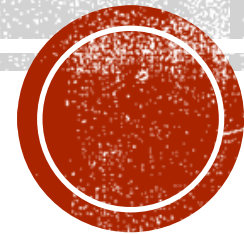


# **GENTRIFICATION AND ITS DISCONTENTS**

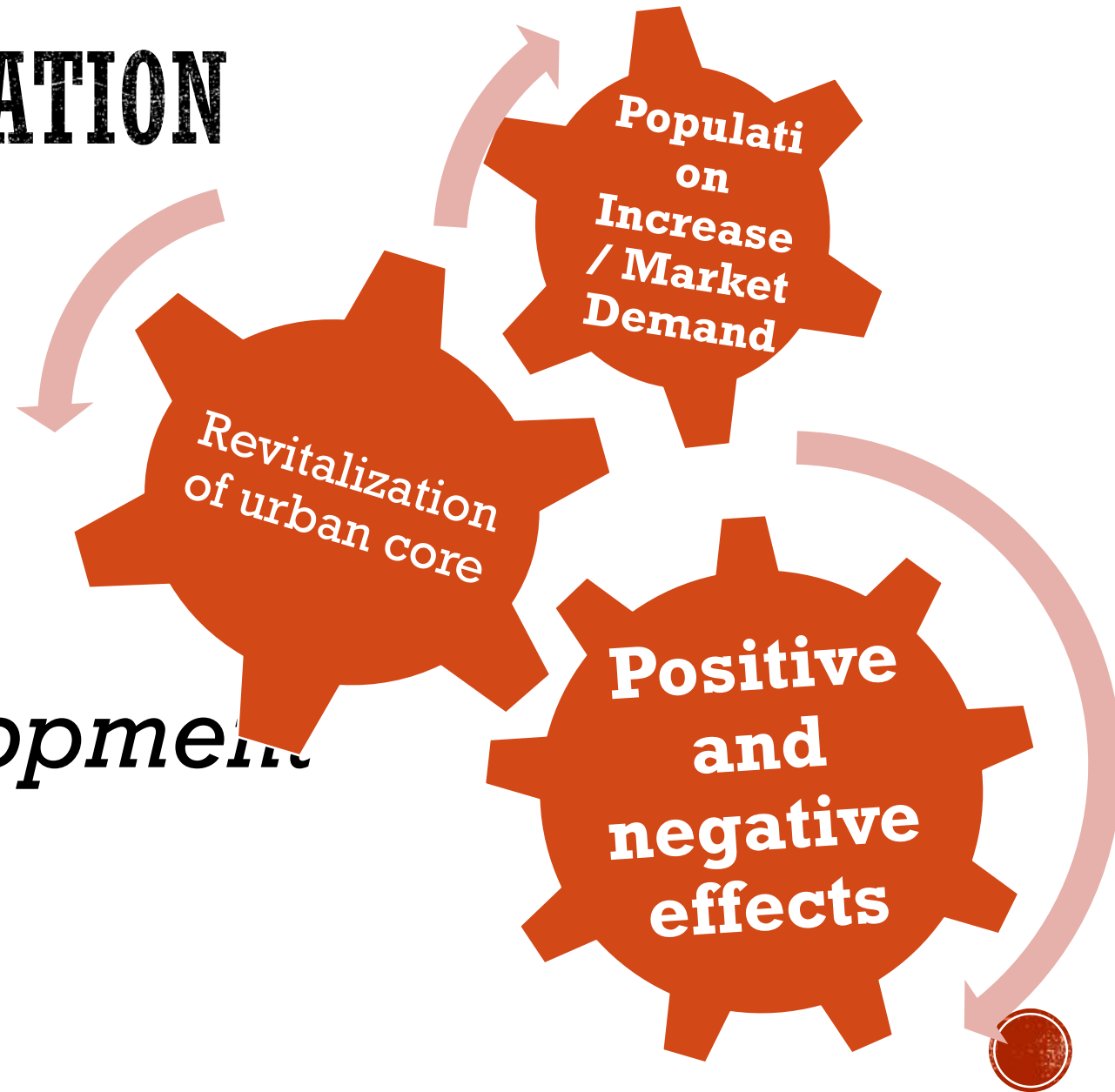
