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# nashvillenext

## Housing and Gentrification Community Conversation



### What's Inside

On June 30, 2014, more than 300 Nashvillians gathered to discuss housing affordability and the negative and positive affects of gentrification. Their many comments are summarized in this report. Also included are the presentation given by Dr. Jim Fraser, meeting agenda and outreach materials.

### Why this conversation now?

Housing affordability and community change have been persistent themes in public input throughout the NashvilleNext process. Nashvillians choose ‘affordability’ as their number one priority in planning for Nashville’s future. Where and how Nashville builds new homes to accommodate its growing population is the most tangible aspect of how NashvilleNext shapes the future; therefore, this was an appropriate time to hold this important conversation with the Nashville community.

Housing trends predict that the market will continue to purchase or rent in walkable locations with easy access to transit, jobs, and amenities. Nashville’s neighborhoods that boast such characteristics are the most vulnerable to issues of affordability and gentrification; some are currently experiencing such pressures.

In addition, more Nashville homeowners and renters are cost-burdened, paying more than 30 percent of their incomes for housing. The sight of new luxury apartments and condominiums and large new homes on yesterday’s small scale lots makes

residents feel like their part of Nashville is being lost, especially when no new homes affordable to moderate income households are built. The process upends the last fifty years of development patterns in Nashville, unsettling communities, displacing some, and leading to friction between new and old residents.

However, this is not inevitable. New growth and investment can revitalize downtrodden communities, improving them without displacing residents. NashvilleNext commissioned researchers from Vanderbilt University to identify best practices from across the country, applicable to Nashville, on how to avoid gentrification and encourage community revitalization and equitable development.



As part of this research and alongside NashvilleNext's Pick Your Future phase of public engagement, an overflow crowd of more than 300 Nashvillians attended a Community Conversation on Housing & Gentrification on June 30, 2014. Following remarks by Dr. Jim Fraser of Vanderbilt University, small groups of participants (37 tables in all) answered two broad questions:

### **What are the positive and negative consequences of revitalization?**

Gentrification is what can happen in the midst of revitalization, therefore making gentrification a negative consequence of revitalization. There are however positive effects of revitalization. The framing of this question allowed the community to think broadly about the positive consequences of revitalization as well as the negative consequences.

### **For negative consequences, what kinds of policy changes could reduce or eliminate the negative consequences to make new development more equitable?**

Every comment received during the community conversation is included in this report. Each was coded with one or more tags to identify common themes.



**The questions challenged participants to think beyond their initial reactions to community change.**



### Key Insights

There were several key insights that the Vanderbilt research team took from the results of the Community Conversation. Those insights are below in the following excerpt from the research report “Equitable Development – promising practices to maximize affordability and minimize displacement in Nashville’s Urban Core”:

*Comments from participants spanned a range of topics related to city planning tools and policies, the history and character of Nashville’s neighborhoods, and the social, political, and economic challenges facing the city today and in the future. The broad range of the comments indicates a need not only to consider the challenge through multiple lenses but also to develop a comprehensive strategy for equitable development – one that cuts across sectors (e.g., the arts, transportation, housing, economic development, law enforcement, education). Overall, participants expressed deep concern about displacement of current or longtime residents; the loss of affordable housing for homeowners and renters; social segregation, exclusion, and the loss of racial and socioeconomic diversity; disruptions to community character, cohesion, and networks; reduced access to public services for residents pushed out to the suburbs; and increased cost of living for those who stay.*

*Participants responded positively to a number of policies intended to ameliorate the negative impacts of revitalization. Tax freezes for low income, elderly, and/or long-time residents garnered the most support (42 comments), followed by inclusionary zoning (20 comments), infill growth (13), housing repair and maintenance support (12), and the housing trust fund (12) (participants expressed explicit support for increasing and sustaining the Barnes Fund). Other strategies seen by attendees as having the potential to foster equitable development included access to low interest loans, shared equity housing, density bonuses, allowing accessory dwellings (and other forms of increased density), mixed income housing, and rent control.*



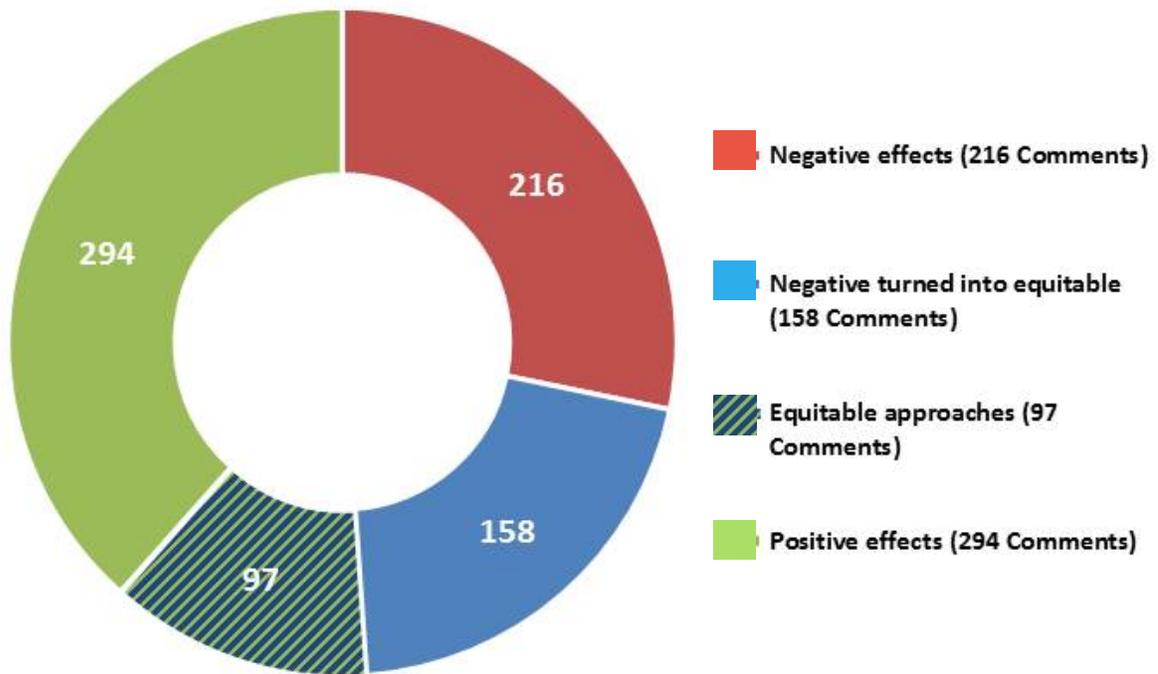
The comments from the Housing and Gentrification Community Conversation ultimately revealed consensus amongst the community; people are ready for new solutions and would like to see existing tools strengthened (also see chart on Page 5).

In the weeks following the community conversation, residents, elected officials and others working in the area of affordable housing have continued the conversation and the energy is palpable. The gentrification study is expected to be completed and ready for public review in late September 2014. To ensure success, the study will recommend tools that are appropriate for the Nashville housing market. Economic and political feasibility of tools and actions will also be considered.

NashvilleNext and the Vanderbilt research team would like to thank Nashvillians for their thoughtful contributions to the conversation. We look forward to pursuing solutions and achieving equitable development in Nashville’s diverse communities.

Key Insights

As shown in the chart, participants saw many positive effects of revitalization. Participants also equally provided comments on more equitable approaches.



## Meeting Agenda



nashvillenext

### Housing and Gentrification Community Conversation

Monday June 30<sup>th</sup>, 2014

6:00 p.m.

Martin Professional Development Center, 2400 Fairfax Avenue, Nashville TN, 37212

### AGENDA

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1.	Welcome & NashvilleNext Context	Stephanie McCullough	6:00
2.	Framing the Conversation and Defining Terms	Dr. Jim Fraser	6:05
3.	<b>Table Discussion Part 1: Pros and Cons of Revitalization</b> <i>Discuss and write down the positive and negative effects. Place the post-it on the positive or negative side of the chart.</i>	Community Conversation	6:15
4.	Address the problem with promising practices	Dr. Jim Fraser	6:35
5.	<b>Table Discussion Part 2: Addressing the negative effects</b> <i>Write a solution on the back of a 'negative' post-it. Place it under Equitable Development.</i>	Community Conversation	6:45
6.	Report Out	Stephanie McCullough	7:15
7.	Community Challenge	Rick Bernhardt	7:25

#### Next Community Conversation

**Thursday, July 10: Culture and Placemaking** - *"How the built environment can better support the unique cultures of Nashville's many and varied communities."*

6 p.m., Martin Professional Development Center, 2400 Fairfax Avenue, Nashville 37212

## Meeting Agenda

### Table Discussion Guide

#### Discussion Part 1

1. Take a few moments to write down at least one positive and one negative effect of revitalization on the post-it notes.
2. After everyone has written down a positive and negative effect, take turns to introduce yourself. Tell us:
  - a. Your Name
  - b. What brought you here tonight, or What you're most excited about
  - c. Your negative and positive effect.
3. Place your post-it note under either the negative or positive column.
4. **Don't put anything under the equitable development column. We'll get there in a moment!**
5. After everyone has gone around the table once, place your other post-it notes and ideas down on the chart. Keep going with your discussion until the host calls time.

#### Discussion Part 2

1. You've heard the solutions. Now let's start moving towards Equitable Development.
2. On the Negative Effects post-it notes, write down the solution that would help move it to the Equitable Development column on the chart. Here are some short hand notations you may use for the ideas discussed. Remember if you have an idea that is not mentioned please add it as well! :

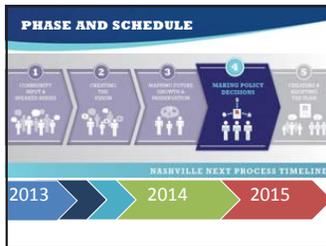
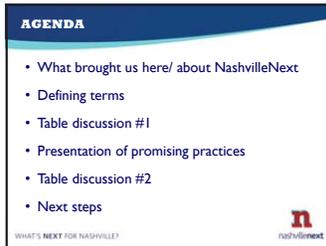
Fund It	Build it	Preserve It	Social Inclusion
State Dollars	Zoning/Density Incentive	Shared Equity Program	Block Parties
Barnes Fund	Affordable Housing Subsidies	Tax Freeze	Door to Door Surveys
<b>Your Ideas!</b>	<b>Your Ideas!</b>	<b>Your Ideas!</b>	<b>Your Ideas!</b>

3. See how many negatives, with solutions, can move toward Equitable Development!
4. You may be selected to tell us your results. Pick ONE Positive Effect, ONE Negative Effect, and the solution to move it toward Equitable Development, to report to the group.

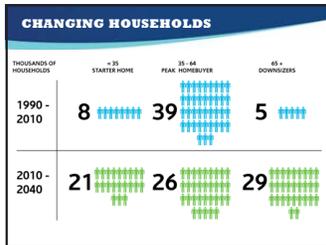
# Housing and Gentrification Community Conversation

**Presentation** - Dr. Jim Fraser (Vanderbilt University) and Stephanie McCullough (Metro Nashville Planning Department and NashvilleNext) delivered the presentation to frame the issue at the Housing and Gentrification Community Conversation.

The presentation frames the conversation by first explaining the NashvilleNext process, and population and housing market trends.



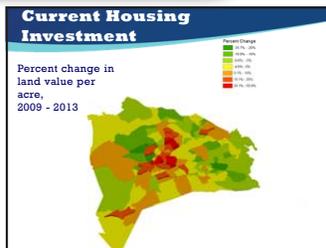
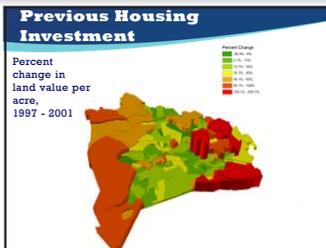
Priority	Percentage
1. Affordable Living	33%
2. Transit	32%
3. Growing Economy	26%
4. Walkable Neighborhoods	25%
5. Strong Neighborhoods	21%



Kinds of households	Share of growth	Attached housing	Small lot houses
Households without children	38%	40%	22%
Single-person households	34%	41%	23%
Households with children	28%	32%	26%

## Presentation

This section of the presentation provides an overview of relevant Housing Goals developed by the Housing Resource Team. The Housing Resource Team are community members who are also experts in the area of housing. Key terms to aid the community conversation are also highlighted.



**WHY WE ARE HERE**

- Need for affordable housing only expected to increase.
- Increased growth putting pressure on neighborhoods around the urban core.

WHAT'S NEXT FOR NASHVILLE?

**HOUSING RESOURCE TEAM GOALS**

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

WHAT'S NEXT FOR NASHVILLE?

**HOUSING RESOURCE TEAM GOALS**

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.

WHAT'S NEXT FOR NASHVILLE?

**MINIMIZING DISPLACEMENT, MAXIMIZING AFFORDABILITY**

Dr. James Fraser, Vanderbilt University  
 Research team: Jyoti Gupta, Dr. Doug Perkins, and Amie Thurber

WHAT'S NEXT FOR NASHVILLE?

**DEFINING TERMS**

- Area Median Income
- Housing Cost Burden
- Affordable Housing
- Revitalization
- Gentrification
- Equitable Development

WHAT'S NEXT FOR NASHVILLE?

**DEFINING TERMS**

**AMI: Area Median Income = \$67,100**  
 Nashville-Davidson--Murfreesboro--Franklin, TN

WHAT'S NEXT FOR NASHVILLE?

**DEFINING TERMS**

**Affordable Housing**  
 Targets those earning up to 120% of local AMI – for single person:

- 50% = \$22,400  
 – Laborer, Bank Teller
- 80% = \$35,850  
 – Teacher, Electrician
- 120% = \$53,650  
 – Nurse, IT/Programmer Analyst

WHAT'S NEXT FOR NASHVILLE?

## Presentation

The study suggests that to achieve housing affordability the city must *Fund It, Build It, Preserve it*. Following these practices will move the community toward Equitable Development.

**DEFINING TERMS**

**Housing Cost Burden:**  
 Paying more than 30% of income for housing  
 – 92% of families earning less than 80% AMI

People who are cost burdened are at greater risk for losing their housing.

WHAT'S NEXT FOR NASHVILLE? 

**REVITALIZATION**

Demand in urban core, brings potential benefits while threatening the few remaining areas of affordability.



WHAT'S NEXT FOR NASHVILLE? 

**GENTRIFICATION VS. EQUITABLE DEVELOPMENT**

**Gentrification**  
 The transformation of a working-class or vacant area of the central city into middle-class residential and/or commercial use that results in the displacement of low-income populations.

**Equitable Development**  
 The redevelopment of urban neighborhoods that improves the quality of life for residents of all incomes by maintaining and building affordable housing.

WHAT'S NEXT FOR NASHVILLE? 

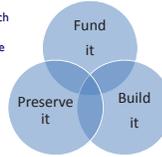
**TABLE DISCUSSION #1**

What are the potential positive and negative effects of revitalization?

WHAT'S NEXT FOR NASHVILLE? 

**SOLUTION:**

Integrated approach to generate and preserve affordable housing

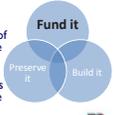


WHAT'S NEXT FOR NASHVILLE? 

**PROMISING PRACTICES**

**Fund it**

- Leverage State and Federal Dollars for Affordable Housing
- Create a dedicated local funding mechanism for the development of programs that focus on affordable housing.
- Use existing financial tools such as Tax Increment Financing to create affordable housing.

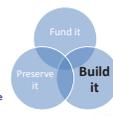


WHAT'S NEXT FOR NASHVILLE? 

**PROMISING PRACTICES**

**Build it**

- Zoning requirements for affordable units in exchange for density bonus
- Subsidize building affordable units by presenting developers with financial incentives
- Community Benefits Agreements
- Acquire land from the city and purchase available parcels of property

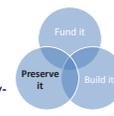


WHAT'S NEXT FOR NASHVILLE? 

**PROMISING PRACTICES**

**Preserve it**

- Community Land Trust and shared equity housing to maintain affordability over time
- Reduce costs through tax freeze for low-income populations and provide low-interest loans for housing repairs



WHAT'S NEXT FOR NASHVILLE? 

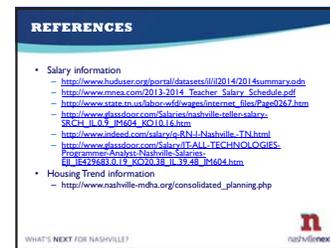
**AFFORDABLE HOUSING INTO THRIVING COMMUNITIES**



WHAT'S NEXT FOR NASHVILLE? 

## Presentation

The presentation concludes with a discussion on enhancing social inclusion in rapidly changing neighborhoods.



The NashvilleNext team also stressed the importance of remaining engaged beyond the community conversation. Active engagement could help move affordable housing recommendations forward.

## Summary of Comments

A few notes about the Summary of Comments:

During the table discussions, participants were asked to discuss the positive and negative effects of gentrification. Participants were then asked to assign solutions to help move the negative impacts toward the concept of equitable development. The comments are organized into these four following categories:

- Negative to--> Equitable - Effects that were assigned a solution to encourage Equitable Development
- Equitable Only - Ideas on how to create Equitable Development
- Negative Only - Negative Effects of Gentrification
- Positive - Positive Effects of Gentrification

All comments were tagged by topic. For example, if the comment mentioned Displacement and Affordable Housing, the comment was tagged in each of those topic areas.

Pages 13-14 are a summary of how many times a topic was tagged in each category.

Pages 15-199 are the detailed comments, sorted by topic.

Tag	Total	Negative --> Equitable	Equitable only	Negative only	Positive only
<b>Displacement</b>	<b>139</b>	<b>42</b>	<b>5</b>	<b>92</b>	
<b>Affordable housing</b>	<b>99</b>	<b>31</b>	<b>31</b>	<b>32</b>	<b>5</b>
Crime	74	6	2	7	59
Community involvement	73	26	21	4	22
Neighborhood improvements	68	1	6	2	59
Property values	55	3	1	14	37

The totals represent the number of times a topic or tag was mentioned in comments from attendees.

## Housing and Gentrification Community Conversation

Number of mentions per each topic area:

Tag	Total	Negative --> Equitable	Equitable only	Negative only	Positive only
Displacement	139	42	5	92	
Affordable housing	99	31	31	32	5
Crime	74	6	2	7	59
Community involvement	73	26	21	4	22
Neighborhood improvements	68	1	6	2	59
Property values	55	3	1	14	37
Economic development	52		8	1	43
Community character	46	19	1	21	5
Education	45	5	6	2	32
Property taxes increasing	43	14		26	3
Tax freeze	43	35	7		1
Services	38	2	2	6	28
Diversity decreasing	35	10		24	1
Public services	35	6	5	11	13
Infill growth	34	10	3	5	16
Rising cost of living	30	9	1	20	
Infrastructure	29	1	4	3	21
Public Transit	27	6	2	6	13
Historic preservation	26	6		9	11
Conflict	23	4	1	18	
Business	22	2	1	4	15
Inclusionary zoning	21	10	10	1	
Tax base	21		1	2	18
Developers	20	7	8	3	2
Diversity increasing	20		2	2	16
Food	20	1	1	3	15
Sidewalks	19	1	3		15
Vacant/neglected lots/houses	18		3		15
House repairs	17	5	7		5
Quality of housing stock improves	16	1		1	14
Residential character	16	7		7	2
Tax tools	16	7	9		
Social segregation	15	4	1	10	
Housing trust fund	14	5	7	1	1
Transit (general)	14	3	1	4	6
Homelessness	13	4	4	4	1
Gentrification	12	2	2	6	2

## Housing and Gentrification Community Conversation

Tag	Total	Negative --> Equitable	Equitable only	Negative only	Positive
Mixed income housing	12	5	2	1	4
Seniors	12	3	1	7	1
Low income families	10	4		6	
Mental health	10	1		7	2
Open/green space	10	4		1	5
Subsidies for affordable housing	10	8	2		
Traffic	10	3		7	
Uneven gains	10	1		6	3
Zoning	10	3	6	1	
Environmental quality	9	1		2	6
Income inequality	9	4		5	
Shared equity	9	7	2		
Bikes	8	2			6
Children and youth	7	2	3	1	1
Homogenization	7	1		5	1
Upper income housing	7		2	4	1
Landlords/slumlords	5	1	1	1	2
Parking	5	2		3	
Community benefits agreement	4	1	3		
Community centers	4	1	1		2
Job training	4	2	1		1
Pressure to sell	4			4	
Process	4	3		1	
Arts	3	1	1	1	
Rentals	3	1	1	1	
Greenways	2				2
Growth/development	2				2
Historic inequality	2	1		1	
Inclusionary growth	2			1	1
Mixed housing types	2	1			1
Mixed use	2	2			
New role for government	2	1	1		
Political power	2	1		1	
Property rights	2	1		1	
Quality of Design	2			2	
Too general	2	1			1
Distance to jobs	1			1	
Poverty reduction	1	1			
Storm water	1			1	
Wage increases	1		1		

## Written comments sorted by topic

<b>Affordable housing</b>		<b>72</b>
A negative impact	Increased housing and property values that driver lower income families away. <i>make it equitable by.. Increase access to tax programs that halt escalating costs. Increase programs that offer low interest loans for maintenance and improvement.</i>	208
A negative impact	Allow low-income families the opportunity to live in an emerging niehghorhood without more amenities without being house burdened.	210
A negative impact	Reduced affordability/increased cost of living <i>make it equitable by.. Shared equity housing, land acquisition(s)</i>	219
A negative impact	Re-location of long-time residents Higher property tax for low income families Less affordable rental and home buyer stock <i>make it equitable by.. Incusionary zoneing to pass council</i>	224
A negative impact	Reduces affordable housing stock. <i>make it equitable by.. Increase affordable housing stock! make it equitable by.. Increase affordable housing stock!</i>	307
A negative impact	The neighborhood is available to a very narrow range of incomes. <i>make it equitable by.. Zoning/density incentive</i>	400
A negative impact	Increased rents Less affordable houses <i>make it equitable by.. Tax freeze</i>	404
A negative impact	Less diversity Culturally monolithic community <i>make it equitable by.. Inclusionary zoning Gov't incentives for affordable housing</i>	405
A negative impact	Increase rent and house prices Loss of diversity (income and racial) <i>make it equitable by.. Density of housing Dedicated affordable options</i>	413
A negative impact	Loss of affordable housing	426

## Affordable housing

72

A negative impact	Increased housing and property values that driver lower income families away.	208
<i>make it equitable by.. Increase access to tax programs that halt escalating costs.</i>		
<i>Increase programs that offer low interest loans for maintenance and improvement.</i>		
A negative impact	Allow low-income families the opportunity to live in an emerging niehghorhood without more amenities without being house burdened.	210
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A negative impact	Less diversity Culturally monolithic community	405
<i>make it equitable by.. Inclusionary zoning</i>		
<i>Gov't incentives for affordable housing</i>		
A negative impact	Increase rent and house prices Loss of diversity (income and racial)	413
<i>make it equitable by.. Density of housing</i>		
<i>Dedicated affordable options</i>		
A negative impact	Loss of affordable housing	426

## Affordable housing

72

A negative impact	Loss of affordable housing	426
<i>make it equitable by..</i>	<i>Shared equity housing Set-asides in new development for affordable housing units Community land trusts Deed restricted affordability</i>	
A negative impact	Reduces availability of affordable housing	481
<i>make it equitable by..</i>	<i>Encourage accessory dwellings</i>	
A negative impact	Affordability	482
<i>make it equitable by..</i>	<i>Inclusive zoning Good, affordable rentals</i>	
A negative impact	Doesn't solve problem of poverty/shifts impoverished elsewhere	503
<i>make it equitable by..</i>	<i>More/better transit Public jobs/training Equitable, affordable housing in area</i>	
A negative impact	Can result in lower density	532
<i>make it equitable by..</i>	<i>Allow detached accessory dwellings</i>	
A negative impact	Forcing out current residents Decreases diversity Does not take into account entrenched discrimination	556
<i>make it equitable by..</i>	<i>Create opportunities for discussion about our racial history and how it affects us today Tax freeze for low income Inclusionary zoning that is transparent Robustly fund housing trust--with accountability Create new narrative--change the conversation</i>	
A negative impact	Who pays?	593
A negative impact	Housing price/rents go up	708
<i>make it equitable by..</i>	<i>Tax freeze Match HUD grant Timeline to TIF timeline Rent control</i>	

## Affordable housing

72

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A negative impact	Less affordable housing Less housing options	732
<i>make it equitable by.. Zoning and density incentives</i>		
<i>Affordable housing subsidies</i>		
<i>Grants</i>		

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A negative impact	Loss of affordable housing for current residents	763
<i>make it equitable by.. Development requirements to provide some affordable units.</i>		

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A negative impact	Potential displacement of long-standing neighborhood residents by rising property taxes as area value grows	769
<i>make it equitable by.. Tax freeze/low interest loans</i>		
<i>Work with developers to see how they can get incentives that will attract them to build affordable</i>		

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A negative impact	Neighborhoods only accessible to the wealthy	811
<i>make it equitable by.. Inclusionary zoning</i>		
<i>Dedicated funding source for Barnes Fund</i>		

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A negative impact	Loss of low-income homes	812
<i>make it equitable by.. Take part of increased tax revenue to support building affordable housing and subsidizing low-income families</i>		

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A negative impact	House that are large, overscaled, and don't fit in with the feel/look of the neighborhood Housing becomes too expensive Less diversity	909
<i>make it equitable by.. Zoning</i>		

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A negative impact	Affordable housing stock availability	910
<i>make it equitable by.. Zoning options</i>		
<i>Funding options</i>		

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A negative impact	Renters can't afford to rent	1016
<i>make it equitable by.. Trust fund</i>		
<i>Multi-income housing :)</i>		

