

July 21, 2016 Planning Commission comments, received July 20

From: Kitty Norton [mailto:kittynj58@gmail.com]

Sent: Wednesday, July 20, 2016 3:08 PM

To: Planning Commissioners

Subject: PLEASE SUPPORT BL-133

Dear Commissioners,

Please support BL-133. We need affordable housing in order to make our city livable for persons on a fixed income, persons who are just starting out in their careers, and persons with moderate incomes. This is just one thing you can do to make a great city like Nashville the greatest city.

Best regards,

--

Kitty Norton

251 Westchase Drive
Nashville, TN 37205

From: Jason Freeman [mailto:jfreeman@nashvilleclc.org]

Sent: Wednesday, July 20, 2016 3:08 PM

To: Planning Commissioners

Subject: PLEASE SUPPORT BL-133

Commissioners,

We are at a crisis point regarding affordable housing in Nashville. It is time to take action to address the problem. The Ad Hoc committee has worked tirelessly on BL-133, as has your staff.

I urge you to please support your staff's recommendations and VOTE YES on BL-133.

Thank you!

--

Jason Freeman

Central Labor Council of Middle Tennessee and Nashville

603.817.1128

From: Payne, Virginia [mailto:virginia.payne@Vanderbilt.Edu]

Sent: Wednesday, July 20, 2016 2:43 PM

To: Planning Commissioners

Subject: Please support BL 133

Dear Commissioners,

Please support BL-133 that is a compromise bill and has had input from all interested. This is a pressing is not priority problem in Nashville and we need this bill to pass in order to begin to address it.

Thank you for your service and your consideration of my request and that of others.

Virginia Payne

Virginia Faxon Payne

Associate Dean, Development & Alumni Relations

Blair School of Music

Vanderbilt University

Phone: 615.322.7678

From: Thomas Kleinert [mailto:thomas@vinestreet.org]

Sent: Wednesday, July 20, 2016 2:18 PM

To: Planning Commissioners

Subject: Vote Yes on BL-133

Dear Commissioners,

I'm writing to ask you to endorse BL-133 so that Nashville has the tools to add much needed affordable housing.

Thank you,

thomas

--

Thomas Kleinert

Senior Minister

Vine Street Christian Church

4101 Harding Pike | Nashville TN 37205 | (w) 615.269.5614 | (m) 615.714.9718

[church](#) | [blog](#) | [facebook](#) | [twitter](#)

From: James Zralek [mailto:zralek28@gmail.com]

Sent: Wednesday, July 20, 2016 2:12 PM

To: Planning Commissioners

Subject: BI 2016-133

Dear Planning Commission Members,

I am Fr. Joseph Breen , a native of Nashville and retired pastor of St. Edward Parish in Nashville. Since I was operated on for a broken back last Monday, I cannot appear before you to ask you to support BI 2016-133. There is such a need for affordable housing in our city that I plead with you to endorse this

first step. People of modest means will be able to purchase a home or rent an apartment. When a city makes housing available to those of less means, it has been shown that it strengthens the city and reduces the chance for violence in these troubled times. As you represent all the people of our city, approval is only the right thing to do.

Each of you is in my prayers at this time .

Thank you.

I have asked my friend, Jim Zralek, to email this message to you.

Rev. Joseph Breen 615-331-9050

Sent by Jim Zralek 615 772-1607

From: Rudy Dunlap [mailto:rudydunlap@gmail.com]

Sent: Wednesday, July 20, 2016 2:08 PM

To: Planning Commissioners

Subject: Please support BL-133

Dear Planning Commissioners,

I'm writing simply to express my support for BL-133 and in the hopes that you will endorse it. This bill represents a compromise position and is a result of a long process during which all parties (including developers) have had a fair opportunity to provide input. **It's time to advance BL-133 and take a first step towards ensuring that there is at least some protection for affordable housing in Nashville.**

Sincerely,

Rudy Dunlap

East Nashville

From: patricia lynch [mailto:patriciamarylynch@gmail.com]

Sent: Wednesday, July 20, 2016 1:56 PM

To: Planning Commissioners

Subject: inclusionary zoning

Hi,

Please support the inclusionary zoning, BL 133, at the meeting tomorrow. It is critical that we make space for lower income residents of Nashville before it is too late. We have seen the problems created in many other cities and we still have time to act.