**Nashville's Housing Crisis**

**James Fraser, University of Minnesota**



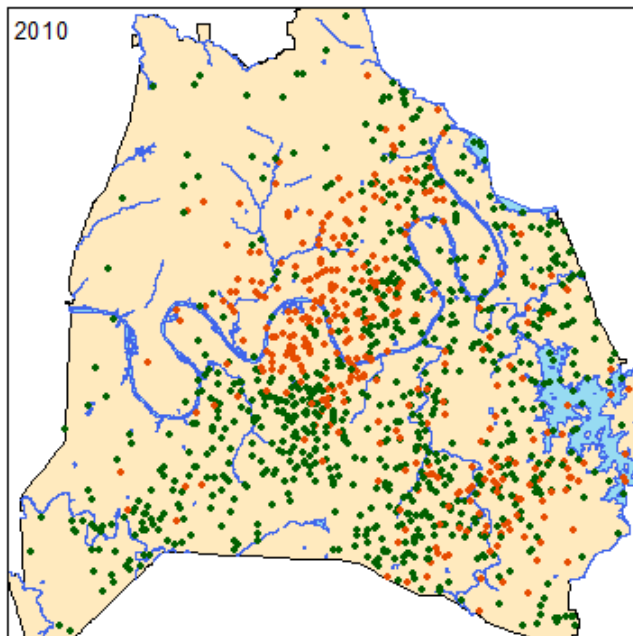
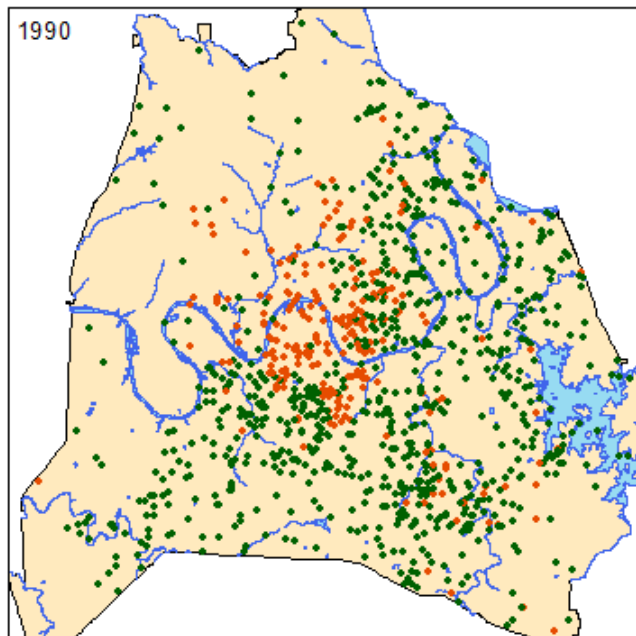
