

“The groups growing the fastest, people in their mid-20s and empty nesters in their 50s, are the groups most likely to look for an alternative to low-density, single-family housing.”



Higher-Density Development:

MYTH vs FACT

Suburban Preference

MYTH

No one in suburban areas wants higher-density development.

FACTS

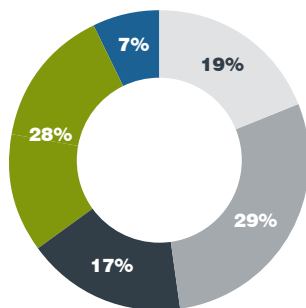
- Our population is changing and becoming increasingly diverse.
- Many of these households now prefer higher-density housing and a mix of uses, even in suburban locations.

MYTH vs FACT

Suburban Preference



Households by Type: 2018 (percentage of total)



- Married Couples with children (19%)
- Married Couples without children (29%)
- Other family households (17%)
- Individuals living alone (28%)
- Other nonfamily households (7%)

“This country’s population is changing, and so are its real estate preferences. Those lifestyle changes have significant implications for suburban development. There are more single-person households (28 percent) than married-couples-with-children households (19 percent).”

Source: U.S. Bureau of the Census, *Current Population Survey*, March; and *Annual Social and Economic Supplement: 2018*.

Higher-Density Development: Myth and Fact examines widespread misconceptions related to higher-density development and seeks to dispel them with relevant facts and information.

ULI Nashville Civic Leadership Forum Mission Statement:

To provide elected officials with valuable information for the decisions they make on complex issues that affect our city’s development and growth. Participants will gain a deeper understanding of their role in shaping the built environment and learn tools, strategies and talking points to make the best decisions for their constituents, the city and its future.



High-Density Housing Series

- 1. Public Services & Infrastructure
- 2. Property Value
- 3. Traffic & Parking
- 4. Crime Rate
- 5. Environmental Effects
- 6. Attractive Development
- 7. Suburban Preference
- 8. Income Groups

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