,805	\$1,969
4.0-person	\$449	\$598	\$748	\$897	\$1,047	\$1,196	\$1,346	\$1,495	\$1,645	\$1,794
Maximum Affordable Sales Price										
	2015.0.3	2015.0.4	2015.0.5	2015.0.6	2015.0.7	2015.0.8	2015.0.9	2015.1	2015.1.1	2015.1.2
1.0-person	\$10,300	\$25,900	\$41,500	\$54,800	\$70,400	\$86,000	\$99,400	\$114,900	\$130,500	\$146,100
2.0-person	\$57,300	\$89,200	\$118,800	\$148,600	\$180,500	\$210,300	\$242,200	\$271,900	\$301,700	\$333,600
3.0-person	\$56,700	\$88,400	\$118,000	\$147,600	\$179,400	\$208,900	\$240,600	\$270,200	\$299,800	\$331,600
4.0-person	\$49,300	\$75,700	\$104,200	\$130,500	\$159,100	\$185,500	\$214,000	\$240,300	\$268,900	\$295,300

Source: HUD; Economic & Planning Systems

Table B: FY 2016 Area Median Income (AMI) Limits Summary (based on Metro Nashville-Davidson County MSA)

FY 2016 Income Limit Area	Median Income	FY 2016 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Nashville-Davidson-Murfreesboro-Franklin, TN HUD Metro FMR Area	\$68500									
		Very Low (50%) Income Limits (\$)	24,000	27,400	30,850	34,250	37,000	39,750	42,500	45,250
		Extremely Low (30%) Income Limits (\$)	14,400	16,450	20,160	24,300	28,440	32,580	36,730	40,890
		Low (80%) Income Limits (\$)	38,400	43,850	49,350	54,800	59,200	63,600	68,000	72,350

2016 Metro Social Services' Community Needs Evaluation

<http://www.nashville.gov/Portals/0/SiteContent/SocialServices/docs/cne/2016FullCNEfinal.pdf>

Metropolitan Development and Housing Agency www.nashville-mdha.org**Assessment of Fair Housing**

The Metropolitan Development and Housing Agency (MDHA) is in the process of conducting a joint Assessment of Fair Housing (AFH) with Metro Nashville. The U.S. Department of Housing and Urban Development (HUD) requires cities and public housing authorities that receive federal funds for housing and community development to Affirmatively Further Fair Housing (AFFH). To fulfill this requirement as recipients of these funds, MDHA and Metro Nashville must conduct an AFH which includes an analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals. The purposes of the AFH is to assess whether individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination related to **race, color, religion, sex, familial status, national origin, or disability** and assess whether housing options are realistically available in integrated areas and areas with access to opportunity. <http://www.nashville-mdha.org/?p=2011>

For Assessment of Fair Housing Maps, visit <https://egis.hud.gov/affht/>

Nashville Teacher Housing www.nashvilleteacherhousing.com**Tennessee Housing Development Agency** <https://www.thda.org/>

Low Income Housing Tax Credit Maps <https://thda.maps.arcgis.com/apps/MapSeries/index.html?appid=7a9f50162def4eb3810527512e71b4c2>

Search engine for affordable rental developments: www.TNHousingSearch.org

Down Payment Assistance Program: <https://thda.org/homebuyers/great-choice-home-loan>

Changing Neighborhoods: Median Household Income by Census Tract (2000 & 2015)

See Changing Neighborhoods section to reference map.

Census Tract: 2000	Census Tract: 2015	2000 Median Household Income (MHI)	2015 Median Household Income (MHI)	% 2000 MHI	% 2015 MHI	% Change
101.01	101.03, 101.04 *	\$44,940	\$63,435	115%	122%	7%
101.02	101.05, 101.06*	\$43,912	\$49,502	112%	95%	-17%
102	102.01, 102.02*	\$50,207	\$57,342	128%	110%	-18%
103.01	103.01	\$45,709	\$47,685	117%	92%	-25%
103.02	103.02, 103.03*	\$36,903	\$41,162	94%	79%	-15%
104.01	104.01	\$35,556	\$39,868	91%	77%	-14%
104.02	104.02	\$26,364	\$23,322	67%	45%	-22%
105.01	105.01	\$35,759	\$40,439	91%	78%	-13%
105.02	105.02	\$46,023	\$54,646	117%	105%	-12%
106	106.01, 106.02*	\$37,269	\$48,647	95%	94%	-1%
107.01	107.01	\$30,378	\$29,611	77%	57%	-21%
107.02	107.02	\$20,148	\$23,303	51%	45%	-7%
108.01	108.01	\$39,696	\$39,250	101%	75%	-26%
108.02	108.02	\$42,625	\$45,407	109%	87%	-21%
109.01	109.01	\$39,464	\$48,007	101%	92%	-8%
109.03	109.03	\$31,116	\$28,808	79%	55%	-24%
109.04	109.04	\$32,035	\$27,656	82%	53%	-28%
110.01	110.01	\$29,827	\$26,450	76%	51%	-25%
110.02	110.02	\$31,667	\$35,720	81%	69%	-12%
111	111	\$43,470	\$54,967	111%	106%	-5%
112	112	\$36,469	\$48,125	93%	93%	0%
113	113	\$29,054	\$32,440	74%	62%	-12%
114	114	\$23,726	\$34,519	60%	66%	6%
115	115	\$41,948	\$53,132	107%	102%	-5%
116	116	\$35,697	\$51,308	91%	99%	8%
117	117	\$30,012	\$47,897	76%	92%	16%
118	118	\$18,274	\$31,121	47%	60%	13%
119	119	\$20,338	\$29,577	52%	57%	5%
120	192	\$46,198	\$44,673	118%	86%	-32%
121	121	\$40,781	\$54,619	104%	105%	1%
122	122	\$33,444	\$59,423	85%	114%	29%
123	192	\$28,000	\$44,673	71%	86%	14%

