

“Get rid of the excuses and start to make action happen now.”

Resilience & Recovery:

COVID-19 is a great time for planning for our future - the tax is a hurdle but lets plan for the future we want

What examples are there of positive types of action taken following disaster?

Let's not allow COVID or anything else detract from attention needed to be place on ending racist practices in all forms.

Stakeholders in the Process

How educated is the community and community organizations? Community Engagement as Community Education and Community Empowerment

How are the community organizations viewed or empowered?

Invite developers, neighborhood leaders, council members, architects, planners, and others to sit down and talk about how we can create better community meetings. Set expectations for all parties involved.

Who should be the gate keeper?

Should a permit be the need for a community engagement effort, versus development by-right?

Often the loudest (or angriest) voices are the ones heard, which may not always represent the community accurately. "Blind spot monitors" can help check that.

Best experience with community engagement: Hawkins Partners on Madison Station Blvd and Madison Town Center. — Approaching the community with questions of “what would you like” “what do you remember”. “What do you want the next generation to remember” informs not just a development or design plan but a “Place Making” plan. I do my best to replicate the formula as often as I can.

Education:

This level of truth telling is critical for real change.

First step: Do no harm; and understand that unintended consequences have major impact in communities; work with community members, as partners

Learn the history

Before you rush to a "solution" first SIT in the acknowledgment and the history of racist land policy dating back to the 1862 Homestead Act

In the past real estate and home ownership helped generate generational wealth, and black families that were redlined have been negatively impacted because of it. What are the solutions? Education/public partnership.

Displacement:

How can we incentivize the historic residents of North Nashville to stay in the area? What tools are available?

Anti-displacement policies to protect renters

What are we doing to prevent or counteract displacement?

Can we accept the responsibility of identifying practices and policies that are impacting us here Nashville? Pressure to push into North Nashville and other black communities and communities of color. Adjacent and close proximity

What can be done to prevent predatory speculators who are seeking to capitalize on the misfortune of others?

Economic empowerment to compete with capital that is acquiring property and pressuring the gentrification of areas without any significant regard for the history, character and most importantly the people.

Partnerships:

Create a forum for "speed dating" to connect for-profit builders with non-profits and funders who understand the affordable funding requirements and foster partnerships

Use organizations like Converge in Wedgewood Housing to educate other neighborhoods on the benefit of using development incentives to encourage including affordability in the project

Leverage connections between housing, transit, energy efficiency, economic development, etc. because they are all connected!

Developer clients would see time & bandwidth to create paperwork for funds (grants, programs, etc.)

Think about non-traditional partners like hospitals and large employers who have access to capital and an incentive to provide affordable housing for patients/employees.

MDHA will have a great developer partner opportunity with Cayce Place – MDHA only has 50% housing vouchers fulfilled!

Recruit large employers to contribute and leverage investments in the pipeline for infrastructure

Expand model of partnering homeowner and developer so homeowner can benefit from increase in value and can stay in community.

Education and incentives to current property owners for transacting with parties that share desire to produce uses that are desirable to the historical/current residents.

Mentoring:

Mentoring programs with ULI and community businesses to promote opportunities

Create a mentorship program that sponsors low income children of color at a middle school level to get into development

Especially those with real estate development expertise- hire, mentor, and promote talent from communities of color

Public Officials:

One of our group members mentioned the importance of educating the planning commission about equity and discrimination. They may not always be aware of how their decisions can impact these issues.

We felt it was essential to educate the Council members especially the new ones.

Turnover of council members and leadership roles as an issue? No continuity and an overwhelming amount of information to digest.

Political will/leadership/vision

Creative Financing:

How can Nashville start its own social impact investment fund or attract investment from existing funds? There are social impact investors across Nashville. Vanderbilt has 2 SI clubs on campus. And, the Social Enterprise Alliance can also give thought leadership on

Can they provide the equity for a full-sized mixed income apartment project that would include low income and workforce housing? They generally are a part of creative capital stacks, including other things like LIHTC, RAD, and perhaps even Opportunity Zones. Banks, and their CRA depts. are also key players.

If they exist, then why can't we attract that equity to build mixed income housing instead of all the high-end luxury that the market is building? Who's asking them to come to the table?

Our group determined that it starts with the real estate industry. Developers must make a push for affordable and equitable units. Resources must be made available to help developers build capital stacks to accommodate affordability in concepts that lead to real projects.

TIF:

Industrial Development Board can use TIF for housing and has only used it once.

Looking at TIF with TOD that will bring affordable senior and artist housing to Madison Town Center as they balance market rate phase in

Use Tax Increment Financing for affordable Housing projects.

Inclusionary Zoning:

Support amending state legislation that has pre-empted inclusionary zoning.

Coalesce a strong community advocacy voice and effort to address with the State the two shortcomings restricting us: IZ and Land-banking.

Is Nashville working with Memphis and other cities in the state in regard to affordable housing issues and especially inclusionary zoning challenges at the state legislature level?

Other Zoning:

Include a policy overlay with design guidelines and use restrictions when density is increased.

Pocket neighborhoods (neighborhoods with a shared yard) provide a truly affordable option for first time owners to begin to build equity.

Transitional development from urban to suburban discussions would be helpful.

Allowing mixed-use zoning in strategic locations in neighborhoods, e.g., corner parcels

Change zoning policy to reinstitute NON-single family only zoning

RS zoning needs to go!

; clearly defining "character" so it's not defined emotionally in the moment, but using data, etc. ahead of time.

Educate people about the benefits of comprehensive zoning reform.

