

Comments for the 7/21/16 Planning Commission meeting, received 7/18-19

From: Hawkins Management [mailto:management@oakhighlands.com]
Sent: Tuesday, July 19, 2016 7:34 PM
To: Planning Commissioners
Subject: Vote Yes on Substitute Bill BL-133

Dear Planning Commissioners,

I support the passage of Substitute Bill BL-133 as a positive first step to address the critical shortage of affordable housing in all parts of Davidson County.

One purpose of this bill is to distribute the affordable housing to parts of Davidson County that have seen a dramatic decrease.

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All the best,
Lillian Hawkins
Hawkins Management for
Oak Highlands/Deer Valley HOA
PO Box 455
Antioch, TN 37011
(615) 838-2876
www.oakhighlands.com

From: Martha Carroll [mailto:mlcarroll@juno.com]
Sent: Tuesday, July 19, 2016 7:16 PM
To: Planning Commissioners
Subject: I support BL 2016-133, Inclusionary Zoning

Dear Members of the Planning Commission,

I write to express my strong support for BL 2016-133. It is, in my opinion, a good first step. I urge you to vote for it.

My spouse and I retired and moved here in 2012. Luckily, we bought our house in 2009, thanks to my daughter who sells real estate here in Nashville, and who found the perfect house for us--near her and her family.

I am all for increased density, as I understand increased density creates more affordable housing and better transit. I love this city and am glad I live here. However, I'm really glad we bought in 2009 as I'm not sure we could afford our house since prices have risen, given our income.

I know two young professionals--the associate pastor at my church, and a man who works at a church in our neighborhood. Neither of them can afford to live near the churches where they work; one still lives at Vanderbilt Divinity School, as she is in her last year of school, but says she cannot remain in Nashville, much as she would like, because she can't afford housing once she is graduates. The man who works at a neighboring church commutes from Hermitage. He, his wife, and their child had hoped to live here in east Nashville near the church, but could not afford housing. These are two of the people I know who would prefer to live and work in Nashville.

You all have the power to help make affordable housing available for them and many others. If you agree that 133 helps accomplish that, please vote yes on Thursday.

Thank you for the work you all do on our behalf!

Sincerely,

Martha Carroll, M. Div., Retired

325 Gatewood Ave.

Nashville 37207

574.229.7754

From: Brandes Moore [mailto:brandes.moore@yahoo.com]
Sent: Tuesday, July 19, 2016 6:07 PM
To: Planning Commissioners
Subject: Vote NO on Substitute Bill BL-133

Good Evening,

I'm writing to you as a concerned citizen of the Antioch area of Nashville, TN. I urge you to vote NO on BL-133 due to the following concerns:

1. There are multiple versions of the inclusionary housing bill that doesn't seem to be properly vetted
2. The growing number of apartments vs single-family homes in Antioch doesn't leave room for retail space that's desperately needed to revitalize the area.
3. The increase in Davidson County students in the area will be zoned to schools that are currently overcrowded, even with a new school being added in 2017
4. There are currently no plans of action in place to implement sufficient & efficient public transportation for the influx of residents (if one wants to ride the bus to Brentwood from Antioch, they would still have to take a bus downtown to transfer to a bus to go to Brentwood vs the ability to take a bus directly from Antioch to Brentwood)
5. There's currently a high number of affordable housing developments scheduled for Antioch & Madison, but none or very few for Crieve Hall, Brentwood, Berry Hill, Bellemeade, Bellevue, the Vandy area, Sevier Park or Woodmont
6. I would love to see developments like Elliston 23, West 46th, One Metro Center or Station 40 in our area. We're told by developers that land in Antioch & Madison is cheaper than other parts of Nashville, so these types of developments can be built in our area & still be affordable.
7. The income values being used based on HUD guidelines are skewed & incorrect in determining what the median income is & where residents will fall along the lines of being eligible for affordable and workforce housing

Sincerely,

Brandes Moore

From: James Zralek [mailto:zralek28@gmail.com]
Sent: Tuesday, July 19, 2016 4:03 PM
To: Planning Commissioners
Subject: BL 2016 133

Dear Members of the Planning Commission,

I support BL 2016-133 and hope you do also. In cities throughout the country where there has been no incentive for builders to construct affordable housing almost none has been built. Figures from the Community Nashville Report show only 30% of Nashvillians live in or can afford housing that is less than 30% of their income. That is a shame!

I appreciate your support.

Jim Zralek

1705 Bonner Av. Nashville, Tn. 37205

From: dawn.hartley@comcast.net [mailto:dawn.hartley@comcast.net]
Sent: Tuesday, July 19, 2016 3:12 PM
To: Planning Commissioners
Subject: I support BL 2016-133

Dear Members of the Planning Commission,

I am writing to express my support for BL 2016-133-Inclusionary Zoning. It matters to me that those who earn a modest income can afford to live in our city. I hope and believe this bill would encourage and enable developers and builders to begin the important work of creating space for people of all incomes.