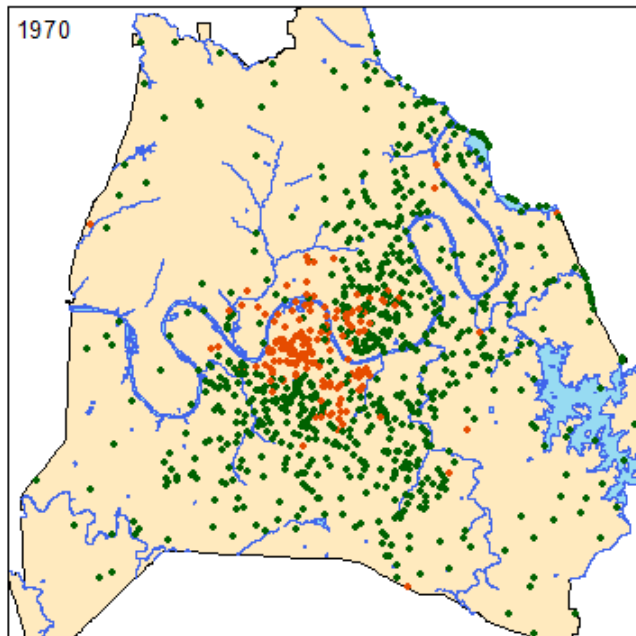
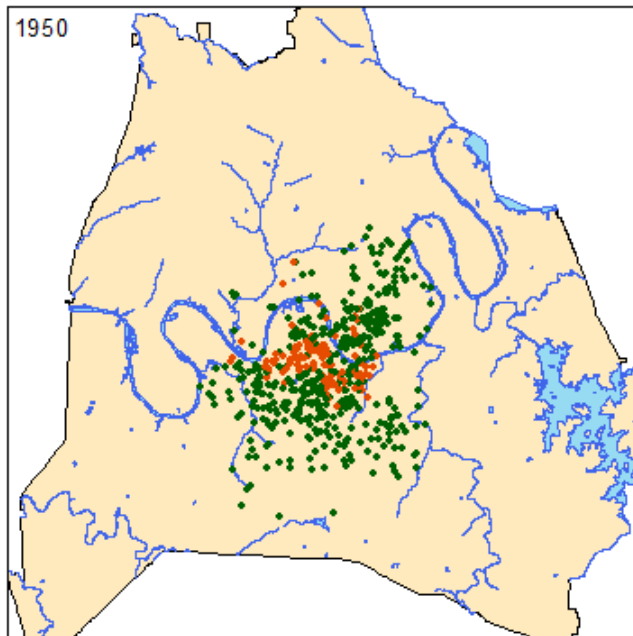
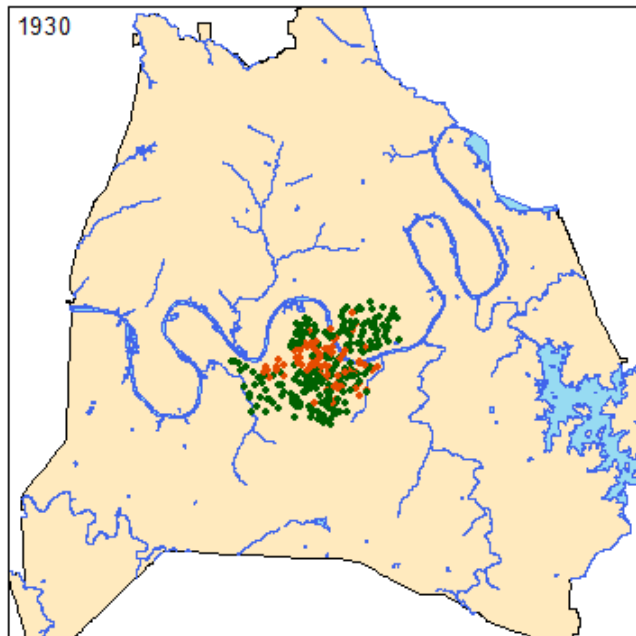
# DEFINING GENTRIFICATION