## Affordable housing

72

A negative impact	<p>Neighborhood "vets" getting priced out Aesthetics--double homes on 1 lot "eye sores" Diversity changes</p> <p><i>make it equitable by.. Sate dollars/community dollars Density zoning, affordable units</i></p>	1040
A negative impact	<p>Ugly housing</p> <p><i>make it equitable by.. Density incentive Make one house affordable on the lot</i></p>	1041
A negative impact	<p>Displacement of existing residents Lack of affordable housing</p> <p><i>make it equitable by.. Tax freezes Increase Barnes Trust funding for affordable housing</i></p>	1070
A negative impact	<p>Affordable housing is not an issue exclusive to urban neighborhoods</p>	1078
A negative impact	<p>Increases housing prices--pricing out those who have lived there. Changes the culture--taking away from the hisotrical value of the neighborhood Becomes exclusive, soically racially, economically, and more</p> <p><i>make it equitable by.. The ideas presented by Jim were great ideas Be intentional--get to know the community as is before it is revitalized. Identify the strengths of the people--not just the property-work with that. Loved the idea of new development having a number of affordable units/housing.</i></p>	1139
An equitable improvement	<p>Align zoning policy with preserving existing housing that is affordable at market rate--the current passing of many "two-plop" SPs threaten existing low cost housing and replaces them with high cost housing.</p>	205
An equitable improvement	<p>Allow homeowners to build accessory dwelling units--providing an income stream as well as providing lower cost rental properties.</p>	206
An equitable improvement	<p>Co-housing incentives! Inclusionary zoning! Small scale additions: garage apartments, backyard efficiencies, etc. (tax credits and incentives)</p>	241

## Affordable housing

72

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An equitable improvement	Co-housing incentives! Inclusionary zoning! Small scale additions: garage apartments, backyard efficiencies, etc. (tax credits and incentives)	241
An equitable improvement	Provide a way a neighborhood could come together to support several affordable properties in their block.	242
An equitable improvement	Offering vacant homes at an affordable rate to members who have been part of the community for 10-15 years.	281
An equitable improvement	Deed restricted housing with oversight.	354
An equitable improvement	Dedicated funding for affordable housing i.e. 1% of tourist tax.	355
An equitable improvement	Use overlays to prevent demolition of affordable houses	385
An equitable improvement	Inform citizens of affordable housing options, financing	464
An equitable improvement	When Metro sells surplus residential housing, require that the sale be to a nonprofit organization that will build affordable housing	505

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## Affordable housing

72

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An equitable improvement	Bidding window for first-time buyers/low-income/veterans/nonprofit BEFORE real estate industry can bid!	511
An equitable improvement	Package affordable housing with increased police, more school resources, better transit, and grocery	551
An equitable improvement	Inclusionary zoning with transparent incentives to developers who build affordable.	554
An equitable improvement	Strategic thinking about how federal state and local dollars are deployed to support housing	576
An equitable improvement	Use zoning mechanisms to increase affordable housing Community land trusts	580
An equitable improvement	Organic relationships in economic developments Housing incentives for teachers and workers Tax incentives for businesses Special programs for underenrolled schools	671
An equitable improvement	Opportunities for dedicated funding; how much could we leverage	767
An equitable improvement	Government loans and financial tools to help fund affordable housing projects Zoning laws to require inclusive housing	795

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## Affordable housing

72

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An equitable improvement	Building more public housing Construction tax/sale of house tax for affordable housing	841
An equitable improvement	Open up affordable housing opportunities in neighborhoods of opportunity so that displaced people have a place to go Require new rental development to accept section 8 Require LOW INCOME affordability, not just middle class	842
An equitable improvement	More mixed income development like Hope VI but without displacement Inclusionary zoning Subsidies for developers building affordable housing Community benefit agreement More affordable housing in multi-family households Building the community so all people feel included so there are no NIMBY and less segregation	845
An equitable improvement	Micro housing Zoning regulations	907
An equitable improvement	Build affordable housing on land owned by MDHA	1046
An equitable improvement	Reurbish old houses. Keep them affordable. Don't tear them down!	1047
An equitable improvement	Create opportunities for ALL residents to have meaningful employment in area to afford housing	1069

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## Affordable housing

72

An equitable improvement	Mandatory inclusionary zoning Rent control (ceilings) Job creation Educational/skill building opportunities	1075
An equitable improvement	INCLUSIONARY ZONING in all of Davidson County HOUSING FIRST models Increasing Sec. 8 vouchers and landlords that take Sec. 8 Incentivize these with Right of first refusal for low-income home buyers	1099
An equitable improvement	Incentivize development of low-income housing Dedicated funding for Housing Trust Fund	1105
An equitable improvement	Property tax freeze for lower income residents Incentives/requirements for businesses/developers moving into neighborhoods to provide a certain number of affordable housing units	1108
An equitable improvement	Make homes affordable for current residences By making affordable housing affordable for lower income resident nad building new homes Simply re-invest in neighborhood	1140
An equitable improvement	Policy to ensure a certain % is affordable	1159
A negative impact	Loss of affordable housing and diversity.	200
A negative impact	Sky-rocketing rental properties.	248
A negative impact	(In the future) Not being able to afford a home in the neighborhood I grew up in. :(	298

## Affordable housing

72

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A negative impact	Increased property tax--> displacement First time buyers/renters: Where will they live? Lack of diversity (socio-economic segregation= clone towns)	381
A negative impact	Loss of renters, rental properties	447
A negative impact	Decreased availability of varied affordable rental housing	448
A negative impact	Loss of affordable housing	453
A negative impact	Unaffordable home	455
A negative impact	Affordable housing for these displaced residents.	544
A negative impact	Displacement of current residents Cost of housing in area skyrockets The area will become more segregated	545
A negative impact	Displacement of low income families Higher property taxes Less affordable housing low income	568
A negative impact	Homes become unaffordable to some current residents	569
A negative impact	Less affordability renting and buying	603
A negative impact	Any housing developments 15 of OVER has to include "affordable" housing-- Southgate Development is 14 (NOW I know WHY they're doing only 14!!!)	604

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## Affordable housing

72

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A negative impact	Don't displace current residents, low income included Provide housing for low-income workers Maintain diversity for our children/grandchildren More diversity=s better life for ALL Prevent sprawl--don't be Atlanta!!	661
A negative impact	Rezoning displacement Loss of voice of community Higher property taxes Higher rent Affordability "Blancamiento" lack of diversity "Ugly" development	665
A negative impact	Lack of affordable housing	694
A negative impact	Unaffordable housing	696
A negative impact	Negative--unequal financing options for development TIF Financing timeline often 20 or 30 years while HUD grant timeline is 7 years Affordable rates go away in 7 years but community services must wait longer, fire department, schools, etc.	699
A negative impact	Missing link between affordable housing/housing options and lack of transit options.	716
A negative impact	Homogenous unaffordable neighborhoods	762
A negative impact	The new individuals and businesses may not be sensitive to the older residences desire to maintain their homes at an affordable price	788
A negative impact	Loss of housing and dislocation for current residents Increasing costs of housing across the entire market here Potential for creating enclaves of privilege	807

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## Affordable housing

72

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A negative impact	Loss of housing and dislocation for current residents Increasing costs of housing across the entire market here Potential for creating enclaves of privilege	807
A negative impact	Resident displacement Unaffordable housing and retail	836
A negative impact	Displacement for low income residents Ruins the "feel" of the neighborhood Makes the areas too expensive eventually for low to medium income families	838
A negative impact	Unaffordable housing Less diverse neighborhoods Displacement	1059
A negative impact	Area made unaffordable to low-mod income Quick builds that may not last. Possibly poor construction looks good on outside (those looking to make quick \$)	1061
A negative impact	Destruction of affordable housing stock Mobility forced on those who can least afford it Inequitable supply of expensive housing	1062
A negative impact	Displaces life long residences Prices houses in area out of reach or purchasing power for the people wanting to stay in neighborhood Imbalances the racial/culture of the neighborhoods Uproots families	1089
A negative impact	Housing costs increase (less affordable housing) Higher costs for other basic needs Loss of diversity in the city Widening gap between the rich and the poor	1091

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## Affordable housing

72

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A negative impact	Residents pushed out Destinations ill equipped to receive the displaced (transit, social services) Neighborhoods no longer accessible to working/middle classes Segregated neighborhoods	1093
A negative impact	Displacement (of low income people) Loss of affordable housing, rise in homelessness Moving people away from services and resources	1096
A positive impact	Affordable housing for low and very-low income Affordability for 1st time home buyers	369
A positive impact	Stronger sense of community across multiple representations of people (if affordability is there)	757
A positive impact	Building community	814
A positive impact	New construction Aesthetics More money for schools-->if children go to public schools Better safety More affordable housing for those moving in	832
A positive impact	Increased property values New revitalized housing Recovery of vacant lots Increase home ownership	1085

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## Arts

35

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A negative impact	A loss of communal identity	308
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*make it equitable by.. Build public art, gateway architecture to commerate community ID's*

## Arts

35

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An equitable improvement	Zoning tiers to include sec 8/public housing Folks @80%, 50%, etc. of AMI Place-based art Community development-->character preservation Community benefits agreement	768
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A negative impact	Historic buildings can be leveled (of music studios) which affects the arts economy of Nashville	240
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## Bikes

77

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A negative impact	Increased congestion Over-crowded schools	204
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*make it equitable by.. Invest in parking, sidewalks, bike lanes to accommodate growth.*

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A negative impact	More traffic	740
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*make it equitable by.. AMP, bus routes, bicycle routes, etc.*

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A positive impact	Bike paths Better schools Better bars Better food Less crime Better services New cultural events	370
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A positive impact	You get things like Greenways Walk/bike to work (for some)	467
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A positive impact	Sidewalks Bike paths Cleaned-up crack-houses House value goes up and my security is now my home that I can sell when I can't take care of it anymore and have to go to an old folks home	585
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## Bikes

77

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A positive impact	Bike paths	587
A positive impact	Greenways and bikepaths are looking great.	709
A positive impact	Better public transportation More people walking and biking Less commuting miles Better quality of life	855

## Business

29

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A negative impact	Loss of long-standing businesses Loss of history <i>make it equitable by.. Incentivize local/affordable businesses (tax breaks, etc.)</i>	408
A negative impact	Retail that doesn't meet the existing needs of residents <i>make it equitable by.. Business development association</i>	592
An equitable improvement	Access to community health centers/clinics Micro financing for opening small businesses	1076
A negative impact	Strong personalities/businesses that are against considering it.	668
A negative impact	Change of historical culture of area Loss of racial diversity Loss of income diversity Segregation flips to suburbs (ie, minorities pushed to suburbs) Loss of business diversity	1064
A negative impact	If neighborhoods do attract business, may only after employment for those with higher education/skill level (not sustainable or inclusive)	1095

# Housing and Gentrification Community Conversation

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## Business

29

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A negative impact	Pushes ma and pop stores out	1155
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A positive impact	Thriving local economy, small business opportunities	245
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A positive impact	More local business.	393
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A positive impact	Small businesses!!!	468
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A positive impact	More opportunities for small and local business	602
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A positive impact	More people can live there if more dense Revitalization of business districts House values go up May draw more attention for politicians, get better services	654
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A positive impact	More businesses	688
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A positive impact	Economic boost--new businesses, schools, community centers--with the revitalization of a neighborhood.	770
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A positive impact	New businesses brings jobs, stimulates economy, increases property value, diversity	773
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A positive impact	Attract new business/employment opportunities Balances community Create new coalition in new found pride	796
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A positive impact	New businesses Promoting diversity Economic growth	799
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## **Business** **29**

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A positive impact	New businesses Promoting diversity Economic growth	799
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A positive impact	Potential business growth and jobs	820
<hr/>		
A positive impact	Increased tax base Improved safety Improved infrastructure Shortened commutes= positive for environment More population to support small local businesses Improved schools Greater political involvement Increase employment Elimination of food deserts	860
<hr/>		
A positive impact	Old things becoming newly used and not filling the landfill Create jobs in the businesses Improving schools More/better business closer Parks are nicer/greener	874
<hr/>		
A positive impact	Has a tendency to "clean-up" the neighborhood Enhances the safety of the community Brings in new energy and opportunities for small business and start-up companies	1080
<hr/>		
A positive impact	If neighborhoods are more attractive to small businesses, more local jobs are available (for all levels of education/skill)	1082

## **Children and youth** **25**

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A comment	East Nashville Levy Place Number of children that use to be there	679
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## Children and youth

25

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A negative impact    Low income children moved out of schools mid year and continuously  
*make it equitable by.. Only redevelop if no displacement*    530

---

A negative impact    Less land for children to play on    733  
*make it equitable by.. More parks*  
*Neighbors volunteer to build/maintain parks*

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An equitable improvement    Youth project to help improve properties, almost a WPA project for youth    550

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An equitable improvement    Housing improvement programs that hire youth to do the work    552

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An equitable improvement    Invite current public, private, and Christian school students whose voice is innocent, true but never heard.    555

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A negative impact    Impact of displaced youth info unfamiliar communities can have far-reaching negative impact    607

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A positive impact    Creating jobs    833  
Diversity of people and incomes  
Creating more public transportation options  
Better community for our children

## Community benefits agreement

110

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A negative impact    Removes the familiar for the current residents    1148  
Can create a divide between the new and existing residents  
*make it equitable by.. Community benefits agreement*

## Community benefits agreement

110

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An equitable improvement	Zoning tiers to include sec 8/public housing Folks @80%, 50%, etc. of AMI Place-based art Community development-->character preservation Community benefits agreement	768
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An equitable improvement	More mixed income development like Hope VI but without displacement Inclusionary zoning Subsidies for developers building affordable housing Community benefit agreement More affordable housing in multi-family households Building the community so all people feel included so there are no NIMBY and less segregation	845
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An equitable improvement	% set aside of new development for low-income/subsidized housing Community benefits agreement that hires disadvantaged populations for new construction/public workers	846
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## Community centers

108

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A negative impact	Loss of history Losing the historical character of established neighborhood to investors Losing the cultural roots of a neighborhood because of displacement  <i>make it equitable by.. Historical zoning overlays that take into consideration financial abilities.Ex. Pre-gentrification residents have limited requirements when maintaining a home but investors or homes sold over \$ x amount have a greater responsibility                  Neighborhood history center profiline the progression of the neighborhood.</i>	1161
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An equitable improvement	Offer resources to help people stay in their homes: home improvement, weatherization, tax help Resource centers/community centers Affordable shops, stores	1067
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A positive impact	Funding for the community center (East Nashville) Cleveland Center/Shelby Park Center	712
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## Community centers 108

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A positive impact    Economic boost--new businesses, schools, community centers--with the revitalization of a neighborhood. 770

## Community character 94

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A negative impact    A loss of communal identity 308  
*make it equitable by.. Build public art, gateway architecture to commemorate community ID's*

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A negative impact    Can disrupt social cohesion and "sense of community" which can also make it harder to organize. 325  
*make it equitable by.. Still possible to organize revitalized neighborhoods and even more important to bring old and new residents. City can help neighborhoods organize, support neighborhood resources.*

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A negative impact    Loss of historic community character 406  
*make it equitable by.. Shared equity/community land trust*

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A negative impact    Loss of low-income neighborhood 414  
*make it equitable by.. Purchase from the city*

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A negative impact    Disruption of existing community/sub-economy 424  
*make it equitable by.. Community organization*

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A negative impact    Untamed development destroys the character 483  
*make it equitable by.. Overlays*

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A negative impact    Loss of community 484  
*make it equitable by.. City encouragement and education and good citizenship, involvement in neighborhood association*

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A negative impact    Less "community" despite influx of neighbors 527  
*make it equitable by.. Social inclusion (and access to resources ALL enjoy/afford, i.e. parks, playgrounds)*

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A negative impact    Loss of tradition 590  
*make it equitable by.. Neighborhood associations are online now!  
 Stronger office of neighborhoods!  
 More SUPPORT for Neighborhood Association*

## Community character

94

A negative impact	Losing neighborhood identity	734
<i>make it equitable by.. Neighborhood association bringing people together</i>		
A negative impact	Stories and history are lost, loss of ID	792
<i>make it equitable by.. Talk/interact with neighborhoods Equitable neighborhood association--projects together, serving together</i>		
A negative impact	Disrupts social networks and supports in low-income communities	810
<i>make it equitable by.. Cultivate community Fund the neighborhood's resource center</i>		
A negative impact	Communities can loose some of their neighborhood feeling	1039
<i>make it equitable by.. Block parties Door to door surveys about community input on events</i>		
A negative impact	Increases housing prices--pricing out those who have lived there. Changes the culture--taking away from the hisotrical value of the neighborhood Becomes exclusive, soically racially, economically, and more	1139
<i>make it equitable by.. The ideas presented by Jim were great ideas Be intentional--get to know the community as is before it is revitalized. Identify the strengths of the people--not just the property-work with that. Loved the idea of new development having a number of affordable units/housing.</i>		
A negative impact	Pushes people who can't afford to different neighborhood Disrupts communities and community organizations church, clubs, schools Moves good paying jobs out to burbs away from workers	1141
<i>make it equitable by.. Mixed use neighborhoods housing+retail+grocery+transportation+jobs various SIZE homes+health care</i>		
A negative impact	Families displaced Increased housing cost Can damage the fabric of the community as neighborhoods close to downtown gentrify young professionals are pushed out--increases burden.	1147
<i>make it equitable by.. Shared equity housing</i>		
A negative impact	Removes the familiar for the current residents Can create a divide between the new and existing residents	1148
<i>make it equitable by.. Community benefits agreement</i>		

## Community character

94

A negative impact	Displaces a sense of community and homeowners that have been there decades, community loses its spirit	1157
	<i>make it equitable by.. Block parties, establishing community leadership comprised of at least half native residents</i>	
A negative impact	Loss of history Losing the historical character of established neighborhood to investors Losing the cultural roots of a neighborhood because of displacement	1161
	<i>make it equitable by.. Historical zoning overlays that take into consideration financial abilities.Ex. Pre-gentrification residents have limited requirements when maintaining a home but investors or homes sold over \$ x amount have a greater responsibility Neighborhood history center profiline the progression of the neighborhood.</i>	
An equitable improvement	Zoning tiers to include sec 8/public housing Folks @80%, 50%, etc. of AMI Place-based art Community development-->character preservation Community benefits agreement	768
A negative impact	Prices go up Inequality Rapid growth can lead to destruction of city's character	250
A negative impact	Lack of space or replacing existing housing/stores/organizations	280
A negative impact	A loss of the original cultural livelihood that makes each neighborhood unique.	299
A negative impact	Having the culture of my childhood community wiped out--not feeling like I have a familiar home.	300
A negative impact	Can damage character and historic fabric of neighborhood.	343
A negative impact	Loss of historical memory/erasure of history	444

## **Community character** **94**

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A negative impact    Can change "feel" and "look" of community 450

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A negative impact    Displace and destroy existing safety nets that are a result of a living community 475

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A negative impact    Lose character of neighborhood 523

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A negative impact    More traffic, parking issues 666  
Many forced out to farther from downtown  
Property taxes go up  
Flavor of neighborhood changes wealthier may dominate  
Racism is often perpetuated

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A negative impact    Loss of community character. 701  
Different housing styles and can be built cheaply.  
Destroying historic character.

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A negative impact    Neighborhood character is lost. 758

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A negative impact    Loss of existing community networks (aka "social capital") 783  
Displaced people lose their sense of belonging

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A negative impact    As people who have grown up in neighborhood move out the history and stories of 784  
the area are lost.

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A negative impact    Crowding out of low-income 808  
Disruption of family and community ties

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A negative impact    Displaces lower income people 822  
Tear downs of older homes destroys historicalness  
Causes rents to rise  
Can wreck neighborhood character  
Forces people to leave well-established friendship systems

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## Community character

94

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A negative impact	Displaces lower income people Tear downs of older homes destroys historicalness Casuses rents to rise Can wreak neighborhood character Forces people to leave well-established friendship systems	822
A negative impact	Displacement for low income residents Ruins the "feel" of the neighborhood Makes the areas too expensive eventually for low to medium income families	838
A negative impact	Rising housing prices Make middle to low income families struggle Increase liklihood of homelessness Destroy communities Drive low income families to food deserts	840
A negative impact	Renters displaced Loss of diversity Losing sense of community for people who have lived in the neighborhood for a long time	861
A negative impact	Prices too high to allow diverse neighborhood Loss of "community" feeling as wealthy are less cooperative Loss of population as wealthy are live in more sq. feet Loss of flexibility as homes become all owner-occupied and rental less available Less availability to support public services ie, transport	869
A negative impact	Change of historical culture of area Loss of racial diversity Loss of income diversity Segregation flips to suburbs (ie, minorities pushed to suburbs) Loss of business diversity	1064
A positive impact	Strong sense of PRIDE of place	392

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## Community character 94

A positive impact	Preservation of history Conservation of materials Preservation of community	798
A positive impact	Has potential to save the uniqueness of community through greater neighborhood appreciation	857
A positive impact	Neighborhood pride	888
A positive impact	Neighborhood concerns change	1027

## Community involvement 80

A negative impact	Neighbors become strangers as residents more in/out quickly. <i>make it equitable by.. International social events where people meet and share and listen to relate to each other. Neighborhood association in community building.</i>	211
A negative impact	Lack of necessary infrastructure <i>make it equitable by.. School improvement Transit funding Building community, building relationships</i>	225
A negative impact	Community Block Parties--brings/builds communities awareness How many people actually know their neighbours?	282
A negative impact	A loss of communal identity <i>make it equitable by.. Build public art, gateway architecture to commerate community ID's</i>	308
A negative impact	Builders not building houses that blend with the neighborhood. <i>make it equitable by.. Urban design overlay *with community input*</i>	310
A negative impact	Lack of legitimate communication forum that works for both the native and incoming populations	428

## Community involvement

80

A negative impact	Lack of legitimate communication forum that works for both the native and incoming populations	428
<i>make it equitable by.. Surrounding which creates impetus for revitalization in the first place.</i>		
A negative impact	Less community with wealth and and independence	526
<i>make it equitable by.. Inclusive zoning Mixed income levels</i>		
A negative impact	Less "community" despite influx of neighbors	527
<i>make it equitable by.. Social inclusion (and access to resources ALL enjoy/afford, i.e. parks, playgrounds)</i>		
A negative impact	Possible loss of diversity. Diversity=open minds=less polarization	598
<i>make it equitable by.. Outreach through H.O.A., school, churches, real estate</i>		
A negative impact	Existing residents are not invited, informed, or involved in the process	704
<i>make it equitable by.. More community engagement Community benefits agreements</i>		
A negative impact	Our planning department makes land use laws and they are unelected city officials. Public often shut out of development process. Bankers and land developers run the development process.	705
<i>make it equitable by.. Community education of land use and affordability Make planning department elected officials Strong neighborhood association</i>		
A negative impact	Participatory budgeting!!!	721
A negative impact	More crime More homeless	731
<i>make it equitable by.. Need more social services Fix up homes instead of tearing down Neighborhood watch</i>		
A negative impact	Less land for children to play on	733
<i>make it equitable by.. More parks Neighbors volunteer to build/maintain parks</i>		
A negative impact	Losing neighborhood identity	734

## Community involvement

80

A negative impact	Losing neighborhood identity	734
<i>make it equitable by.. Neighborhood association bringing people together</i>		
A negative impact	Higher end service come in for the higher end folks Not for older residents.	735
<i>make it equitable by.. Community gardens and social services Neighbors helping neighbors</i>		
A negative impact	City neighborhood not happy with schools (seeking private schools)	736
<i>make it equitable by.. More \$ into schools PTA More neighborhood involvement</i>		
A negative impact	Family and friends have to leave homes where they have lived for years and feel safe.	741
<i>make it equitable by.. Neighbors helping neighbors Tax freezes Subsidies for maintenance and utilities</i>		
A negative impact	Stories and history are lost, loss of ID	792
<i>make it equitable by.. Talk/interact with neighborhoods Equitable neighborhood association--projects together, serving together</i>		
A negative impact	Maintaining misuse of space	809
<i>make it equitable by.. More public space--parks and community centers</i>		
A negative impact	Disrupts social networks and supports in low-income communities	810
<i>make it equitable by.. Cultivate community Fund the neighborhood's resource center</i>		
A negative impact	Displacement Separation Exclusiveness Loss of history	828
<i>make it equitable by.. Block parties Celebration of cultures</i>		
A negative impact	Tension between neighbors	871

## Community involvement

80

A negative impact	Tension between neighbors	871
<i>make it equitable by.. Form leadership on both sides to improve communication Educate both sides on interaction</i>		
A negative impact	Communities can loose some of their neighborhood feeling	1039
<i>make it equitable by.. Block parties Door to door surveys about community input on events</i>		
A negative impact	Increases housing prices--pricing out those who have lived there. Changes the culture--taking away from the hisotrical value of the neighborhood Becomes exclusive, soically racially, economically, and more	1139
<i>make it equitable by.. The ideas presented by Jim were great ideas Be intentional--get to know the community as is before it is revitalized. Identify the strengths of the people--not just the property-work with that. Loved the idea of new development having a number of affordable units/housing.</i>		
A negative impact	Displaces a sense of community and homeowners that have been there decades, community loses its spirt	1157
<i>make it equitable by.. Block parties, establishing community leadership comprised of at least half native residents</i>		
An equitable improvement	Provide a way a neighborhood could come together to support several affordable properties in their block.	242
An equitable improvement	Work within neighborhood organizations.	383
An equitable improvement	Improved community level education on history of neighborhood.	458
An equitable improvement	More community education to all residents and community involvement on neg/positive effects of change	462

