

## Comments for the July 21, 2016 Planning Commission special called meeting, received July 20-21

**From:** Jarron Springer [mailto:jarron@gnar.org]

**Sent:** Thursday, July 21, 2016 11:52 AM

**To:** Planning Commissioners

**Cc:** Allen, Burkley (Council Member); Bedne, Fabian (Council Member); Sloan, Doug (Planning); Logan, Carrie (Planning)

**Subject:** Substitute BL2016-133 - Please Defer



### MEMO

**DATE:** July 21, 2016

**TO:** Members of the Metropolitan Nashville/Davidson County Planning Commission

**CC:** Councilmember Burkley Allen

Councilmember Fabian Bedne

Doug Sloan, Executive Director, Metro Planning Department

Carrie Logan, Assistant Director, Special Projects

**FROM:** Denise Creswell, President, Greater Nashville Association of REALTORS

**RE:** Substitute BL2016-133 – Inclusionary Zoning

Dear Members of the Metropolitan Nashville/Davidson County Planning Commission:

I am writing as the President of the Greater Nashville Association of Realtors (GNAR) on behalf of our more than 3,950 local members, to respectfully communicate opposition to the Planning Commission's approval of BL2016-133 as currently written.

First, we recognize the need for the affordable and workforce housing discussion and are diligently supporting and participating in the discussion that has been taking place. There have been great strides to work towards a bill that satisfies all sides of this discussion and BL2016-133 in its current form does not do that nor does it provide for the increase in affordable and workforce housing that Nashville needs.

Please know that:

1. We are on the record and at the table as supporters of increasing affordable housing, but we do not and cannot support BL 133 as currently written because it is not a voluntary incentive-based program. We additionally consider BL133 deficient in other areas and have provided the sponsors specific input that we believe would make it effective policy. Today, those changes are not in the draft.
2. We can and will support the Mayor's bill that was recently presented and any other voluntary incentive based program.
3. We believe that BL 133 should be slowed down, and be deferred because it needs more work. Please defer the bill to give everyone time to try to work on a compromise bill with the Ad Hoc Committee - making the program voluntary and temporary- for a PILOT period- giving the voluntary approach a time to work first before providing a mandate.

For these significant reasons, GNAR asks the Metro Planning Commission to defer BL2016-133 to allow for more work on the bill and concepts to create the housing needed in Nashville.

As always, thank you for serving Nashville. If you have any questions, I am available at 615-473-1663.

***ATTACHED IS A PDF COPY OF THE MEMO***

**(attachment follows)**



4540 TROUSDALE DRIVE, NASHVILLE, TN 37204  
615/254-7516 • www.gnar.org

**MEMO**

**DATE:** July 21, 2016  
**TO:** Members of the Metropolitan Nashville/Davidson County Planning Commission  
**CC:** Councilmember Burkley Allen  
Councilmember Fabian Bedne  
Doug Sloan, Executive Director, Metro Planning Department  
Carrie Logan, Assistant Director, Special Projects  
**FROM:** Denise Creswell, President, Greater Nashville Association of REALTORS  
**RE:** Substitute BL2016-133 – Inclusionary Zoning

Dear Members of the Metropolitan Nashville/Davidson County Planning Commission:

I am writing as the President of the Greater Nashville Association of Realtors (GNAR) on behalf of our more than 3,950 local members, to respectfully communicate opposition to the Planning Commission’s approval of BL2016-133 as currently written.

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As always, thank you for serving Nashville. If you have any questions, I am available at 615-473-1663.

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Beverly Spellings  
Brittney T. Griffith  
Andrea Woodard

**From:** Ann Gwin [mailto:a\_gwin@bellsouth.net]  
**Sent:** Thursday, July 21, 2016 11:52 AM  
**To:** Planning Commissioners  
**Subject:** BL-133

I am aware that you will be considering BL-133 this afternoon. While I am aware that we need more, I urge you to support this ordinance as a good beginning towards developing more affordable housing for all Nashvillians!

Our citizens need a place to live!

