

RESOLUTION NO. RS2019-1722

A resolution requesting that the Metropolitan Development and Housing Agency develop an inventory of the properties participating in the Project Based Rental Assistance program in Nashville and Davidson County.

WHEREAS, the Community Needs Evaluation of Metro Nashville's Social Service Department indicates that poverty affects 15% of the population in Metro Nashville Davidson County; and

WHEREAS, an estimated 2,000 persons are experiencing chronic homelessness in Metro Nashville Davidson County; and

WHEREAS, the 2010 U.S. Census found that more than 58,000 renters in Nashville-Davidson County pay more than 30% of their household income for housing and are considered to be housing cost-burdened; and

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

WHEREAS, monthly rent for apartments in Nashville has risen 75% from 2000 to 2010 while vacancy rates have decreased 20% over the same time period; 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, 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, maintaining the existing 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, the Housing Nashville Report published by the Mayor's Office of Housing summarized research showing a renter housing supply-demand gap of 17,000 units needed for households with incomes below 60 percent of median household income in 2015; this research further predicted an increase in that gap to 31,000 units by 2025 if current demolition and building trends continued;

WHEREAS, compared to building new housing, maintaining existing affordable housing is the more cost-effective way to prevent the housing supply-demand gap from widening as predicted; and

WHEREAS, the federal Housing and Urban Development (HUD) provides renewable rental subsidies directly to private property owners who rent to tenants earning below 80% of area median income through the Project Based Rental Assistance (PBRA) program; and

WHEREAS, the PBRA program provides a significant number of affordable rental units in apartment buildings in Nashville, and maintaining these units in the PBRA program would be consistent with the city's goal of preserving existing affordable housing, but there is no formal inventory of how many units are subsidized through this federal program or where they are all located;

WHEREAS, knowing where how many PBRA units exist in Nashville and where they are located could be instrumental in working with owners to preserve the affordability of these units;

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 Metropolitan Development and Housing Agency (MDHA) create and maintain a formal inventory of the city's stock of PBRA properties, including as much information as can be provided by the U.S. Department of Housing and Urban Development through the Freedom of Information Act, with a goal of sufficient detail to contact private owners and encourage their continued participation.

SECTION 2. That the Metropolitan Council further requests that MDHA pro-actively use this inventory to collaborate with the Metropolitan Government of Nashville and Davidson County, property managers, and property owners participating in the PBRA program to encourage and facilitate continued participation in the program as contracts come up for renewal.

INTRODUCED BY:

Burkley Allen
Member of Council