## Community involvement

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An equitable improvement	Community building Increased understanding of desirability of economically diverse neighborhoods	463
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An equitable improvement	Educate tenants to slow out migration	465
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An equitable improvement	Tool library (Editor's note: indicates a shared resource of tools to be checked out to fix homes)	480
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An equitable improvement	Partner with local EXISTING neighborhoods organizations	574
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An equitable improvement	Work WITH communities NOT TO or FOR communities	575
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An equitable improvement	\$\$ residents are priced out Increasing the capacity of non-profit organization	577
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An equitable improvement	Partner with and give support to small faith based organizations	578
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An equitable improvement	Visionary leaders: counteract negative effects Bring people together	597
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An equitable improvement	Organize! Have ambassador to NashvilleNext representing each community. Organize neighborhoods.	670
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## Community involvement

80

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An equitable improvement	Organize! Have ambassador to NashvilleNext representing each community. Organize neighborhoods.	670
An equitable improvement	Find ways to give voice to the original dwellers in a neighborhood and take to the newcomers. Find common ground.	672
An equitable improvement	Need to work together Need to be sensitive to people who have lived in the neighborhood for many years and healing old wounds ex. 12 South	673
An equitable improvement	Need for citizens to band together for request for city services. Neighborhood association and stronger groups.	743
An equitable improvement	Bringing together people of different background so they can get to know each other as equal human beings. Beautification of the neighborhoods More businesses and employment options in the area	775
An equitable improvement	Grants for neighborhood association. Get religious groups and non-profits to work together to enhance the neighborhood for everyone.	794
An equitable improvement	More mixed income development like Hope VI but without displacement Inclusionary zoning Subsidies for developers building affordable housing Community benefit agreement More affordable housing in multi-family households Building the community so all people feel included so there are no NIMBY and less segregation	845

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## Community involvement

80

An equitable improvement	Hire residents of the community to build/refurbish homes. Jobs, jobs, jobs!	1044
An equitable improvement	Organize communities so they have a voice in the development	1045
A negative impact	Lack of buy-in/support from community.	209
A negative impact	Top-down revitalization eliminating existing strengths/resources of neighborhoods because of lack of communication with community members.	277
A negative impact	Old, low-income people leave Old lovely buildings torn down-replaced More traffic Old cultural events less Sometimes less personal relationships Cost of living up--rent, food, etc.	377
A negative impact	Some of the construction is of poor quality and with little regard to the image of the neighborhood No longer a feel or sense of community	777
A positive impact	Interest in neighborhood Community involvement (homeowners) Reduced crime Value-property (increased)	216
A positive impact	New opportunities for communities coming together Neighborhoods come alive.	247
A positive impact	Community and developer to meet together	331

## Community involvement

80

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A positive impact	New energy New and engaged neighbors Economic development	373
A positive impact	Increased neighborhood participation	389
A positive impact	Potential for a more organized neighborhood (whether from fighting the "revitalization" or by working together to shape the neighborhood)	434
A positive impact	Can lead to renewed civic engagement	438
A positive impact	Increased tax revenue Foster diversity Increased neighborhood organization	495
A positive impact	Strong neighborhoods Walkability Strong school communities Support of local merchants	518
A positive impact	Better roads, schools, etc. Better, more job opportunities Transportation options Shopping options Better food choices Sidewalks More community interaction (positive) and activities New, innovative energy in community	653
A positive impact	Renovate housing, increase property values Shorter commutes Increased involvement in neighborhood, community	655

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## **Community involvement** **80**

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A positive impact	Commerce New revitalized thought Mobilized community	660
A positive impact	Caring and responsible neighbors	678
A positive impact	"Unified" community	685
A positive impact	Stronger sense of community across multiple representations of people (if affordability is there)	757
A positive impact	Attract new business/employment opportunities Balances community Create new coalition in new found pride	796
A positive impact	Empowering economic attraction to outside companies Boosting quality of local school because of parents involved Improving carbon footprint for those living close to work Improving opportunities to grow community by small interaction	801
A positive impact	Building community	814
A positive impact	Gentricification lowers incidences of crime Nieghbors become close and have a sense of community Home are well maintained and more energy efficient	815
A positive impact	Aesthetics Safety Community group Attention	817

## Community involvement 80

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A positive impact	More activity in neighborhoods More interaction	882
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A positive impact	Can solve issues like food desserts Can provide new relationships	1151
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## Conflict 70

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A negative impact	Doesn't address income discrepancy	427
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*make it equitable by.. Fight club!*  
*Dismantle racism!*  
*Embrace a Black Nation*  
*New Monasticism*

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A negative impact	Us--new residents	429
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vs

Them--current residents

*make it equitable by.. Cayce United? But still just addressing housing affordability, not population*

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A negative impact	Potential for racism Displacement of current home owners	765
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*make it equitable by.. Tax freeze*  
*Shared equity program*

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A negative impact	Tension between neighbors	871
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*make it equitable by.. Form leadership on both sides to improve communication*  
*Educate both sides on interaction*

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An equitable improvement	Need to work together Need to be sensitive to people who have lived in the neighborhood for many years and healing old wounds ex. 12 South	673
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A negative impact	Can create hostility between new/older tenured residents that tends to villanize new residents as gentrifiers.	199
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## Conflict

70

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A negative impact	Can create hostility between new/older tenured residents that tends to villanize new residents as gentrifiers.	199
A negative impact	Increase in cost of living (eg. Food costs/serving) Conflict Health effects (stress and inability to afford health insurance due to cost burden)	233
A negative impact	Conflict between new and old residents.	344
A negative impact	Displacement people/families Potential tension of racial/social economic issues Affordability of housing and goods and services	380
A negative impact	Smaller homes are demolished to build larger, expensive homes Renters are forced to move Too many YUPPIES move in New residents display negative attitudes toward poor folks Property taxes increase and force some residents to leave the neighborhood.	382
A negative impact	Perpetuated ignorance and naivete by those "with"	415
A negative impact	Gentrifiers bring different values, priorities, and definitions of "community"	443
A negative impact	Newcomers assume they bring safety to a "revitalizing" neighborhood without recognizing wealth/racial power and priviledge and ignoring efforts of long term residents. Diversity.	457
A negative impact	Ethnic cleansing	501

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## Conflict

70

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A negative impact	Prices low income (?) Out of coming Unhealthy competition for land, homes Fosters class tensions (???) Homogeneity of affluent, middle class.	502
A negative impact	More traffic, parking issues Many forced out to farther from downtown Property taxes go up Flavor of neighborhood changes wealthier may dominate Racism is often perpetuated	666
A negative impact	Cobblestone Village They steal and fight	692
A negative impact	Sometimes new residents dislike old ways? Disconnect of culture based on socioecon. Between new/old neighbors.	780
A negative impact	Displacement of renters as landlords sell/seek higher rents Landlords selling to owner/occupiers@prices too high for renters Cultural tensions between old and new residents	839
A negative impact	Renter displacement Higher property tax Tension between neighbors Best-use opportunities squandered by bottom line	866
A negative impact	False information Misunderstandings	896
A negative impact	Discrimination	1011
A negative impact	Tensions between old and new residents, including race and class tension	1043

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## Crime

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A negative impact	If public housing is redeveloped, need strategies to ensure residents can return (minor criminal record)	357
A negative impact	Fairness Police record "wiped out" for those hwo have minor offenses.	360
A negative impact	Increased police/profiling enforecemnt vs. low income, homeless, people of color <i>make it equitable by.. Cultural sensitivity training for police</i>	403
A negative impact	Crime is relocated to other areas <i>make it equitable by.. End the police state De-incentivize incarceration</i>	421
A negative impact	More crime More homeless <i>make it equitable by.. Need more social services Fix up homes instead of tearing down Neighborhood watch</i>	731
A negative impact	Displacements of low income renters Discriminating police practices increase as neighborhood changes, ie stop and frisk Destructuion of quality homes to build larger houses <i>make it equitable by.. Leadership and culture of police force</i>	911
An equitable improvement	Better maintained nieghborhood. Reduction in vacant lots. Decrease in crime. Removal of absentee landlords.	189
An equitable improvement	Package affordable housing with increased police, more school resources, better transit, and grocery	551
A negative impact	Assumed to reduce crime but research is mixed--personal crime RATE does not change much, property crime may even INCREASE.	305

## Crime

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A negative impact	Newcomers assume they bring safety to a "revitalizing" neighborhood without recognizing wealth/racial power and privilege and ignoring efforts of long term residents. Diversity.	457
A negative impact	Settle Court Curncher Street There was a lot of shooting People got hurt They were dirty	690
A negative impact	Cobblestone Village They steal and fight	692
A negative impact	East Nashville They use to have violence	695
A negative impact	Increased inequality Increased racial profiling Increased marginalization and displacement of residents	719
A negative impact	Forcing out renters Fraudulent operations Taxes that become unaffordable	1014
A positive impact	Reduced crime	213
A positive impact	Interest in neighborhood Community involvement (homeowners) Reduced crime Value-property (increased)	216
A positive impact	Reduces crime and social problems in that area.	288

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## Crime

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A positive impact	New development More police More up keep of landscaping	291
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A positive impact	Bike paths Better schools Better bars Better food Less crime Better services New cultural events	370
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A positive impact	Crime down Properties and streets improved Better services: police, codes, lights (street), attention from public officials	387
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A positive impact	Less crime	388
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A positive impact	Lower crime Better schools More food options	395
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A positive impact	Crime rates lower	416
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A positive impact	Public safety increases	417
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A positive impact	Safety	433
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A positive impact	Safer streets	435
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A positive impact	Safer	437
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## Crime

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A positive impact	Safer	437
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A positive impact	Less crime	487
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A positive impact	Lowers crime	512
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A positive impact	Reduced crime	513
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A positive impact	Safe, walkable neighborhoods (reduction of transport issues)	514
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A positive impact	Lower crime rates Improved public facilities Improved schools? At what cost?	540
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A positive impact	Often results in reduced crime	557
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A positive impact	Often less crime as areas are repopulated	559
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A positive impact	Physical improvement of the neighborhood Decrease in crime	562
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A positive impact	Safety	564
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A positive impact	Improve infrastructure Improve safety Blight elimination	566
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## Crime

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A positive impact	Sidewalks Bike paths Cleaned-up crack-houses House value goes up and my security is now my home that I can sell when I can't take care of it anymore and have to go to an old folks home	585
A positive impact	Public services Street lighting Trash pickup Police and fire	586
A positive impact	The "Drug House" on Southgate was torn down. Removal of blight.	599
A positive impact	Up-grading the area Clear up empty houses Rental to section 8 will not exist Safety	649
A positive impact	Safety No vacant homes Increased investment	659
A positive impact	East Nashville Levy Place Nashville They look better There peace Its friendly No violence	680
A positive impact	Reduced crime	681
A positive impact	Safer neighborhoods	682
A positive impact	Decrease in crime	683

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## Crime

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A positive impact	Decrease in crime	683
A positive impact	Reduce crime	746
A positive impact	Safer/vibrant neighborhoods	749
A positive impact	Potential/hopeful decrease in crime	750
A positive impact	Reduction in crime (e.g. prostitution, meth labs, drug houses)	771
A positive impact	Improved services Less crime	790
A positive impact	Increased attention to public safety Density and infrastructure=s economic growth Cultural opportunities improve quality of life People living in prosperous neighborhoods use fewer resources per capita	803
A positive impact	Gentricification lowers incidences of crime Nieghbors become close and have a sense of community Home are well maintained and more energy efficient	815
A positive impact	Aesthetics Safety Community group Attention	817
A positive impact	Lower crime Decreases homelessness Better transportation	818

## Crime

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A positive impact	Delapidated property will be improved Growth will be in developed neighborhoods decreasing liklihood of gang activity	821
A positive impact	Safety Property values increase Cleaner safer community Better community ammenities/parks rec School systems/quality of education	829
A positive impact	Possible improvements in area schools Increased retail opportunities Safer streets with more sidewalks	830
A positive impact	New construction Asthetics More money for schools-->if children go to public schools Better safety More affordable housing for those moving in	832
A positive impact	Safer neighborhoods More amenities Brining in potential jobs Raising property values	856
A positive impact	Increased tax base Improved safety Improved infrastructure Shortened commutes= positive for environment More population to support small local businesses Improved schools Greater political involvement Increase employment Elimination of food deserts	860

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## Crime

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A positive impact	Lower crime rates in revitalized areas	878
A positive impact	"Safer neighborhoods"	914
A positive impact	Lowers crime Rising housing prices Improved services Lower transit costs Improved schools Improved shopping	1009
A positive impact	Police pay better attention to what goes on in community Crime drops	1022
A positive impact	Aesthetics Safety? Mixed income (if done well)	1031
A positive impact	Homes in area build equity/value Changes in aesthetics of the neighborhood Creates diversity and culture in area Economic development but at the expense of lower income or educated residences	1079
A positive impact	Has a tendency to "clean-up" the neighborhood Enhances the safety of the community Brings in new energy and opportunities for small business and start-up companies	1080
A positive impact	Safer neighborhoods	1083
A positive impact	Safer neighborhoods Better amenities like grocery stores in food deserts	1084

## Crime 40

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A positive impact	New food outlets Safer neighborhoods Safer feelings More activities for neighborhoods	1086
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A positive impact	Can help reduce crime	1142
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A positive impact	Crime decreases potentially	1152
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## Developers 54

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A negative impact	Historic homes being torn down.	309
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*make it equitable by.. Incentivize historic preservation with grants to developers.*

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A negative impact	Builders not building houses that blend with the neighborhood.	310
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*make it equitable by.. Urban design overlay \*with community input\**

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A negative impact	Gentrification is a consequence of unregulated free enterprise. If houses are sold to the highest bidder developers will always get them and they will build large houses because they are most profitable.	386
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A negative impact	Our planning department makes land use laws and they are unelected city officials. Public often shut out of development process. Bankers and land developers run the development process.	705
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*make it equitable by.. Community education of land use and affordability  
Make planning department elected officials  
Strong neighborhood association*

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A negative impact	Potential displacement of long-standing neighborhood residents by rising property taxes as area value grows	769
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*make it equitable by.. Tax freeze/low interest loans  
Work with developers to see how they can get incentives that will attract them to build affordable*

## Developers

54

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A negative impact	Historical character can be lost without careful planning Even if those with low incomes can remain in their homes, cost of living can drive them to lesser-served/developed neighborhoods <i>make it equitable by.. Through community planning org, planning should be in place BEFORE developers go too far Tax freeze</i>	908
A negative impact	Homeowners are offered too low a price for their homes by developers <i>make it equitable by.. Create via legislation an agency (or arm of existing agency) which insure seller of a fair market value for their properties by a reporting and educational mechanism</i>	1042
An equitable improvement	Rising prices--housing, services, taxes Builders, bankers, brokers that come to forefront Gov't/public sector loses power, control, funding Housing bubbles Single family, upper income housing "Destination" services overwhelm local needs services	202
An equitable improvement	Providing funding for home repairs can help stabilize neighborhoods Give incentives for developers to contribute to infrastructure improvements.	533
An equitable improvement	Inclusionary zoning with transparent incentives to developers who build affordable.	554
An equitable improvement	Developers and lender and other making profits need to help with funding affordable housing mandatory % goes to Barnes Housing Trust and UTDC infrastructure to support the city.	645
An equitable improvement	Lower tax incentives for developer or at least equal for low income development	844

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## Developers

54

An equitable improvement	<ul style="list-style-type: none"> <li>More mixed income development like Hope VI but without displacement</li> <li>Inclusionary zoning</li> <li>Subsidies for developers building affordable housing</li> <li>Community benefit agreement</li> <li>More affordable housing in multi-family households</li> <li>Building the community so all people feel included so there are no NIMBY and less segregation</li> </ul>	845
An equitable improvement	<ul style="list-style-type: none"> <li>Increase awareness of program available to low-income peoples</li> <li>Tax freeze for low income housing developers</li> <li>Proceeds from surplus property to Barnes Trust Fund</li> </ul>	1074
An equitable improvement	<ul style="list-style-type: none"> <li>Property tax freeze for lower income residents</li> <li>Incentives/requirements for businesses/developers moving into neighborhoods to provide a certain number of affordable housing units</li> </ul>	1108
A negative impact	<ul style="list-style-type: none"> <li>Private and public sector developers</li> <li>Pushing out/displacing families</li> </ul>	279
A negative impact	<ul style="list-style-type: none"> <li>Developers target small houses reducing diversity</li> <li>Good houses torn down</li> <li>Influx of lawyers</li> <li>Change in character</li> </ul>	378
A negative impact	"Economic" driven rather than community-oriented	698
A positive impact	Community and developer to meet together	331
A positive impact	<ul style="list-style-type: none"> <li>Aesthetics</li> <li>Improved commercial offerings removes slum lords</li> <li>Money for real estate agents/developers</li> </ul>	374

## Displacement

84

## Housing and Gentrification Community Conversation

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A negative impact	Increased taxes And someone can come in and tellin gyou what you can or cannot do on your property. Displacement. <i>make it equitable by.. Tax freeze.</i>	222
A negative impact	Re-location of long-time residents Higher property tax for low income families Less affordable rental and home buyer stock <i>make it equitable by.. Incusionary zoneing to pass council</i>	224
A negative impact	Pushes lower income people to suburbs--where it is more dificult to serve them (mass transit, etc).	311
A negative impact	Pushes lower income people to suburbs--where it is more difficult to serve them (mass transit, etc).	320
A negative impact	Causes some residents to move further outside city, which lengthens commute times, adds sprawl, and pollution/weather/climate problems. <i>make it equitable by.. Density bonuses and encourage infill.</i>	323
A negative impact	Displacement of lower-income residents--many long-time residents. <i>make it equitable by.. Encourage "incumbant upgrading" and assist residents to STAY.</i>	324
A negative impact	Lower income people priced out of community by higher taxes and rental property sell outs, etc. <i>make it equitable by.. Expansion of overlays that restrict house size but allow for increased density. Increased use and decreased barriers to the specific plan overlay.</i>	402
A negative impact	Forcing elderly homeowners to update their homes or move <i>make it equitable by.. Funds to assist elderly with home repairs, etc.</i>	407
A negative impact	Spike in rent prices Price out for original residents <i>make it equitable by.. Stabilize rents for long-term (10+ years) residents</i>	409
A negative impact	Pushing out families who have been there for a long time <i>make it equitable by.. Inclusionary zoning</i>	412

## Displacement

84

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A negative impact	Displacement from social services	423
<i>make it equitable by..</i>		
	<i>Wrap around services</i>	
	<i>Satellite offices</i>	
	<i>Bus vouchers/free buses</i>	
	<i>Sending outreach workers to areas in need</i>	

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A negative impact	Doesn't solve problem of poverty/shifts impoverished elsewhere	503
<i>make it equitable by..</i>		
	<i>More/better transit</i>	
	<i>Public jobs/training</i>	
	<i>Equitable, affordable housing in area</i>	

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A negative impact	Forces out middle and low income residents Rising property taxes strain family budgets	504
<i>make it equitable by..</i>		
	<i>Freezing taxes for all who have been in their home for a while</i>	

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A negative impact	Folks priced out Demolition of historic structures	509
<i>make it equitable by..</i>		
	<i>Freeze property taxes</i>	

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A negative impact	Displacement of families	528
<i>make it equitable by..</i>		
	<i>Barnes fund</i>	
	<i>Tax freeze</i>	
	<i>Affordability</i>	
	<i>Subsidies</i>	

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A negative impact	Higher property taxes force out fixed income/low income owners	529
<i>make it equitable by..</i>		
	<i>Lock in property tax level for low-income</i>	

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A negative impact	Displacement of long-time owners/residents	531
<i>make it equitable by..</i>		
	<i>Tax freeze (poss. Extension to low-income families)</i>	

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A negative impact	Forcing out current residents Decreases diversity Does not take into account entrenched discrimination	556
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## Displacement

84

A negative impact	Forcing out current residents Decreases diversity Does not take into account entrenched discrimination	556
<i>make it equitable by..</i>	<i>Create opportunities for discussion about our racial history and how it affects us today Tax freeze for low income Inclusionary zoning that is transparent Robustly fund housing trust--with accountability Create new narrative--change the conversation</i>	
A negative impact	Higher taxes Losing neighbors :(	591
<i>make it equitable by..</i>	<i>Tax freeze Affordable housing subsidies Social service support</i>	
A negative impact	Long time residents especially senior citizens on fixed income have to move due to cost increases	707
A negative impact	Priced out of neighborhood	739
<i>make it equitable by..</i>	<i>Tax credit Subsidies</i>	
A negative impact	Family and friends have to leave homes where they have lived for years and feel safe.	741
<i>make it equitable by..</i>	<i>Neighbors helping neighbors Tax freezes Subsidies for maintenance and utilities</i>	
A negative impact	Human nation Building too many new homes costing more and losing low income folks	742
<i>make it equitable by..</i>	<i>Subsidies and tax rates</i>	
A negative impact	Potential for racism Displacement of current home owners	765
<i>make it equitable by..</i>	<i>Tax freeze Shared equity program</i>	

## Displacement

84

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A negative impact      Loss of rental housing      766  
                                  Long term residents pushed out  
                                  Increase in property taxes

*make it equitable by.. Property tax freeze for low income until property is sold.  
 Give incentives for rented housing in neighborhoods. Zone to allow a range of housing types.*

---

A negative impact      Potential displacement of long-standing neighborhood residents by rising property taxes as area value grows      769

*make it equitable by.. Tax freeze/low interest loans  
 Work with developers to see how they can get incentives that will attract them to build affordable*

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A negative impact      Relocation/displacement bc \$ increase      793  
                                  Tax-freezing for all low-income

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A negative impact      Not done well, revitalization can lead to white elephant projects      813  
                                  Displacement via higher prices  
                                  Economic growth can be uneven

*make it equitable by.. Investment in public transportation and move away from hub and spoke system  
 Move from use-based to form-based zoning to encourage economic activity*

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A negative impact      Displacement      828  
                                  Separation  
                                  Exclusiveness  
                                  Loss of history

*make it equitable by.. Block parties  
 Celebration of cultures*

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A negative impact      Historical character can be lost without careful planning      908  
                                  Even if those with low incomes can remain in their homes, cost of living can drive them to lesser-served/developed neighborhoods

*make it equitable by.. Through community planning org, planning should be in place BEFORE developers go too far  
 Tax freeze*

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A negative impact      Displacements of low income renters      911  
                                  Discriminating police practices increase as neighborhood changes, ie stop and frisk  
                                  Destruction of quality homes to build larger houses

## Displacement

84

A negative impact	Displacements of low income renters Discriminating police practices increase as neighborhood changes, ie stop and frisk Destructuion of quality homes to build larger houses <i>make it equitable by.. Leadership and culture of police force</i>	911
A negative impact	Homelessness resulting from displacement <i>make it equitable by.. Create subsidies for displaced people</i>	1034
A negative impact	Property taxes go up for older residents, sometimes forcing them out <i>make it equitable by.. Tax freezing for elderly and lower income homeowners</i>	1035
A negative impact	You can easily get priced out of a community you could afford a year ago. <i>make it equitable by.. Shared equity, subsidies, land trust</i>	1036
A negative impact	Neighborhood "vets" getting priced out Aesthetics--double homes on 1 lot "eye sores" Diversity changes <i>make it equitable by.. Sate dollars/community dollars Density zoning, affordable units</i>	1040
A negative impact	Loss of affordability Displacement <i>make it equitable by.. Freezing tax at current level for all income</i>	1068
A negative impact	Displacement of existing residents Lack of affordable housing <i>make it equitable by.. Tax freezes Increase Barnes Trust funding for affordable housing</i>	1070
A negative impact	Increases housing prices--pricing out those who have lived there. Changes the culture--taking away from the hisotrical value of the neighborhood Becomes exclusive, soically racially, economically, and more <i>make it equitable by.. The ideas presented by Jim were great ideas Be intentional--get to know the community as is before it is revitalized. Identify the strengths of the people--not just the property-work with that. Loved the idea of new development having a number of affordable units/housing.</i>	1139

## Displacement

84

A negative impact	<p>Pushes people who can't afford to different neighborhood          Disrupts communities and community organizations church, clubs, schools          Moves good paying jobs out to burbs away from workers</p>	1141
<p><i>make it equitable by.. Mixed use neighborhoods housing+retail+grocery+transportation+jobs various SIZE homes+health care</i></p>		
A negative impact	<p>Families displaced          Increased housing cost          Can damage the fabric of the community as neighborhoods close to downtown gentrify young professionals are pushed out--increases burden.</p>	1147
<p><i>make it equitable by.. Shared equity housing</i></p>		
A negative impact	<p>Displaces a sense of community and homeowners that have been there decades, community loses its spirt</p>	1157
<p><i>make it equitable by.. Block parties, establishing community leadership comprised of at least half native residents</i></p>		
A negative impact	<p>Loss of history          Losing the historical character of established neighborhood to investors          Losing the cultural roots of a neighborhood because of displacement</p>	1161
<p><i>make it equitable by.. Historical zoning overlays that take into consideration financial abilities.Ex. Pre-gentrification residents have limited requirements when maintaining a home but investors or homes sold over \$ x amount have a greater responsibility Neighborhood histroy center profilign the progression of the neighborhood.</i></p>		
An equitable improvement	<p>More programs to help with utility assistance.</p>	353
An equitable improvement	<p>\$\$ residents are priced out          Increasing the capacity of non-profit organization</p>	577
An equitable improvement	<p>Open up affordable housing opportunities in neighborhoods of opportunity so that displaced people have a place to go          Require new rental development to accept section 8          Require LOW INCOME affordability, not just middle class</p>	842