- *Gentrification*
- *& Equitable Development*



# THE EMERGENCE OF SPATIAL SEGREGATION

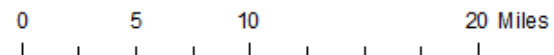




### Nashville, TN Population

- 1 Dot = 500
- TotalAA
- TotalWhite

0 5 10 20 Miles



All data from the U.S. Census Bureau Decennial Census. Data downloaded from the National Historic GIS archive (NHGIS.org)



# 3 COMPONENTS OF EQUITABLE DEVELOPMENT

## 1. Adopt an Equitable Development Approach

- Rooted in values of equity and diversity
- Balance positive and negative effects of revitalization through holistic design
- Informed by a racial equity lens
- Enacted through community partnerships

# 3 COMPONENTS OF EQUITABLE DEVELOPMENT

## 2. Monitor neighborhood demographics and resources

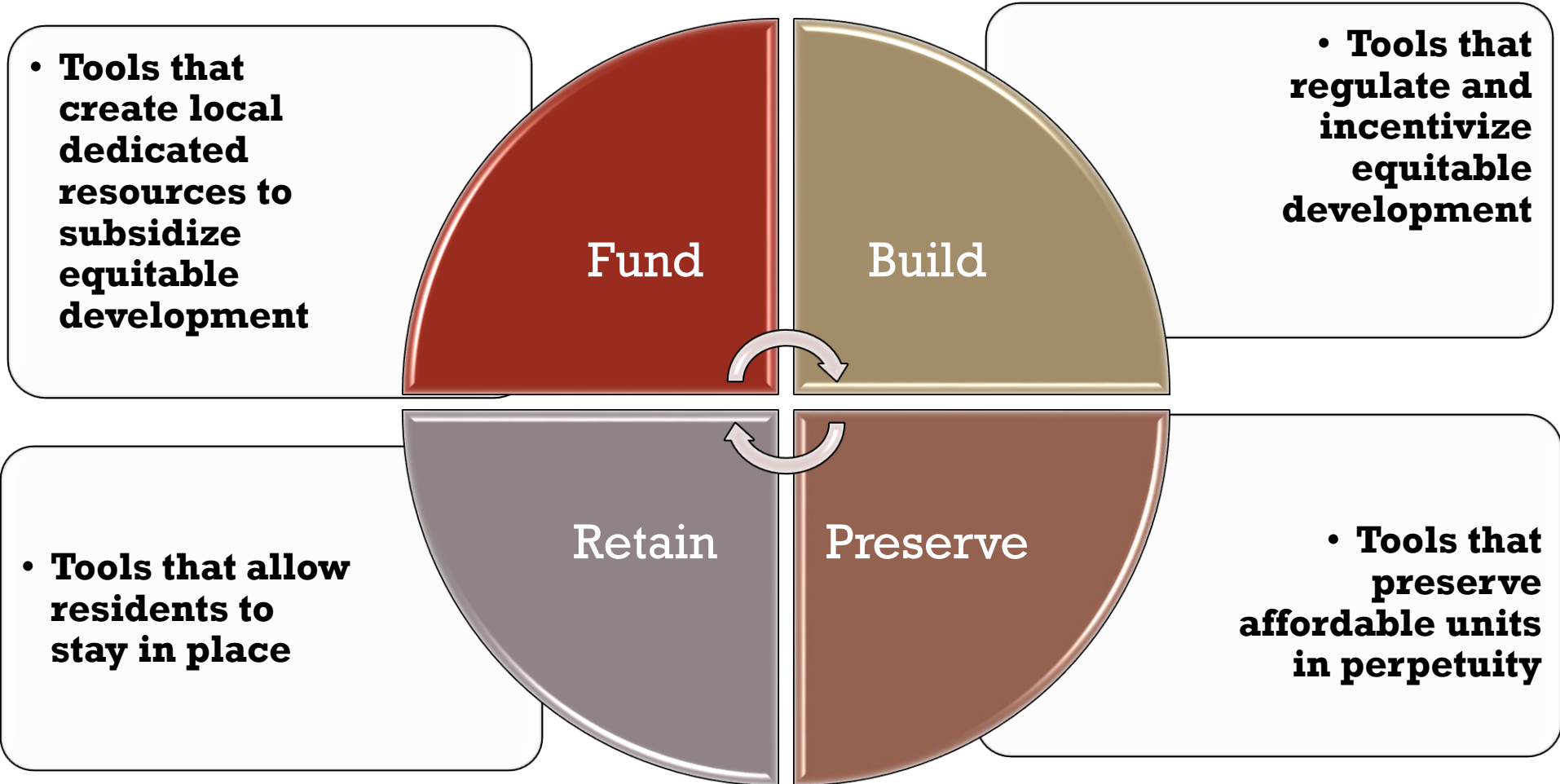
- Map displacement risk (neighborhood conditions such as increasing median home value, increasing income level of homebuyers)
- Opportunity-rich areas (neighborhood conditions such as schools with high graduation rates; low crime rate; and close proximity to transit, services, and parks)

# 3 COMPONENTS OF EQUITABLE DEVELOPMENT

## 3. Build an Equitable (Housing) Development Toolkit

- tools designed to fund, build, and preserve affordable housing, and to retain existing residents;
- tools appropriate to different types of neighborhoods, and;
- tools that are appropriate for different scales of development.

