

APPENDIX C:

UHS Development Community Engagement Summary

The UHS Project team engaged in a comprehensive community engagement strategy to gather input from residents, housing developers, service providers, and agencies addressing housing issues. This approach included community listening sessions for residents to share their housing experiences, a public survey to assess housing needs and program accessibility, and targeted discussions with key stakeholders through roundtables and interviews. These efforts strengthened the UHS findings and helped provide a holistic view of the housing challenges Nashville-Davidson County faces. Learn more about these engagement initiatives below.

Recurring Themes:

- Lack of Housing Affordability
- Lack of Comprehensive Support Services
- Intergenerational Housing Challenges
- Desire for Alternative Housing Models
- Difficulties Navigating and Accessing Resources
- Accessible and Inclusive Housing Options for Vulnerable Populations

Community Listening Sessions

The Housing Division in partnership with MEPR Agency held 12 community listening sessions to understand the housing challenges residents are facing, barriers to addressing them, and opportunities that are most important to members of the community. Four (4) regional sessions were open to all Nashville residents, and the Housing Division partnered with several community-based organizations, UHS Community Ambassadors, to co-host eight (8) sessions to hear feedback from specific populations. Please see below for an overview on when each session took place and how many participants attended.

Regional Listening Sessions

Northern Regional Session at the Bordeaux Library: 40 Participants

July 18, 2024 | 5:30 – 7:00 p.m.
4000 Clarksville Pike
Nashville, TN 37218

Southern Regional Session at the Southeast Regional Center: 3 Participants

June 24, 2024 | 5:30 – 7:00 p.m.
5260 Hickory Hollow Parkway, Suite 202
Antioch, TN 37013

Eastern Regional Session at the East Regional Center: 11 Participants

July 11, 2024 | 5:30 – 7:00 p.m.
600 Woodlawn Street
Nashville, TN 37206

Western Regional Session at the Main Library: 30 Participants

July 9, 2024 | 11:30 a.m. – 1:00 p.m.
615 Church Street
Nashville, TN 37219

Community Ambassador Listening Sessions

AgeWell Community Ambassador Session: 10 Participants

Population Focus: Older adults
June 25, 2024 | 10:30 a.m. – 12:00 p.m.
2400 Clifton Avenue
Nashville, TN 37209

Tennessee Disability Coalition Community Ambassador Session: 6 Participants

Population Focus: All Tennesseans with disabilities
August 7, 2024 | 5:30 – 7:00 p.m.
955 Woodlawn Street
Nashville, TN 37206

Monroe Harding Community Ambassador Session: 13 Participants

Population Focus: Opportunity youth (ages 16-26) who may be homeless, housing insecure, or in subsidized housing
July 10, 2024 | 4:00 – 5:30 p.m.
523 Church Street
Nashville, TN 37219

Stand Up Nashville and the Tennessee Immigrant and Refugee Rights Coalition (TIRRC) Community Ambassador Session: 50+ Participants

Population Focus: Working class, immigrant, and refugee communities
August 8, 2024 | 6:30 – 8:00 p.m.
810 Dominican Drive
Nashville, TN 37228

Urban League of Middle Tennessee (ULMT) Community Ambassador Session: 3 Participants

Population Focus: African-Americans and other historically underserved communities
August 19, 2024 | 6:00 – 7:30 p.m.
50 Vantage Way, Suite 201
Nashville, TN 37228

Neighbor 2 Neighbor Community Ambassador Session: 3 Participants

Population Focus: Neighborhood leaders and neighborhood associations
August 26, 2024 | 5:30 – 7:00 p.m.
610 Gallatin Pike South
Madison, TN, 37115

The Contributor Community Ambassador Session: 60+ Participants

Population Focus: People who are unhoused and people who have lived experience of being unhoused
August 28, 2024 | 9:30 – 11:00 a.m.
154 Rep. John Lewis Way North
Nashville, TN 37219