## Displacement

84

An equitable improvement	<ul style="list-style-type: none"> <li>More mixed income development like Hope VI but without displacement</li> <li>Inclusionary zoning</li> <li>Subsidies for developers building affordable housing</li> <li>Community benefit agreement</li> <li>More affordable housing in multi-family households</li> <li>Building the community so all people feel included so there are no NIMBY and less segregation</li> </ul>	845
An equitable improvement	<ul style="list-style-type: none"> <li>Poor crowded out</li> </ul> <p><i>make it equitable by..</i></p> <ul style="list-style-type: none"> <li><i>Inclusionary zoning</i></li> <li><i>Tax freeze for poor residents</i></li> <li><i>Public policy to increase availability of affordable rentals</i></li> <li><i>Encourage availability of "Detached Accessory Dwelling Units" units or similar</i></li> </ul>	872
A negative impact	Uproot of low-income families	201
A negative impact	Rent increases push people out of homes--to margins (out of sight and away from services).	234
A negative impact	<ul style="list-style-type: none"> <li>Higher rents</li> <li>Displacement</li> <li>High property tax</li> <li>Parking</li> </ul>	235
A negative impact	Drives locals out	237
A negative impact	<ul style="list-style-type: none"> <li>Ignoring history</li> <li>Pushing people out, esp. older people</li> <li>No social help for displaced people</li> </ul>	238
A negative impact	Pushing lower income households away from accessible public transit	249

## Displacement

84

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A negative impact	Workers having to move even further away from the available jobs.	278
A negative impact	Private and public sector developers Pushing out/displacing families	279
A negative impact	Upcoming generations will not be able to afford urban core living.	301
A negative impact	Over priced homes Forcing out fixed income and working class/poor	303
A negative impact	Many forced to relocate farther away from work, so they use more fossil fuels (carbon footprint) Less free time, harder on families, more vehicles on roads INCREASED TRANSPORTATION COSTS	346
A negative impact	Displacement to areas where working class do not have access to needed social services.	347
A negative impact	People "forced" out of neighborhood	348
A negative impact	Pushes people out to the fringes many of whom lack transportation. Lack of services.	376
A negative impact	Old, low-income people leave Old lovely buildings torn down-replaced More traffic Old cultural events less Sometimes less personal relationships Cost of living up--rent, food, etc.	377
A negative impact	Pricing low-income out of neighborhoods Pricing low-income renters out of neighborhoods	379

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## Displacement

84

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A negative impact	Pricing low-income out of neighborhoods Pricing low-income renters out of neighborhoods	379
A negative impact	Displacement people/families Potential tension of racial/social economic issues Affordability of housing and goods and services	380
A negative impact	Increased property tax--> displacement First time buyers/renters: Where will they live? Lack of diversity (socio-economic segregation= clone towns)	381
A negative impact	Smaller homes are demolished to build larger, expensive homes Renters are forced to move Too many YUPPIES move in New residents display negative attitudes toward poor folks Property taxes increase and force some residents to leave the neighborhood.	382
A negative impact	Displacement	441
A negative impact	Housing displaced by commercial development	442
A negative impact	Displaces long-term residents	449
A negative impact	Displace people on lower income	456
A negative impact	Sets up low income family to potentially fail or they move to the suburbs	477
A negative impact	Costs pile up to provide services to displaced populations	496
A negative impact	Displacement of residents due to rising property values/taxes	497

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## Displacement

84

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A negative impact	Displacement of residents due to rising property values/taxes	497
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A negative impact	Values go up and family refines over and over and ultimately can't afford the home have to sell or are foreclosed.	525
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A negative impact	Displacement Overbuilding Infrastructure is not revitalized Community is fractured	534
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A negative impact	Pushes long time residents out Raises property taxes Demolition of historic homes	542
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A negative impact	Affordable housing for these displaced residents.	544
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A negative impact	Displacement of current residents Cost of housing in area skyrockets The area will become more segregated	545
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A negative impact	Displaces lower income folks More racial segregation Reinforces incomes disparity	546
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A negative impact	Displacement of low income families Higher property taxes Less affordable housing low income	568
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A negative impact	Small local businesses push out for national chains--homogenous	571
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## Displacement

84

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A negative impact	Increasing land costs People displacement Speculation drives costs up quickly	572
A negative impact	New immigrant populations priced out	573
A negative impact	Dislocation of whole communities	605
A negative impact	Issues of low income communities become marginalized as these communities are "out of sight, out of mind."	606
A negative impact	Impact of displaced youth into unfamiliar communities can have far-reaching negative impact	607
A negative impact	Low-income families are forced out and the diversity changes. I moved to Hope Garden for the diversity.	608
A negative impact	Don't displace current residents, low income included Provide housing for low-income workers Maintain diversity for our children/grandchildren More diversity=s better life for ALL Prevent sprawl--don't be Atlanta!!	661
A negative impact	Displacement of long time residents Removal of old housing stock Less diversity of residents Less diversity of housing style, prices, sizes, etc.	663
A negative impact	Decreased racial, ethnic, and economic diversity Lost relationships with valued neighbors Decreased access for displaced people to central areas--> transportation, services, sense of place, stability. Loss of different perspective diverse voices bring	664

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## Displacement

84

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A negative impact	Decreased racial, ethnic, and economic diversity Lost relationships with valued neighbors Decreased access for displaced people to central areas--> transportation, services, sense of place, stability. Loss of different perspective diverse voices bring	664
A negative impact	Rezoning displacement Loss of voice of community Higher property taxes Higher rent Affordability "Blancamiento" lack of diversity "Ugly" development	665
A negative impact	More traffic, parking issues Many forced out to farther from downtown Property taxes go up Flavor of neighborhood changes wealthier may dominate Racism is often perpetuated	666
A negative impact	Higher income and housing levels Pushing people out of community Less diverse neighborhoods	667
A negative impact	Low income and elderly "pushed out"	691
A negative impact	Increased inequality Increased racial profiling Increased marginalization and displacement of residents	719
A negative impact	Fast rising housing cost displacement	760
A negative impact	Poor have to move away from resources when housing costs increase	776

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## Displacement

84

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A negative impact	Increase taxes for current/older residence Forced to relocate	778
A negative impact	Lack of resources/residents with least resources are pushed out to worse locations (lack of access to transportation)	781
A negative impact	Loss of existing community networks (aka "social capital") Displaced people lose their sense of belonging	783
A negative impact	As people who have grown up in neighborhood move out the history and stories of the area are lost.	784
A negative impact	Increasing property values are making it difficult to impossible for some of the residents (particularly the senior population) to remain in their homes. Much of the construction is inconsistent with no regard to the culture of the neighborhood	787
A negative impact	It always ends up that the people with more money displace those with less money and those with the least resources are pushed out into areas with little access to necessities of daily life.	789
A negative impact	Pricing the poor and working class out of main neighborhoods	806
A negative impact	Loss of housing and dislocation for current residents Increasing costs of housing across the entire market here Potential for creating enclaves of privilege	807
A negative impact	Crowding out of low-income Disruption of family and communitiy ties	808

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## Displacement

84

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A negative impact	Displaces lower income people Tear downs of older homes destroys historicalness Casuses rents to rise Can wreak neighborhood character Forces people to leave well-established friendship systems	822
A negative impact	Displaces lower income families because taxes become unaffordable	823
A negative impact	Tax base will rise, causing some to lose their homes	824
A negative impact	Home price values may cause residents to be unable to afford their homes	825
A negative impact	Displaces poorer home owners Increases housing costs overall	826
A negative impact	Driving out families with low income High rents Lower income	835
A negative impact	Resident displacement Unaffordable housing and retail	836
A negative impact	Displacement for low income residents Ruins the "feel" of the neighborhood Makes the areas too expensive eventually for low to medium income families	838
A negative impact	Displacement of renters as landlords sell/seek higher rents Landlords selling to owner/occupiers@prices too high for renters Cultural tensions between old and new residents	839

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## Displacement

84

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A negative impact	Renters displaced Loss of diversity Losing sense of community for people who have lived in the neighborhood for a long time	861
A negative impact	Displacement	862
A negative impact	Poor crowded out Do not benefit everyone in community Tends to lessen diversity	865
A negative impact	Renter displacement Higher property tax Tension between neighbors Best-use opportunities squandered by bottom line	866
A negative impact	Pricing people out of their homes Property taxes rents going up	875
A negative impact	Taxes go up Loss of green space/environment Storm water run off Loss of diversity Dsiaplacement of people who have been there a long time	876
A negative impact	Causes current residents to be unable to continue to afford to live in the neighborhood.	891
A negative impact	Displacement of residents	893
A negative impact	Displacement of residents	894

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## Displacement

84

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A negative impact	Forced mobility (pushing people out)	1012
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A negative impact	Perpetuation fo the cycle of poverty Displacement Higher rent and housing costs	1013
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A negative impact	Forcing out renters Fradulent operations Taxes that become unaffordable	1014
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A negative impact	Displacement of renters Cultural homogenization	1015
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A negative impact	Unaffordable housing Less diverse neighborhoods Displacement	1059
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A negative impact	Lower income folks can be pushed out as rents and living costs become too great	1060
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A negative impact	Destruction of affordable housing stock Mobility forced on those who can least afford it Inequitable supply of expensive housing	1062
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A negative impact	Concern of the 55 yr and up or Baby Boomers that have been in the area for years (being pushed out)	1063
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A negative impact	Property taxes too high for seniors Seniors encouraged/forced to sell their homes at under market prices or prices that will not enable them to find new housing	1088
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## Displacement

84

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A negative impact	Displaces life long residences Prices houses in area out of reach or purchasing power for the people wanting to stay in neighborhood Imbalances the racial/culture of the neighborhoods Uproots families	1089
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A negative impact	Residents pushed out Destinations ill equipped to receive the displaced (transit, social services) Neighborhoods no longer accessible to working/middle classes Segregated neighborhoods	1093
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A negative impact	People experiencing homelessness being further displaced Lack of Section 8 property owners (b/c they don't have to...demand is increasing	1094
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A negative impact	Displacement (of low income people) Loss of affordable housing, rise in homelessness Moving people away from services and resources	1096
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A negative impact	Loss of housing by low income residents and the elderly who have difficulty paying increased property taxes.	1097
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A negative impact	Pushes ma and pop stores out	1155
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## Distance to jobs

89

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A negative impact	Workers having to move even further away from the available jobs.	278
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## Diversity decreasing

93

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A negative impact	Reduced diversity <i>make it equitable by.. Inclusionary</i>	223
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## Diversity decreasing

93

A negative impact	Less diversity Culturally monolithic community	405
<i>make it equitable by.. Inclusionary zoning Gov't incentives for affordable housing</i>		
A negative impact	Increase rent and house prices Loss of diversity (income and racial)	413
<i>make it equitable by.. Density of housing Dedicated affordable options</i>		
A negative impact	Forcing out current residents Decreases diversity Does not take into account entrenched discrimination	556
<i>make it equitable by.. Create opportunities for discussion about our racial history and how it affects us today Tax freeze for low income Inclusionary zoning that is transparent Robustly fund housing trust--with accountability Create new narrative--change the conversation</i>		
A negative impact	Possible loss of diversity. Diversity=open minds=less polarization	598
<i>make it equitable by.. Outreach through H.O.A., school, churches, real estate</i>		
A negative impact	Lack of diversity Increase in taxes Taxes go up	706
<i>make it equitable by.. Change basis for how taxes are calculated--income instead of property value</i>		
A negative impact	House that are large, overscaled, and don't fit in with the feel/look of the neighborhood Housing becomes too expensive Less diversity	909
<i>make it equitable by.. Zoning</i>		
A negative impact	Neighborhood "vets" getting priced out Aesthetics--double homes on 1 lot "eye sores" Diversity changes	1040
<i>make it equitable by.. Sate dollars/community dollars Density zoning, affordable units</i>		

## Diversity decreasing

93

A negative impact	Neighborhood loses the diversity/culture that helped it establish <i>make it equitable by.. Zoning/density incentive</i>	1048
A negative impact	Diversity can be lost <i>make it equitable by.. TAX FREEZE allowing those who have been in a neighborhood for many years to remain there--not being forced out through tax hikes.</i>	1158
A negative impact	Loss of affordable housing and diversity.	200
A negative impact	Developers target small houses reducing diversity Good houses torn down Influx of lawyers Change in character	378
A negative impact	Increased property tax--> displacement First time buyers/renters: Where will they live? Lack of diversity (socio-economic segregation= clone towns)	381
A negative impact	Reduced diversity	499
A negative impact	Decreased ethnic diversity	500
A negative impact	Neighborhood changes affect cultures	524
A negative impact	Loss of diversity Increased traffic New development --cookie cutter	543
A negative impact	New immigrant populations priced out	573
A negative impact	Low-income families are forced out and the diversity changes. I moved to Hope Garden for the diversity.	608

## Diversity decreasing

93

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A negative impact	Low-income families are forced out and the diversity changes. I moved to Hope Garden for the diversity.	608
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A negative impact	Displacement of long time residents Removal of old housing stock Less diversity of residents Less diversity of housing style, prices, sizes, etc.	663
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A negative impact	Decreased racial, ethnic, and economic diversity Lost relationships with valued neighbors Decreased access for displaced people to central areas--> transportation, services, sense of place, stability. Loss of different perspective diverse voices bring	664
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A negative impact	Rezoning displacement Loss of voice of community Higher property taxes Higher rent Affordability "Blancamiento" lack of diversity "Ugly" development	665
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A negative impact	Higher income and housing levels Pushing people out of community Less diverse neighborhoods	667
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A negative impact	Lack of social, cultural, and economic diversity	693
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A negative impact	Loss of unique perspectives or views of the world Loss of cultural contributions Loss of opportunity for generosity!	782
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## Diversity decreasing

93

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A negative impact	Renters displaced Loss of diversity Losing sense of community for people who have lived in the neighborhood for a long time	861
A negative impact	Poor crowded out Do not benefit everyone in community Tends to lessen diversity	865
A negative impact	Prices too high to allow diverse neighborhood Loss of "community" feeling as wealthy are less cooperative Loss of population as wealthy are live in more sq. feet Loss of flexibility as homes become all owner-occupied and rental less available Less availability to support public services ie, transport	869
A negative impact	Taxes go up Loss of green space/environment Storm water run off Loss of diversity Dsiaplacement of people who have been there a long time	876
A negative impact	Unaffordable housing Less diverse neighborhoods Displacement	1059
A negative impact	Change of historical culture of area Loss of racial diversity Loss of income diversity Segregation flips to suburbs (ie, minorities pushed to suburbs) Loss of business diversity	1064

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## Diversity decreasing

93

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A negative impact	Displaces life long residences Prices houses in area out of reach or purchasing power for the people wanting to stay in neighborhood Imbalances the racial/culture of the neighborhoods Uproots families	1089
A negative impact	Housing costs increase (less affordable housing) Higher costs for other basic needs Loss of diversity in the city Widening gap between the rich and the poor	1091
A negative impact	Tends to narrow the age distribution	1145
A positive impact	Displacement of diversity	759

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## Diversity increasing

69

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An equitable improvement	Community building Increased understanding of desirability of economically diverse neighborhoods	463
An equitable improvement	Hi-Density solutions: Roads, infrastructure, zoning codes, nearby shopping	595
A negative impact	Newcomers assume they bring safety to a "revitalizing" neighborhood without recognizing wealth/racial power and privilege and ignoring efforts of long term residents. Diversity.	457
A negative impact	Don't displace current residents, low income included Provide housing for low-income workers Maintain diversity for our children/grandchildren More diversity=s better life for ALL Prevent sprawl--don't be Atlanta!!	661

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## Diversity increasing

69

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A negative impact	Don't displace current residents, low income included Provide housing for low-income workers Maintain diversity for our children/grandchildren More diversity=s better life for ALL Prevent sprawl--don't be Atlanta!!	661
A positive impact	Increased economic activity Diverse neighborhoods	196
A positive impact	Diversity	214
A positive impact	New ideas in the neighborhood b/c point of view More money	230
A positive impact	Potential for increased diversity.	335
A positive impact	Integrated/diverse neighborhoods Appreciation of other languages, cultures, and values More variety and goods and services Inclusiveness	375
A positive impact	Improve conditions of some housing Become more diverse	440
A positive impact	Increased tax revenue Foster diversity Increased neighborhood organization	495
A positive impact	The area will be revitalized A change for positive diversity Clean up the neighborhoods	538

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## **Diversity increasing** 69

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A positive impact	Clean up derelict property can create diversity early on	539
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A positive impact	Diversification	565
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A positive impact	Diverse community Inter-generational	583
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A positive impact	More diverse neighborhoods--creates a more socially conscience person Increase property value Allows the ingress/egress to flow properly	657
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A positive impact	New businesses brings jobs, stimulates economy, increases property value, diversity	773
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A positive impact	New businesses Promoting diversity Economic growth	799
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A positive impact	Creating jobs Diversity of people and incomes Creating more public transportation options Better community for our children	833
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A positive impact	Homes in area build equity/value Changes in aesthetics of the neighborhood Creates diversity and culture in area Economic development but at the expense of lower income or educated residences	1079
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## **Economic development** 67

## Economic development

67

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An equitable improvement	Organic relationships in economic developments Housing incentives for teachers and workers Tax incentives for businesses Special programs for underenrolled schools	671
An equitable improvement	Bringing together people of different background so they can get to know each other as equal human beings. Beautification of the neighborhoods More businesses and employment options in the area	775
An equitable improvement	Hire residents of the community to build/refurbish homes. Jobs, jobs, jobs!	1044
An equitable improvement	Create opportunities for ALL residents to have meaningful employment in area to afford housing	1069
An equitable improvement	Increase in minimum wage Living wage ordinance Support of GOOD jobs (including following Austin, TX approach to supporting cooperative businesses) Freezing property taxes for all low-income at least	1073
An equitable improvement	Mandatory inclusionary zoning Rent control (ceilings) Job creation Educational/skill building opportunities	1075
An equitable improvement	Housing that is inclusive/mixed Tax freeze Employment opportunities for cronically un or underemployed people	1104

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## Economic development

67

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An equitable improvement	Government and private sectors should invest in the neighborhood Make neighborhood improvements in schools, business, neighborhood aesthetics--sidewalks, etc.	1106
A negative impact	Real estate increase for residents ALREADY in the area HARRASSMENT from people wanting to buy Growth in business and beautifying the neighborhood	785
A positive impact	Re-establishment of economic base with qualifications.	194
A positive impact	Increased economic activity Diverse neighborhoods	196
A positive impact	Increased opportunity for employment, access to healthy food and public transit	226
A positive impact	Thriving local economy, small business opportunities	245
A positive impact	More opportunities for business.	294
A positive impact	Housing is maintained and Improved New businesses open	372
A positive impact	New energy New and engaged neighbors Economic development	373
A positive impact	New business	490

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## Economic development

67

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A positive impact	Clears out slum lords Stimulates economy Increases tax base Creates more jobs	541
A positive impact	Increased jobs	561
A positive impact	Investment of new business Improved city services Increased property values	656
A positive impact	Commerce New revitalized thought Mobilized community	660
A positive impact	Increased funding Increased economic development Community beautifucation	713
A positive impact	Attract jobs and businesses	726
A positive impact	Economic development Density= expanded property tax base	747
A positive impact	Influx of interest in an area Potential restoration of houses Influx of business opportunities Potential use of abandoned properties	754
A positive impact	Economic boost--new businesses, schools, community centers--with the revitalization of a neighborhood.	770

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## Economic development

67

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A positive impact	New businesses brings jobs, stimulates economy, increases property value, diversity	773
A positive impact	Attract new business/employment opportunities Balances community Create new coalition in new found pride	796
A positive impact	New businesses Promoting diversity Economic growth	799
A positive impact	Empowering economic attraction to outside companies Boosting quality of local school because of parents involved Improving carbon footprint for those living close to work Improving opportunities to grow community by small interaction	801
A positive impact	Increased attention to public safety Density and infrastructure=s economic growth Cultural opportunities improve quality of life People living in prosperous neighborhoods use fewer resources per capita	803
A positive impact	Potential business growth and jobs	820
A positive impact	Job opportunités for existing residents Better housing standards for existing residents More investment in local schools More place to buy food--abatement of food deserts	831
A positive impact	Creating jobs Diversity of people and incomes Creating more public transportation options Better community for our children	833

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## Economic development

67

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A positive impact	Increases tax base for social services Provides investment opportunities (for few at cost of many)	834
A positive impact	Safer neighborhoods More amenities Brining in potential jobs Raising property values	856
A positive impact	Tends to repair/replace poor housing Employment in community/city Can create pressure to improve schools and infrastructure	859
A positive impact	Increased tax base Improved safety Improved infrastructure Shortened commutes= positive for environment More population to support small local businesses Improved schools Greater political involvement Increase employment Elimination of food deserts	860
A positive impact	Old things becoming newly used and not filling the landfill Create jobs in the businesses Improving schools More/better business closer Parks are nicer/greener	874
A positive impact	Thriving economy	883
A positive impact	Potential for economic growth	885
A positive impact	Increase property value and jobs	915

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## Economic development

67

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A positive impact	New business to an area	1029
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A positive impact	New money to a neighborhood New opportunities	1030
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A positive impact	Potentially more job opportunities	1052
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A positive impact	Increased investment and community growth through new opportunities	1055
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A positive impact	Can create a postive financial investment	1057
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A positive impact	Has a tendency to "clean-up" the neighborhood Enhances the safety of the community Brings in new energy and oppourtunies for small business and start-up companies	1080
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A positive impact	Economic growth Increased better amenities Clean neighborhoods Better schools Property values increase	1081
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A positive impact	If neighborhoods are more attractive to small businesses, more local jobs are available (for all levels of education/skill)	1082
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A positive impact	Increased tax base Pressure for better schools New commercial development	1087
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A positive impact	Promotes/creates jobs in the building, real estate industry	1153
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## Education

43

A negative impact	Increased congestion Over-crowded schools	204
<i>make it equitable by.. Invest in parking, sidewalks, bike lanes to accommodate growth.</i>		
A negative impact	Lack of necessary infrastructure	225
<i>make it equitable by.. School improvement Transit funding Building community, building relationships</i>		
A negative impact	Low income children moved out of schools mid year and continuously	530
<i>make it equitable by.. Only redevelop if no displacement</i>		
A negative impact	City neighborhood not happy with schools (seeking private schools)	736
<i>make it equitable by.. More \$ into schools PTA More neighborhood involvement</i>		
A negative impact	Overcrowded schools	737
<i>make it equitable by.. Build bigger/more schools Spend money on schools not gas</i>		
An equitable improvement	Improve schools to give access to education regardless of neighborhood.	239
An equitable improvement	Education at the planning department level	399
An equitable improvement	Package affordable housing with increased police, more school resources, better transit, and grocery	551
An equitable improvement	Financial literacy education Esp. cross generational	579

## Education

43

An equitable improvement	Organic relationships in economic developments Housing incentives for teachers and workers Tax incentives for businesses Special programs for underenrolled schools	671
An equitable improvement	Mandatory inclusionary zoning Rent control (ceilings) Job creation Educational/skill building opportunities	1075
A negative impact	Alienation School impact	203
A negative impact	Disparities in high quality educational opportunities.	345
A positive impact	Access to education Increase in home values for original residents	227
A positive impact	Possibly encourage training and education Increase income Neighbor develop there own	334
A positive impact	Bike paths Better schools Better bars Better food Less crime Better services New cultural events	370
A positive impact	Lower crime Better schools More food options	395

## Education

43

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A positive impact	School systems improve	418
A positive impact	Tax base for education and other public services	439
A positive impact	Increasing property tax provides a base for infrastructure, school funding	486
A positive impact	More money for schools	491
A positive impact	Strong neighborhoods Walkability Strong school communities Support of local merchants	518
A positive impact	Opportunity for students that are "gentrified" to attend a great school in knowledge academy.	536
A positive impact	Schools improve (parents can be involved)	537
A positive impact	Lower crime rates Improved public facilities Improved schools? At what cost?	540
A positive impact	Make sure good schools exist in all neighborhoods so that integration happens within neighborhoods. Families are leaving Homegarden when time to start school.	600

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## Education

43

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A positive impact	<ul style="list-style-type: none"> <li>Better roads, schools, etc.</li> <li>Better, more job opportunities</li> <li>Transportation options</li> <li>Shopping options</li> <li>Better food choices</li> <li>Sidewalks</li> <li>More community interaction (positive) and activities</li> <li>New, innovative energy in community</li> </ul>	653
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A positive impact	Increase tax base for sidewalks, streets, schools	752
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A positive impact	Economic boost--new businesses, schools, community centers--with the revitalization of a neighborhood.	770
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A positive impact	<ul style="list-style-type: none"> <li>Empowering economic attraction to outside companies</li> <li>Boosting quality of local school because of parents involved</li> <li>Improving carbon footprint for those living close to work</li> <li>Improving opportunities to grow community by small interaction</li> </ul>	801
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A positive impact	<ul style="list-style-type: none"> <li>Safety</li> <li>Property values increase</li> <li>Cleaner safer community</li> <li>Better community amenities/parks rec</li> <li>School systems/quality of education</li> </ul>	829
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A positive impact	<ul style="list-style-type: none"> <li>Possible improvements in area schools</li> <li>Increased retail opportunities</li> <li>Safer streets with more sidewalks</li> </ul>	830
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A positive impact	<ul style="list-style-type: none"> <li>Job opportunities for existing residents</li> <li>Better housing standards for existing residents</li> <li>More investment in local schools</li> <li>More place to buy food--abatement of food deserts</li> </ul>	831
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## Education