Thank you,

Pat Lynch

5002 Wyoming Ave

Nashville

From: Hayes, Roseanne (Council Office)

Sent: Wednesday, July 20, 2016 1:47 PM

To: Planning Commissioners

Cc: Sloan, Doug (Planning); Sloan, Doug (Planning); Burnette, Brandon (Planning); Adams, Kelly (Planning); Bedne, Fabian (Council Member)

Subject: Letter from Councilman Fabian Bedne

This communication is being sent at the request of Councilman Fabian Bedne.

Rosie

Roseanne Hayes, Chief of Staff

Vice Mayor/Metro Council Office

One Public Square, Suite 204

Nashville, TN 37201

Office: 615.880.3350

Fax: 615.862.6784

Cell: 615.305.4330

(attachment follows)



METROPOLITAN COUNCIL

Member of Council

FABIAN BEDNE

Metro Council – 31st District

Historic Metro Courthouse • One Public Square, Suite 204 • Nashville, TN 37219

Telephone 615-829-6226

July 20, 2016

Chairman Greg Adkins and Members
Metropolitan Planning Commission
Metro Office Building - Sonny West Conference Center
700 Second Avenue South
Nashville, Tennessee 37219

Dear Chairman Adkins and Commission members:

Almost two years ago, members of the Metropolitan Council listened to the citizens of Nashville and their requests for action to address the dwindling stock of affordable and workforce housing in Nashville. The Council established a self-imposed deadline on our continuing conversation and enacted legislation tasking the Metro Planning Department with determining an implementation plan. We knew at the outset that our success depended upon striking a compromise among a diverse cross-section of affordable and workforce housing stakeholders.

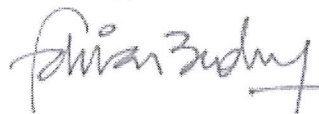
In conjunction with the Planning Department, we worked diligently to bring stakeholders to the table. Vice-Mayor David Briley created the Ad Hoc Affordable Housing Committee and asked that I chair it. Immediately, I endeavored to establish a transparent process and to invite everyone with a sincere interest in addressing the issue to do so collectively in a series of publicly noticed meetings. The process has been difficult at times, but it has succeeded in bringing the conversation front and center. Our work to date remains transparent and accessible. Most of our meetings are taped and available on the Metro Nashville Network as well as YouTube. The Planning Department routinely shares up-to-the-minute information on their website. I even set up a Facebook page to post information for interested parties. Transparency has been crucial throughout this process, inasmuch as no legislation can or should expect to become law without the informed support of its stakeholders.

After months of research, consultation and review, the staff of the Planning Department presented two ordinances – first to the Planning Commission, which conducted an exhaustive and widely viewed public hearing – and then to the Metro Council. We used the enormous amount of information gathered by the Planning Department and its consultant, together with feedback we had received, to draft five (5) pieces of legislation to move this process to the next phase of implementation.

- 1) Incentivizing inclusionary housing (BL2016-133) – Crafted by the Planning Department, this ordinance is targeted to create affordably priced rental units in residential projects that request additional development entitlements;
- 2) Comprehensive Plan (RS2016-317) – Tasks the Mayor’s Office, through its Office of Economic Opportunity and Empowerment, with establishing and implementing a comprehensive plan for preserving, funding, and creating affordable and workforce housing, including measurable goals and metrics.
- 3) The Barnes Fund Resolution – Updates legislation governing the Barnes Fund and its Commission to define their role in implementing affordable and workforce housing development;
- 4) PILOT funding Resolution - Increases the options for using PILOT funding for affordable and workforce housing;
- 5) Grants program ordinance - Creates a grants program to provide funding for incentives for projects that build inclusionary housing, the framework for which was set forth by Matt Wiltshire, Director of the Mayor’s Office of Economic and Community Development.

Many of these pieces of legislation – or amended versions thereof – will soon come before you for your consideration and approval. Indeed, Metro Council Ordinance BL2016-133 (No. 2916Z-001TX-001) which incentivizes inclusionary housing appears on your Agenda this Thursday, July 21st. I ask for your support of this legislation, and those bills that will follow, with assurances that my committee, the Metro Council as a whole, and the Planning Department staff have worked thoroughly, transparently, and inclusively to craft legislation that the citizens of Nashville have requested.

Sincerely,



Fabian Bedne
Member of Council, District 31

FB/rh

From: byronharvey [mailto:byronkharvey@yahoo.com]
Sent: Wednesday, July 20, 2016 1:43 PM
To: Planning Commissioners
Subject: Please Support BL2016 133

Please support BL 2016 133. People need affordable housing

From: Ophelia Paine [mailto:otpaine@gmail.com]
Sent: Wednesday, July 20, 2016 1:27 PM
To: Planning Commissioners
Subject: PLEASE SUPPORT BL-133

To the members of the Metro Planning Commission,

As a lifelong Nashvillian, I am excited about so many positive aspects of Nashville's growth and the number of young people, including our children, who are attracted to working in our city. Like so many of our friends, however, I am stunned by the costs of new housing, both apartments and condominiums, far beyond what young people, people on fixed incomes, or people with moderate incomes can afford -- to say nothing of the poorest among us.