Nashville Organized for Action and Hope (NOAH) Community Ambassador Session: 36 Participants

Population Focus: Historically underserved communities, including low-income and low wage workers, individuals experiencing housing challenges, and African-Americans
September 7, 2024 | 10:00 a.m. – 12:00 p.m.
1203 9th Avenue North
Nashville, TN 37208

Survey Results

Residents, affordable housing practitioners, policymakers, and other stakeholders were also invited to submit input on their housing needs and experiences through a public survey which was available from July – September. The survey was posted on Nashville.gov and was promoted in a press release and through flyers distributed at community listening sessions which included a QR code that directed attendees to the Unified Housing webpage. The survey was available in English, Spanish, Arabic, Kurdish (Behdini and Sorani dialects).

426 people responded to the survey. Respondents were predominantly White (70.7%), with the largest age group being 25 – 44 years old (48.8%), and the most common income group earning more than \$100,000 (41.9%).

About You

Q1: What zip code do you live in? (required)

Total Answered	Total Responses	Response Percent
	426	

Q2: How old are you? (required)

	Total Responses	Response Percent
Under 18	1	0.2%
18-24	13	3.1%
25-34	89	20.9%
35-44	119	27.9%
45-54	77	17.8%
55-64	53	12.4%
65-74	52	12.2%
75 or older	18	4.2%
Prefer not to answer	5	1.2%
Total Answered	426	

Q3: What is your race/ethnicity? Select all that apply. (required)

	Total Responses	Response Percent
White	302	70.7%
Hispanic, Latino, or Spanish Origin	10	2.3%
Black or African American	96	22.5%
Asian	12	2.8%
American Indian or Alaska Native	5	1.2%
Middle Eastern or North African	4	0.9%
Native Hawaiian or Other Pacific Islander	1	0.2%
Some other race, ethnicity, or origin	4	0.9%
Two or more Races	7	1.6%
Prefer not to answer	10	2.3%
Total Answered	426	

Q4: What is your living situation today?

Filtered to only include those who live in or would like to but cannot afford to live in Davidson County.

	Total Responses	Response Percent
I rent my home	119	28.7%
I own my home	259	62.4%
I have a place to live but am worried about losing it	12	2.9%
I don't have a steady place to live (staying with others, in a shelter, etc.)	7	1.7%
Other	14	3.4%
Total Answered	411	
Total Skipped	4	1.0%

Q5: How many people live in your household, including you?*Filtered to only include those who live in or would like to but cannot afford to live in Davidson County.*

	Total Responses	Response Percent
1	89	21.4%
2	155	37.3%
3	61	14.7%
4	53	12.8%
5	15	3.6%
6	9	2.2%
Total Answered	382	
Total Skipped	33	8.0%

Q6: What best describes your household?*Filtered to only include those who live in or would like to but cannot afford to live in Davidson County.*

	Total Responses	Response Percent
I live alone	91	21.9%
I live with my spouse or significant other	140	33.7%
I live with my parents or guardian	12	2.9%
I live with my spouse or significant other and child (children)	85	20.5%
I live with my child (or children) only	35	8.4%
I live in a multi-generational household (e.g. grandparents, parents, children)	20	4.8%
I live with roommates that are not my relatives	21	5.1%
Other	10	2.4%
Total Answered	414	
Total Skipped	1	0.2%

Q7: What is your annual household income?*Filtered to only include those who live in or would like to but cannot afford to live in Davidson County.*

	Total Responses	Response Percent
\$0-30,000	35	8.4%
\$31,000-50,000	38	9.2%
\$51,000-80,000	91	21.9%
\$81,000-100,000	57	13.7%
More than \$100,000	174	41.9%
Total Answered	395	
Total Skipped	20	4.8%

Q8: Do you or someone in your household have a disability that affects your housing needs?*Filtered to only include those who live in or would like to but cannot afford to live in Davidson County.*

	Total Responses	Response Percent
Yes	35	8.4%
No	336	81.0%
Prefer not to answer	6	1.4%
Total Answered	377	
Total Skipped	38	9.2%

Q9: Do you currently live in Nashville-Davidson County? (required)

	Total Responses	Response Percent
Yes	400	93.9%
No, I would like to but cannot afford to	15	3.5%
No, I don't live in Davidson County	10	2.6%
Total Answered	426	

Q10: How long have you lived in Nashville-Davidson County?