43

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A positive impact	New construction Aesthetics More money for schools-->if children go to public schools Better safety More affordable housing for those moving in	832
A positive impact	Tends to repair/replace poor housing Employment in community/city Can create pressure to improve schools and infrastructure	859
A positive impact	Increased tax base Improved safety Improved infrastructure Shortened commutes= positive for environment More population to support small local businesses Improved schools Greater political involvement Increase employment Elimination of food deserts	860
A positive impact	Old things becoming newly used and not filling the landfill Create jobs in the businesses Improving schools More/better business closer Parks are nicer/greener	874
A positive impact	More positive resources for schools	879
A positive impact	Possible school capacity	903
A positive impact	For those who remain, quality of schools, food and infrastructure may improve	905
A positive impact	Often brings more life to the neighborhood (more cafes, shops, bars, etc.) Improves schools	906

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## Education

43

A positive impact	Often brings more life to the neighborhood (more cafes, shops, bars, etc.) Improves schools	906
A positive impact	Better schools	912
A positive impact	Lowers crime Rising housing prices Improved services Lower transit costs Improved schools Improved shopping	1009
A positive impact	Economic growth Increased better amenities Clean neighborhoods Better schools Property values increase	1081
A positive impact	Increased tax base Pressure for better schools New commercial development	1087

## Environmental quality

26

A negative impact	Causes some residents to move further outside city, which lengthens commute times, adds sprawl, and pollution/weather/climate problems. <i>make it equitable by.. Density bonuses and encourage infill.</i>	323
A negative impact	Many forced to relocate farther away from work, so they use more fossil fuels (carbon footprint) Less free time, harder on families, more vehicles on roads INCREASED TRANSPORTATION COSTS	346
A negative impact	Bigger houses-->smaller yards-->increased runoff-->environmental impact	454

## **Environmental quality** 26

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A negative impact    Bigger houses-->smaller yards-->increased runoff-->environmental impact 454

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A positive impact    Reuse of existing buildings, which is "greener" 493

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A positive impact    Reduces commute from suburbs 751  
Better for environment

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A positive impact    Empowering economic attraction to outside companies 801  
Boosting quality of local school because of parents involved  
Improving carbon footprint for those living close to work  
Improving opportunities to grow community by small interaction

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A positive impact    Increased attention to public safety 803  
Density and infrastructure=s economic growth  
Cultural opportunities improve quality of life  
People living in prosperous neighborhoods use fewer resources per capita

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A positive impact    Increased tax base 860  
Improved safety  
Improved infrastructure  
Shortened commutes= positive for environment  
More population to support small local businesses  
Improved schools  
Greater political involvement  
Increase employment  
Elimination of food deserts

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A positive impact    Old things becoming newly used and not filling the landfill 874  
Create jobs in the businesses  
Improving schools  
More/better business closer  
Parks are nicer/greener

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## **Food** 87

## Food

87

An negative impact	Loss of affordable food alternatives	410
<i>make it equitable by.. Fight for those options! Tax freeze</i>		
An equitable improvement	Package affordable housing with increased police, more school resources, better transit, and grocery	551
A negative impact	Increase in cost of living (eg. Food costs/serving) Conflict Health effects (stress and inability to afford health insurance due to cost burden)	233
A negative impact	Rising housing prices Make middle to low income families struggle Increase likelihood of homelessness Destroy communities Drive low income families to food deserts	840
A negative impact	Need a balance. In some new high-rise housing, fitness centers, stores/resturants are all part of building. Residents don't have to leave, if they chose not, for the necessities/needs of life. Need to see that others in surrounding area has access to the same services. Eliminate food deserts.	867
A positive impact	Increased opportunity for employment, access to healthy food and public transit	226
A positive impact	Community services Retail development Fresh food	228
A positive impact	Bike paths Better schools Better bars Better food Less crime Better services New cultural events	370

## Food

87

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A positive impact	Bike paths Better schools Better bars Better food Less crime Better services New cultural events	370
A positive impact	Lower crime Better schools More food options	395
A positive impact	Improved infrastructure Better access to food (avoid food deserts)	397
A positive impact	Improved services (transit, resaurants, groceries)	494
A positive impact	Better roads, schools, etc. Better, more job opportunities Transportation options Shopping options Better food choices Sidewalks More community interaction (positive) and activities New, innovative energy in community	653
A positive impact	Development of healthier foods and accessibility thereof.	710
A positive impact	Increased real estate value and increased tax collection. Greater availability of goods and services (food deserts disappear) Improved infrastrucutre	802

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## Food

87

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A positive impact	Job opportunities for existing residents Better housing standards for existing residents More investment in local schools More places to buy food--abatement of food deserts	831
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A positive impact	Increased tax base Improved safety Improved infrastructure Shortened commutes= positive for environment More population to support small local businesses Improved schools Greater political involvement Increase employment Elimination of food deserts	860
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A positive impact	For those who remain, quality of schools, food and infrastructure may improve	905
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A positive impact	Safer neighborhoods Better amenities like grocery stores in food deserts	1084
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A positive impact	New food outlets Safer neighborhoods Safer feelings More activities for neighborhoods	1086
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A positive impact	Can solve issues like food deserts Can provide new relationships	1151
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## Gentrification

71

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A negative impact	Gentrification is a consequence of unregulated free enterprise. If houses are sold to the highest bidder developers will always get them and they will build large houses because they are most profitable.	386
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## Gentrification

71

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A negative impact	Families displaced Increased housing cost Can damage the fabric of the community as neighborhoods close to downtown gentrify young professionals are pushed out--increases burden.  <i>make it equitable by.. Shared equity housing</i>	1147
An equitable improvement	Inclusionary zoning Funding Barnes Trust (new sources) Low cost free rehab program for low income Freezing/adjusting property taxes for non-elderly in gentrifying area	901
An equitable improvement	Introduce MDHA public housing into GENTRIFYING communities	1077
A negative impact	Can create hostility between new/older tenured residents that tends to villanize new residents as gentrifiers.	199
A negative impact	Gentrifiers bring different values, priorities, and definitions of "community"	443
A negative impact	Teardowns Overcrowding Gentrification	445
A negative impact	New businesses in a gentrifying neighborhood not necessarily affordable for lower income longer term residents, nor of practical use.	452
A negative impact	Public resources spent in "gentrified" neighborhoods are not spent in other outlying areas.	863
A negative impact	Rapid gentrification without structure of strong viable policies that support mixed development and inclusion	899

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## Gentrification

71

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A positive impact	Opportunity for students that are "gentrified" to attend a great school in knowledge academy.	536
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A positive impact	Gentricification lowers incidences of crime Nieghbors become close and have a sense of community Home are well maintained and more energy efficient	815
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## Greenways

28

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A positive impact	You get things like Greenways Walk/bike to work (for some)	467
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A positive impact	Greenways and bikepaths are looking great.	709
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## Growth/development

42

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A positive impact	Postive growth	398
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A positive impact	Tax base is increased for city Great development makes city more vital and attractive for more growth	1024
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## Historic inequality

88

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A negative impact	Forcing out current residents Decreases diversity Does not take into account intrenched discrimination	556
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*make it equitable by.. Create opportunities for discussion about our racial history and how it affects us today*

*Tax freeze for low income*

*Inclusionary zoning that is transparant*

*Robustly fund housing trust--with accountability*

*Create new narrative--change the conversation*

## Historic inequality 88

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A negative impact    Ignoring history 238  
                                  Pushing people out, esp. older people  
                                  No social help for displaced people

## Historic preservation 53

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A negative impact    Threat to historically significant structures. 207  
*make it equitable by.. Overlay incentive for preservation.*

A negative impact    Historic homes being torn down. 309  
*make it equitable by.. Incentivize historic preservation with grants to developers.*

A negative impact    Loss of long-standing businesses 408  
                                  Loss of history  
*make it equitable by.. Incentivize local/affordable businesses (tax breaks, etc.)*

A negative impact    Folks priced out 509  
                                  Demolition of historic structures  
*make it equitable by.. Freeze property taxes*

A negative impact    Historical character can be lost without careful planning 908  
                                  Even if those with low incomes can remain in their homes, cost of living can drive  
                                  them to lesser-served/developed neighborhoods  
*make it equitable by.. Through community planning org, planning should be in place BEFORE developers  
 go too far  
 Tax freeze*

A negative impact    Loss of history 1161  
                                  Losing the historical character of established neighborhood to investors  
                                  Losing the cultural roots of a neighborhood because of displacement  
*make it equitable by.. Historical zoning overlays that take into consideration financial abilities.Ex. Pre-  
 gentrification residents have limited requirements when maintaining a home but  
 investors or homes sold over \$ x amount have a greater responsibility  
 Neighborhood history center profilig the progression of the neighborhood.*

A negative impact    Destroying historical landmarks 236

## Historic preservation

53

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A negative impact	Historic buildings can be leveled (of music studios) which affects the arts economy of Nashville	240
A negative impact	Old, low-income people leave Old lovely buildings torn down-replaced More traffic Old cultural events less Sometimes less personal relationships Cost of living up--rent, food, etc.	377
A negative impact	Loss of historical memory/erasure of history	444
A negative impact	Destruction of historic structures or cultural areas	476
A negative impact	Pushes long time residents out Raises property taxes Demolition of historic homes	542
A negative impact	Historic homes destroyed	567
A negative impact	Loss of community character. Different housing styles and can be built cheaply. Destroying historic chracter.	701
A negative impact	Displaces lower income people Tear downs of older homes destroys historicalness Casuses rents to rise Can wreak neighborhood character Forces people to leave well-established friendship systems	822
A positive impact	Potential opportunity to preserve and restore historically significant structures.	193

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## Historic preservation

53

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A positive impact	Keeps historic Nashville alive.	231
A positive impact	Preserves older historic homes.	284
A positive impact	Public and private investment Preservation of unique buildings and residences	436
A positive impact	Preservation on some historic structures.	470
A positive impact	Reuse of historic housing stock and commercial buildings	558
A positive impact	Historic homes preserved/updated	684
A positive impact	Investment in the neighborhood. Maintain existing housing. Preserve historic neighborhoods.	748
A positive impact	Preservation of history Conservation of materials Preservation of community	798
A positive impact	Salvaging of historic housing stock Neighborhoods with better access to public transit Profit to homeowners who have seen years of negative return on house values	904
A positive impact	Preserving the historical character or established neighborhoods.	1143

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## Homelessness

17

## Homelessness

17

A negative impact	Can lead to more homelessness as SRO hotels and public housing are demolished or converted.	306
	<i>make it equitable by.. Need "housing first" solutions (permanent subsidized housing for homeless)</i>	
A negative impact	Increased police/profiling enforcement vs. low income, homeless, people of color	403
	<i>make it equitable by.. Cultural sensitivity training for police</i>	
A negative impact	More crime More homeless	731
	<i>make it equitable by.. Need more social services Fix up homes instead of tearing down Neighborhood watch</i>	
A negative impact	Homelessness resulting from displacement	1034
	<i>make it equitable by.. Create subsidies for displaced people</i>	
An equitable improvement	INCLUSIONARY ZONING in all of Davidson County HOUSING FIRST models Increasing Sec. 8 vouchers and landlords that take Sec. 8 Incentivize these with Right of first refusal for low-income home buyers	1099
An equitable improvement	Housing First Getting housing for people experiencing homelessness without qualifications based on their individual vulnerability (rapid for most vulnerable)	1100
An equitable improvement	Housing First-->getting people experiencing homelessness into housing without qualification. Cost effective and humane!	1101
An equitable improvement	Housing First!	1102

## Homelessness

17

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A negative impact	Rising housing prices Make middle to low income families struggle Increase likelihood of homelessness Destroy communities Drive low income families to food deserts	840
A negative impact	People experiencing homelessness being further displaced Lack of Section 8 property owners (b/c they don't have to...demand is increasing	1094
A negative impact	Displacement (of low income people) Loss of affordable housing, rise in homelessness Moving people away from services and resources	1096
A negative impact	People who are unhoused and very low-income not consulted or included in decisions or visions of revitalization	1098
A positive impact	Lower crime Decreases homelessness Better transportation	818

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## Homogenization

90

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A negative impact	Increased presence of the same type of building all over town--homogenization. <i>make it equitable by.. Increase/allow diversity of both incomes and land uses (and building styles).</i>	321
A negative impact	Homogenization	342
A negative impact	Prices low income (?) Out of coming Unhealthy competition for land, homes Fosters class tensions (???) Homogeneity of affluent, middle class.	502
A negative impact	Small local businesses push out for national chains--homogenous	571

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## Homogenization 90

A negative impact	Small local businesses push out for national chains--homogenous	571
A negative impact	Homogenous unaffordable neighborhoods	762
A negative impact	Displacement of renters Cultural homogenization	1015
A positive impact	Homogeny Property values	197

## House repairs 95

A negative impact	Increased housing and property values that driver lower income families away. <i>make it equitable by.. Increase access to tax programs that halt escalating costs. Increase programs that offer low interest loans for maintenance and improvement.</i>	208
A negative impact	Forcing elderly homeowners to update their homes or move <i>make it equitable by.. Funds to assist elderly with home repairs, etc.</i>	407
A negative impact	More crime More homeless <i>make it equitable by.. Need more social services Fix up homes instead of tearing down Neighborhood watch</i>	731
A negative impact	Family and friends have to leave homes where they have lived for years and feel safe. <i>make it equitable by.. Neighbors helping neighbors Tax freezes Subsidies for maintenance and utilities</i>	741
A negative impact	REIN IN CODES so that the remedies for certain areas do not penalize residents unjustly	1103

## House repairs

95

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An equitable improvement	Funding for home repairs/help age in place	478
An equitable improvement	Providing funding for home repairs can help stabilize neighborhoods Give incentives for developers to contribute to infrastructure improvements.	533
An equitable improvement	Youth project to help improve properties, almost a WPA project for youth	550
An equitable improvement	Housing improvement programs that hire youth to do the work	552
An equitable improvement	Hire residents of the community to build/refurbish homes. Jobs, jobs, jobs!	1044
An equitable improvement	Rebuild old houses. Keep them affordable. Don't tear them down!	1047
An equitable improvement	Offer resources to help people stay in their homes: home improvement, weatherization, tax help Resource centers/community centers Affordable shops, stores	1067
A positive impact	Potential reduction in energy consumption as homes become better weatherized, drive times reduce.	192
A positive impact	Housing is maintained and Improved New businesses open	372

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## House repairs 95

A positive impact	Private investment raise home equity that allows homeowners to obtain financing for repairs	489
A positive impact	Repair, renovate housing that is in disrepair and eyesores.	516
A positive impact	Home improvements Quality homes Renovation	677

## Housing trust fund 100

A negative impact	Loss of affordable housing	426
<i>make it equitable by.. Shared equity housing</i>		
<i>Set-asides in new development for affordable housing units</i>		
<i>Community land trusts</i>		
<i>Deed restricted affordability</i>		
A negative impact	Renters can't afford to rent	1016
<i>make it equitable by.. Trust fund</i>		
<i>Multi-income housing :)</i>		
A negative impact	You can easily get priced out of a community you could afford a year ago.	1036
<i>make it equitable by.. Shared equity, subsidies, land trust</i>		
A negative impact	Dedicated funding source for Barnes Trust Fund	1066
A negative impact	Displacement of existing residents Lack of affordable housing	1070
<i>make it equitable by.. Tax freezes</i>		
<i>Increase Barnes Trust funding for affordable housing</i>		
An equitable improvement	Dedicated funding for Barnes Trust Fund--from assessment on real estate agents.	352

## Housing trust fund

100

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An equitable improvement	Fund the housing trust up to CAPACITY? For over at least 10 yr. intervals?	549
An equitable improvement	Use zoning mechanisms to increase affordable housing Community land trusts	580
An equitable improvement	Developers and lender and other making profits need to help with funding affordable housing mandatory % goes to Barnes Housing Trust and UTDC infrastructure to support the city.	645
An equitable improvement	Inclusionary zoning Funding Barnes Trust (new sources) Low cost free rehab program for low income Freezing/adjusting property taxes for non-elderly in gentrifying area	901
An equitable improvement	Increase awareness of program available to low-income peoples Tax freeze for low income housing developers Proceeds from surplus property to Barnes Trust Fund	1074
An equitable improvement	Incentivize development of low-income housing Dedicated funding for Housing Trust Fund	1105
A negative impact	Lack of resources Such as viable Housing Trust	898
A positive impact	Building community	814

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## Inclusionary growth

115

## Inclusionary growth

115

A negative impact	If neighborhoods do attract business, may only after employment for those with higher education/skill level (not sustainable or inclusive)	1095
A positive impact	Potential increase in quality of living Potential increase of economic opportunities all incomes and races, etc.	1054

## Inclusionary zoning

85

A negative impact	Re-location of long-time residents Higher property tax for low income families Less affordable rental and home buyer stock <i>make it equitable by.. Inclusionary zoning to pass council</i>	224
A negative impact	Inclusionary zoning	358
A negative impact	Fractured communities <i>make it equitable by.. Inclusionary zoning, subsidies, fed/state \$, tax freeze</i>	401
A negative impact	Less diversity Culturally monolithic community <i>make it equitable by.. Inclusionary zoning Gov't incentives for affordable housing</i>	405
A negative impact	Social inequity <i>make it equitable by.. Inclusive zoning, housing subsidies</i>	411
A negative impact	Pushing out families who have been there for a long time <i>make it equitable by.. Inclusionary zoning</i>	412
A negative impact	Affordability <i>make it equitable by.. Inclusive zoning Good, affordable rentals</i>	482
A negative impact	Less community with wealth and and independence	526

## Inclusionary zoning

85

A negative impact	Less community with wealth and and independence	526
<i>make it equitable by..</i>		
	<i>Incluseive zoning</i>	
	<i>Mixed income levels</i>	
A negative impact	Forcing out current residents Decreases diversity Does not take into account intrenched discrimination	556
<i>make it equitable by..</i>		
	<i>Create opportunities for discussion about our racial history and how it affects us today</i>	
	<i>Tax freeze for low income</i>	
	<i>Inclusionary zoning that is transparant</i>	
	<i>Robustly fund housing trust--with accountability</i>	
	<i>Create new narrative--change the conversation</i>	
A negative impact	Neighborhoods only accessible to the wealthy	811
<i>make it equitable by..</i>		
	<i>Inclusionary zoning</i>	
	<i>Dedicated funding source for Barnes Fund</i>	
An equitable improvement	Co-housing incentives! Inclusionary zoning! Small scale additions: garage apartments, backyard efficiencies, etc. (tax credits and incentives)	241
An equitable improvement	Inclusionary zoning	459
An equitable improvement	Inclusionary zoning Subsidy to old time residents ??? ???	508
An equitable improvement	Inclusionary zoning with transparent incentives to developers who build affordable.	554

## Inclusionary zoning

85

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An equitable improvement	Government loans and financial tools to help fund affordable housing projects Zoning laws to require inclusive housing	795
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An equitable improvement	More mixed income development like Hope VI but without displacement Inclusionary zoning Subsidies for developers building affordable housing Community benefit agreement More affordable housing in multi-family households Building the community so all people feel included so there are no NIMBY and less segregation	845
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An equitable improvement	Poor crowded out	872
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*make it equitable by.. Inclusionary zoning*  
*Tax freeze for poor residents*  
*Public policy to increase availability of affordable rentals*  
*Encourage availability of "Detached Accessory Dwelling Units" units or similar*

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An equitable improvement	Inclusionary zoning Funding Barnes Trust (new sources) Low cost free rehab program for low income Freezing/adjusting property taxes for non-elderly in gentrifying area	901
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An equitable improvement	Mandatory inclusionary zoning Rent control (ceilings) Job creation Educational/skill building opportunities	1075
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An equitable improvement	INCLUSIONARY ZONING in all of Davidson County HOUSING FIRST models Increasing Sec. 8 vouchers and landlords that take Sec. 8 Incentivize these with Right of first refusal for low-income home buyers	1099
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A negative impact	Mandatory inclusionary zoning	1071
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## **Inclusionary zoning** **85**

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A negative impact    Mandatory inclusionary zoning 1071

## **Income inequality** **82**

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A negative impact    Home owners have to work harder and look for extra work to afford their mortgage, home-owners association fees, etc. 218

*make it equitable by.. Economic disparity, tax increment financing, fund it, job training programs*

A negative impact    Social inequity 411

*make it equitable by.. Inclusive zoning, housing subsidies*

A negative impact    Doesn't address income discrepancy 427

*make it equitable by.. Fight club!  
Dismantle racism!  
Embrace a Black Nation  
New Monasticism*

A negative impact    Overcrowding due to the need for extended families to pool resources to make rent leads to health, congestion and crowding issues. 506

*make it equitable by.. Increase minimum wage  
Implement paid leave and other worker friendly policies*

A negative impact    Prices go up 250  
Inequality  
Rapid growth can lead to destruction of city's character

A negative impact    Displaces lower income folks 546  
More racial segregation  
Reinforces incomes disparity

A negative impact    Increased inequality 719  
Increased racial profiling  
Increased marginalization and displacement of residents

A negative impact    Further widening of income gap 892

## Income inequality

82

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A negative impact	Further widening of income gap	892
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A negative impact	Housing costs increase (less affordable housing) Higher costs for other basic needs Loss of diversity in the city Widening gap between the rich and the poor	1091
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## Infill growth

38

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A negative impact	Causes some residents to move further outside city, which lengthens commute times, adds sprawl, and pollution/weather/climate problems. <i>make it equitable by.. Density bonuses and encourage infill.</i>	323
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A negative impact	The neighborhood is available to a very narrow range of incomes. <i>make it equitable by.. Zoning/density incentive</i>	400
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A negative impact	Lower income people priced out of community by higher taxes and rental property sell outs, etc. <i>make it equitable by.. Expansion of overlays that restrict house size but allow for increased density. Increased use and decreased barriers to the specific plan overlay.</i>	402
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A negative impact	Increase rent and house prices Loss of diversity (income and racial) <i>make it equitable by.. Density of housing Dedicated affordable options</i>	413
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A negative impact	Density, smaller living spaces	460
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A negative impact	Can result in lower density <i>make it equitable by.. Allow detached accessory dwellings</i>	532
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A negative impact	Less affordable housing Less housing options <i>make it equitable by.. Zoning and density incentives Affordable housing subsidies Grants</i>	732
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## Infill growth

38

A negative impact	Neighborhood "vets" getting priced out Aesthetics--double homes on 1 lot "eye sores" Diversity changes <i>make it equitable by.. State dollars/community dollars Density zoning, affordable units</i>	1040
A negative impact	Ugly housing <i>make it equitable by.. Density incentive Make one house affordable on the lot</i>	1041
A negative impact	Neighborhood loses the diversity/culture that helped it establish <i>make it equitable by.. Zoning/density incentive</i>	1048
An equitable improvement	Align zoning policy with preserving existing housing that is affordable at market rate--the current passing of many "two-plop" SPs threaten existing low cost housing and replaces them with high cost housing.	205
An equitable improvement	Infrastructure for increased population (putting 2 or 3 families on 1 lot), NOT DEVELOPED	302
An equitable improvement	Public transportation and sidewalks to deal with greater density.	669
A negative impact	"High density" 4-plexes	594
A negative impact	Don't displace current residents, low income included Provide housing for low-income workers Maintain diversity for our children/grandchildren More diversity=s better life for ALL Prevent sprawl--don't be Atlanta!!	661
A negative impact	Why is density so important in one neighborhood? We have a big county.	700

## Infill growth

38

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A negative impact	Density bonus? Not good.	718
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A negative impact	Prices too high to allow diverse neighborhood Loss of "community" feeling as wealthy are less cooperative Loss of population as wealthy are live in more sq. feet Loss of flexibility as homes become all owner-occupied and rental less available Less availability to support public services ie, transport	869
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A positive impact	Can reduce urban sprawl	293
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A positive impact	Infill reduces sprawl IF the density of development is enough.	295
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A positive impact	Reuse of neighborhoods near core, which can reduce amount of driving	488
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A positive impact	Increases density, which saves \$ on public services	492
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A positive impact	Reuse of existing buildings, which is "greener"	493
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A positive impact	Can result in higher density-better use of land	520
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A positive impact	Density comes with re-developing urban core and infilling Density leads to demand, need and use of more, rapid transit	522
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A positive impact	Increase value Proximity to downtown, etc.	535
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A positive impact	Increased density	560
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## Infill growth

38

A positive impact	Greater density can be a plus as long as infrastructure meets it--?more efficient, better use of space, but preserve living spaces like PARKS!!	582
A positive impact	More people can live there if more dense Revitalization of business districts House values go up May draw more attention for politicians, get better services	654
A positive impact	Economic development Density= expanded property tax base	747
A positive impact	Reduces commute from suburbs Better for environment	751
A positive impact	Increased attention to public safety Density and infrastructure=s economic growth Cultural opportunities improve quality of life People living in prosperous neighborhoods use fewer resources per capita	803
A positive impact	Higher density will bring more tax revenue for services (road/sidewalk/infrastructure)	1026
A positive impact	Higher density could lead to more walkable community	1028

## Infrastructure

46

A negative impact	Lack of necessary infrastructure	225
<i>make it equitable by.. School improvement</i>		
<i>Transit funding</i>		
<i>Building community, building relationships</i>		

## Infrastructure

46

An equitable improvement	Infrastructure for increased population (putting 2 or 3 families on 1 lot), NOT DEVELOPED	302
An equitable improvement	Providing funding for home repairs can help stabilize neighborhoods Give incentives for developers to contribute to infrastructure improvements.	533
An equitable improvement	Hi-Density solutions: Roads, infrastructure, zoning codes, nearby shopping	595
An equitable improvement	Developers and lender and other making profits need to help with funding affordable housing mandatory % goes to Barnes Housing Trust and UTDC infrastructure to support the city.	645
A negative impact	Displacement Overbuilding Infrastructure is not revitalized Community is fractured	534
A negative impact	Lower tax base for government services and infrastructure	662
A negative impact	Increased traffic/congestion <i>make it equitable by.. Manage density so infrastructure can handle the load</i>	702
A positive impact	Improved fiscal efficiency as existing infrastructure is fully utilized.	188
A positive impact	Upgrading of infrastructure (public and private)	292
A positive impact	Improved infrastructure	329