Thanks,

Ann Gwin

37221

**From:** Ann Gwin [mailto:a\_gwin@bellsouth.net]  
**Sent:** Thursday, July 21, 2016 11:45 AM  
**To:** Planning Commissioners  
**Subject:** BL-133

We must do something to get started on affordable housing in Nashville.

Please support BL-133 when it comes for a vote. It will be a beginning.

Thanks,

Ann Gwin

37221

From: Jerry Harder [mailto:jhharder@bellsouth.net]  
Sent: Thursday, July 21, 2016 11:44 AM  
To: Planning Commissioners  
Subject: BL-133

Please support your staff's recommendation and vote YES.

Jerry

**From:** Erica Garrison [mailto:Erica.Garrison@wallerlaw.com]  
**Sent:** Thursday, July 21, 2016 11:42 AM  
**To:** Planning Staff; Planning Commissioners  
**Cc:** Sloan, Doug (Planning); Logan, Carrie (Planning); James Weaver  
**Subject:** FW: Request for Deferral - BL 2016-133

See the attached correspondence concerning BL 2016-133 in advance of the meeting tonight. We will also hand deliver 12 copies over for the Planning Commission, to be distributed to each member on their desks if possible.

Thank you for your consideration of this correspondence.

Best,

Erica Garrison

**(attachment follows)**



Waller Lansden Dortch & Davis, LLP  
511 Union Street, Suite 2700  
P.O. Box 198966  
Nashville, TN 37219-8966

615.244.6380 main  
615.244.6804 fax  
wallerlaw.com

James M. Weaver  
615.850.8482 direct  
james.weaver@wallerlaw.com

July 21, 2016

Metropolitan Nashville/Davidson County Planning Department  
**ATTN: Planning Commission Members**  
800 Second Avenue South  
Nashville, TN 37210

Re: BL 2016-133 (Request for Deferral)

Dear Metropolitan Planning Commissioners:

On behalf of our client, NAIOP, we are asking you to consider deferring any action on BL 2016-133 at your meeting tonight. We fully support the Mayor's affordable housing proposal and our members wish to develop and implement a voluntary incentive based affordable housing program, as a PILOT, rather than implementing the mandatory approach in BL 2016-133. As you may know, Councilmember Weiner and 6 other council sponsors have signed on to a voluntary incentive based affordable housing program and they have asked the Ad Hoc Committee to consider such a proposal first, before implementing a more "mandatory" approach.

We have worked with the Ad Hoc Committee to present this proposal and have a strong belief that it is possible that we may be able to reach an agreement with the Ad Hoc Committee to pursue a more voluntary incentive based approach that everyone in the development committee can support. Consequently, because we still need to have additional conversations with the sponsors of BL 2016-133, and need some additional time to work on conforming the language in BL 2016-133 to this approach, we would ask that you defer action on BL 2016-133 to give us the time to do this.

While we understand our request may be somewhat surprising at this late hour, we believe that a deferral, which would give us the necessary time to hopefully develop a program that works and can be supported by the entire community, is in the best interests of the City. Such a request, while somewhat extraordinary, is warranted at this time for this important issue because this program will most definitely have a significant impact on the development community going forward and we believe it is imperative for us to work together to try to develop an approach that works for the entire community.

Sincerely,

James M. Weaver

JMW:lso

**From:** Marsha Jaffa [mailto:mjaffa@robinsins.com]  
**Sent:** Thursday, July 21, 2016 11:40 AM  
**To:** Planning Commissioners  
**Subject:** BL-133

As a tax payer I wanted to let you know that I support BL-133 and strongly feel we should have affordable housing. There are too many people who are not able to afford the high rent that is being charged on today housing market with the big growth in Nashville.

With much appreciation. Marsha Jaffa

**Marsha Ross Jaffa, CIC, LUTCF**

Account Executive | Robins Insurance Agency, Inc.