	Total Responses	Response Percent
Less than 2 years	25	5.9%
2-5 years	50	11.7%
6-10 years	73	17.1%
11-15 years	44	10.3%
More than 15 years	211	49.5%
I don't live in Davidson County	20	4.7%
	Total Answered	423
	Total Skipped	3
		0.7%

Q11: How long have you lived in your home?

	Total Responses	Response Percent
Less than 2 years	98	23.0%
2-5 years	109	25.6%
6-10 years	82	19.2%
11-15 years	48	11.3%
More than 15 years	82	19.2%
I don't live in Davidson County	5	1.2%
	Total Answered	424
	Total Skipped	2
		0.7%

Housing Needs**Q12: Does your current living situation meet your housing needs?**

Filtered to only include those who live in or would like to but cannot afford to live in Davidson County.

	Total Responses	Response Percent
Yes, completely	216	52.0%
Somewhat	168	40.5%
Not at all	28	6.7%
	Total Answered	412
	Total Skipped	3
		0.7%

Q13: What housing affordability challenges, if any, are you currently experiencing in Nashville-Davidson County? Please select all that apply.

Filtered to only include those who live in or would like to but cannot afford to live in Davidson County.

	Total Responses	Response Percent
Affording my rent	83	20.0%
Affording the security deposit for rental homes	23	5.5%
Affording a downpayment or mortgage	84	20.2%
Affording repairs for my home	88	21.2%
Affording a home in a neighborhood that I feel comfortable living in	78	18.8%
Staying in my preferred neighborhood due to rising costs	118	28.4%
Affording the type of housing that meets my family's needs (apartment, single family, etc.)	52	12.5%
Finding housing near public transit	41	9.9%
Affording the size of housing that meets my family's needs	58	14.0%
Paying for utilities (water, electric)	42	10.1%
Other	25	6.0%
I have not experienced any of these challenges	70	16.9%
	Total Answered	366
	Total Skipped	49
		11.8%

Q14: Besides housing affordability, what other housing challenges, if any, are you currently experiencing in Nashville-Davidson County? Please select all that apply.

Filtered to only include those who live in or would like to but cannot afford to live in Davidson County.

	Total Responses	Response Percent
Finding housing near places I need to go (school, work, grocery stores)	93	22.4%
Finding housing near public transit	71	17.1%
Accessing emergency housing in a time of need (shelter)	9	2.2%
Being evicted from my home	16	3.9%
Experiencing homelessness	12	2.9%
Finding housing that accommodates disability needs	24	5.8%
Finding housing that accommodates my family size	30	7.2%
Experiencing housing discrimination	9	2.2%
Facing barriers to qualifying for housing	31	7.5%
Being forced to move because rental was being sold by owner	16	3.9%
Finding housing that is safe and sanitary	32	7.7%
Receiving application documents in a language I understand	1	0.2%
Other	17	4.1%
I haven't experienced any of these issues in Nashville	119	28.7%
Total Answered	323	
Total Skipped	92	22.2%

Q15: From your perspective, what are the most significant housing challenges facing the Nashville-Davidson County community overall? (required)