## Infrastructure

46

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A positive impact	Improved infrastructure Better access to food (avoid food deserts)	397
A positive impact	Improved infrastrcuture: streets, sidewalks, crosswalks, lighting	430
A positive impact	Infrastructure	466
A positive impact	Increasing property tax provides a base for infrastructure, school funding	486
A positive impact	Improve infrastructure Improve safety Blight elimination	566
A positive impact	Greater density can be a plus as long as infrastrcutre meets it--?more efficient, better use of space, but preserve living spaces like PARKS!!	582
A positive impact	Infrastructure	584
A positive impact	Better roads, schools, etc. Better, more job opportunities Transportation options Shopping options Better food choices Sidewalks More community interaction (positive) and activities New, innovative energy in community	653
A positive impact	Updated infrastruaction	724

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## Infrastructure

46

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A positive impact	Greater investment in neighborhoods: Infrastructure Things to do Beautification	745
A positive impact	Increased real estate value and increased tax collection. Greater availability of goods and services (food deserts disappear) Improved infrastructure	802
A positive impact	Tends to repair/replace poor housing Employment in community/city Can create pressure to improve schools and infrastructure	859
A positive impact	Increased tax base Improved safety Improved infrastructure Shortened commutes= positive for environment More population to support small local businesses Improved schools Greater political involvement Increase employment Elimination of food deserts	860
A positive impact	Increased public investment in infrastructure	886
A positive impact	For those who remain, quality of schools, food and infrastructure may improve	905
A positive impact	Improved infrastructure	916
A positive impact	New infrastructure New retail services	1049

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## Infrastructure

46

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A positive impact	Creates opportunity to reimagine what a neighborhood has to offer to the city Bring new infrastructure to residents established	1150
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## Job training

81

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A negative impact	Home owners have to work harder and look for extra work to afford their mortgage, home-owners association fees, etc.	218
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*make it equitable by.. Economic disparity, tax increment financing, fund it, job training programs*

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A negative impact	Doesn't solve problem of poverty/shifts impoverished elsewhere	503
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*make it equitable by.. More/better transit  
Public jobs/training  
Equitable, affordable housing in area*

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An equitable improvement	Mandatory inclusionary zoning Rent control (ceilings) Job creation Educational/skill building opportunities	1075
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A positive impact	Possibly encourage training and education Increase income Neighbor develop there own	334
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## Landlords/slumlords

63

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A negative impact	Oversight on private rental property owners--fair practices and renters' rights	648
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An equitable improvement	Better maintained neighborhood. Reduction in vacant lots. Decrease in crime. Removal of absentee landlords.	189
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A negative impact	Displacement of renters as landlords sell/seek higher rents Landlords selling to owner/occupiers@prices too high for renters Cultural tensions between old and new residents	839
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## Landlords/slumlords

63

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A positive impact	Aesthetics Improved commerical offerings removes slum lords Money for real estate agents/developers	374
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A positive impact	Clears out slum lords Stimulates economy Increases tax base Creates more jobs	541
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## Low income families

73

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A negative impact	Allow low-income families the opportunity to live in an emerging niehghorhood without more amenities without being house burdened.	210
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A negative impact	Re-location of long-time residents Higher property tax for low income families Less affordable rental and home buyer stock <i>make it equitable by.. Incusionary zoneing to pass council</i>	224
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A negative impact	Displacement of long-time owners/residents <i>make it equitable by.. Tax freze (poss. Extension to low-income families)</i>	531
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A negative impact	Loss of low-income homes <i>make it equitable by.. Take part of increased tax revenue to support building affordable housing and subsidizing low-income families</i>	812
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A negative impact	Sets up low income family to potentially fail or they move to the suburbs	477
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A negative impact	Displacement of low income families Higher property taxes Less affordable housing low income	568
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A negative impact	Low-income families are forced out and the diversity changes. I moved to Hope Garden for the diversity.	608
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## Low income families

73

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A negative impact	Low-income families are forced out and the diversity changes. I moved to Hope Garden for the diversity.	608
A negative impact	Displaces lower income families because taxes become unaffordable	823
A negative impact	Driving out families with low income High rents Lower income	835
A negative impact	Perpetuation fo the cycle of poverty Displacement Higher rent and housing costs	1013

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## Mental health

106

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A negative impact	Family and friends have to leave homes where they have lived for years and feel safe. <i>make it equitable by.. Neighbors helping neighbors Tax freezes Subsidies for maintenance and utilities</i>	741
A negative impact	Increase in cost of living (eg. Food costs/serving) Conflict Health effects (stress and inability to afford health insurance due to cost burden)	233
A negative impact	Demoralizing. Disempowering.	340
A negative impact	Loss of existing community networks (aka "social capital") Displaced people lose their sense of belonging	783

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## Mental health 106

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A negative impact    Displaces lower income people 822  
Tear downs of older homes destroys historicalness  
Casuses rents to rise  
Can wreak neighborhood character  
Forces people to leave well-established friendship systems

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A negative impact    Anxiety for community members 890

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A negative impact    Separation from social and cultural connections and resources 897

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A negative impact    Projects the image the present residents are not valued until under developed or 1092  
uninvested neighborhood has changed with their removal  
Many property owners are taken advantage of when selling property

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A positive impact    Restores hope 472

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A positive impact    New food outlets 1086  
Safer neighborhoods  
Safter feelings  
More activities for neighborhoods

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## Mixed housing types 44

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A negative impact    Increased presence of the same type of building all over town--homogenization. 321  
*make it equitable by.. Increase/allow diversity of both incomes and land uses (and building styles).*

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A positive impact    Potential for: 328  
Creative adaptive uses of existing buildings (turn "100 Oaks" into space that  
uncludes lots of multiple housing)  
Turn suburban single family housing options into multifamily housing  
Better use of green space

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## Mixed income housing 92

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## Mixed income housing

92

A negative impact	Tax freeze Mixed income housing	283
A negative impact	Less community with wealth and independence <i>make it equitable by.. Inclusive zoning Mixed income levels</i>	526
A negative impact	Loss of rental housing Long term residents pushed out Increase in property taxes <i>make it equitable by.. Property tax freeze for low income until property is sold. Give incentives for rented housing in neighborhoods. Zone to allow a range of housing types.</i>	766
A negative impact	Renters can't afford to rent <i>make it equitable by.. Trust fund Multi-income housing :)</i>	1016
A negative impact	Mixed socio-economic neighborhoods and communities	1072
An equitable improvement	More mixed income development like Hope VI but without displacement Inclusionary zoning Subsidies for developers building affordable housing Community benefit agreement More affordable housing in multi-family households Building the community so all people feel included so there are no NIMBY and less segregation	845
An equitable improvement	Housing that is inclusive/mixed Tax freeze Employment opportunities for chronically un or underemployed people	1104
A negative impact	Rapid gentrification without structure of strong viable policies that support mixed development and inclusion	899

## Mixed income housing 92

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A positive impact	Mixed income	333
A positive impact	Increase tax base Can be more estetically pleasing Brings higher income and educated people in Can get integration of income levels	816
A positive impact	Economic integration of neighborhoods	827
A positive impact	Aesthetics Safety? Mixed income (if done well)	1031

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## Mixed use 45

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A negative impact	Increased presence of the same type of building all over town--homogenization. <i>make it equitable by.. Increase/allow diversity of both incomes and land uses (and building styles).</i>	321
A negative impact	Pushes people who can't afford to different neighborhood Disrupts communities and community organizations church, clubs, schools Moves good paying jobs out to burbs away from workers <i>make it equitable by.. Mixed use neighborhoods housing+retail+grocery+transportation+jobs various SIZE homes+health care</i>	1141

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## Neighborhood improvements 64

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A negative impact	Neighbors become strangers as residents more in/out quickly. <i>make it equitable by.. International social events where people meet and share and listen to relate to each other. Neighborhood association in community building.</i>	211
An equitable improvement	Better maintained neighborhood. Reduction in vacant lots. Decrease in crime. Removal of absentee landlords.	189

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## Neighborhood improvements

64

An equitable improvement	Public private partnerships	581
An equitable improvement	Bringing together people of different background so they can get to know each other as equal human beings. Beautification of the neighborhoods More businesses and employment options in the area	775
An equitable improvement	Grants for neighborhood association. Get religious groups and non-profits to work together to enhance the neighborhood for everyone.	794
An equitable improvement	Poor crowded out	872
	<i>make it equitable by.. Inclusionary zoning Tax freeze for poor residents Public policy to increase availability of affordable rentals Encourage availability of "Detached Accessory Dwelling Units" units or similar</i>	
An equitable improvement	Government and private sectors should invest in the neighborhood Make neighborhood improvements in schools, business, neighborhood aesthetics--sidewalks, etc.	1106
A negative impact	Real estate increase for residents ALREADY in the area HARRASSMENT from people wanting to buy Growth in business and beautifying the neighborhood	785
A negative impact	Renter displacement Higher property tax Tension between neighbors Best-use opportunities squandered by bottom line	866
A positive impact	Revitalizing already available resources in strengths in a neighborhood	246

## Neighborhood improvements

64

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A positive impact	Revitalizing already available resources in strengths in a neighborhood	246
A positive impact	New opportunities for communities coming together Neighborhoods come alive.	247
A positive impact	Money being invested in program within the community that wouldn't have existed before.	285
A positive impact	More public and private investment in the streetscape, with side walks, shade trees, etc.	287
A positive impact	New development More police More up keep of landscaping	291
A positive impact	Upgrading of infrastrucutre (public and private)	292
A positive impact	Make environment asthetic. Better kept homes Better landscaping, etc.	296
A positive impact	CAN (but does not always) make better use of underutilized land.	297
A positive impact	Improvement not decline	327
A positive impact	"Living" city with new cultural, business, and community spaces.	332
A positive impact	Aesthetics Improved commerical offerings removes slum lords Money for real estate agents/developers	374

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## Neighborhood improvements

64

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A positive impact	Aesthetics Improved commercial offerings removes slum lords Money for real estate agents/developers	374
A positive impact	Crime down Properties and streets improved Better services: police, codes, lights (street), attention from public officials	387
A positive impact	More "livable" neighborhoods	394
A positive impact	Vital city core (for some)	471
A positive impact	The area will be revitalized A change for positive diversity Clean up the neighborhoods	538
A positive impact	Lower crime rates Improved public facilities Improved schools? At what cost?	540
A positive impact	Physical improvement of the neighborhood Decrease in crime	562
A positive impact	Rising water lifts all boats=more investment in area benefits all who live there	588
A positive impact	Up-grading the area Clear up empty houses Rental to section 8 will not exist Safety	649
A positive impact	Bring in more finance to the neighborhood	650

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## Neighborhood improvements

64

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A positive impact	Safety No vacant homes Increased investment	659
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A positive impact	Code violation go down.	674
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A positive impact	East Nashville It is clean	675
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A positive impact	East Nashville Levy Place I think it is better than it use to be	676
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A positive impact	East Nashville Levy Place Nashville They look better There peace Its friendly No violence	680
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A positive impact	Settle Court Cruncher Street They made it look better by painting	686
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A positive impact	Comestic appeal	689
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A positive impact	Cumberland Park and Riverfront Area are beautiful.	711
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A positive impact	Increased funding Increased economic development Community beautifucation	713
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A positive impact	More people	728
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## Neighborhood improvements

64

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A positive impact	Run-down housing stock is renovated or improved.	744
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A positive impact	Greater investment in neighborhoods: Infrastructure Things to do Beautification	745
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A positive impact	Investment in the neighborhood. Maintain existing housing. Preserve historic neighborhoods.	748
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A positive impact	Safer/vibrant neighborhoods	749
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A positive impact	Influx of interest in an area Potential restoration of houses Influx of business opportunities Potential use of abandoned properties	754
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A positive impact	Higher sense of accountability to maintain an attractive/welcoming community.	756
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A positive impact	Revitalizing depressed areas Increased services Money is invested in the neighborhood and makes it more enjoyable by all (sidewalks, cleanliness) Higher tax base for more services	772
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A positive impact	Healthier, more livable communities	797
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A positive impact	Gentrification lowers incidences of crime Neighbors become close and have a sense of community Home are well maintained and more energy efficient	815
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## Neighborhood improvements

64

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A positive impact	Increase tax base Can be more estetically pleasing Brings higher income and educated people in Can get integration of income levels	816
A positive impact	Aesthetics Safety Community group Attention	817
A positive impact	New development	819
A positive impact	Safety Property values increase Cleaner safer community Better community ammenities/parks rec School systems/quality of education	829
A positive impact	Job oportunites for existing residents Better housing standards for existing residents More investment in local schools More place to buy food--abatement of food deserts	831
A positive impact	New construction Asthetics More money for schools-->if children go to public schools Better safety More affordable housing for those moving in	832
A positive impact	Better public transportation More people walking and biking Less commuting miles Better quality of life	855

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## Neighborhood improvements

64

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A positive impact	House/property value increase More sidewalks/walkability Upkept houses More retail, restaurants Better public transit	858
A positive impact	Revitalizing an area making it a little more livable	884
A positive impact	Revitalization of the city center	887
A positive impact	Often brings more life to the neighborhood (more cafes, shops, bars, etc.) Improves schools	906
A positive impact	Aesthetics Safety? Mixed income (if done well)	1031
A positive impact	Improvement Revitalization Increase in tax base	1051
A positive impact	Potential increase in quality of living Potential increase of economic opportunities all incomes and races, etc.	1054
A positive impact	Increase in equity Neighborhoods have improved curb appeal	1056
A positive impact	Homes in area build equity/value Changes in aesthetics of the neighborhood Creates diversity and culture in area Economic development but at the expense of lower income or educated residences	1079

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## Neighborhood improvements

64

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A positive impact	Has a tendency to "clean-up" the neighborhood Enhances the safety of the community Brings in new energy and opportunities for small business and start-up companies	1080
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A positive impact	Economic growth Increased better amenities Clean neighborhoods Better schools Property values increase	1081
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A positive impact	New food outlets Safer neighborhoods Safer feelings More activities for neighborhoods	1086
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A positive impact	Creates opportunity to reimagine what a neighborhood has to offer to the city Bring new infrastructure to residents established	1150
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## New role for government

91

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A negative impact	Homeowners are offered too low a price for their homes by developers	1042
<i>make it equitable by..</i>	<i>Create via legislation an agency (or arm of existing agency) which insure seller of a fair market value for their properties by a reporting and educational mechanism</i>	

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An equitable improvement	Metro agency that is charged with ensuring equitable development.	350
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## Open/green space

31

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A negative impact	Less "community" despite influx of neighbors	527
<i>make it equitable by..</i>	<i>Social inclusion (and access to resources ALL enjoy/afford, i.e. parks, playgrounds)</i>	

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A negative impact	Difficult to preserve Greenspace	703
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## Open/green space

31

A negative impact	Difficult to preserve Greenspace <i>make it equitable by.. Create policies to preserve Greenspace</i>	703
A negative impact	Less land for children to play on <i>make it equitable by.. More parks Neighbors volunteer to build/maintain parks</i>	733
A negative impact	Maintaining misuse of space <i>make it equitable by.. More public space--parks and community centers</i>	809
A negative impact	Taxes go up Loss of green space/environment Storm water run off Loss of diversity Dsiaplacement of people who have been there a long time	876
A positive impact	Potential for: Creative adaptive uses of existing buildings (turn "100 Oaks" into space that uncludes lots of multiple housing) Turn suburban single family housing options into multifamily housing Better use of green space	328
A positive impact	Possibly more green space that is maintained.	396
A positive impact	Greater density can be a plus as long as infrastructre meets it--?more efficient, better use of space, but preserve living spaces like PARKS!!	582
A positive impact	More municipal \$ coming into neighborhood Sidewalks, parks, bus routes, etc.	729
A positive impact	Old things becoming newly used and not filling the landfill Create jobs in the businesses Improving schools More/better business closer Parks are nicer/greener	874

## Open/green space 31

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A positive impact	Old things becoming newly used and not filling the landfill Create jobs in the businesses Improving schools More/better business closer Parks are nicer/greener	874
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## Parking 76

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A negative impact	Increased congestion Over-crowded schools	204
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*make it equitable by.. Invest in parking, sidewalks, bike lanes to accommodate growth.*

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A negative impact	No place for off-street parking!	326
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*make it equitable by.. Increase transit routes and frequency.*

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A negative impact	Higher rents Displacement High property tax Parking	235
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A negative impact	Change parking traffic	570
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A negative impact	More traffic, parking issues Many forced out to farther from downtown Property taxes go up Flavor of neighborhood changes wealthier may dominate Racism is often perpetuated	666
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## Political power 83

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A negative impact	Loss of political power for minorities.	220
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*make it equitable by.. Voter education.*

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A negative impact	Higher income in-comers frequently have more political power/voice than long term residents.	451
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## Political power 83

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A negative impact Higher income in-comers frequently have more political power/voice than long term residents. 451

## Poverty reduction 114

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A negative impact Doesn't solve problem of poverty/shifts impoverished elsewhere 503

*make it equitable by..* *More/better transit*  
*Public jobs/training*  
*Equitable, affordable housing in area*

## Pressure to sell 119

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A negative impact Real estate increase for residents ALREADY in the area 785  
HARRASSMENT from people wanting to buy  
Growth in business and beautifying the neighborhood

A negative impact Real estate tax or property tax increase for residence already living there and 786  
harassment from buyers

A negative impact Property taxes too high for seniors 1088  
Seniors encouraged/forced to sell their homes at under market prices or prices that will not enable them to find new housing

A negative impact Projects the image the present residents are not valued until under developed or 1092  
uninvested neighborhood has changed with their removal  
Many property owners are taken advantage of when selling property

## Process 23

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A negative impact Existing residents are not invited, informed, or involved in the process 704

*make it equitable by..* *More community engagement*  
*Community benefits agreements*

## Process

23

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A negative impact    Our planning department makes land use laws and they are unelected city officials. Public often shut out of development process. Bankers and land developers run the development process.    705

*make it equitable by.. Community education of land use and affordability  
Make planning department elected officials  
Strong neighborhood association*

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A negative impact    Explain the PLANNING COMMISSION membership to include citizens in the area of "renegade" development. Planning commission at present does not listen to the concerns of people who live in the area of outlandish development.    1109

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A negative impact    People who are unhoused and very low-income not consulted or included in decisions or visions of revitalization    1098

## Property rights

50

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A negative impact    Increased taxes  
And someone can come in and tellin gyou what you can or cannot do on your property.  
Displacement.    222

*make it equitable by.. Tax freeze.*

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A negative impact    People owning houses but not the property.    304

## Property taxes increasing

99

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A negative impact    Increased taxes  
And someone can come in and tellin gyou what you can or cannot do on your property.  
Displacement.    222

*make it equitable by.. Tax freeze.*

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A negative impact    Re-location of long-time residents  
Higher property tax for low income families  
Less affordable rental and home buyer stock    224

*make it equitable by.. Incusionary zoneing to pass council*

## Property taxes increasing

99

A negative impact	Increases housing cost burden for all residents (higher rents and taxes)	322
<i>make it equitable by.. Limit tax increases for poor and moderate income households.</i>		
A negative impact	Higher property taxes	425
<i>make it equitable by.. Freeze on property taxes for seniors or low-income folks</i>		
A negative impact	Taxes increase	479
<i>make it equitable by.. Shared equity</i>		
A negative impact	Forces out middle and low income residents Rising property taxes strain family budgets	504
<i>make it equitable by.. Freezing taxes for all who have been in their home for a while</i>		
A negative impact	Higher taxes Losing neighbors :(	591
<i>make it equitable by.. Tax freeze Affordable housing subsidies Social service support</i>		
A negative impact	Lack of diversity Increase in taxes Taxes go up	706
<i>make it equitable by.. Change basis for how taxes are calculated--income instead of property value</i>		
A negative impact	Higher property taxes for those on fixed incomes	764
<i>make it equitable by.. Leverage state/federal dollars Create tax freezes for low income population</i>		
A negative impact	Loss of rental housing Long term residents pushed out Increase in property taxes	766
<i>make it equitable by.. Property tax freeze for low income until property is sold. Give incentives for rented housing in neighborhoods. Zone to allow a range of housing types.</i>		
A negative impact	Potential displacement of long-standing neighborhood residents by rising property taxes as area value grows	769

## Property taxes increasing

99

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A negative impact	Potential displacement of long-standing neighborhood residents by rising property taxes as area value grows	769
	<i>make it equitable by.. Tax freeze/low interest loans Work with developers to see how they can get incentives that will attract them to build affordable</i>	

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A negative impact	Higher property tax	870
	<i>make it equitable by.. Tax freeze for lower income Use new tax revenues to benefit community</i>	

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A negative impact	Property taxes go up for older residents, sometimes forcing them out	1035
	<i>make it equitable by.. Tax freezing for elderly and lower income homeowners</i>	

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A negative impact	People (residents) who are long term can be squeezed significantly by increased taxes	1037
	<i>make it equitable by.. Freezing taxes</i>	

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A negative impact	Higher property taxes	221
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A negative impact	Taxes go up.	232
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A negative impact	Higher rents Displacement High property tax Parking	235
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A negative impact	Increased property taxes.	341
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A negative impact	Increased property tax--> displacement First time buyers/renters: Where will they live? Lack of diversity (socio-economic segregation= clone towns)	381
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## Property taxes increasing

99

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A negative impact	Smaller homes are demolished to build larger, expensive homes Renters are forced to move Too many YUPPIES move in New residents display negative attitudes toward poor folks Property taxes increase and force some residents to leave the neighborhood.	382
A negative impact	Tax increase	446
A negative impact	Displacement of residents due to rising property values/taxes	497
A negative impact	Pushes long time residents out Raises property taxes Demolition of historic homes	542
A negative impact	Displacement of low income families Higher property taxes Less affordable housing low income	568
A negative impact	Property taxes will be raised to remove out the community Traffic Homeowner association (re-zoning)	651
A negative impact	Rezoning displacement Loss of voice of community Higher property taxes Higher rent Affordability "Blancamiento" lack of diversity "Ugly" development	665

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## Property taxes increasing

99

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A negative impact	More traffic, parking issues Many forced out to farther from downtown Property taxes go up Flavor of neighborhood changes wealthier may dominate Racism is often perpetuated	666
A negative impact	Increase in property value/taxes	697
A negative impact	Increase taxes for current/older residence Forced to relocate	778
A negative impact	Real estate tax or property tax increase for residence already living there and harassment from buyers	786
A negative impact	Higher taxes Not enough resources	791
A negative impact	Displaces lower income families because taxes become unaffordable	823
A negative impact	Renter displacement Higher property tax Tension between neighbors Best-use opportunities squandered by bottom line	866
A negative impact	Pricing people out of their homes Property taxes rents going up	875
A negative impact	Taxes go up Loss of green space/environment Storm water run off Loss of diversity Displacement of people who have been there a long time	876

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## Property taxes increasing

99

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A negative impact	Taxes go up Loss of green space/environment Storm water run off Loss of diversity Dsiaplacement of people who have been there a long time	876
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A negative impact	Forcing out renters Fradulent operations Taxes that become unaffordable	1014
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A negative impact	Property taxes rise; incomes are fixed (elderly)	1065
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A negative impact	Property taxes too high for seniors Seniors encouraged/forced to sell their homes at under market prices or prices that will not enable them to find new housing	1088
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A negative impact	Loss of housing by low income residents and the elderly who have difficulty paying increased property taxes.	1097
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A negative impact	Can't afford property taxes	1156
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A positive impact	Increase property value and tax base. Increase property taxes--more revenue for the city.	195
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A positive impact	Increasing property tax provides a base for infrastructure, school funding	486
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A positive impact	Brings in more property taxes through higher priced housing stock	1149
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## Property values

68

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A negative impact	Increased housing and property values that driver lower income families away.	208
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## Property values

68

A negative impact	Increased housing and property values that driver lower income families away. <i>make it equitable by.. Increase access to tax programs that halt escalating costs. Increase programs that offer low interest loans for maintenance and improvement.</i>	208
A negative impact	Property values rise <i>make it equitable by.. Freeze tax for retired or low-income households</i>	1033
A negative impact	Homeowners are offered too low a price for their homes by developers <i>make it equitable by.. Create via legislation an agency (or arm of existing agency) which insure seller of a fair market value for their properties by a reporting and educational mechanism</i>	1042
An equitable improvement	Rising prices--housing, services, taxes Builders, bankers, brokers that come to forefront Gov't/public sector loses power, control, funding Housing bubbles Single family, upper income housing "Destination" services overwelml local needs services	202
A negative impact	Over priced homes Forcing out fixed income and working class/poor	303
A negative impact	Property value increase	337
A negative impact	Gross real estate speculation.	338
A negative impact	Values go up and family refines over and over and ultimately can't afford the home have to sell or are foreclosed.	525
A negative impact	Increasing land costs People displacement Speculation drives costs up quickly	572

## Property values

68

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A negative impact	Big expensive condos and houses built so near my little house--the new neighbors can look out THEIR upstairs window down INTO my yard (front and back) Houses are going for between \$249 and \$499 k right in back of me! Negative!	644
A negative impact	Increase in property value/taxes	697
A negative impact	Real estate increase for residents ALREADY in the area HARRASSMENT from people wanting to buy Growth in business and beautifying the neighborhood	785
A negative impact	Increasing property values are making it difficult to impossible for some of the residents (particularly the senior population) to remain in their homes. Much of the construction is inconsistent with no regard to the culture of the neighborhood	787
A negative impact	Home price values may cause residents to be unable to afford their homes	825
A negative impact	Encourages renter wealth (Houses, a basic need, becomes a source of specualitve investment, enriching a few at the cost for many)	837
A negative impact	Increased housing costs due to increased property values	895
A negative impact	Property taxes too high for seniors Seniors encouraged/forced to sell their homes at under market prices or prices that will not enable them to find new housing	1088
A negative impact	Can pressure existing landowners to sell for a short gain even though it is a loss in assests in the long run.	1146
A positive impact	Increase property value and tax base. Increase property taxes--more revenue for the city.	195