30 Burton Hills Blvd., Suite 300 | Nashville, TN 37215

**PH:** (615) 665-3250 | **CELL:** (615) 482-3860 | **FX:** (615) 665-9207

[mjaffa@robinsins.com](mailto:mjaffa@robinsins.com) | [www.robinsins.com](http://www.robinsins.com)

**From:** Judy Freudenthal [mailto:jfreudenthal@comcast.net]  
**Sent:** Thursday, July 21, 2016 11:32 AM  
**To:** Planning Commissioners  
**Subject:** Vote yes on BL-133

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

**From:** Nancy Stetten [mailto:nstetten@me.com]  
**Sent:** Thursday, July 21, 2016 11:31 AM  
**To:** Planning Commissioners  
**Subject:** Vote yes on BL-133

Please support your staff's recommendation and support BL-133

Thank you.

Nancy Stetten

4306 Nebraska Avenue

Nashville, TN 37209

615-298-9209

[nstetten@me.com](mailto:nstetten@me.com)

From: Teena Cohen [mailto:teenacohen@comcast.net]  
Sent: Thursday, July 21, 2016 11:29 AM  
To: Planning Commissioners  
Subject: Inclusionary Housing

Please vote YES on BL-333 and follows rec from your staff.  
Teena Cohen

From: Frank Einstein [mailto:fheinstein@mac.com]  
Sent: Thursday, July 21, 2016 11:25 AM  
To: Planning Commissioners  
Subject: Vote Yes on BL-133

Dear Commissioners:

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

Thank you,

Frank H. Einstein  
4306 Nebraska Ave.  
Nashville, TN 37209-4758  
(615) 298-9209  
fheinstein(at)mac(dot)com

**From:** Isaac Jameson [mailto:isaac.jam@gmail.com]  
**Sent:** Thursday, July 21, 2016 11:23 AM  
**To:** Planning Commissioners  
**Subject:** Vote Yes on BL-133



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

--

Thanks,

Isaac Jameson

**From:** Sabrina Williamson [mailto:williamsonsabrina4@gmail.com]

**Sent:** Thursday, July 21, 2016 11:18 AM

**To:** Planning Commissioners

**Subject:** Please support BL-133

Dear Commissioners:

I am writing to you today to express my support of BL-133. I sincerely hope you will support this bill as well. As a social worker and a Christian/congregation member, I frequently come into contact with people who need help with housing. Whether they are homeless, are afraid of being evicted, or just lost their "affordable housing" and there is no more to be found....housing for everyone is a serious issue in Nashville. Please support this bill as one effort to address this concern.

Sabrina Williamson Sullenberger

7155 Birch Bark Drive

Nashville, TN

37221

**From:** Dawana Wade [mailto:dawana.wade@gmail.com]

**Sent:** Thursday, July 21, 2016 11:08 AM

**To:** Planning Commissioners

**Subject:** Vote YES on BL-133

Please support your staff's recommendations and VOTE YES on BL-133. Thank you! -dw  
Dawana L. Wade  
dawana.wade@gmail  
[615-243-5775](tel:615-243-5775)

**From:** Regena Davis [mailto:davisr6@bellsouth.net]  
**Sent:** Thursday, July 21, 2016 11:07 AM  
**To:** Planning Commissioners  
**Subject:** PLEASE SUPPORT BL-133

Nashville desperately needs more affordable housing -- this is a compromise bill and everyone has had a chance for input. Inclusionary zoning won't solve the whole housing crisis, but it IS one "tool" that can help.

Will we be the "It City" that cared and look out for the interests and well being of all "It's Citizens"? Please support BL-133.

Regena Davis

[Davisr6@bellsouth.net](mailto:Davisr6@bellsouth.net)

615-876-1867

**From:** Wood Caldwell [mailto:wcaldwell@southeastventure.com]  
**Sent:** Thursday, July 21, 2016 11:07 AM  
**To:** Planning Commissioners  
**Subject:** IZ Bill 133

To All,

I'm writing to outline my concerns for Bill 133. First, I'm a principal at Southeast Venture, LLC, a **local** full service real estate brokerage, development and design firm. We are celebrating our 35 year this year. I was on the 50 person committee assembled by the Planning Staff and very involved in that process. I understand the issue.

