

HR&A +  **PILLARS** +
Curiosity • Creativity • Community



Nashville Unified Housing Strategy

Homelessness Planning Council Meeting

September 11, 2024

A wide-angle photograph of the Nashville skyline at dusk. The image shows a variety of skyscrapers and mid-rise buildings, with the AT&T Building being the most prominent on the left. The sky is a mix of deep blues and oranges from the setting sun. In the foreground, there's a river (the Cumberland River) with a wooden pier or dock extending into it. The city lights are beginning to glow, reflecting on the water.

01

Introduction and Overview

Housing Division Overview - Background

- Metro's 1st stand-alone Housing Division
- Established January 3, 2022
- Recommendation of the 2021 Affordable Housing Task Force Report
- Housed within the Planning Department

January 2022
3 Staff



July 2023
7 Staff



August 2024
10 Staff

Vision

Every Nashvillian has housing security

Mission Statement

Through robust community engagement and current reliable data, align systems and resources to advance resident-centric and neighborhood appropriate housing solutions and address long-standing housing inequities.



Housing Division – What we do

- Administer the local housing trust fund, the Barnes Fund
- Administer other locally funded housing programs and tools
 - Mixed Income PILOT
 - Catalyst Fund
 - ARPA Programs – Homesharing Program
- Provide a coordinated housing strategy for the city
 - The Unified Housing Strategy is under development. This is what we need your help to create!
- Manage affordable housing data inventory and the housing dashboard
- Work with Metro and other partners to advance housing affordability

What is “Affordable Housing”?

State Definitions*

- **Affordable housing** = housing that, on an annual basis, costs 30% or less than the estimated median household income for households earning $\leq 60\%$ of the Area Median Income (AMI), adjusted for family size.
- **Workforce housing** = housing that, on an annual basis, costs 30% or less than the estimated median household income for households earning more than 60% but not exceeding 120% of the AMI, adjusted for family size.

HUD Definitions

- **Affordable housing** = housing where the occupant is paying no more than 30% of gross income for housing costs, including utilities.
- **Cost burden** = spending more than 30% of income on housing costs, including rent, mortgage payments, utilities, and other fees.

Housing Division Application

- **Affordable housing** = housing restricted to households earning $\leq 80\%$ of the Area Median Income (AMI)

*T.C.A. 5-9-113. Applies whenever Metro appropriates funds for affordable or workforce housing.



Area Median Income

The Area Median Income (AMI) for Metro Nashville includes data from a 10 county metropolitan statistical area (MSA) which includes Rutherford, Williamson, and Wilson counties.

The Area Median Income is NOT the same as the Media Household Income. The Median Household Income is calculated by Census annually for just Davidson County. The Median Household Income always lags a year behind. For example, income data for 2023 will be published in fall 2024.

Metro Nashville's 2024 AMI

Average Monthly
Housing Costs
Renters = \$1,413
Owners = \$2,844

	1-person household	2-person household	3-person household	4-person household
30% AMI	\$22,450	\$25,650	\$28,850	\$32,050
50% AMI	\$37,450	\$42,800	\$48,150	\$53,450
60% AMI	\$44,940	\$51,360	\$57,780	\$64,140
75% AMI*	\$56,150	\$64,150	\$72,200	\$80,200
80% AMI	\$59,850	\$68,400	\$76,950	\$85,500
100% AMI*	\$74,850	\$85,550	\$96,250	\$106,900

1 Person Example		
Hourly Rate	Associated Jobs (Based on Bureau of Labor Statistics Wage Data for Nashville)	Affordable Monthly Housing Costs @ 30% of gross monthly income
\$10.79	Includes anyone working full time (40 hours) earning minimum wage	\$561.25
\$18.00	Housekeeping cleaner; Hotel clerk; Library assistant; Receptionist; Home Health Aide	\$936.25
\$21.60	Translator; Construction Laborer; Preschool Teachers; EMT; Hairstylist; Veterinarian Tech; School Crossing Guard	\$1123.50
\$26.99	Substance Abuse, Behavioral Disorder & Mental Health Counselors; Coaches; Community Health Workers; Religious Workers; Social Workers	\$1403.75
\$28.77	Nutritionist; Electrician; Fire Fighter 1; Plumbers Guidance Counselors;	\$1496.25
\$35.98	Respiratory Therapist; Police Officer 3; Journalist; School Psychologist	\$1871.25

*HUD does not publish a calculation for this AMI target. The calculations for 75% and 100% of the AMI were prepared by the Tennessee Housing Development Agency.