Allow building more types of housing in more locations.

Explore eliminating single family zoning (looking at Minneapolis)

Consider allowing higher density by lot, and maybe higher density in houses - more roommates to help pay rent.

Reviewing Austin City Council Action: ORDINANCE NO. 20190509-027: An ordinance amending city code title 25 (land development code) creating a residential affordable housing development bonus program; waiving, modifying, and establishing requirements; creating an offense; and establishing a penalty. Link:
<https://www.austintexas.gov/edims/document.cfm?id=319975>

Gentle Density:

Educate about the need for gentle density with pictures.

Creating gentle density while allowing existing homes (and their residents) to age in place?

Applying “gentle density” citywide in conjunction with form-based code requirements.

DADUs:

Using DADUs is a best-practices tool to increase density and attainably-priced housing. However, its success lies not so much in the tool as in how it is used. As with any infill, DADUs must be sensitively designed to fit with existing surrounding development so not to destabilize a neighborhood or decrease property values. Carefully crafted design and development guidelines must apply to DADUs.

Add gentle density with Detached Accessory Dwelling Units - (DADU) Council will consider a DADU overlay.

Adapt new overlays to allow DADU where existing context of neighborhoods can be retained and not lost

NCDC has done study on DADU and had some great discussions about how they can help provide wealth for homeowners to stay in community, as well as affordable housing in neighborhoods that do not currently have many affordable options. Let’s connect!

Allowing HPR ownership for DADUs, too.

DADUs in RS zoning!!!

Get neighborhood support for Detached Accessory Dwelling Units

Other Policy & Process:

Re-evaluate Nashville Next for deliberate Equity

Evaluate all policies for racist or anti-racist implications

Carefully examine process as well as policy - especially the processes of creating policy and who is at the table.

Vote and encourage others to do so – school board, president, all levels matter. Nashville's engagement in elections is low

Action towards more inclusive policy to counteract the negative policies (redlining, covenants, etc.) to create positive social impact

Preserve existing naturally occurring affordable housing with through energy retrofits and renovations.

Create simple and accessible property tax programs that protect vulnerable long-time residents - renters and owners

Improve property tax breaks and especially notification and education for residents to ensure those who are eligible can access them

Providing affordable housing is critical, but providing economic opportunity is also critical.

Development is happening so quickly in neighborhoods that are most vulnerable to displacement, what types of policy enactments could happen right now to allow communities the time to organize and protect what they have; money needs to then follow that enacts the vision and helps build from within.

Local policy:

Support MDHA's efforts to deconcentrate poverty through integrated mixed-income development while replacing heavily subsidized units 1 for 1.

Target Barnes Fund and other public grants and stimulus dollars to 37208 and other disenfranchised communities in Nashville

How could we set up a task of cash available for affordable housing developers to use for short term “loans” to jump in and secure available land and then pay back when their capital is lined up? Rather than letting it go to outsiders for traditional development

We need sustainable financial reparation programs in real estate for African American communities. Netflix donated - reparations can be done

Since costs are the same for market rate and affordable housing, what incentives should there be for the building of more affordable housing here in Nashville?

Take immediate action to enable the conversion of foreclosed property to CLT. Who owns the land in that arrangement?

Statewide protections for renters.

Timing:

Does the 6-week review cycle at Planning need to be 8 weeks with a requirement of proof community engagement by a formula postcard much like other public notice?

When we talk about time; is development time provided more value than the community time?

Engagement perhaps best done when there is no particular project, but a large area and a multitude of opinions and options are captured when planning or zoning efforts are not parcel specific.

Is the review cycle timeline the right timeline and on what is it based?

Community Engagement:

Examples of deep community engagement with immigrant and refugee communities to think about how new housing developments can respond to their needs. Urban Housing Solutions has done this well. Sometimes community engagement is institutionalized as a requirement in specific development projects but doesn't always effectively engage communities. Think about engaging entire communities and neighborhoods in all parts of the city.

Encourage community engagement to drive development rather than development driving community engagement

Community engagement was recognized as a big priority. HOW to make that happen is a challenge!

When should discussion be had with the community/council person (regardless of whether it is required for a rezone or variance)?

Is the community meeting model broken? How should it be used and what are its benefits? How can it be done well?

The importance of building trust and doing that at/with community meetings.

Think about a better strategy as a development agent. Don't only have people who benefit from the proposed project to attend community meetings on behalf of the product type and speak to examples and successes.

As a Developer, conduct community engagement efforts continuously and not just as it is required. It builds distrust and resentment.

Learn from your history and learn from your past, and communicate that broadly!

Accountability for Community Engagement:

Accountability should be the bedrock for community engagement. How do we ensure/document community expectations have been met?

How do we know when our engagement efforts have been "successful"? Is there a threshold of number/percentage of residents reached to ensure a representative engagement?

Accountability is key in making sure engagement leads to action

Virtual World for Community Engagement

On the other side of COVID-19, community engagement will not be exactly as it was pre-COVID

Switching community engagement to a virtual process has some benefits. A greater number of people participated in a planning process than expected using a survey. They also gathered demographic info with the surveys to know whose voice they were hearing and could determine who they needed to reach out to more intentionally.

A combination of formats for community engagement was best for reaching the full cross section of the community: online surveys, interactive zoom white board, and drawing charrettes/exercises are good for some, in person meetings are better for others.

Online/digital options have unlocked more/different participation on people's own terms/timelines, and access/fluency has improved through COVID. Ensure its mobile-friendly so people can access without a computer/internet.