To the point, I'm not in favor of Bill 133 for the following reasons:

The bill is not voluntary, it's mandatory. The incentives that were once used to encourage growth in the urban core are now being used to require development to include affordable housing in their projects. Let me say, everybody loses in a controlled economy. I believe that this requirement will cause the "unintended circumstances" we all fear; meaning taking away key incentives unless affordable units are provided. Currently development is allowed to build taller buildings by adding floors when the project includes characteristics like public parking, eco-friendly design or mixed-use ground floor elements such as retail and restaurants. Therefore, height bonus equals needed downtown parking, "green" designed buildings and mixed use projects: key elements essential for creating a vibrant downtown. It's a win-win. The irony of Bill 133 is that it was the Metro Planning Commission and Metro Council that voted to incorporate these bonuses years ago to stimulate development bring people back downtown.

I can support the Mayor's bill and any other voluntary incentive based program. The "affordable housing" cause has done a great job of bringing awareness to this issue. **And I say thank you!** But, let's try and solve this together like the 12th Avenue and Wedgewood project just approved by Council, and not by a mandate. Let's work together over the next two years to begin creating solutions to solve the problem and if progress is not being made, then we can change course if necessary.

Thanks-you and look forward to seeing all of you this afternoon.

Best Regards,

Wood S. Caldwell

Principal

**Southeast Venture, LLC**

4011 Armory Oaks Drive

Nashville, TN 37204

P:(615)250.8676-Direct Dial

F:(615)781.0493

**From:** Bill Howell [mailto:w Howell@comcast.net]  
**Sent:** Thursday, July 21, 2016 10:56 AM  
**To:** Planning Commissioners  
**Subject:** Council Bill 133

As an active participant in NOAH, I support the work of our affordable housing task force. I've been engaged in other aspects of NOAH's work, but I know the AH task force has studied the issues around Bill 133 very carefully and I urge you to pay close attention to their presentations this afternoon and take their position into account when you vote on the measure.

Sincerely yours,

Bill

Bill Howell

1701 Sweetbriar Ave.

Nashville, TN 37212

Mob.: 615.289.1397

**From:** WSinkfield@aol.com [mailto:WSinkfield@aol.com]  
**Sent:** Thursday, July 21, 2016 10:53 AM  
**To:** Planning Commissioners  
**Subject:** Council Bill 133

To Whom It May Concern:

I am writing to you to express my significant concerns about how desperately we need more affordable housing in Nashville. It is my firm contention that this bill is a good beginning.

Council Bill 133 provides incentives rather than mandates. Your support of this bill will make it possible for many struggling families to keep their jobs which often times depend on public transportation not at all available in outlying areas. And the city needs these workers.

Please support this effort and the families of our wonderful city!!

Rev. W. Antoni Sinkfield, Pastor

Payne Chapel AME Church

212 Neill Avenue

Nashville, TN 37206

615-262-3675

**From:** Andrew Krinks [mailto:andrewkrinks@gmail.com]

**Sent:** Thursday, July 21, 2016 10:06 AM

**To:** Planning Commissioners

**Subject:** Please Support BL-133

Dear Planning Commission Members,

I am an affordable housing advocate in Nashville, and I am writing to urge you to support BL-133, which is a strong compromise bill that comes after all interested parties have provided input.

In the last five years, I have interacted with more people than I could possibly keep track of who are experiencing instability due to Nashville's increasing unaffordability. From unhoused individuals who work temp jobs and have vouchers in hand, to recent college grads, construction workers, school teachers, and disabled individuals who can't find a place that rents within their income range, people from all walks of life are struggling to find housing stability. Roughly half of all Nashville residents are renters. My own parents struggled for years to find housing in Davidson County that met their income

level (my father is a dentist in the process of retiring and selling his practice in NJ). They eventually had to purchase a home in Spring Hill where it was more affordable than in Davidson County.

It is clear to me and many other advocates and directly affected residents that our community will be judged in the future by how it responds TODAY to housing unaffordability. Members of our development community, who are experiencing unmatched success currently, will NOT be negatively impacted by this bill.