	Total Responses	Response Percent
Affording a home in a neighborhood that they want to live in	251	58.9%
Finding the type of housing that meets their family's needs (apartment, single family house, townhouse or duplex)	91	21.4%
Affording their rent	197	46.2%
Affording a downpayment or mortgage	134	31.5%
Affording repairs for their home	55	12.9%
Finding housing near the places they need to go (school, work, grocery stores)	93	21.8%
Finding housing near public transit	72	16.9%
Being able to stay in their preferred neighborhood due to rising costs	120	28.2%
Paying for utilities (water, electric)	44	10.3%
Accessing emergency housing in a time of need (temporary shelter, safety from domestic violence or rehabilitation)	31	7.3%
Eviction	42	9.9%
Experiencing homelessness	76	17.8%
Housing does not accommodate their disability needs	13	3.1%
Housing does not accommodate family size	14	3.3%
Experienced housing discrimination	21	4.9%
Barriers to qualifying for housing	60	14.1%
Forced to move because their rental was being sold by the property owner	49	11.5%
Other	18	4.2%
Total Answered	426	

Q16: Housing affordability is a complex issue. However, many types of assistance that help improve housing affordability are in practice in Nashville. Using the list below, select the options you believe would help to make housing in Nashville more affordable. (required)

	Total Responses	Response Percent
Help low- and moderate-income residents purchase their first home	220	51.6%
Help low- and moderate-income homeowners with property taxes	93	21.8%
Help low- and moderate-income homeowners with home repairs	109	25.6%
Provide rent and utility assistance to low-income households	150	35.2%
Provide supportive services to people experiencing homelessness	146	34.3%
Provide supportive services to people being evicted	96	22.5%
Develop affordable housing near transit, grocery and other amenities	190	44.6%
Allow more diverse housing types (duplexes, triplexes)	148	34.7%
Provide support to developers to build or preserve affordable housing	100	23.5%
Use public land for affordable housing	133	31.2%
Total Answered	426	

Existing Housing Tools

Q17: If you are a Nashville homeowner, please select the following programs you have used.

Filtered to include only those who live in Davidson County.

	Total Responses	Response Percent
Utility & Mortgage Assistance Programs	7	1.8%
Property tax relief programs	14	3.5%
Energy efficiency upgrades	28	7.0%
Home repair assistance	10	2.5%
Down payment assistance	13	3.3%
Other	11	2.8%
None of the above	148	37.0%
Total Answered	215	
Total Skipped	185	46.3%

Q18: If you are a Nashville renter, please select the following programs you have used.

Filtered to include only those who live in Davidson County.

	Total Responses	Response Percent
Emergency rental assistance	16	4.0%
Voucher	8	2.0%
Subsidized or public housing	9	2.3%
Home repair assistance	0	0.0%
Utility assistance	22	5.5%
Energy efficiency upgrades	1	0.3%
Eviction help, including legal assistance	3	0.8%
Other	6	1.5%
None of the above	101	25.3%
Total Answered	142	
Total Skipped	258	64.5%

Q19: If you are currently experiencing, have experienced, or are at risk of experiencing homelessness, please select the programs you have used.

Filtered to include only those who live in Davidson County.

	Total Responses	Response Percent
Temporary housing support or transitional housing program	6	1.5%
Emergency shelter programs	4	1.0%
Rapid re-housing -- help with renting an apartment	4	1.0%
Permanent supportive housing – help with housing or services	2	0.5%
Counseling or case management – someone helped connect me with resources	8	2.0%
Voucher -- for assistance with paying rent	10	2.5%
Other	2	0.5%
None of the Above	46	11.5%
	Total Answered	67
	Total Skipped	333
		83.3%

Q20: If you are a housing developer or property manager, please select the following programs you have used.