I love Nashville, and I want to believe that in the midst of all this growth, we will commit to planning for this basic need for all our citizens.

This bill is step in the right direction, and I ask you to vote in favor of its passage.

Thank you.

Ophelia Paine

From: Verlinda Darden [<mailto:vdarden@nashvillechamber.com>]

Sent: Wednesday, July 20, 2016 11:21 AM

To: Planning Commissioners; Planning Staff

Cc: Jennifer Carlat; Marc Hill; Bedne, Fabian (Council Member); Allen, Burkley (Council Member); Sloan, Doug (Planning); Logan, Carrie (Planning)

Subject: NACC_ Opposition to Substitute Ordinance BL2016-133

Dear Planning Commission Staff,

Please find attached a letter from the Nashville Area Chamber of Commerce expressing our concern regarding Substitute Ordinance BL2016-133- Inclusionary Housing on tomorrow's July 21st Metro Planning Commission agenda. We ask that you provide this letter to the Metro Planning Commissioners for their consideration in hopes that the Commissioners defer their decision on Substitute Ordinance BL2016- 133 until our concerns and the concerns of others can be addressed.

Best Regards,

Verlinda Darden
Policy Project Coordinator

(attachment follows)



MEMO

DATE: July 20, 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: Jennifer Carlat, Vice President of Metropolitan Policy, Nashville Area Chamber of Commerce
Verlinda Darden, Policy Project Coordinator, Nashville Area Chamber of Commerce

RE: SUBSTITUTE BL2016-133 – INCLUSIONARY HOUSING

On behalf of the Nashville Area Chamber of Commerce, we are writing today to respectfully ask that the Planning Commission defer its decision on Substitute Ordinance BL2016-133. The Chamber is committed to creating affordable housing through public/private partnerships that increase the supply of housing through voluntary and incented programs with a clear, reasonable process.

The Chamber appreciates the changes made to Substitute Ordinance BL2016-133 and are pleased that the Mayor's Office has released the proposed grants bill, providing a clearer picture on how Substitute Ordinance BL2016-133 could be implemented. We find, however, that in its current form, we cannot support Substitute Ordinance BL2016-133. The Chamber has sent Councilmembers Allen and Bedne a list of concerns and proposed amendatory language for the legislation. Of those concerns, the three primary issues are:

1. The administrative role placed on property owners in monitoring and enforcing affordability;
2. The lag property owners will experience in receiving grant payments for the affordable or workforce housing created; and
3. The cap on grant payments of up to 50 percent of the property tax increment generated by the development.

Housing affordability is a key issue for the Chamber. Our board and members understand the importance of providing affordable and workforce housing to attract and retain the diverse workforce needed for our growing economy. The Chamber looks forward to continuing conversation on the issue, but at this time we are unable to support BL2016-133. We urge the Commission to defer its decision until more discussion – and hopefully more compromises – can be reached.

From: Elizabeth Moss Evans [mailto:elizabethmossevens@gmail.com]

Sent: Wednesday, July 20, 2016 1:08 PM

To: Planning Commissioners

Subject: BL-133 your support

Please support BL- 133. A great city needs all sorts of workers, and many do not have enough income to live were they work. Pease vote for BL-133

Elizabeth Moss

131 Brighton Close
Nashville, TN 37205

From: Erica Miller [mailto:erica@tekzen.net]

Sent: Wednesday, July 20, 2016 12:21 PM

To: Planning Commissioners

Subject: affordable housing

Dear Commissioners,

I am writing to ask for your support of BL-133 to create more affordable housing opportunities in Nashville. Passing this bill is a step toward justice in rental housing and it is the right thing do.

When Nashville has housing options to meet the needs of **all** our citizens, we will then, and only then, be the 'it' city.

Thank you in advance for your support and for the work you do to make Nashville a great place to call home for all who live here.

Thanks,

Erica

From: Jimmie L Handley jr [mailto:jlhjr4@gmail.com]
Sent: Wednesday, July 20, 2016 10:41 AM
To: Planning Commissioners
Subject: Please Support BL-133

Hello planning commissioners,

As a concerned retired Army soldier and Nashvillian, I humbly ask you to consider affordable housing for all residents. As Nashville continues to grow let's not forget about those who first made the city so attractive.