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## Property values

68

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A positive impact	Increase property value and tax base. Increase property taxes--more revenue for the city.	195
A positive impact	Homogeny Property values	197
A positive impact	Higher home values	212
A positive impact	Home values improve Resturants and services will relocate to the area.	215
A positive impact	Interest in neighborhood Community involvement (homeowners) Reduced crime Value-property (increased)	216
A positive impact	Access to education Increase in home values for orignial residents	227
A positive impact	Property values increase	336
A positive impact	Increase equity in home	420
A positive impact	Increased housing value--not just for homeowners, but for some small businesses.	473
A positive impact	Increased property value for owners	517
A positive impact	People are able to make \$ more off their property	519

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## Property values

68

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A positive impact	Sale of property MAY allow someone to move to a better quality home at an affordable price.	521
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A positive impact	Increase value Proximity to downtown, etc.	535
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A positive impact	Increased home values which increases tax base lowers property taxes	563
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A positive impact	Sidewalks Bike paths Cleaned-up crack-houses House value goes up and my security is now my home that I can sell when I can't take care of it anymore and have to go to an old folks home	585
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A positive impact	More people can live there if more dense Revitalization of business districts House values go up May draw more attention for politicians, get better services	654
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A positive impact	Renovate housing, increase property values Shorter commutes Increased involvement in neighborhood, community	655
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A positive impact	Investment of new business Improved city services Increased property values	656
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A positive impact	More diverse neighborhoods--creates a more socially conscience person Increase property value Allows the ingress/egress to flow properly	657
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A positive impact	Increase property values	687
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## Property values

68

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A positive impact	Increase home values	753
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A positive impact	New businesses brings jobs, stimulates economy, increases property value, diversity	773
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A positive impact	Increased real estate value and increased tax collection. Greater availability of goods and services (food deserts disappear) Improved infrastrucutre	802
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A positive impact	Safety Property values increase Cleaner safer community Better community ammenities/parks rec School systems/quality of education	829
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A positive impact	Safer neighborhoods More amenities Brining in potential jobs Raising property values	856
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A positive impact	House/property value increase More sidewalks/walkability Upkept houses More retail, resturants Better public transit	858
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A positive impact	Increased property values	873
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A positive impact	Salvaging of historic housing stock Neighborhoods with better access to public transit Profit to homeowners who have seen years of negative return on house values	904
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## Property values

68

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A positive impact	Increase property value and jobs	915
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A positive impact	Lowers crime Rising housing prices Improved services Lower transit costs Improved schools Improved shopping	1009
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A positive impact	Property values rise	1020
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A positive impact	Home value going up for existing homeowners	1025
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A positive impact	Increase in equity Neighborhoods have improved curb appeal	1056
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A positive impact	Homes in area build equity/value Changes in aesthetics of the neighborhood Creates diversity and culture in area Economic development but at the expense of lower income or educated residences	1079
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A positive impact	Economic growth Increased better amenities Clean neighborhoods Better schools Property values increase	1081
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A positive impact	Increased property values New revitalized housing Recovery of vacant lots Increase home ownership	1085
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A positive impact	Brings in more property taxes through higher priced housing stock	1149
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## Property values

68

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A positive impact      Brings in more property taxes through higher priced housing stock      1149

## Public services

74

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A negative impact      Pushes lower income people to suburbs--where it is more difficult to serve them (mass transit, etc).      311

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A negative impact      Displacement from social services      423  
*make it equitable by.. Wrap around services*  
*Satellite offices*  
*Bus vouchers/free buses*  
*Sending outreach workers to areas in need*

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A negative impact      Diverts resources from most needy      507  
*make it equitable by.. Increase investment in public services*

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A negative impact      Higher taxes      591  
Losing neighbors :(  
*make it equitable by.. Tax freeze*  
*Affordable housing subsidies*  
*Social service support*

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A negative impact      More crime      731  
More homeless  
*make it equitable by.. Need more social services*  
*Fix up homes instead of tearing down*  
*Neighborhood watch*

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A negative impact      Over-sight by public sector      1017

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An equitable improvement      Need for citizens to band together for request for city services.      743  
Neighborhood association and stronger groups.

# Housing and Gentrification Community Conversation

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## Public services

74

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An equitable improvement	Inclusionary zoning Funding Barnes Trust (new sources) Low cost free rehab program for low income Freezing/adjusting property taxes for non-elderly in gentrifying area	901
An equitable improvement	Increase awareness of program available to low-income peoples Tax freeze for low income housing developers Proceeds from surplus property to Barnes Trust Fund	1074
An equitable improvement	Access to community health centers/clinics Micro financing for opening small businesses	1076
An equitable improvement	Ensure certain % of development is devoted to social services	1160
A negative impact	Rent increases push people out of homes--to margins (out of sight and away from services).	234
A negative impact	Displacement to areas where working class do not have access to needed social services.	347
A negative impact	Costs pile up to provide services to displaced populations	496
A negative impact	Lower tax base for government services and infrastructure	662
A negative impact	Decreased racial, ethnic, and economic diversity Lost relationships with valued neighbors Decreased access for displaced people to central areas--> transportation, services, sense of place, stability. Loss of different perspective diverse voices bring	664

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## Public services

74

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A negative impact	Negative--unequal financing options for development TIF Financing timeline often 20 or 30 years while HUD grant timeline is 7 years Affordable rates go away in 7 years but community services must wait longer, fire department, schools, etc.	699
A negative impact	Poor have to move away from resources when housing costs increase	776
A negative impact	It always ends up that the people with more money displace those with less money and those with the least resources are pushed out into areas with little access to necessities of daily life.	789
A negative impact	Prices too high to allow diverse neighborhood Loss of "community" feeling as wealthy are less cooperative Loss of population as wealthy are live in more sq. feet Loss of flexibility as homes become all owner-occupied and rental less available Less availability to support public services ie, transport	869
A negative impact	Residents pushed out Destinations ill equipped to receive the displaced (transit, social services) Neighborhoods no longer accessible to working/middle classes Segregated neighborhoods	1093
A negative impact	Displacement (of low income people) Loss of affordable housing, rise in homelessness Moving people away from services and resources	1096
A positive impact	Community services Retail development Fresh food	228
A positive impact	More resources easily accessible.	244

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## Public services

74

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A positive impact	Crime down Properties and streets improved Better services: police, codes, lights (street), attention from public officials	387
A positive impact	Tax base for education and other public services	439
A positive impact	Increases density, which saves \$ on public services	492
A positive impact	Improved services (transit, resaurants, groceries)	494
A positive impact	Public services Street lighting Trash pickup Police and fire	586
A positive impact	More people can live there if more dense Revitalization of business districts House values go up May draw more attention for politicians, get better services	654
A positive impact	Investment of new business Improved city services Increased property values	656
A positive impact	More municipal \$ coming into neighborhood Sidewalks, parks, bus routes, etc.	729
A positive impact	Better public services to neighborhoods with an EQUITABLE MIX of race and revitalized buildings. More convenient businesses in the neighborhood	774

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## Public services

74

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A positive impact	Increases tax base for social services Provides investment opportunities (for few at cost of many)	834
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A positive impact	Higher density will bring more tax revenue for services (road/sidewalk/infrastructure)	1026
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## Public Transit

86

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A negative impact	Pushes lower income people to suburbs--where it is more difficult to serve them (mass transit, etc).	320
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A negative impact	No place for off-street parking!	326
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*make it equitable by.. Increase transit routes and frequency.*

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A negative impact	Displacement from social services	423
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*make it equitable by.. Wrap around services  
Satellite offices  
Bus vouchers/free buses  
Sending outreach workers to areas in need*

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A negative impact	We need to look into THE WIRE--1/2 the cost of the AMP (No land costs)	722
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A negative impact	More traffic	740
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*make it equitable by.. AMP, bus routes, bicycle routes, etc.*

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A negative impact	Not done well, revitalization can lead to white elephant projects Displacement via higher prices Economic growth can be uneven	813
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*make it equitable by.. Investment in public transportation and move away from hub and spoke system  
Move from use-based to form-based zoning to encourage economic activity*

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An equitable improvement	Package affordable housing with increased police, more school resources, better transit, and grocery	551
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## Public Transit

86

An equitable improvement	Public transportation and sidewalks to deal with greater density.	669
A negative impact	Pushing lower income households away from accessible public transit	249
A negative impact	No AMP! Public transpo yes	715
A negative impact	Adequate transit (transportation) is not available in these revitalization.	717
A negative impact	Lack of resources/residents with least resources are pushed out to worse locations (lack of access to transportation)	781
A negative impact	Prices too high to allow diverse neighborhood Loss of "community" feeling as wealthy are less cooperative Loss of population as wealthy are live in more sq. feet Loss of flexibility as homes become all owner-occupied and rental less available Less availability to support public services ie, transport	869
A negative impact	Wehave no mass transit so how do people get to their housing	1010
A positive impact	Increased opportunity for employment, access to healthy food and public transit	226
A positive impact	Improved services (transit, resaurants, groceries)	494
A positive impact	Density comes with re-developing urban core and infilling Density leads to demand, need and use of more, rapid transit	522
A positive impact	Walkability index and public transportation access improves when development is planned with that in mind.	601

## Public Transit

86

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A positive impact	Better roads, schools, etc. Better, more job opportunities Transportation options Shopping options Better food choices Sidewalks More community interaction (positive) and activities New, innovative energy in community	653
A positive impact	More municipal \$ coming into neighborhood Sidewalks, parks, bus routes, etc.	729
A positive impact	Lower crime Decreases homelessness Better transportation	818
A positive impact	Creating jobs Diversity of people and incomes Creating more public transportation options Better community for our children	833
A positive impact	Better public transportation More people walking and biking Less commuting miles Better quality of life	855
A positive impact	House/property value increase More sidewalks/walkability Upkept houses More retail, resturants Better public transit	858

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## Public Transit

86

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A positive impact	Salvaging of historic housing stock Neighborhoods with better access to public transit Profit to homeowners who have seen years of negative return on house values	904
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A positive impact	Creates more pressure for improved mass transit	1058
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## Quality of Design

36

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A negative impact	Some of the construction is of poor quality and with little regard to the image of the neighborhood No longer a feel or sense of community	777
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A negative impact	Area made unaffordable to low-mod income Quick builds that may not last. Possibly poor construction looks good on outside (those looking to make quick \$)	1061
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## Quality of housing stock improves

107

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A negative impact	Increase codes enforcement	461
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A negative impact	Displacement of long time residents Removal of old housing stock Less diversity of residents Less diversity of housing style, prices, sizes, etc.	663
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A positive impact	Improved housing conditions.	190
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A positive impact	Upgrade the housing stocks. Replaces cheaply built houses with better homes.	286
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A positive impact	Better quality buildings.	391
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## Quality of housing stock improves

107

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A positive impact	Better housing	432
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A positive impact	Improve conditions of some housing Become more diverse	440
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A positive impact	Home improvements Quality homes Renovation	677
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A positive impact	More housing options	727
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A positive impact	Run-down housing stock is renovated or improved.	744
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A positive impact	Increase number of family friendly homes	755
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A positive impact	Tends to repair/replace poor housing Employment in community/city Can create pressure to improve schools and infrastructure	859
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A positive impact	Better housing stock	881
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A positive impact	New updated living units	889
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A positive impact	Older houses are refurbished	1021
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A positive impact	Increased property values New revitalized housing Recovery of vacant lots Increase home ownership	1085
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## Rentals

104

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A negative impact      Loss of rental housing      766  
                                  Long term residents pushed out  
                                  Increase in property taxes

*make it equitable by.. Property tax freeze for low income until property is sold.  
 Give incentives for rented housing in neighborhoods. Zone to allow a range of  
 housing types.*

---

An equitable              Poor crowded out      872  
 improvement

*make it equitable by.. Inclusionary zoning  
 Tax freeze for poor residents  
 Public policy to increase availability of affordable rentals  
 Encourage availability of "Detached Accessory Dwelling Units" units or similar*

---

A negative impact      Prices too high to allow diverse neighborhood      869  
                                  Loss of "community" feeling as wealthy are less cooperative  
                                  Loss of population as wealthy are live in more sq. feet  
                                  Loss of flexibility as homes become all owner-occupied and rental less available  
                                  Less availability to support public services ie, transport

## Residential character

60

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A negative impact      Builders not building houses that blend with the neighborhood.      310

*make it equitable by.. Urban design overlay \*with community input\**

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A negative impact      House that are large, overscaled, and don't fit in with the feel/look of the      909  
                                  neighborhood  
                                  Housing becomes too expensive  
                                  Less diversity

*make it equitable by.. Zoning*

---

A negative impact      Displacements of low income renters      911  
                                  Discriminating police practices increase as neighborhood changes, ie stop and frisk  
                                  Destructuion of quality homes to build larger houses

*make it equitable by.. Leadership and culture of police force*

---

A negative impact      Development without zoning restrictions could lose the character of the      1038  
                                  neighborhood.

## Residential character

60

A negative impact	Development without zoning restrictions could lose the character of the neighborhood.	1038
	<i>make it equitable by.. Change zoning to restrict development to follow character of neighborhood</i>	
A negative impact	Neighborhood "vets" getting priced out Aesthetics--double homes on 1 lot "eye sores" Diversity changes	1040
	<i>make it equitable by.. Sate dollars/community dollars Density zoning, affordable units</i>	
A negative impact	Ugly housing	1041
	<i>make it equitable by.. Density incentive Make one house affordable on the lot</i>	
A negative impact	Loss of history Losing the historical character of established neighborhood to investors Losing the cultural roots of a neighborhood because of displacement	1161
	<i>make it equitable by.. Historical zoning overlays that take into consideration financial abilities.Ex. Pre-gentrification residents have limited requirements when maintaining a home but investors or homes sold over \$ x amount have a greater responsibility Neighborhood histroy center profilign the progression of the neighborhood.</i>	
A negative impact	Developers target small houses reducing diversity Good houses torn down Influx of lawyers Change in character	378
A negative impact	Smaller homes are demolished to build larger, expensive homes Renters are forced to move Too many YUPPIES move in New residents display negative attitudes toward poor folks Property taxes increase and force some residents to leave the neighborhood.	382
A negative impact	Loss of diversity Increased traffic New development --cookie cutter	543

## Residential character

60

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A negative impact	Rezoning displacement Loss of voice of community Higher property taxes Higher rent Affordability "Blancamiento" lack of diversity "Ugly" development	665
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A negative impact	Loss of community character. Different housing styles and can be built cheaply. Destroying historic chracter.	701
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A negative impact	Some of the construction is of poor quality and with little regard to the image of the neighborhood No longer a feel or sense of community	777
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A negative impact	Increasing property values are making it difficult to impossible for some of the residents (particularly the senior population) to remain in their homes. Much of the construction is inconsistent with no regard to the culture of the neighborhood	787
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A positive impact	Investment in the neighborhood. Maintain existing housing. Preserve historic neighborhoods.	748
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A positive impact	Preserving the historical character or established neighborhoods.	1143
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## Rising cost of living

61

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A negative impact	Home owners have to work harder and look for extra work to afford their mortgage, home-owners association fees, etc.	218
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*make it equitable by.. Economic disparity, tax increment financing, fund it, job training programs*

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A negative impact	Reduced affordability/increased cost of living	219
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## Rising cost of living

61

A negative impact	Reduced affordability/increased cost of living	219
<i>make it equitable by.. Shared equity housing, land acquisition(s)</i>		
A negative impact	Increases housing cost burden for all residents (higher rents and taxes)	322
<i>make it equitable by.. Limit tax increases for poor and moderate income households.</i>		
A negative impact	Increased rents Less affordable houses	404
<i>make it equitable by.. Tax freeze</i>		
A negative impact	Spike in rent prices Price out for original residents	409
<i>make it equitable by.. Stabilize rents for long-term (10+ years) residents</i>		
A negative impact	Increase rent and house prices Loss of diversity (income and racial)	413
<i>make it equitable by.. Density of housing Dedicated affordable options</i>		
A negative impact	Overcrowding due to the need for extended families to pool resources to make rent leads to health, congestion and crowding issues.	506
<i>make it equitable by.. Increase minimum wage Implement paid leave and other worker friendly policies</i>		
A negative impact	Rising rents make it difficult for single-income families to cover other needs.	510
<i>make it equitable by.. Offer tax incentives to owners of multi-family rental properties so that Metro will freeze taxes if they agree to freeze rents.</i>		
A negative impact	Housing price/rents go up	708
<i>make it equitable by.. Tax freeze Match HUD grant Timeline to TIF timeline Rent control</i>		

## Rising cost of living

61

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An equitable improvement	Rising prices--housing, services, taxes Builders, bankers, brokers that come to forefront Gov't/public sector loses power, control, funding Housing bubbles Single family, upper income housing "Destination" services overwhelm local needs services	202
A negative impact	Increase in cost of living (eg. Food costs/serving) Conflict Health effects (stress and inability to afford health insurance due to cost burden)	233
A negative impact	Higher rents Displacement High property tax Parking	235
A negative impact	Sky-rocketing rental properties.	248
A negative impact	Prices go up Inequality Rapid growth can lead to destruction of city's character	250
A negative impact	Upcoming generations will not be able to afford urban core living.	301
A negative impact	Increased rents.	339
A negative impact	Public image of Nashville (nationally, internationally) of Nashville being too expensive to live in. Nashville won't be able to attract young professionals.	349

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## Rising cost of living

61

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A negative impact	Old, low-income people leave Old lovely buildings torn down-replaced More traffic Old cultural events less Sometimes less personal relationships Cost of living up--rent, food, etc.	377
A negative impact	Displacement people/families Potential tension of racial/social economic issues Affordability of housing and goods and services	380
A negative impact	Prices low income (?) Out of coming Unhealthy competition for land, homes Fosters class tensions (???) Homogeneity of affluent, middle class.	502
A negative impact	Values go up and family refines over and over and ultimately can't afford the home have to sell or are foreclosed.	525
A negative impact	Prices go up	779
A negative impact	Displaces lower income people Tear downs of older homes destroys historicalness Casuses rents to rise Can wreak neighborhood character Forces people to leave well-established friendship systems	822
A negative impact	Displaces poorer home owners Increases housing costs overall	826

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## Rising cost of living

61

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A negative impact	Rising housing prices Make middle to low income families struggle Increase likelihood of homelessness Destroy communities Drive low income families to food deserts	840
A negative impact	Pricing people out of their homes Property taxes rents going up	875
A negative impact	Perpetuation fo the cycle of poverty Displacement Higher rent and housing costs	1013
A negative impact	Pricing out of all neary-by needs: grocery, entertainment, etc.	1032
A negative impact	Lower income folks can be pushed out as rents and living costs become too great	1060
A negative impact	Housing costs increase (less affordable housing) Higher costs for other basic needs Loss of diversity in the city Widening gap between the rich and the poor	1091

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## Seniors

34

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A negative impact	Forcing elderly homeowners to update their homes or move <i>make it equitable by.. Funds to assist elderly with home repairs, etc.</i>	407
A negative impact	Long time residents especially senior citizens on fixed income have to move due to cost increases	707
A negative impact	Property taxes go up for older residents, sometimes forcing them out <i>make it equitable by.. Tax freezing for elderly and lower income homeowners</i>	1035

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# Housing and Gentrification Community Conversation

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## Seniors

34

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An equitable improvement	Funding for home repairs/help age in place	478
A negative impact	Ignoring history Pushing people out, esp. older people No social help for displaced people	238
A negative impact	Low income and elderly "pushed out"	691
A negative impact	Increasing property values are making it difficult to impossible for some of the residents (particularly the senior population) to remain in their homes. Much of the construction is inconsistent with no regard to the culture of the neighborhood	787
A negative impact	Concern of the 55 yr and up or Baby Boomers that have been in the area for years (being pushed out)	1063
A negative impact	Property taxes rise; incomes are fixed (elderly)	1065
A negative impact	Property taxes too high for seniors Seniors encouraged/forced to sell their homes at under market prices or prices that will not enable them to find new housing	1088
A negative impact	Loss of housing by low income residents and the elderly who have difficulty paying increased property taxes.	1097
A positive impact	Diverse community Inter-generational	583

## Services

105

# Housing and Gentrification Community Conversation

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## Services

105

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A negative impact	Retail that doesn't meet the existing needs of residents <i>make it equitable by.. Business development association</i>	592
A negative impact	Higher end service come in for the higher end folks Not for older residents. <i>make it equitable by.. Community gardens and social services Neighbors helping neighbors</i>	735
An equitable improvement	Rising prices--housing, services, taxes Builders, bankers, brokers that come to forefront Gov't/public sector loses power, control, funding Housing bubbles Single family, upper income housing "Destination" services overwhelm local needs services	202
An equitable improvement	Offer resources to help people stay in their homes: home improvement, weatherization, tax help Resource centers/community centers Affordable shops, stores	1067
A negative impact	Pushes people out to the fringes many of whom lack transportation. Lack of services.	376
A negative impact	New businesses in a gentrifying neighborhood not necessarily affordable for lower income longer term residents, nor of practical use.	452
A negative impact	Better services for a FEW	515
A negative impact	Resident displacement Unaffordable housing and retail	836

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# Housing and Gentrification Community Conversation

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## Services

105

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A negative impact	Need a balance. In some new high-rise housing, fitness centers, stores/restaurants are all part of building. Residents don't have to leave, if they chose not, for the necessities/needs of life. Need to see that others in surrounding area has access to the same services. Eliminate food deserts.	867
A negative impact	Pricing out of all nearby needs: grocery, entertainment, etc.	1032
A positive impact	Improved retail options for residents.	198
A positive impact	Home values improve Restaurants and services will relocate to the area.	215
A positive impact	Community services Retail development Fresh food	228
A positive impact	New services and business	330
A positive impact	Bike paths Better schools Better bars Better food Less crime Better services New cultural events	370
A positive impact	New businesses, restaurants, etc. Dated houses torn down	371
A positive impact	Integrated/diverse neighborhoods Appreciation of other languages, cultures, and values More variety and goods and services Inclusiveness	375

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## Services

105

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A positive impact	Integrated/diverse neighborhoods Appreciation of other languages, cultures, and values More variety and goods and services Inclusiveness	375
A positive impact	Shops and restaurants are in closer proximity	419
A positive impact	Increases amenities and services	431
A positive impact	Retail access	589
A positive impact	Better roads, schools, etc. Better, more job opportunities Transportation options Shopping options Better food choices Sidewalks More community interaction (positive) and activities New, innovative energy in community	653
A positive impact	More people can live there if more dense Revitalization of business districts House values go up May draw more attention for politicians, get better services	654
A positive impact	New services retail/commerical	730
A positive impact	Revitalizing depressed areas Increased services Money is invested in the neighborhood and makes it more enjoyable by all (sidewalks, cleanliness) Higher tax base for more services	772

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## Services

105

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A positive impact	Better public services to neighborhoods with an EQUITABLE MIX of race and revitalized buildings. More convenient businesses in the neighborhood	774
A positive impact	Improved services Less crime	790
A positive impact	Increased real estate value and increased tax collection. Greater availability of goods and services (food deserts disappear) Improved infrastrucutre	802
A positive impact	Possible improvements in area schools Increased retail opportunities Safer streets with more sidewalks	830
A positive impact	Safer neighborhoods More amenities Brining in potential jobs Raising property values	856
A positive impact	House/property value increase More sidewalks/walkability Upkept houses More retail, resturants Better public transit	858
A positive impact	Old things becoming newly used and not filling the landfill Create jobs in the businesses Improving schools More/better business closer Parks are nicer/greener	874
A positive impact	Access to more services	880

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## Services 105

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A positive impact      Lowers crime 1009  
Rising housing prices  
Improved services  
Lower transit costs  
Improved schools  
Improved shopping

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A positive impact      More walkable retail businesses 1019

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A positive impact      New retail coming into neighborhood 1023

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A positive impact      New infrastructure 1049  
New retail services

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A positive impact      Economic growth 1081  
Increased better amenities  
Clean neighborhoods  
Better schools  
Property values increase

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A positive impact      More amenities for residents 1144

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## Shared equity 98

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A negative impact      Reduced affordability/increased cost of living 219  
*make it equitable by.. Shared equity housing, land acquisition(s)*

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A negative impact      Loss of historic community character 406  
*make it equitable by.. Shared equity/community land trust*

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A negative impact      Loss of affordable housing 426

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## Shared equity 98

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A negative impact    Loss of affordable housing 426  
*make it equitable by.. Shared equity housing*  
*Set-asides in new development for affordable housing units*  
*Community land trusts*  
*Deed restricted affordability*

---

A negative impact    Taxes increase 479  
*make it equitable by.. Shared equity*

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A negative impact    Potential for racism 765  
                                  Displacement of current home owners  
*make it equitable by.. Tax freeze*  
*Shared equity program*

---

A negative impact    You can easily get priced out of a community you could afford a year ago. 1036  
*make it equitable by.. Shared equity, subsidies, land trust*

---

A negative impact    Families displaced 1147  
                                  Increased housing cost  
                                  Can damage the fabric of the community as neighborhoods close to downtown  
                                  gentrify young professionals are pushed out--increases burden.  
*make it equitable by.. Shared equity housing*

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An equitable improvement    Shared equity fund that puts proceeds back into fund when home owners sell 548

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An equitable improvement    Fund shared equity investments 900

