

RESOLUTION NO. RS2018-1242

A resolution requesting that the Mayor's Office of Housing work with the Metropolitan Council's Ad Hoc Affordable Housing Committee to provide periodic reports on how the city is addressing the issue of housing affordability in Nashville and Davidson County.

WHEREAS, the Community Needs Evaluation of Metro Nashville's Social Service Department indicates that poverty in Metro Nashville Davidson County is 14.8% in 2016; and

WHEREAS, an estimated 2,000 persons are experiencing homelessness in Metro Nashville Davidson County at any given time; and

WHEREAS, the 2010 U.S. Census found that over 57,000 renters in Nashville-Davidson County pay more than 30% of their household income for housing and are housing cost-burdened; and

WHEREAS, the local economy continues to grow and expand rapidly, but housing costs continue to be a major barrier to economic progress for many in Nashville; and

WHEREAS, monthly median rent for apartments in Nashville has risen 27% from 2010 to 2016 while median household income has increased only 15% and vacancy rates have decreased 4% at the same time; and

WHEREAS, the policy of Housing First has been shown to provide a path out of homelessness and dependency for many individuals, but there is an inadequate supply of housing to meet the demand at the lowest income levels; and

WHEREAS, increasing the supply of modestly priced housing supports economic growth and is an important tool in reducing poverty, maintaining a local workforce in Davidson County, and remaining competitive in a regional market; and

WHEREAS, for local economies, housing that is affordable can help create jobs, attract new employers and a skilled workforce, and lower the risks of delinquency and foreclosure, which reduces costs to local governments; and housing can be a source of economic stability for individuals and families; and

WHEREAS, older models of building affordable housing in outlying areas -- where land is naturally inexpensive -- have led to additional financial stress by households, increasing transportation costs and traffic congestion; and

WHEREAS, the current building boom has led to gentrification of formerly affordable neighborhoods and displacement of long term residents; and

WHEREAS, Metro Nashville Davidson County's General Plan, developed through the NashvilleNext process, includes housing goals of (a) maintaining economic and social diversity through housing choices that are affordable, available, and accessible to all new and existing Nashvillians; (b) reducing the negative effects of gentrification in Nashville's growing residential market; and (c) ensuring that both renters and owners of all incomes take part in and benefit from neighborhood improvements; and

WHEREAS, the problems of housing affordability are complex and will require multiple solutions implemented by various agencies, organizations, Metro Departments, businesses, and groups; and

WHEREAS, Nashville's selection as an inaugural member of PolicyLink's All-in Cities Anti-Displacement Policy Network demonstrates the city's commitment to assembling data, policy ideas and best practices that will lead to the strategic development and tracking of solutions to displacement to ensure that Nashville's neighborhoods continue to thrive; and

WHEREAS, progress in providing solutions can be determined only if there is measurable data to document both the scope of the problem and the change over time as different tools are implemented; and

WHEREAS, Resolution no. RS2016-371 requested the development of a Housing Action Plan that would include such measurable goals of maintaining, preserving, and producing affordable housing with regular reporting on the progress toward those goals.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

SECTION 1. That the Metropolitan Council hereby requests that the Mayor's Office, through its Office of Housing, provide the Metropolitan Council's Ad Hoc Affordable Housing Committee -- and publish on-line by July 1st of each year -- a current baseline of Davidson County's housing needs for families with incomes at or below 60% of the Area Median Income as defined by the U.S. Department of Housing and Urban Development. In addition to the shortfall, the information may also include new units that are currently authorized and/or funded for construction to demonstrate progress toward reducing the deficit in affordable housing and units that are being explicitly preserved through public or private intervention to prevent demolition of existing affordable housing. Data for this report may be based upon the Metropolitan Development and Housing Agency's most recent Consolidated Plan of Nashville & Davidson County and augmented with data provided by the Barnes Fund Commission, the Metro Planning Department, and other agencies that the Mayor's Office designates.

SECTION 2. That this information may be updated on-line quarterly to reflect demolition of existing affordable housing and construction of new affordable housing. Production data may consist of units that have been authorized, funded, and occupied in separate categories so that the commitment of future units can be included in the updates provided.

SECTION 3. That this resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

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Member of Council