\$106,900 - 2024 AMI for all households

Limitations – Private Property

Zoning
Requirements

Rent
Control

Private
Sales

Tenant
Protections





Unified Housing Strategy – What is it?

Several studies, plans, and initiatives have been conducted to better understand and address Nashville's housing needs; however, no comprehensive strategy or plan exists.

The Unified Housing Strategy will build upon other studies, including the Affordable Housing Task Force report, to provide detailed program and policy recommendations on how to increase housing security for all Nashvillians.

The Unified Housing Strategy (UHS) will be developed by doing the following:

- Analysis of housing market
- Analysis of housing data
- Analysis of our existing programs
- Engaging with community members
- Engaging with housing experts and the agencies that help provide housing services
- Reviewing ideas and best practices from other cities

INTRODUCTIONS: HR&A TEAM

Our team members bring the experience needed to create an actionable housing strategy to guide community-focused development efforts.

HR&A +

Partners



Spencer Rose Consulting

A wide-angle photograph of the Nashville skyline at dusk. The image shows a variety of skyscrapers and mid-rise buildings, with the prominent AT&T Building on the left. The city is reflected in the calm waters of the river in the foreground. A dark, semi-transparent horizontal bar is positioned across the middle of the image, serving as a background for the text.

02

Process and Timeline

Unified Housing Strategy – Timeline

Market Analysis
Ecosystem & Program Analysis
Regulatory & Policy Analysis

Final UHS
& Implementation Plan

April

May

June

July

August

September

October

November

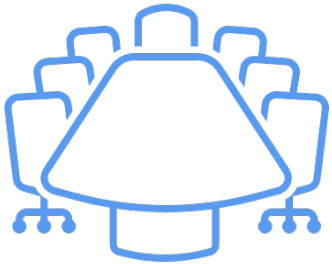
Project Kickoff
Initial Analysis

Draft Recommendations &
Public Review

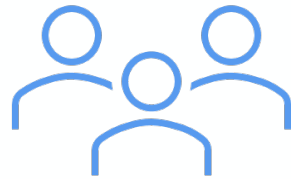
Engagement

STAKEHOLDER ENGAGEMENT

HR&A, Pillars, and MEPR will undertake a holistic community engagement approach that incorporates input from a range of stakeholders throughout the planning process.



**TECHNICAL
COMMITTEE**



**PRACTITIONER
ROUND TABLES**



**COMMUNITY
LISTENING SESSIONS**



**STAKEHOLDER
INTERVIEWS**



METRO LEADERSHIP

A wide-angle photograph of the Nashville skyline at dusk. The image shows a variety of skyscrapers and mid-rise buildings, including the prominent AT&T Building on the left. The city is situated along the banks of a river, which is visible in the foreground with its calm surface reflecting the city lights and the sky. The sky is a mix of deep blues and oranges from the setting or rising sun. A semi-transparent dark blue horizontal bar is positioned across the middle of the image, serving as a background for the text.

03

Discussion

Ground Rules

- Be considerate of time
- Everyone participates
- Limit distractions
- Listen with an open mind
- Respect all opinions
- Honor confidentiality

DISCUSSION: CURRENT STATE AND STRATEGIC PRIORITIES

Overall conditions of homelessness and priorities of HPC.

- **How would you describe the current state of homelessness in Nashville?**
- **How does the HPC set priorities for addressing homelessness?**
- **How does Permanent Supportive Housing fit into your view of HPC's priorities? How would you describe its approach?**

DISCUSSION: COLLABORATION AND COORDINATION

Homelessness ecosystem and access to services.

- **There is an ecosystem of actors that play a role in addressing and preventing homelessness in Nashville. How well are those actors working together to make progress? What is working well and what could be improved?**
- **What's your sense of how people experiencing or at risk of homelessness find and access programs available from the city? What's the user experience like?**

DISCUSSION: FUNDING AND RESOURCE OPTIMIZATION

Challenges in resource optimization and funding.

- **With the end of ARPA funds, how are you thinking about resource optimization and funding for homelessness activities more generally?**
- How can the HPC and Metro make the best use of available resources?
- Do you have any takeaways from the experience with COVID funding?

DISCUSSION: SUPPORT FROM THE UNIFIED HOUSING STRATEGY (UHS)

UHS ability to complement and support ongoing efforts.

- **How can the UHS help your efforts?**

Next Steps

Sign up and check for updates at www.nashville.gov/UHS

Take and share the survey which will be open until September 27

Have questions about the Unified Housing Strategy?

Email unifiedhousingstrategy@nashville.gov