124	193	\$8,376	\$10,940	21%	21%	0%
125	193	\$34,688	\$10,094	88%	19%	-69%
126	126	\$24,545	\$35,558	63%	68%	6%
127.01	127.01	\$28,487	\$29,804	73%	57%	-15%
127.02	127.02	\$31,563	\$46,956	80%	90%	10%
128.01	128.01	\$32,421	\$29,591	83%	57%	-26%
128.02	128.02	\$27,402	\$37,131	70%	71%	2%
130	-	\$80,488	\$0	205%	0%	-205%
131	131	\$45,515	\$64,094	116%	123%	7%
132	132.01	\$41,870	\$48,896	107%	94%	-13%
133	133	\$27,351	\$37,614	70%	72%	3%
134	134	\$40,164	\$92,083	102%	177%	75%
135	135	\$28,098	\$37,738	72%	73%	1%
136	136.01, 136.02*	\$14,714	\$23,065	38%	44%	7%
137	137	\$18,803	\$26,687	48%	51%	3%
138	138	\$20,848	\$29,766	53%	57%	4%
139	139	\$19,279	\$21,884	49%	42%	-7%
140	194	\$14,434	\$48,523	37%	93%	56%
141	194	\$29,276	\$48,523	75%	93%	19%
142	142	\$15,993	\$17,055	41%	33%	-8%
143	143	\$20,922	\$29,682	53%	57%	4%
144	144	\$7,719	\$20,239	20%	39%	19%
145	195	\$17,240	\$53,306	44%	102%	59%
146	195	\$23,102	\$53,306	59%	102%	44%
147	195	\$46,250	\$53,306	118%	102%	-15%
148	148	\$9,983	\$11,548	25%	22%	-3%
149	196	\$26,417	\$43,237	67%	83%	16%
150	196	\$38,427	\$43,237	98%	83%	-15%
151	151	\$44,059	\$50,774	112%	98%	-15%
152	152	\$43,438	\$59,359	111%	114%	3%
153	153	\$52,673	\$59,537	134%	114%	-20%
154.01	154.01	\$54,743	\$61,731	140%	119%	-21%
154.02	154.02	\$45,136	\$45,576	115%	88%	-27%
154.04	154.04	\$37,604	\$40,430	96%	78%	-18%
154.05	154.05	\$48,547	\$48,152	124%	93%	-31%
155.01	155.01	\$40,513	\$51,356	103%	99%	-5%
155.02	155.02	\$39,835	\$38,975	102%	75%	-27%
156.08	156.22, 156.23*	\$47,358	\$53,630	121%	103%	-18%
156.09	156.09	\$48,235	\$56,159	123%	108%	-15%
156.10	156.10	\$50,337	\$56,849	128%	109%	-19%