# EQUITABLE DEVELOPMENT TOOLKIT





# WHAT HAS BEEN DONE?



## Fund it

- **Affordable Housing Trust Fund**
- Strategic use of federal funding
- Tax Increment Financing
- **Affordable Housing Bonds 260 Million 1.8**

## Build it

- Affordable infill policy
- Inclusionary housing policy
- **Land banking**
- Multifamily property tax exemption

## Preserve it

- **Adopt ordinance to require lasting affordability**
- Retain currently affordable and/or expiring subsidy units
- Shared Equity Housing

## Retain residents

- Homeownership Education and Assistance
- **Tax freeze or deferral**
- **Home-repair assistance programs**
- Neighborhood capacity building

# RECENT MEDIA IN THE TENNESSEAN

- **A Just Nashville Means Community Housing Not Capitalism**

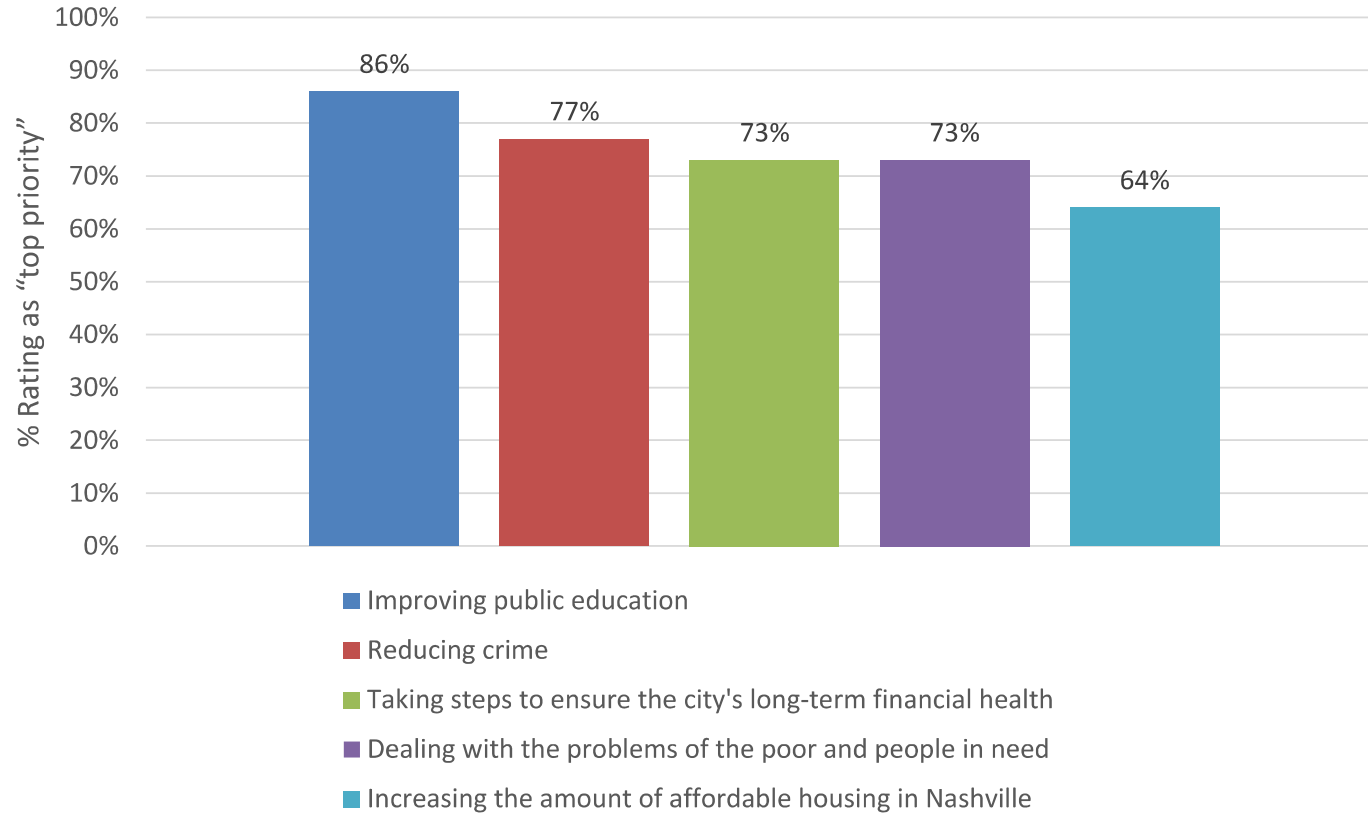
“Creating a community-owned housing market is a necessary step toward addressing the affordable housing crisis, as opposed to measures that only seek to deal with the symptoms of the problem.”