Please vote in support of BL-133.

Thank you.

Sincerely,

Andrew Krinks

**From:** Nancy Norris [mailto:nwonorris@gmail.com]

**Sent:** Thursday, July 21, 2016 9:46 AM

**To:** Planning Commissioners

**Subject:** Please Support BL-133

Planning Commissioners,

I have worked with a homeless teenager this summer through a jobs program at my church. The obstacles homelessness present him are practically unsurmountable. BL-133 is a start in the right direction for our homeless neighbors in Nashville.

Thank You,

Nancy Norris

4487 Post Place #13

Nashville, TN 37205

**From:** Alan Leiserson [mailto:aleiserson80@gmail.com]  
**Sent:** Thursday, July 21, 2016 9:46 AM  
**To:** Planning Commissioners  
**Subject:** Please support BL-133

I hope you will support this compromise proposal to move forward on providing more affordable housing in Nashville. This is a pressing issue for many in our community and the support of the Planning Commission is important and could mean the difference between passage by the Council and not.

Thank you,

Alan Leiserson

2506 Oakland Ave Nashville

**From:** Mary Hinton [mailto:maryhinton615@gmail.com]  
**Sent:** Thursday, July 21, 2016 9:09 AM  
**To:** Planning Commissioners  
**Subject:** I support BL 2016-133

I support BL 2016-133.

Mary Hinton

1325 5th Ave N, #9

Nashville, TN 37208

**From:** Nell Levin [mailto:nellrose@earthlink.net]  
**Sent:** Thursday, July 21, 2016 8:28 AM  
**To:** Planning Commissioners  
**Subject:** Bill 133

Please vote to approve Bill 133. While not perfect it is a step in the right direction towards solving our affordable housing crisis.

Nell Levin, NOAH Affordable Housing Task Force

Sent from my iPhone sorry for typos. Nell

**From:** carleen.dowell [mailto:carleen.dowell@comcast.net]  
**Sent:** Thursday, July 21, 2016 8:10 AM  
**To:** Planning Commissioners  
**Subject:** Please support BL 133

Nashville needs affordable housing so all who work here can live here. This bill is a compromise developed by people on all sides of the issue. It is a good first step. Please pass BL 133.

Thank you for your service,

Carleen Dowell

**From:** Celestine Cliff [mailto:cmcliff@hotmail.com]  
**Sent:** Thursday, July 21, 2016 8:01 AM  
**To:** Planning Commissioners  
**Subject:** Support for BL-133

I am in support of BL-133. Nashville is desperately needing more affordable housing. Where can these people go if there is not any housing for them? BL-133 will help these people and their families have affordable homes. PLEASE SUPPORT BL-133 it is truly needed in all areas of the city. Thank You

**From:** Vicki M Stinnett [mailto:vmstinnett@aol.com]  
**Sent:** Thursday, July 21, 2016 4:37 AM  
**To:** Planning Commissioners  
**Subject:** Please support BL-133

A lot of hard work has gone into making this a good and equitable bill.

Thank you,

Vicki Stinnett

Sent from AOL Mobile Mail



**From:** M Lew [mailto:lew\_m@att.net]  
**Sent:** Wednesday, July 20, 2016 11:16 PM  
**To:** Planning Commissioners  
**Subject:** BL-133

I am for BL-133 affordable housing for citizens of Nashville on fixed-income or with moderate income jobs.

Nashville desperately needs more affordable housing--and this bill a compromise bill everyone has a chance.

Marilyn Lewis

**From:** gladys jones [mailto:gjones329@att.net]  
**Sent:** Wednesday, July 20, 2016 11:12 PM  
**To:** Planning Commissioners  
**Subject:** SUBJECT: BL-133

I am for BL-133 affordable housing for citizens of Nashville on fixed-income or with moderate income jobs.

Nashville desperately needs more affordable housing--and this bill a compromise bill everyone has a chance.

Gladys Jones

**From:** marthatsea@comcast.net [mailto:marthatsea@comcast.net]  
**Sent:** Wednesday, July 20, 2016 9:05 PM  
**To:** Planning Commissioners  
**Subject:** BL-133 Please support!