Thank you for your time and service on the Planning Commission.

Sincerely,

Dawn Hartley

From: Dot Dobbins [mailto:dotd@dvlawfirm.com]

Sent: Tuesday, July 19, 2016 2:26 PM

To: Planning Commissioners

Subject: BL2016-133, affordable housing

Planning Commissioners – wanted you to know that I support all efforts to provide more affordable housing in Nashville. I support BL2016-133. Thanks. Dot Dobbins

Dot Dobbins

Dobbins, Venick, Kuhn & Byassee PLLC

Parkview Towers, Suite 1010

210 - 25th Avenue, North

Nashville, TN 37203

615-321-5659

615-329-0891 fax

From: Jackie Hansom [mailto:jackie.hansom@gmail.com]

Sent: Tuesday, July 19, 2016 10:34 AM

To: Planning Commissioners

Subject: Vote Yes on BL-133

Please support your staff's recommendations and VOTE YES on BL-133.

Thank you,

Jackie

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Jackie Hansom

(901) 937-9400

From: Fraser, James Curtis [mailto:james.c.fraser@Vanderbilt.Edu]

Sent: Tuesday, July 19, 2016 9:52 AM

To: Planning Commissioners

Subject: Subject: PLEASE VOTE YES ON BL-133

Dear Commissioner,

I am writing to urge you to please support your staffs' recommendation and vote affirmatively for BL-133. It is imperative that do. Your staff has done a herculean job creating recommendations that address our housing needs and reflect the varied voices in our community. What they have created is a reasoned position that deserves all of our support. It is critically important that we move forward with what they have proposed. In advance, thank you very much.

Dr. James Fraser

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James Fraser, Associate Professor

Department of Human and Organizational Development

Advisory Board & Faculty, American Studies Program

Affiliated Faculty, Institute for Energy & the Environment

Robert Penn Warren Fellow

Vanderbilt University

+1 615-430-2050

Web Site: jamescfraser.com

<https://my.vanderbilt.edu/peoplesguidenashville/>

From: Barry Greer [mailto:greerbarry@comcast.net]

Sent: Tuesday, July 19, 2016 9:08 AM

To: Planning Commissioners

Subject: Vote Yes on BL-133

To Whom it May Concern,

I am writing this email to solicit your support and to request that you ***please support your staff's recommendations and VOTE YES on BL-133.***

Thank You for your attention on this matter!

Blessings and Warm Regards,

Barry Greer- CEO

InMe LLC

PO Box 280835

Nashville, TN 37228

Mobile: 615-480-6625

InMeLLC@gmail.com

Matthew 6:33

From: Barbara Sanders [mailto:barbarasanderslcsw@gmail.com]
Sent: Tuesday, July 19, 2016 9:00 AM
To: Planning Commissioners
Subject: I support BL2016-133

Please approve this affordable housing bill on inclusionary zoning!

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Barbara Sanders, LCSW
2106 - 21st Ave South
Nashville, TN 37212
www.BarbaraSandersLCSW.com
dignitytherapynashville.com
barbarasanderslcsw@gmail.com
615-414-2553

From: Bill Friskics-warren [mailto:bfwarren1@gmail.com]
Sent: Tuesday, July 19, 2016 8:44 AM
To: Planning Commissioners
Subject: Please Vote YES on BL-133

Dear Commissioner,

I am reaching out to you to urge you to please support the recommendation of the planning staff and vote affirmatively for BL-133. Your staff has done a terrific job creating recommendations that address our housing needs and reflect the diverse voices in our community. They have created a reasoned

position that deserves all of our support. It is of vital importance that we move forward with what they have proposed. Thank you for your consideration.

Bill Friskics-Warren

1719 Holly Street

Nashville, Tennessee 37206

From: Pat Halper [mailto:phalper@comcast.net]

Sent: Tuesday, July 19, 2016 7:43 AM

To: Planning Commissioners

Subject: Vote YES on BL-133

Dear Commissioners:

I am writing to strongly urge you to support your staff's recommendations and vote YES on BL-133.

With appreciation,

Pat Halper

3902 Trimble Road, 37215

From: Susan Johnston [mailto:susan.johnston2011@gmail.com]

Sent: Tuesday, July 19, 2016 7:27 AM

To: Planning Commissioners

Subject: I support BL 2016-133

Dear Planning Commission:

It is urgent that we begin to right the balance of housing in our wonderful city, so that lower income workers are not driven out to the margins. If they can't share in our more urban areas, Nashville will not thrive. Please vote in favor of BL 2016-133.

Thank you,

Susan Johnston

37208

From: Vonda McDaniel [mailto:president@nashvillecdc.org]
Sent: Tuesday, July 19, 2016 6:12 AM
To: Planning Commissioners
Cc: Jason Freeman
Subject: Support BL-133

I am writing each of you to solicit your support for the above ordinance. As you are well aware, affordable housing and workforce housing are issues of critical concern to working families. In our work, we are hearing our members express the frustrations they are experiencing in a housing market that has become too expensive for them to afford.