## Sidewalks 78

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A negative impact    Increased congestion 204  
                                  Over-crowded schools  
*make it equitable by.. Invest in parking, sidewalks, bike lanes to accommodate growth.*

## Sidewalks

78

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An equitable improvement	Public transportation and sidewalks to deal with greater density.	669
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An equitable improvement	Build pedestrian communities!!	720
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An equitable improvement	Government and private sectors should invest in the neighborhood Make neighborhood improvements in schools, business, neighborhood aesthetics-- sidewalks, etc.	1106
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A positive impact	More public and private investment in the streetscape, with side walks, shade trees, etc.	287
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A positive impact	More walkable streets/sidewalks we hope!	390
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A positive impact	Safe, walkable neighborhoods (reduction of transport issues)	514
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A positive impact	Strong neighborhoods Walkability Strong school communities Support of local merchants	518
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A positive impact	Sidewalks Bike paths Cleaned-up crack-houses House value goes up and my security is now my home that I can sell when I can't take care of it anymore and have to go to an old folks home	585
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A positive impact	Walkability index and public transportation access improves when development is planned with that in mind.	601
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## Sidewalks

78

---

A positive impact	Better roads, schools, etc. Better, more job opportunities Transportation options Shopping options Better food choices Sidewalks More community interaction (positive) and activities New, innovative energy in community	653
A positive impact	More municipal \$ coming into neighborhood Sidewalks, parks, bus routes, etc.	729
A positive impact	Increase tax base for sidewalks, streets, schools	752
A positive impact	Revitalizing depressed areas Increased services Money is invested in the neighborhood and makes it more enjoyable by all (sidewalks, cleanliness) Higher tax base for more services	772
A positive impact	Possible improvements in area schools Increased retail opportunities Safer streets with more sidewalks	830
A positive impact	Better public transportation More people walking and biking Less commuting miles Better quality of life	855
A positive impact	House/property value increase More sidewalks/walkability Upkept houses More retail, restaurants Better public transit	858

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## Sidewalks

78

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A positive impact	More walkable retail businesses	1019
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A positive impact	Higher density could lead to more walkable community	1028
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## Social segregation

103

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A negative impact	Fractured communities	401
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*make it equitable by.. Inclusionary zoning, subsidies, fed/state \$, tax freeze*

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A negative impact	Displacement Separation Exclusiveness Loss of history	828
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*make it equitable by.. Block parties  
Celebration of cultures*

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A negative impact	Increases housing prices--pricing out those who have lived there. Changes the culture--taking away from the hisotrical value of the neighborhood Becomes exclusive, soically racially, economically, and more	1139
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*make it equitable by.. The ideas presented by Jim were great ideas  
Be intentional--get to know the community as is before it is revitalized. Identify the strengths of the people--not just the property-work with that.  
Loved the idea of new development having a number of affordable units/housing.*

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A negative impact	Removes the familiar for the current residents Can create a divide between the new and existing residents	1148
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*make it equitable by.. Community benefits agreement*

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An equitable improvement	More mixed income development like Hope VI but without displacement Inclusionary zoning Subsidies for developers building affordable housing Community benefit agreement More affordable housing in multi-family households Building the community so all people feel included so there are no NIMBY and less segregation	845
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## Social segregation

103

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A negative impact	Alienation School impact	203
A negative impact	Displacement Overbuilding Infrastructure is not revitalized Community is fractured	534
A negative impact	Displacement of current residents Cost of housing in area skyrockets The area will become more segregated	545
A negative impact	Displaces lower income folks More racial segregation Reinforces incomes disparity	546
A negative impact	Loss of housing and dislocation for current residents Increasing costs of housing across the entire market here Potential for creating enclaves of privilege	807
A negative impact	Need a balance. In some new high-rise housing, fitness centers, stores/restaurants are all part of building. Residents don't have to leave, if they chose not, for the necessities/needs of life. Need to see that others in surrounding area has access to the same services. Eliminate food deserts.	867
A negative impact	Rapid gentrification without structure of strong viable policies that support mixed development and inclusion	899
A negative impact	Change of historical culture of area Loss of racial diversity Loss of income diversity Segregation flips to suburbs (ie, minorities pushed to suburbs) Loss of business diversity	1064

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## Social segregation 103

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A negative impact    Residents pushed out 1093  
Destinations ill equipped to receive the displaced (transit, social services)  
Neighborhoods no longer accessible to working/middle classes  
Segregated neighborhoods

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A negative impact    Alienation 1154

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## Storm water 52

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A negative impact    Taxes go up 876  
Loss of green space/environment  
Storm water run off  
Loss of diversity  
Displacement of people who have been there a long time

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## Subsidies for affordable housing 101

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A negative impact    Can lead to more homelessness as SRO hotels and public housing are demolished or converted. 306

*make it equitable by.. Need "housing first" solutions (permanent subsidized housing for homeless)*

---

A negative impact    Displacement of families 528

*make it equitable by.. Barnes fund  
Tax freeze  
Affordability  
Subsidies*

---

A negative impact    Higher taxes 591  
Losing neighbors :(

*make it equitable by.. Tax freeze  
Affordable housing subsidies  
Social service support*

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A negative impact    Less affordable housing 732  
Less housing options

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## Subsidies for affordable housing 101

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A negative impact    Less affordable housing 732  
                                  Less housing options

*make it equitable by.. Zoning and density incentives*  
*Affordable housing subsidies*  
*Grants*

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A negative impact    Elimination of lower priced housing options 738

*make it equitable by.. Subsidies tax credits*

---

A negative impact    Loss of low-income homes 812

*make it equitable by.. Take part of increased tax revenue to support building affordable housing and subsidizing low-income families*

---

A negative impact    Homelessness resulting from displacement 1034

*make it equitable by.. Create subsidies for displaced people*

---

A negative impact    You can easily get priced out of a community you could afford a year ago. 1036

*make it equitable by.. Shared equity, subsidies, land trust*

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An equitable improvement    Inclusionary zoning 508

                                 Subsidy to old time residents  
                                  ???  
                                  ???

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An equitable improvement    % set aside of new development for low-income/subsidized housing 846

                                 Community benefits agreement that hires disadvantaged populations for new construction/public workers

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## Tax base 97

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An equitable improvement    Strong tax base that should be able to support the common needs of the community. 243

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A negative impact    Lower tax base for government services and infrastructure 662

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# Housing and Gentrification Community Conversation

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## Tax base

97

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A negative impact	Tax base will rise, causing some to lose their homes	824
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A positive impact	Increase property value and tax base. Increase property taxes--more revenue for the city.	195
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A positive impact	Increases tax base. To replace a \$75,000 home with a \$350,000 home=s 5x taxes without raising taxes.	290
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A positive impact	Tax base for education and other public services	439
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A positive impact	Increased tax base	469
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A positive impact	Increased tax revenue Foster diversity Increased neighborhood organization	495
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A positive impact	Clears out slum lords Stimulates economy Increases tax base Creates more jobs	541
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A positive impact	Increased home values which increases tax base lowers property taxes	563
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A positive impact	Economic development Density= expanded property tax base	747
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A positive impact	Increase tax base for sidewalks, streets, schools	752
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# Housing and Gentrification Community Conversation

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## Tax base

97

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A positive impact	Revitalizing depressed areas Increased services Money is invested in the neighborhood and makes it more enjoyable by all (sidewalks, cleanliness) Higher tax base for more services	772
A positive impact	Increased real estate value and increased tax collection. Greater availability of goods and services (food deserts disappear) Improved infrastructure	802
A positive impact	Increase tax base Can be more estetically pleasing Brings higher income and educated people in Can get integration of income levels	816
A positive impact	Increases tax base for social services Provides investment opportunities (for few at cost of many)	834
A positive impact	Increased tax base Improved safety Improved infrastructure Shortened commutes= positive for environment More population to support small local businesses Improved schools Greater political involvement Increase employment Elimination of food deserts	860
A positive impact	Tax base is increased for city Great development makes city more vital and attractive for more growth	1024
A positive impact	Higher density will bring more tax revenue for services (road/sidewalk/infrastructure)	1026

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## Tax base 97

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A positive impact	Improvement Revitalization Increase in tax base	1051
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A positive impact	Increased tax base Pressure for better schools New commercial development	1087
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## Tax freeze 96

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A negative impact	Increased taxes And someone can come in and tellin gyou what you can or cannot do on your property. Displacement.	222
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*make it equitable by.. Tax freeze.*

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A negative impact	Tax freeze Mixed income housing	283
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A negative impact	Increases housing cost burden for all residents (higher rents and taxes)	322
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*make it equitable by.. Limit tax increases for poor and moderate income households.*

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A negative impact	Property taxes related to income or fixed to (frozen) when you buy home.	351
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A negative impact	We like freeze on property taxes for people who bought before the prices started going up.	384
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A negative impact	Fractured communities	401
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*make it equitable by.. Inclusionary zoning, subsidies, fed/state \$, tax freeze*

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A negative impact	Increased rents Less affordable houses	404
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*make it equitable by.. Tax freeze*

<b>Tax freeze</b>		<b>96</b>
A negative impact	Loss of affordable food alternatives	410
<i>make it equitable by.. Fight for those options! Tax freeze</i>		
A negative impact	Higher property taxes	425
<i>make it equitable by.. Freeze on property taxes for seniors or low-income folks</i>		
A negative impact	Forces out middle and low income residents Rising property taxes strain family budgets	504
<i>make it equitable by.. Freezing taxes for all who have been in their home for a while</i>		
A negative impact	Folks priced out Demolition of historic structures	509
<i>make it equitable by.. Freeze property taxes</i>		
A negative impact	Rising rents make it difficult for single-income families to cover other needs.	510
<i>make it equitable by.. Offer tax incentives to owners of multi-family rental properties so that Metro will freeze taxes if they agree to freeze rents.</i>		
A negative impact	Displacement of families	528
<i>make it equitable by.. Barnes fund Tax freeze Affordability Subsidies</i>		
A negative impact	Higher property taxes force out fixed income/low income owners	529
<i>make it equitable by.. Lock in property tax level for low-income</i>		
A negative impact	Displacement of long-time owners/residents	531
<i>make it equitable by.. Tax freeze (poss. Extension to low-income families)</i>		
A negative impact	Tax freeze at realistic threshold	553
A negative impact	Forcing out current residents Decreases diversity Does not take into account entrenched discrimination	556

## Tax freeze

96

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A negative impact    Forcing out current residents    556  
                                  Decreases diversity  
                                  Does not take into account entrenched discrimination

*make it equitable by.. Create opportunities for discussion about our racial history and how it affects us today*  
*Tax freeze for low income*  
*Inclusionary zoning that is transparent*  
*Robustly fund housing trust--with accountability*  
*Create new narrative--change the conversation*

---

A negative impact    Higher taxes    591  
                                  Losing neighbors :(

*make it equitable by.. Tax freeze*  
*Affordable housing subsidies*  
*Social service support*

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A negative impact    Freezing the tax for low income    652

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A negative impact    Housing price/rents go up    708

*make it equitable by.. Tax freeze*  
*Match HUD grant*  
*Timeline to TIF timeline*  
*Rent control*

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A negative impact    Family and friends have to leave homes where they have lived for years and feel safe.    741

*make it equitable by.. Neighbors helping neighbors*  
*Tax freezes*  
*Subsidies for maintenance and utilities*

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A negative impact    Higher property taxes for those on fixed incomes    764

*make it equitable by.. Leverage state/federal dollars*  
*Create tax freezes for low income population*

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A negative impact    Potential for racism    765  
                                  Displacement of current home owners

*make it equitable by.. Tax freeze*  
*Shared equity program*

## Tax freeze

96

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A negative impact    Loss of rental housing    766  
                                  Long term residents pushed out  
                                  Increase in property taxes

*make it equitable by.. Property tax freeze for low income until property is sold.  
 Give incentives for rented housing in neighborhoods. Zone to allow a range of  
 housing types.*

---

A negative impact    Potential displacement of long-standing neighborhood residents by rising property    769  
                                  taxes as area value grows

*make it equitable by.. Tax freeze/low interest loans  
 Work with developers to see how they can get incentives that will attract them to  
 build affordable*

---

A negative impact    Relocation/displacement bc \$ increase    793  
                                  Tax-freezing for all low-income

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A negative impact    Higher property tax    870

*make it equitable by.. Tax freeze for lower income  
 Use new tax revenues to benefit community*

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A negative impact    Historical character can be lost without careful planning    908  
                                  Even if those with low incomes can remain in their homes, cost of living can drive  
                                  them to lesser-served/developed neighborhoods

*make it equitable by.. Through community planning org, planning should be in place BEFORE developers  
 go too far  
 Tax freeze*

---

A negative impact    Freeze taxes for low income elderly and recapture at sale    1018

---

A negative impact    Property values rise    1033

*make it equitable by.. Freeze tax for retired or low-income households*

---

A negative impact    Property taxes go up for older residents, sometimes forcing them out    1035

*make it equitable by.. Tax freezing for elderly and lower income homeowners*

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A negative impact    People (residents) who are long term can be squeezed significantly by increased    1037  
                                  taxes

# Housing and Gentrification Community Conversation

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## Tax freeze

96

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A negative impact	People (residents) who are long term can be squeezed significantly by increased taxes	1037
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*make it equitable by.. Freezing taxes*

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A negative impact	Loss of affordability Displacement	1068
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*make it equitable by.. Freezing tax at current level for all income*

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A negative impact	Displacement of existing residents Lack of affordable housing	1070
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*make it equitable by.. Tax freezes  
Increase Barnes Trust funding for affordable housing*

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A negative impact	Diversity can be lost	1158
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*make it equitable by.. TAX FREEZE allowing those who have been in a neighborhood for many years to remain there--not being forced out through tax hikes.*

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An equitable improvement	Freeze taxes at 25 years	498
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An equitable improvement	Poor crowded out	872
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*make it equitable by.. Inclusionary zoning  
Tax freeze for poor residents  
Public policy to increase availability of affordable rentals  
Encourage availability of "Detached Accessory Dwelling Units" units or similar*

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An equitable improvement	Inclusionary zoning Funding Barnes Trust (new sources) Low cost free rehab program for low income Freezing/adjusting property taxes for non-elderly in gentrifying area	901
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An equitable improvement	Increase in minimum wage Living wage ordinance Support of GOOD jobs (including following Austin, TX approach to supporting cooperative businesses) Freezing property taxes for all low-income at least	1073
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## Tax freeze

96

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An equitable improvement	Increase in minimum wage Living wage ordinance Support of GOOD jobs (including following Austin, TX approach to supporting cooperative businesses) Freezing property taxes for all low-income at least	1073
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An equitable improvement	Increase awareness of program available to low-income peoples Tax freeze for low income housing developers Proceeds from surplus property to Barnes Trust Fund	1074
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An equitable improvement	Housing that is inclusive/mixed Tax freeze Employment opportunities for cronically un or underemployed people	1104
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An equitable improvement	Property tax freeze for lower income residents Incentives/requirements for businesses/developers moving into neighborhoods to provide a certain number of affordable housing units	1108
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A positive impact	Reduce costs through tax freeze and low interest loans	714
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## Tax tools

37

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A negative impact	Increased housing and property values that driver lower income families away. <i>make it equitable by.. Increase access to tax programs that halt escalating costs.                  Increase programs that offer low interest loans for maintenance and improvement.</i>	208
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A negative impact	Home owners have to work harder and look for extra work to afford their mortgage, home-owners association fees, etc. <i>make it equitable by.. Economic disparity, tax increment financing, fund it, job training programs</i>	218
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A negative impact	Loss of long-standing businesses Loss of history <i>make it equitable by.. Incentivize local/affordable businesses (tax breaks, etc.)</i>	408
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A negative impact	Elimination of lower priced housing options	738
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## Tax tools

37

A negative impact	Elimination of lower priced housing options <i>make it equitable by.. Subsidies tax credits</i>	738
A negative impact	Priced out of neighborhood <i>make it equitable by.. Tax credit Subsidies</i>	739
A negative impact	Human nation Building too many new homes costing more and losing low income folks <i>make it equitable by.. Subsidies and tax rates</i>	742
A negative impact	Tax reduction incentives for developments in areas	843
An equitable improvement	Co-housing incentives! Inclusionary zoning! Small scale additions: garage apartments, backyard efficiencies, etc. (tax credits and incentives)	241
An equitable improvement	Dedicated funding for affordable housing i.e. 1% of tourist tax.	355
An equitable improvement	Other funding sources. Tax on tourist trade or tax on entertainment industry.	356
An equitable improvement	Tax increment funding	647
An equitable improvement	Organic relationships in economic developments Housing incentives for teachers and workers Tax incentives for businesses Special programs for underenrolled schools	671

## Tax tools

37

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An equitable improvement	Building more public housing Construction tax/sale of house tax for affordable housing	841
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An equitable improvement	Lower tax incentives for developer or at least equal for low income development	844
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An equitable improvement	Tax incentives	877
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An equitable improvement	Offer resources to help people stay in their homes: home improvement, weatherization, tax help Resource centers/community centers Affordable shops, stores	1067
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## Too general

16

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A negative impact	Determining FOR WHOM revaluation benefits	646
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A positive impact	Value?? Rehab	1053
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## Traffic

120

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A negative impact	Increased time in traffic	422
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*make it equitable by.. Access to public transportation  
Expand public transit and incentivize mass transit for wealthier folks*

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A negative impact	Wow look at all that traffic Along with the traffic comes a lot of road repairs--!! Delays in travel	485
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*make it equitable by.. Better public transit*

## Traffic

120

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A negative impact    More traffic    740

*make it equitable by.. AMP, bus routes, bicycle routes, etc.*

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A negative impact    Old, low-income people leave    377

Old lovely buildings torn down-replaced  
More traffic  
Old cultural events less  
Sometimes less personal relationships  
Cost of living up--rent, food, etc.

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A negative impact    Loss of diversity    543

Increased traffic  
New development --cookie cutter

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A negative impact    Change parking traffic    570

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A negative impact    Property taxes will be raised to remove out the community    651

Traffic  
Homeowner association (re-zoning)

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A negative impact    More traffic, parking issues    666

Many forced out to farther from downtown  
Property taxes go up  
Flavor of neighborhood changes wealthier may dominate  
Racism is often perpetuated

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A negative impact    Increased traffic/congestion    702

*make it equitable by.. Manage density so infrastructure can handle the load*

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A negative impact    Metro doesn't have anything in place currently to curtail traffic growth in neighborhood cores    761

## Transit (general)

19

## Transit (general)

19

A negative impact	Lack of necessary infrastructure	225
<i>make it equitable by..</i>	<i>School improvement Transit funding Building community, building relationships</i>	
A negative impact	Causes some residents to move further outside city, which lengthens commute times, adds sprawl, and pollution/weather/climate problems.	323
<i>make it equitable by..</i>	<i>Density bonuses and encourage infill.</i>	
A negative impact	Doesn't solve problem of poverty/shifts impoverished elsewhere	503
<i>make it equitable by..</i>	<i>More/better transit Public jobs/training Equitable, affordable housing in area</i>	
An equitable improvement	Hi-Density solutions: Roads, infrastructure, zoning codes, nearby shopping	595
A negative impact	Many forced to relocate farther away from work, so they use more fossil fuels (carbon footprint) Less free time, harder on families, more vehicles on roads INCREASED TRANSPORTATION COSTS	346
A negative impact	Pushes people out to the fringes many of whom lack transportation. Lack of services.	376
A negative impact	Missing link between affordable housing/housing options and lack of transit options.	716
A negative impact	People can not afford to come back into neighborhood where their transportation patterns have already been established might be greater cost to travel from another location.	864
A positive impact	Potential reduction in energy consumption as homes become better weatherized, drive times reduce.	192

## Transit (general)

19

A positive impact	Reuse of neighborhoods near core, which can reduce amount of driving	488
A positive impact	Renovate housing, increase property values Shorter commutes Increased involvement in neighborhood, community	655
A positive impact	Reduces commute from suburbs Better for environment	751
A positive impact	Increased tax base Improved safety Improved infrastructure Shortened commutes= positive for environment More population to support small local businesses Improved schools Greater political involvement Increase employment Elimination of food deserts	860
A positive impact	Lowers crime Rising housing prices Improved services Lower transit costs Improved schools Improved shopping	1009

## Uneven gains

102

A negative impact	Not done well, revitalization can lead to white elephant projects Displacement via higher prices Economic growth can be uneven <i>make it equitable by.. Investment in public transportation and move away from hub and spoke system Move from use-based to form-based zoning to encourage economic activity</i>	813
A negative impact	Better services for a FEW	515

## Uneven gains

102

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A negative impact	Better services for a FEW	515
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A negative impact	Short-sighted development (i.e., something else will become trendy, area will decline again)	804
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A negative impact	Public resources spent in "gentrified" neighborhoods are not spent in other outlying areas.	863
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A negative impact	Poor crowded out Do not benefit everyone in community Tends to lessen diversity	865
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A negative impact	"Does not benefit everyone in community"	868
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A negative impact	Destruction of affordable housing stock Mobility forced on those who can least afford it Inequitable supply of expensive housing	1062
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A positive impact	Support of one neighborhood decreases resources to other neighborhoods	805
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A positive impact	Increases tax base for social services Provides investment opportunities (for few at cost of many)	834
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A positive impact	Homes in area build equity/value Changes in aesthetics of the neighborhood Creates diversity and culture in area Economic development but at the expense of lower income or educated residences	1079
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## Upper income housing

75

## Upper income housing

75

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An equitable improvement	Rising prices--housing, services, taxes Builders, bankers, brokers that come to forefront Gov't/public sector loses power, control, funding Housing bubbles Single family, upper income housing "Destination" services overwhelm local needs services	202
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An equitable improvement	Align zoning policy with preserving existing housing that is affordable at market rate--the current passing of many "two-plop" SPs threaten existing low cost housing and replaces them with high cost housing.	205
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A negative impact	McMansions	217
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A negative impact	Big expensive condos and houses built so near my little house--the new neighbors can look out THEIR upstairs window down INTO my yard (front and back) Houses are going for between \$249 and \$499 k right in back of me! Negative!	644
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A negative impact	Higher income and housing levels Pushing people out of community Less diverse neighborhoods	667
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A negative impact	Prices too high to allow diverse neighborhood Loss of "community" feeling as wealthy are less cooperative Loss of population as wealthy are live in more sq. feet Loss of flexibility as homes become all owner-occupied and rental less available Less availability to support public services ie, transport	869
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A positive impact	Richer people	723
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## Vacant/neglected lots/houses

62

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An equitable improvement	Better maintained neighborhood. Reduction in vacant lots. Decrease in crime. Removal of absentee landlords.	189
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## Vacant/neglected lots/houses

62

An equitable improvement	Better maintained neighborhood. Reduction in vacant lots. Decrease in crime. Removal of absentee landlords.	189
An equitable improvement	Less vacant houses/lots	191
An equitable improvement	Offering vacant homes at an affordable rate to members who have been part of the community for 10-15 years.	281
A positive impact	Neglected properties may start looking better.	229
A positive impact	Clean up of some eyesore properties.	289
A positive impact	New businesses, restaurants, etc. Delapidated houses torn down	371
A positive impact	Repair, renovate housing that is in disrepair and eyesores.	516
A positive impact	Clean up derelict property can create diversity early on	539
A positive impact	Improve infrastructure Improve safety Blight elimination	566
A positive impact	The "Drug House" on Southgate was torn down. Removal of blight.	599

## Vacant/neglected lots/houses

62

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A positive impact	Up-grading the area Clear up empty houses Rental to section 8 will not exist Safety	649
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A positive impact	Safety No vacant homes Increased investment	659
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A positive impact	Less vacant lots	725
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A positive impact	Influx of interest in an area Potential restoration of houses Influx of business opportunities Potential use of abandoned properties	754
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A positive impact	Delapidated property will be improved Growth will be in developed neighborhoods decreasing likelihood of gang activity	821
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A positive impact	Attention to area of blight	913
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A positive impact	Less abandoned houses/buildings	1050
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A positive impact	Increased property values New revitalized housing Recovery of vacant lots Increase home ownership	1085
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## Wage increases

109

## Wage increases 109

An equitable improvement	Increase in minimum wage Living wage ordinance Support of GOOD jobs (including following Austin, TX approach to supporting cooperative businesses) Freezing property taxes for all low-income at least	1073
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## Zoning 112

A negative impact	Zoning codes	596
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A negative impact	Development restrictions, including with TIF	902
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A negative impact	Loss of history Losing the historical character of established neighborhood to investors Losing the cultural roots of a neighborhood because of displacement	1161
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*make it equitable by.. Historical zoning overlays that take into consideration financial abilities.Ex. Pre-gentrification residents have limited requirements when maintaining a home but investors or homes sold over \$ x amount have a greater responsibility  
Neighborhood history center profilig the progression of the neighborhood.*

An equitable improvement	Align zoning policy with preserving existing housing that is affordable at market rate--the current passing of many "two-plop" SPs threaten existing low cost housing and replaces them with high cost housing.	205
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An equitable improvement	Use overlays to prevent demolition of affordable houses	385
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An equitable improvement	Use zoning mechanisms to increase affordable housing Community land trusts	580
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An equitable improvement	Hi-Density solutions: Roads, infrastructure, zoning codes, nearby shopping	595
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## Zoning

112

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An equitable improvement	Hi-Density solutions: Roads, infrastructure, zoning codes, nearby shopping	595
An equitable improvement	Zoning tiers to include sec 8/public housing Folks @80%, 50%, etc. of AMI Place-based art Community development-->character preservation Community benefits agreement	768
An equitable improvement	Micro housing Zoning regulations	907
A negative impact	Property taxes will be raised to remove out the community Traffic Homeowner association (re-zoning)	651

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