**From:** Pamela Auble [mailto:Pamauble@comcast.net]  
**Sent:** Wednesday, July 20, 2016 8:55 PM  
**To:** Planning Commissioners  
**Subject:** PLEASE SUPPORT BL-133

## Nashville needs affordable housing

Pamela Auble, Ph.D., ABPP  
2200 21<sup>st</sup> Avenue South, Suite 401

Nashville, TN 37212  
Office: (615) 340-4686

Cell: (615) 308-5823  
Fax: (615) 750-5796

**From:** Ellen Wolfe [mailto:emwolfe84@att.net]  
**Sent:** Wednesday, July 20, 2016 8:27 PM  
**To:** Planning Commissioners  
**Subject:** PLEASE SUPPORT BL-133

Dear Planning Commissioners,

I am writing to ask you to support the inclusionary zoning bill BL-133 in order to create more affordable housing in Nashville. I believe all people should be able to have an affordable housing option in Nashville that they can afford instead of being forced to leave the county because they can't afford to live in Nashville.

Nashville should be the "IT" city for everyone regardless of economic status. I believe Nashville would be a "richer" more attractive city if everyone is able to afford to live here.

I have yet to see any voluntary inclusionary zoning incentives create the number of affordable housing units needed.

As a resident of the 12 South community, I have seen housing costs sky rocket. I watch with sadness as neighbor after neighbor moves away because they can no longer afford to live in the neighborhood. A number of apartment buildings have gone up in the area and I know a number of young professionals who can't afford to live in them.

Please support BL-133.

Sincerely,

Ellen M. Wolfe

915 Montrose Ave.

Nashville, TN 37204

**From:** Brown Patty [mailto:Patrice.Brown@HCAhealthcare.com]

**Sent:** Wednesday, July 20, 2016 8:26 PM

**To:** Planning Commissioners

**Subject:** PLEASE SUPPORT BL-133

Dear Metro Planning Commissioners –

Please support and pass Bill BL-133 for affordable housing.

Our church sees the need for increasing affordable housing within Davidson County and surrounding areas for the health of the area, children and businesses. I sincerely hope you will support and do everything in your power to pass this very needed bill.

**Patty Brown, PMP | Medical Equipment Manager | Design and Construction**

**84 Vaughns Gap Road, Nashville, 37205**

(615) 344.6520 | (615) 828.3041 mobile | (866) 586.8483 fax

**From:** Emily Passino [mailto:emily.passino@gmail.com]  
**Sent:** Wednesday, July 20, 2016 8:16 PM  
**To:** Planning Commissioners  
**Subject:** PLEASE SUPPORT BL-133"

While not perfect, it is a step in the right direction and our neighbors need help. Thanks

**From:** Nancy Colowick [mailto:ncolowick@gmail.com]  
**Sent:** Wednesday, July 20, 2016 6:23 PM  
**To:** Planning Commissioners  
**Subject:** PLEASE SUPPORT BL2016-133

Commissioners:

Nashville, the "It" city, is suffering from an affordable housing crisis. Longtime Nashvillians are losing their homes, and many teachers, firefighters, police, and others can no longer afford to live in the city where they work. I urge you to support the inclusionary housing ordinance, BL2016-133, coming before the Planning Commission tomorrow. This bill, if passed by the Council and enacted, will begin to make a dent in our deficit of affordable and workforce housing for Nashvillians.

Thank you,

Nancy Colowick  
1325 5th Ave N, Unit 10  
Nashville, TN 37208

**From:** artcin@comcast.net [mailto:artcin@comcast.net]  
**Sent:** Wednesday, July 20, 2016 4:59 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. I have witnessed this decrease in several areas.

