



H goal 1

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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)

H policy 1.1

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

H policy 1.2

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

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.

H policy 1.4

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

H policy 1.5

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



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).

H policy 2.1

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

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.

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)

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..

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.



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.

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.

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.