Thank You

From: jan shipp [mailto:jlshipp@gmail.com]
Sent: Wednesday, July 20, 2016 10:02 AM
To: Planning Commissioners
Subject: PLEASE SUPPORT BL-133

Dear Commissioners-

I am writing to ask for your support of BL-133 to create more affordable housing opportunities in Nashville. Passing this bill is a step toward justice in rental housing and it is the right thing do.

When Nashville has housing options to meet the needs of **all** our citizens, we will then, and only then, be the 'it' city.

Thank you in advance for your support and for the work you do to make Nashville a great place to call home for all who live here.

Jan Shipp

From: jay ecc [mailto:jay_ecc@bellsouth.net]
Sent: Wednesday, July 20, 2016 9:53 AM
To: Planning Commissioners
Subject: BL-133

Dear Members of the Metro Planning Commission:

I write in SUPPORT of the Inclusionary Zoning Bill, BL-133. ANYTHING we can do to help increase affordable housing for our lower-middle-income workforce would help. A recent purchase of a nearby affordable housing complex, Howe Gardens, and subsequent rent hike has forced a church member to move away and out of our neighborhood. Three of my church staff have lived there in the last 10 years. Now they can no longer afford to live there. A current staff member is looking for a place to live and having great difficulty finding something she can afford. The lack of affordable housing is making it difficult for me to hire quality people to work at the church.

Thank you so much.

Peace & blessings,

Jay

Rev. Jay R. Hartley

Eastwood Christian Church (Disciples of Christ)

1601 Eastland Avenue; Nashville, TN 37206

Phone: (615) 227-2285

Fax: (615) 228-4901

Email: jay_ecc@bellsouth.net (note the underscore)

Web: www.eastwoodchristianchurch.org

From: Stacy Rector [mailto:skrector1971@gmail.com]
Sent: Wednesday, July 20, 2016 9:45 AM
To: Planning Commissioners
Subject: PLEASE SUPPORT BL-133

Dear Commissioners,

Nashville is in desperate need of more affordable housing. BL-133 is a compromise that has allowed input from all parties. I strongly support BL-133 and hope that you will as well.

Thank you,

Reverend Stacy Rector

Nashville, TN 37209

From: sharon smith [mailto:sharon.e.smith2@gmail.com]
Sent: Wednesday, July 20, 2016 9:22 AM
To: Planning Commissioners
Subject: I support BL 2016-133

I support Bill 2016-133—Inclusionary Zoning, which is being considered this Thursday night, July 21, at the Planning Commission Meeting. I am very concerned that with the explosive growth occurring in Nashville, and the gentrification that is occurring as a side effect, that we are courting too much the wealthy at the expense of those who have been the heart and backbone of our neighborhoods. I am concerned that we are pricing out our teachers, firemen and women, police officers, that those who we need as continuing members of the fabric of our society can no longer afford to live here, and they are being forgotten and left behind.

Nashville is uniquely poised to be a leader in unifying her citizens, as we have so many who are working to intentionally bring diverse groups together. Housing policies are an essential foundational piece that can help to ensure success, as they help to address segregation issues, class issues, traffic issues, diversity issues, homelessness issues.

Thank you for your time and attention, and for your efforts on behalf of all the people of Nashville.

Regards,

Sharon Smith

615.417.2710

From: Hilary Craiglow [mailto:hrcraiglow@gmail.com]

Sent: Wednesday, July 20, 2016 9:11 AM

To: Planning Commissioners

Subject: Vote Yes on BL-133

Dear Planning Commissioners,

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

Thank you,

Hilary Craiglow
3603 Westbrook Ave.
Nashville, TN 37205

From: TOMMIE YOUNG [mailto:aagen.1@comcast.net]

Sent: Wednesday, July 20, 2016 9:08 AM

To: Planning Commissioners

Subject: BL2016-133

Greetings,

Please confirm my whole-hearted support for the above mentioned Bill (BL 2016-133).

Tommie Morton-Young, Ph.D.

NOAH

From: Linda D. Robinson [mailto:linda.d.robinson@comcast.net]
Sent: Wednesday, July 20, 2016 8:21 AM
To: Planning Commissioners
Subject: Please support BL-133

Please support BL-133. Housing prices are soaring out of reach for many Nashvillians. Please help.

Linda D. Robinson

NOAH

linda.d.robinson@comcast.net

615-400-2822