- **Where Are Nashville’s Children Going To Live?**

“In Nashville, segregation is not only a spatial problem; it is also a racial justice issue. Forty-five percent of our African-American children live in high poverty neighborhoods. African-American children live this experience at nine times the rate of poor white children.”



# “Top Priorities” For Mayor and City Council



Source: Vanderbilt University Poll \* February/March 2017 \* N= 1,106; MoE: +/-3.50%

CSDI

Center for the Study of  
Democratic Institutions

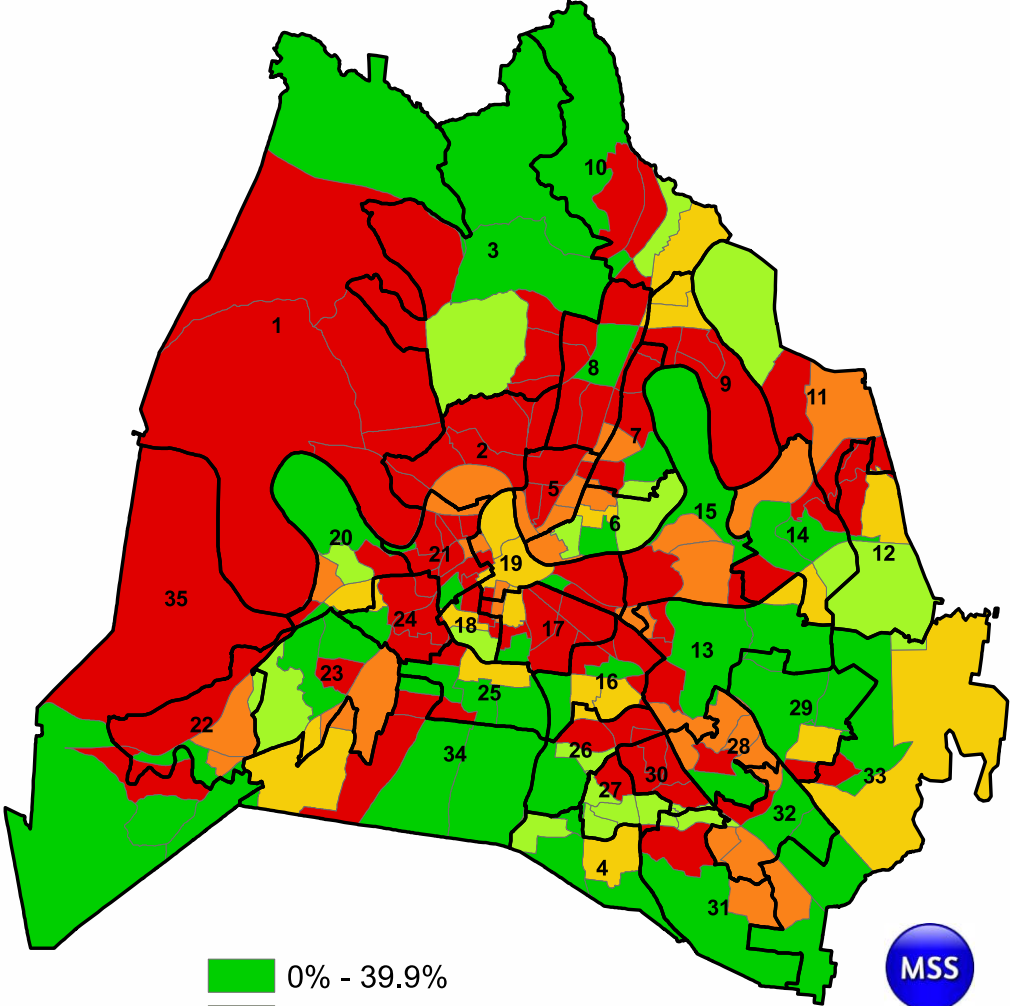


VANDERBILT UNIVERSITY



**Percent of Cost-Burdened Renters by Census Tract with Council Districts  
Davidson County, 2010-2014**

Data from U.S. Census Bureau, Shapefiles from Metropolitan Planning Department  
Map by Metropolitan Social Services



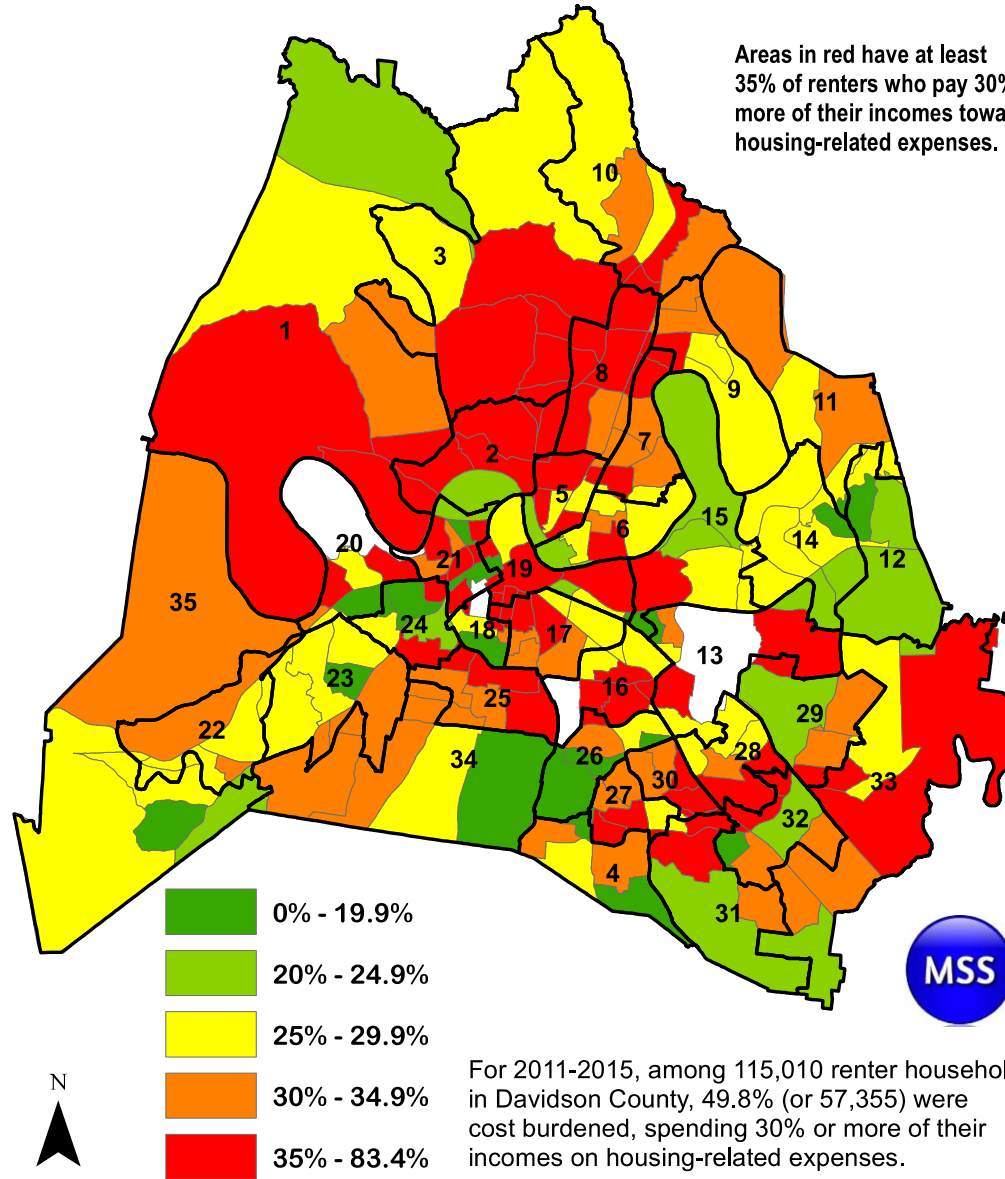
- 0% - 39.9%
- 40% - 44.9%
- 45% - 49.9%
- 50% - 54.9%
- 55% - 100%