156.11	156.24, 156.25*	\$43,862	\$58,508	112%	112%	1%
156.12	156.12	\$42,228	\$50,144	108%	96%	-11%
156.13	156.13	\$36,112	\$34,345	92%	66%	-26%
156.14	156.14	\$50,791	\$46,997	129%	90%	-39%
156.15	156.15	\$42,880	\$36,786	109%	71%	-39%
156.16	156.26, 156.27, 156.28*	\$37,217	\$38,795	95%	75%	-20%
156.17	157.17	\$50,361	\$68,371	128%	131%	3%
156.18	156.18	\$54,130	\$45,725	138%	88%	-50%
156.19	156.19	\$64,444	\$62,486	164%	120%	-44%
156.20	156.20	\$58,196	\$46,270	148%	89%	-59%
156.21	156.29, 156.30, 156.31*	\$48,109	\$50,174	123%	96%	-26%
-	157	\$39,423	\$36,800	100%	71%	-30%
158.01	158.03, 158.04*	\$30,648	\$28,993	78%	56%	-22%
158.02	158.02	\$31,679	\$30,505	81%	59%	-22%
159	159	\$17,612	\$15,602	45%	30%	-15%
160	160	\$12,686	\$35,714	32%	69%	36%
161	161	\$21,936	\$28,134	56%	54%	-2%
162	162	\$17,737	\$23,479	45%	45%	0%
163	163	\$26,458	\$29,844	67%	57%	-10%
164	164	\$19,226	\$34,667	49%	67%	18%
165	165	\$20,594	\$29,792	52%	57%	5%
166	166	\$22,083	\$49,783	56%	96%	39%
167	167	\$68,125	\$102,357	174%	197%	23%
168	168	\$38,219	\$54,641	97%	105%	8%
169	169	\$45,287	\$88,491	115%	170%	55%
170	170	\$29,231	\$64,967	75%	125%	50%
171	171	\$34,097	\$60,751	87%	117%	30%
172	172	\$31,204	\$36,990	80%	71%	-8%
173	173	\$35,388	\$32,033	90%	62%	-29%
174.01	174.01	\$30,517	\$40,478	78%	78%	0%
174.02	174.02	\$33,625	\$35,701	86%	69%	-17%
175	175	\$30,488	\$32,227	78%	62%	-16%
176	-	\$0	\$0	0%	0%	0%
177	177.01, 177.02*	\$48,804	\$89,839	124%	173%	48%
178	178	\$54,366	\$71,133	139%	137%	-2%
179.01	179.01	\$59,509	\$96,703	152%	186%	34%
179.02	179.02	\$64,659	\$77,241	165%	148%	-16%

180	180	\$63,963	\$83,958	163%	161%	-2%
181.01	181.01	\$32,406	\$37,521	83%	72%	-10%
181.02	181.02	\$61,017	\$73,536	156%	141%	-14%
182.01	182.01	\$67,279	\$88,810	171%	171%	-1%
182.02	182.02	\$49,028	\$63,338	125%	122%	-3%
182.03	182.03	\$102,710	\$119,531	262%	230%	-32%
183	183.01, 183.02*	\$55,495	\$63,984	141%	123%	-18%
184.01	184.01	\$42,218	\$52,926	108%	102%	-6%
184.04	184.04	\$47,167	\$56,119	120%	108%	-12%
184.05	184.05	\$67,912	\$91,458	173%	176%	3%
184.06	184.09, 184.10*	\$47,892	\$58,283	122%	112%	-10%
184.07	184.07,	\$88,221	\$91,490	225%	176%	-49%
184.08	184.08	\$100,075	\$114,044	255%	219%	-36%
185	185	\$84,173	\$131,603	215%	253%	38%
186.01	186.01	\$114,883	\$163,947	293%	315%	22%
186.02	186.02	\$117,669	\$184,412	300%	354%	55%
187	187	\$103,500	\$147,829	264%	284%	20%
188.01	188.01	\$57,217	\$85,092	146%	164%	18%
188.02	188.03, 188.04*	\$79,705	\$84,993	203%	163%	-40%
189.01	189.01	\$38,780	\$31,306	99%	60%	-39%
189.02	189.02	\$43,852	\$56,875	112%	109%	-2%
189.03	189.04, 189.05*	\$34,669	\$38,821	88%	75%	-14%
190.01	190.05, 190.06*	\$33,811	\$30,494	86%	59%	-28%
190.03	190.03	\$32,078	\$29,653	82%	57%	-25%
190.04	190.04	\$35,091	\$32,031	89%	62%	-28%
191.05	191.05	\$31,275	\$35,332	80%	68%	-12%
191.06	191.06	\$42,289	\$51,414	108%	99%	-9%
191.07	191.15, 191.16*	\$58,081	\$66,500	148%	128%	-20%
191.08	191.08	\$32,266	\$33,194	82%	64%	-18%
191.09	191.09	\$44,053	\$43,821	112%	84%	-28%
191.1	191.1	\$42,633	\$47,204	109%	91%	-18%
191.11	191.11	\$39,191	\$43,836	100%	84%	-16%
191.12	191.12	\$49,271	\$57,349	126%	110%	-15%
191.13	191.17, 191.18*	\$40,116	\$50,044	102%	96%	-6%
191.14	191.14	\$66,667	\$78,488	170%	151%	-19%

* If a tract was changed in 2010, they were split into more than one tract in 2015.

THIS PAGE INTENTIONALLY LEFT BLANK