

Summary of Public Feedback on Draft

Following the release of the Unified Housing Strategy (UHS), Metro invited the public to provide feedback through various means including filling out the public feedback form, attending virtual or in-person informational sessions, and signing up for virtual office hours. This feedback is crucial to the development of the Unified Housing Strategy and is the first step in ensuring the UHS is a living document that is adaptable and responsive to community needs and Metro's housing priorities.

Public Feedback Opportunities

Public Feedback Form

The public feedback form was open following the release of the Unified Housing Strategy on April 29 through May 30. During that period 32 individuals responded. 24 (75%) respondents identified as residents, 7 (21.87%) respondents identified as affordable housing developers/practitioners, and 1 (3.13%) respondent chose not to identify. See below for a breakdown of the number responses for each question.

	Residents	Affordable Housing Developers/ Practitioners	Blank	Total
Was the document easy for you to navigate and understand? How can we make it more digestible to the general public?	19	6		25
Which parts of the strategy feels most relevant or helpful for your current housing situation or the work that you do?	16	4		20
Do you feel your voice, or the needs of the people you work with, are reflected in this plan? Are there housing needs or concerns you shared that you feel still aren't addressed in this strategy?	16	4		20
Do you feel your community's or your work's needs are reflected in this plan? If so, where? If not, what's missing?	9	4		13
How would you like to stay involved as the strategy moves into action? What would effective and inclusive participation look like for you or the communities you serve?	13	3		16
Do you have other thoughts or comments that you would like to share?	14	5	1	20

Public Presentations

The Housing Division hosted virtual and in-person Unified Housing Strategy presentations. These sessions consisted of presentation that walked through an overview of the UHS with discussion time at the end for residents to ask questions and respond to feedback questions. Public presentation details can be found below.

Presentation to the Metro Planning Commission

Thursday, May 8, 2025 | 4:00 p.m.

Note: Informational only; no public comment was taken.

Virtual Public Presentation | 11 attendees

Thursday, May 15, 2025 | 6:00 – 7:30 p.m.

Virtual Public Presentation | 25 attendees

Wednesday, May 21, 2025 | 12:00 – 1:30 p.m.

Presentation to the Housing Trust Fund Commission

Tuesday, May 27, 2025 | 2:00 – 4:00 p.m.

Virtual Public Presentation | 3 attendees

Wednesday, May 29, 2025 | 6:00 – 7:30 p.m.

Office Hours

The Housing Division offered 30-minute virtual office hour appointments for direct conversations with residents. Below are the dates and times of the sessions, along with the number of appointments scheduled during each offering (when applicable).

Friday, May 9 from 1:00–3:00 p.m.

Wednesday, May 14 from 10:30 a.m.–12:00 p.m.

Friday, May 16 from 10:00 a.m.–12:00 p.m. & 2:00–3:30 p.m.

Wednesday, May 21

2:00–4:00 p.m. Two appointments scheduled

Friday, May 23 from 10:00 a.m.–12:00 p.m. & 1:00–3:00 p.m. Four appointments scheduled

Friday, May 30 from 10:00 a.m.–12:00 p.m. & 1:00–3:00 p.m. Two appointments scheduled

Summary of Public Feedback

At the informational sessions and in the public feedback form, residents were asked to respond to feedback questions ranging from their reactions to the UHS including its accessibility and digestibility, if and where their voice and needs were reflected, and how they would like to stay involved. These questions and a summary of community responses can be found below.

Was the document easy for you to navigate and understand? How can we make it more digestible to the general public?

Many people found the Unified Housing Strategy to be well organized and easy to follow. Residents appreciated having access to the Executive Summary before reviewing the full UHS and 10-Year Implementation Plan which helped them focus on the most relevant sections. People thought that the YouTube video series provided a beneficial alternative to learn about the UHS.

That said, some community members felt overwhelmed by the length and density of the full document. Suggestions for improvement included:

- Using more bullet points to reduce dense paragraphs
- Incorporating more graphics to simplify concepts and visualize impact
- Providing clearer timelines with specific responsible parties.

Which parts of the strategy feels most relevant or helpful for your current housing situation or the work that you do?

Many respondents pointed to Strategy C: “Create a range of new and affordable housing choices for all Nashvillians as appropriate across the county, as the most relevant and urgent.” Residents cited the ongoing pressure on housing choice and affordability due to a lack of housing supply. People expressed enthusiasm for actions related to zoning changes, mixed-income financing tools, and the use of publicly owned land for housing.

Homeowners, particularly older adults and those on fixed incomes, appreciated Strategy D: “Keep homeowners in their homes and create more opportunities for sustainable homeownership and wealth creation.” Prospective homeowners were excited to see actions in this strategy that can expand access to starter homes and address historical barriers to ownership.

Strategies A and G were especially important to residents, developers, service providers, and advocates since these strategies’ focus on strengthening and coordinating Nashville’s housing ecosystem and developing tools for deeper subsidies, permanent supportive housing, and innovative funding sources.