# Percent of Cost Burdened Renters by Census Tracts Davidson County, 2011-2015

Data from U.S. Census Bureau; Shapefiles from Metropolitan Planning Department  
Map from Metropolitan Social Services

Areas in red have at least 35% of renters who pay 30% or more of their incomes toward housing-related expenses.



Unshaded areas include Radnor Yards, Cockrill Bend, the Nashville Airport and the Percy Priest Lake area.



# TOOLS IN THE TOOLKIT

**TO CREATE  
TO PRESERVE  
AND TO RETAIN HOUSING THAT IS DIVERSE  
AND AFFORDABLE FOR EVERYONE.**



# TOOLS IN THE TOOLKIT

## 1. Establish a Department of Housing in Metro Government

- ❖ With civil service employees as opposed to political employees
- ❖ And adequate budget to lead Metro's strategic housing blueprint for action
- ❖ Models for success: Austin, Texas - Charlotte North Carolina - Louisville, Kentucky





# TOOLS IN THE TOOLKIT

## 2. General Obligation Bonds to adequately capitalize the Barnes Fund

Model for success:

Nashville Peer City, Austin Texas

First bond issue-\$55 million in 2006

Second bond issue-\$65 million in 2013

New housing goal: create 60,000 affordable units in 10 years for households earning \$60,000 or less per year.  
(austintexas.gov)



# TOOLS IN THE TOOLKIT

3. Establish a dedicated funding stream to fund the ongoing allocations to the Barnes Fund

- ❖ This is not a temporary problem.
- ❖ It requires vision and long term commitment to make a dent in the problem
- ❖ Thousands of units/year as opposed to hundreds of units/year must be built to cover 20,000 affordable housing shortage.



# TOOLS IN THE TOOLKIT

## 4. Enable and support the creation of a local independent non-profit Community Land Trust

- ❖ **Purpose**: to preserve housing affordability over a long period of time. Land is acquired and placed into the **land trust** which serves as the steward.
- ❖ Buyers purchase the “improvements” to the land only - the home. A land lease payment is made to the **land trust** by homeowners.



# TOOLS IN THE TOOLKIT

5. Amend current land use policy to provide for additional “middle income housing”

- ❖ Following the recession, the majority of new construction has been higher-priced homes, leaving middle income earners with fewer options inside the metro area.
- ❖ Low income families are moving further away and must travel in to the metro core each day to work.



# TOOLS IN THE TOOLKIT

## 6. Create a Land Bank

- ❖ Typically government entities created by local ordinance pursuant to state enabling legislation
- ❖ Focused on the conversion of vacant, abandoned and tax delinquent properties into productive use.
- ❖ Clear title issues, barriers then transfer to Community Land Trust etc. for public good



# TOOLS IN THE TOOLKIT

*7. Support Community Benefits Agreements* to encourage and incentivize the “for profit” development of workforce housing. Can be established between neighborhood organizations or other private entities and developers.

**Steps to success for a CBA!!**

*Coalition building, education, identifying community priorities, negotiations, monitoring*



# TIME TO USE THE TOOLS!

