



Nashville Organized for Action and Hope | PO Box 331144 | Nashville, TN 37203

AFFORDABLE HOUSING AND GENTRIFICATION

What's the Problem?

- 52 percent of renters in Davidson County are cost-burdened, meaning more than 30 percent of their income goes toward housing. One-third of Nashville homeowners are cost-burdened.
- 92,000 households in Nashville were cost-burdened in 2012.
- Public housing has a 3,000-person, closed waiting list, and Section 8 housing has a 10,000-person, closed waiting list.
- Housing is increasingly unaffordable in some Nashville neighborhoods. Between 2000 and 2012, for example, the 12South area saw a 269 percent increase in average housing costs.

Why Should We Care?

- Nashville is a city that prides itself on hospitality and welcoming millions of tourists a year, yet many of our public servants – police officers, teachers and firefighters – can't afford to live here and must commute to work from other counties.
- Taxpaying citizens are being driven out of their neighborhoods as their communities' character and vibrancy are destroyed.
- All voices should be heard in planning Nashville's future housing solutions.
- Nashville might be the "It City" of the moment, but only when we make it *our* city will we really have something to brag about.

What Should Be Done?

- Identify a source of recurring funding for the Barnes Housing Trust Fund to generate at least \$20 million per year.
- Adopt an inclusionary housing ordinance that requires developers to include a certain percentage of affordable housing in every development or pay fees to the Barnes Fund.
- Repurpose tax-increment and other public funding for affordable housing development.
- Prevent displacement through home repair assistance, property tax relief for longtime residents, homeowner education and other efforts.
- Create a well-staffed Mayor's Office of Affordable Housing with voting representatives of NOAH and other community groups on its governing board, to insure accountability for affordable housing needs.