Do you feel your voice, or the needs of the people you work with, are reflected in this plan? Are there housing needs or concerns you shared that you feel still aren’t addressed in this strategy? Do you feel your community’s or your work’s needs are reflected in this plan? If so, where? If not, what’s missing?

Community members had mixed feelings about whether their voice and needs were reflected in the UHS. Most residents agreed with the Key Findings section and felt that their voices were heard and their needs amplified through these findings; however, many people felt that the strategies and actions did not do enough to address those concerns.

People expressed a need to provide more support for those in need of deeply affordable housing especially for vulnerable populations such as justice-impacted and unhoused communities. Additionally, Nashvillians who do not qualify for income-restricted housing yet still struggle to afford housing did not feel like the Unified Housing Strategy addressed their need for safe, modest starter homes. Finally, people expressed a need to provide more details on how to proactively prevent displacement, especially in areas where development is rapidly occurring.

How would you like to stay involved as the strategy moves into action? What would effective and inclusive participation look like for you or the communities you serve?

Nashvillians expressed a desire for real, responsive, and ongoing engagement throughout implementation. Suggestions included:

- A clear communications plan with annual updates
- Accessible, well-publicized public events
- Collaboration with local groups such as Metro Council, the Barnes Fund Commission, and the Continuum of Care
- Direct engagement with the UHS Community Ambassador network

Additionally, affordable housing developers and service providers have asked for a more collaborative and iterative process between Metro and the development and affordable housing community. They suggest that this could look like Metro sharing proposed solutions, stakeholders providing input and alternatives, and together refining the product.

Several community-based organizations and housing advocates expressed a clear desire to remain deeply involved. These organizations and advocates welcome Metro to engage directly in community-based settings to further bring communities together rather than expecting communities to come to Metro.

Do you have other thoughts or comments that you would like to share?

Several people shared emotional, lived experiences of being priced out of homeownership or affordable rental options despite working full time and raising child. This included homeowners who have felt the impacts of rising property values in their area as well as residents that make slightly over the cut off for income restricted housing. These sentiments bolster the Key Findings in the UHS that show we do not have the supply of housing needed for people to find housing that is affordable at any income level, as the price of housing increases when our supply does not keep up with demand and limits the variety of options available to residents.

People echoed the need for more variety in the types of housing being constructed. For example, residents emphasized the lack of affordable 4+ bedroom homes for working families which does not align with the needs of Nashvillians with children or larger households.

Residents provided recommendations for improving the Unified Housing Strategy and its implementation:

- Clarify time frames for each action to improve accountability and track progress.
- Replace vague language, such as “consider”, with firmer commitments like “will” or “commit to” to signal clear intent.
- Enhance data visualization by including percentages, numbers, and charts that make the plan’s impact more transparent and accessible.
- Offer greater insight into trade-offs, helping residents understand the potential consequences, priorities, and resource constraints associated with specific strategies and tools.

Some residents called for better alignment with state and federal funding schedules and tools such as the Low-Income Housing Tax Credit program and more efficiently using our local tools such as the Barnes fund. Many people expressed the need to create a central clearinghouse to help residents navigate public, private, and nonprofit housing resources.

However, some residents voiced skepticism about Metro’s ability to implement the Strategy effectively. These individuals questioned whether the plan would be acted on or simply “sit on a shelf,” and raised concerns about Metro’s capacity to deliver. Others stressed that implementation cannot fall on Metro alone, and will require coordinated action across community partners and residents.

Finally, a few residents expressed opposition to government involvement in housing. They felt that Metro should leave housing to the private market and opposed public funding for affordable housing or financial assistance for moderate- and low-income Nashvillians, viewing such actions as unwarranted interference in the market.

Moving Forward

Metro expresses its gratitude to everyone who engaged with the Unified Housing Strategy by providing their feedback, attending a public presentation, and joining the Housing Division for an office hour appointment. Your voices and lived experiences were vital to shaping the UHS, so your feedback is crucial to ensuring the final product matched your needs and desires for Nashville-Davidson County.

This first round of public feedback marks the beginning and not the end of community engagement. The Unified Housing Strategy is intended to be a living document, and its success depends on continuous input and collaboration across Metro departments, partner organizations, and the community.

As implementation begins, Metro commits to:

- **Providing regular updates** on progress through public dashboards, annual reports, and public engagement events.
- **Maintaining ongoing engagement channels** such as community meetings, office hours, surveys, and partnerships with community organizations.
- **Creating feedback loops** so that community concerns and emerging needs can help revise or adapt strategies as needed.
- **Collaborating with local partners and community leaders** to build shared ownership of housing solutions.

Achieving the vision of housing security for all Nashvillians will require ongoing partnership, transparency, and mutual accountability. Metro is committed to working alongside residents, developers, advocates, and service providers to make this strategy real and lasting.