We feel that all stakeholders have had the opportunity to participate in the development of BL-133 and while not perfect provides a path forward to addressing this problem.

Please support your staff's recommendations and VOTE YES on BL-133. Thank you.

Respectfully,

Vonda McDaniel

President

From: Rita Bullinger [mailto:ritabullinger@gmail.com]
Sent: Monday, July 18, 2016 9:13 PM
To: Planning Commissioners
Subject: I support BL 2016-133

Hello,

My name is Rita Bullinger.

I live in Germantown and support affordable and workforce housing.

As a Nashvillian and an activist, I believe we must encourage developers to do the right thing and provide affordable housing as part of their development package for those members of our community who need to live near where they work. All of Nashville will benefit from this.

Thank you.

Rita Bullinger
1325 Fifth Avenue N, Unit 1
Germantown Commons
Nashville, TN 37208

From: Jeff Rupright [mailto:fox103180@hotmail.com]
Sent: Monday, July 18, 2016 8:03 PM
To: Planning Commissioners
Subject: Vote Yes on BL-133

Planning commissioners,

As a local downtown resident that sees the unavailability of affordable housing for our residents, I respectfully ask that you please support your staff's recommendations and vote YES on BL-133.

Kindest Regards,

Jeff Rupright

Downtown Resident - Howell Park

From: Kay Bowers [mailto:kaybuilder@gmail.com]
Sent: Monday, July 18, 2016 7:36 PM
To: Planning Commissioners
Subject: BL-133

Dear Commissioners,

I am writing to urge you to please support your staffs' recommendation and vote affirmatively for BL-133. It is imperative that do. Your staff has done a herculean job creating recommendations that address our housing needs and reflect the varied voices in our community. What they have created is a reasoned position that deserves all of our support. It is critically important that we move forward with what they have proposed. In advance, thank you very much

Kay Bowers

4033 Albert Drive

Nashville, TN 37204

From: Avi Poster [mailto:aviposter4@gmail.com]
Sent: Monday, July 18, 2016 6:54 PM
To: Planning Commissioners
Subject: PLEASE VOTE YES ON BL-133

Dear Commissioner,

I am writing to urge you to please support your staffs' recommendation and vote affirmatively for BL-133. It is imperative that do. Your staff has done a herculean job creating recommendations that address our housing needs and reflect the varied voices in our community. What they have created is a reasoned position that deserves all of our support. It is critically important that we move forward with what they have proposed. In advance, thank you very much.

Avi Poster

5300 Crest Hollow Court
Nashville, TN 37211

aviposter4@gmail.com

615/831-0681

From: Corbette Doyle [mailto:corbette.doyle@gmail.com]

Sent: Monday, July 18, 2016 6:45 PM

To: Planning Commissioners

Subject: Vote Yes on BL-133

Please support your staff's recommendations and VOTE YES on BL-133

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Corbette Doyle
Lecturer, Leadership Policy & Organizations
Peabody College of Vanderbilt University
Payne Hall, Room 011B
C: 615-504-6090

Time to Meet or Talk: <https://www.timetrade.com/book/BY2CN>

From: Geraldine Markus [mailto:g.markus@emdmusic.com]

Sent: Monday, July 18, 2016 4:03 PM

To: Planning Commissioners

Subject: Vote Yes on Substitute Bill BL-133!

I support the passage of Substitute Bill BL-133 as a positive first step to address the critical shortage of affordable housing in all parts of Davidson County. One purpose of this bill is to distribute the affordable housing to parts of Davidson County that have seen a dramatic decrease. All of the areas that are benefiting from the dramatic and rapid increase in property values need to participate in finding solutions to this issue. Everyone deserves a place to live but Southeast Nashville can't take care of everybody. Let's share the burden and solve the problem.

Sincerely,

Richard and Geraldine Markus
1235 Barnes Road
Antioch, TN 37013

From: janehinshaw@comcast.net [mailto:janehinshaw@comcast.net]
Sent: Monday, July 18, 2016 3:49 PM
To: Planning Commissioners; Council Members
Subject: Re: Bill2016-133

I am very concerned that inclusionary housing is not enjoying the wonderful growth that Nashville, in general, is experiencing. It seems to me that Bill 133 is a good starting point for appealing to concerned citizens and developers as well, as a way to increase inclusionary housing in a way that would benefit everyone. I hope that you will attend the meeting on July 21st and that you will vote to approve the bill.

Thank you,
Jane Hinshaw
814 Huntington Circle
Nashville, TN 37215

From: Barbara Clinton [mailto:barbclinton21@gmail.com]
Sent: Monday, July 18, 2016 1:46 PM
To: Planning Commissioners
Subject: Vote Yes on BL-133

Please support your staff's recommendations and VOTE YES on BL-133

All the best,

Barbara Clinton

615-200-5155