Thank you,

Art Groomes

From: Rebecca Dryden [mailto:rebecca.d.dryden@gmail.com]  
Sent: Wednesday, July 20, 2016 4:15 PM  
To: Planning Commissioners  
Subject: PLEASE support BL-133

Planning Commissioners:

I write to you as a resident of Davidson County with a background in mental health and housing to ask you to please support BL-133 tomorrow afternoon. I have lived in Nashville for almost ten years now, and the rapid growth has been both exciting and incredibly saddening. I've watched condos go up, houses come down, and affordable housing become next to impossible to find. I work with an outreach and advocacy organization that works to get people off of the streets and into sustainable & affordable housing. We as a city have a moral obligation to provide attainable housing for our residents. For someone working full-time, even two jobs, at minimum wage, there aren't enough affordable housing options available. For a disabled veteran to find affordable housing on the roughly \$740 per month SSI is nearly impossible. We cannot solve our growing homelessness problem, which puts a strain on all social services and hospitals, without addressing our need for affordable housing.

I'm well aware that there are differing opinions on how inclusionary zoning and affordable housing incentives impact the business side of city life. That can be debated all day long. What cannot, to me, be debated is the moral imperative to ensure that fair, affordable housing is available to our city's residents, many of whom have been here far longer than the new residents of the plethora of new condos going up around town.

Nashville is an amazing city, and I'm honored to live here. We are a southern city with culture, innovation, and soul. I hope we can be bold enough to take a firm stand on our top priorities, hopefully Nashville's own human beings. BL-133 is certainly not the entire solution, but it is a start, and we so desperately need a start.

Please, I urge you to trust those of us who talk daily to Nashvillians struggling to afford to live here, losing their apartment to a developer or landlord deciding to charge more, etc. Please trust us that affordable housing is desperately needed in a way that is literally life or death. We cannot wait. Please hear our pleas and vote in support of BL-133.

Thank you for your consideration and your service to our great city.

In peace,

Becca Dryden & family  
108 Oriel Avenue  
Nashville, TN 37210

From: Adele Tyler [mailto:adeletyler@comcast.net]  
Sent: Wednesday, July 20, 2016 4:02 PM  
To: Planning Commissioners  
Subject: Please support BL-133

Hello -

Based on my concern about the issue of affordable housing in Nashville, I am in favor of BL-133 and hope you will vote in favor of this bill.

Thank you -  
Adele Tyler  
Nashville

**From:** Susan Cayton [mailto:slcayton@yahoo.com]  
**Sent:** Wednesday, July 20, 2016 4:01 PM  
**To:** Planning Commissioners  
**Subject:** Vote Yes on Substitute Bill BL-133!

Dear Commisioners-

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 and I hope you will too. One purpose of this bill is to distribute affordable housing to parts of Davidson County that have seen a dramatic decrease in affordable housing. While I certainly understand the problem that thousands of citizens face in this city to find an affordable place to live, I do not think the

solutions should be concentrated in only one portion of the the county. In addition to where I live (a part of the county that remains affordable to people with lower and middle class incomes) there should be affordable housing in all parts of the city and closer to the core (where many are currently being displaced by all of the EXPENSIVE new housing & renovations that are being done) for people that depend on reliable transportation (or even walking). As someone who lives in Southeast Nashville, our public transportation is not an easy system to maneuver and can make it more difficult for someone to reach their job easily.

Please consider voting yes on this bill.

Thank you,

Susan Couch

4984 Alexis Dr

37013

**From:** Brenda Gadd [mailto:brenda.a.gadd@gmail.com]

**Sent:** Wednesday, July 20, 2016 4:01 PM

**To:** Planning Commissioners

**Subject:** Please vote YES on BL-133 (support staff's recommendations)

Thank you for taking the time to read this. I am asking for your support for your staff's recommendations and Vote yes on BL-133.

Happy to discuss further my support and reasons for this. I live in the Richland West End Neighborhood and this legislation is vital for the right, inclusive growth in Nashville.

Warmest regards,

**Brenda A. Gadd**

**3515 Richland Ave.**

Nashville, Tennessee 37205

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**From:** Phyllis and Ray Sells [mailto:thesells836@gmail.com]

**Sent:** Wednesday, July 20, 2016 3:44 PM

**To:** Planning Commissioners

**Subject:** Support housing bill for inclusionary housing. Ray Sells