	Total Responses	Response Percent
Affordable Housing Gap Financing	7	1.6%
Barnes Fund Homeownership Rehab	3	0.7%
Barnes Fund Rental	7	1.6%
Barnes Fund Homeownership Creation	4	0.9%
Barnes Fund Nonprofit Technical Assistance	2	0.5%
Mixed-Income PILOT	1	0.2%
Catalyst Fund	3	0.7%
Non-profit Developer Homeownership Gap Financing MDHA	0	0.0%
Community Investment Tax Credit - Rental Production	4	0.9%
Community Investment Tax Credit - Homeownership Creation	1	0.2%
Connecting Housing to Infrastructure Program (CHIP)	0	0.0%
Low Barrier Housing Collective	3	0.7%
HOME	2	0.5%
Community Development Block Grant (CDBG)	2	0.5%
Low Income Housing Tax Credit (LIHTC)	6	1.4%
LIHTC PILOT	3	0.7%
Tennessee Housing Trust Fund	3	0.7%
Permit and Departmental Priority Review	2	0.5%
National Housing Trust Fund	1	0.2%
Section 202 Program	1	0.2%
Project Based Vouchers	6	1.4%
Other	6	1.4%
None of the above	44	10.3%
	Total Answered	426
	Total Skipped	360
		84.5%

Technical Committee

An internal Technical Committee of experts in the City’s housing programs, land use, and other planning efforts was assembled to gather insights on current programs and efforts, lead the prioritization of the policies, programs, and initiatives to study, and provide feedback on data, analytical findings, proposed strategies and recommendations.

Departments and Agencies Represented

General Sessions Court
Metro Action Commission
Metro Social Services
Metropolitan Development and Housing Agency
Office of Homeless Services
Planning Department

Technical Committee Meetings

May 15, 2024 | 2:30 – 3:30 p.m.
June 18, 2024 | 2:30 -3:30 p.m.
September 25, 2024 |3:00 – 4:00 p.m.
October 31, 2024 | 3:00 – 4:00 p.m.

Practitioner Roundtables

The UHS project team held 6 roundtable discussions with housing developers, service providers, community nonprofits, and specialized councils and commissions. These sessions aimed to gather feedback on key challenges and potential solutions from those working across the spectrum of affordable housing development. Please see below for an overview of who participated and the focus area for each discussion.

Nonprofits & Small Developers Roundtable | June 26, 2024

The nonprofit and small developers roundtable aimed to explore barriers to affordable housing development and assess the effectiveness of existing programs & policies. Attendees expressed a need for more dedicated funding, equitable zoning policies, further community education on affordable housing, and leveraging public-private partnerships to scale development and support small, emerging developers.

Attendees:

DISMAS House
Urban League of Middle Tennessee
Urban Housing Solutions
Habitat for Humanity of Greater Nashville
Project Return

Fair Housing and Tenant Support Roundtable | June, 27 2024

The UHS Practitioner Roundtable on Fair Housing & Tenant Rights highlighted major challenges for Nashville tenants, especially marginalized groups. Key issues included a shortage of affordable, accessible housing, inadequate rental assistance, weak tenant protections, and landlord discrimination. Participants also expressed frustrations with the effectiveness of the Tennessee Human Rights Commission and delays in HUD complaint processing. The discussion underscored the need for policy reforms, stronger legal support, and greater accountability for housing providers.

Attendees:

Legal Aid Society
Nashville Hispanic Bar Association
Tennessee Fair Housing Council

Developers, Property Managers, and Architects Roundtable | June 28, 2024

(co-hosted by ULI Nashville's Housing Action Council)

Similar to the nonprofit and small developers roundtable, this roundtable invited housing developers and industry practitioners to identify barriers to diverse housing development, evaluate the effectiveness of existing programs, and explore innovative solutions. Attendees echoed the need for more flexible zoning and financial tools while also calling for an improved permitting process.

Attendees:

Councilmember Burkley Allen	HND Realty, LLC / Craighead Development
Pizzuti	Giarratana
Holladay Ventures	Bristol Development Group
Pathway Affordable Housing Corporation	The Clear Blue Company
MarketStreet Enterprises	Powell
Affordable Housing Resources	Pathway Lending
ULMT, R.E.D. Academy	CA South
LDG Development	Love-Hart Enterprises
Nelson Community Partners	Greater Nashville Realtors
Trent Development Group	Tennessee Affordable Housing Coalition
Hawkins Partners	

Homelessness Planning Council Roundtable | September 11, 2024

The Homelessness Planning Council Roundtable aimed to assess Nashville's current homelessness challenges, identify gaps in funding and supportive services, and explore strategies for expanding affordable housing and improving coordination among stakeholders. The Homelessness Planning Council shared a need for more permanent supportive housing, better integration of services, more streamlined funding mechanisms, and stronger collaboration between public agencies and nonprofits.

Attendees:

Jaha Martin	India Pungarcher
David Martin	Liz Mallard
Courtney Johnston	Adam Hassan
Michelle Southard	April Calvin
Lizzie Goddard	Stephen Handy
Jamie Villegas	Kennetha Patterson
Drew Freeman	Deidre Childress
Meredith Jaulin	

Policy and Research Roundtable | September 16, 2024

The policy and research roundtable examined the systemic challenges and opportunities in affordable housing policy, financing, and regional planning. Key takeaways included the need for greater collaboration across sectors, stronger preservation strategies for existing affordable housing, improved public messaging on affordability, and policy reforms to support equitable development and mitigate displacement in vulnerable communities.

Attendees:

Tennessee Housing Development Agency	Greater Nashville Regional Council
Metro Public Health Department	Mayor's Office
Tennessee State University	Metro Social Services
Department of Human and Organizational Development, Vanderbilt University	

Invited but Unable to Attend:

School of Global Health, Meharry Medical College	ThinkTennessee
Imagine Nashville	Jack C. Massey College of Business, Belmont University

Housing Finance Roundtable | September 16, 2024

The housing finance roundtable explored the availability and deployment of capital for affordable housing in Nashville, identifying key barriers and financial strategies. Stakeholders highlighted the need for targeted funding mechanisms, stronger public-private partnerships, expanded incentives for workforce and deeply affordable housing, and the need for a citywide strategy that aligns financial tools with specific affordability goals.

Attendees:

Republic Bank	Regions Bank
Pinnacle Financial Partners	Community Foundation of Middle Tennessee
Pathway Housing Fund	JP Morgan Chase
Invited but not able to Attend:	
The Housing Fund	Frist Foundation
Citizens Savings Bank and Trust Company	First Horizon Bank
Wilson Bank	Nashville Chamber of Commerce

Housing Trust Fund Commission Roundtable | September 24, 2024

The Housing Trust Fund Commission (HTFC) roundtable centered on the state of housing affordability in Nashville-Davidson County, the HTFC's vision for success and priorities for the Barnes Fund, and strategies for resource allocation and optimization especially following the conclusion of ARPA funding.

Attendees:

Councilmember Brandon Taylor	Debra Moore
Gina Emmanuel	Antone Christianson-Galina
Maria Jackson	Jayla C. Thomas
Peter Westerholm	

Stakeholder Interviews

In addition to hosting roundtable discussions with groups of stakeholders, the UHS Project team conducted stakeholder interviews with key actors and agencies from across the affordable housing sector. Stakeholders shared insights on their areas of focus, their biggest concerns for meeting their goals, and what equitable access to housing in Nashville could look like.

Organizations Interviewed:

Amazon	Metro Nashville Housing Division
Community ConneXor	Metro Water Services
Finance Department	Metropolitan Development and Housing Agency
Forsythe Advisors/Catalyst Fund	Nelson Community Partners
General Sessions Court	Office of Diversity, Equity, and Inclusion
Health and Educational Facilities Board	Office of Homeless Services
Metro Human Resources	Office of the Metropolitan Trustee
Industrial Development Board	Planning Department
Mayor's Office	ROC USA
Metro Historical Commission	The Clear Blue Company
Council Member Sean Parker	
Urban Campus and Core	