



Join WELCOME HOME: The Movement for Affordable Housing in Nashville

The Need for Affordable Housing in Nashville is greater than ever. Nashville is growing by almost 100 people every day. Our neighborhoods are facing gentrification and pressures at an unprecedented rate. This will only intensify as Metro government is proposing to invest in a transportation system that will change the face of our neighborhoods forever. Nashville has been talking about affordable housing for years. The time is now to address the plight of those who can no longer afford to live in our city. The concentration of poverty must end now.

The Plan for Affordable Housing in Nashville

In order for Nashville to be a welcoming place for those currently living in neighborhoods and for those seeking a home, Nashville must adopt an Affordable Housing Policy Platform that provides for the following: **Dedicated Funding**; **Preserving Our Neighborhoods**; **Accountability**; and, **Commitment**.

1. **Dedicated Funding:** Allocate an amount not less than 15% of all funding being directed in the transit referendum to the Barnes Fund to provide housing options that are affordable for all. This should generate *not less than* \$775 million not later than December 31, 2025. Limit use of Tax Increment Financing in Transit Oriented Development Districts (hereafter “TODD”) for residential development solely to the production of workforce and affordable housing units in equal proportion.
2. **Preserving Our Neighborhoods** through:
 - a. **Community Land Trust:** Purchase lots/parcels in neighborhoods of economic opportunity and hold land forever. Affordable housing built on the land and the homes can be rented at affordable prices or sold in the future at affordable price points.
 - b. **Municipal Land Bank:** Metro will maintain and publish, on a regular basis, a transparent list of all real property assets it owns to be held for sale or redevelopment. All property disposed of will be offered for public sale or in grants limited to builders/developers for the purpose of creating affordable and workforce housing.
 - c. **Moderate Density Land Use Policy (middle housing):** Enact policy that ensures transitional zoning between high-density apartment developments along the transit corridors and traditional single-family neighborhoods.
3. **Accountability:** Publish a quarterly scorecard on how many affordable housing/workforce units were preserved and how many were removed, how many new affordable/workforce units were built and how many certificates of occupancy were issued.
4. **Commitment:** Execute Community Benefits Agreement which is an enforceable agreement that includes all of the above. All necessary parties including Metro Government/Metro Transit Authority/Metro Development Housing Agency and nonprofit advocates.

All to be accomplished not later than/simultaneously with the Transit Referendum on May 1, 2018.

Note, all references to “affordable” and “workforce” housing is consistent with definitions used by the Barnes Fund.

WELCOME HOME Member Role

Members of the Welcome Home Affordable Housing Movement will lead and activate their constituents and members, creating a grassroots network to gather support for the affordable housing initiatives, to volunteer during the affordable housing campaign, and to allow use of their name and/or organization’s name in publications made by the collaborative.

The WELCOME HOME committee is the public face of the grassroots organization, working with the direction of the team, to support for the policy platform for affordable housing. During the movement, committee members will:

- Educate their members on the need for the affordable housing platform and share WELCOME HOME communications
- Gather their members’ support and direct outreach to local government officials when asked
- Recruit partner groups
- Act as spokespersons for affordable housing (as asked by the committee; training by staff will be available)

The WELCOME HOME committee members will lead and activate their members as volunteers for the affordable housing movement and its policy initiatives. Members will:

- Aid in contacting the Mayor’s office, council members and/or needed governmental entities (as needed and when activated by staff) and
- Continue to act as spokespersons for affordable housing.

WELCOME HOME Member Expectations

All WELCOME HOME Committee members support the policy platform, and understand the implementation planning of the policy is a work in progress. Committee members will be involved in all aspects of decision-making.

WELCOME HOME Committee members agree that:

- Support: The Committee Members will support the affordable housing policy platform and its implementation.
- Confidentiality: The Committee members commit to keep policy platform discussions, implementation process and strategy of the policies confidential. This does not prohibit committee members from keeping their organizations informed of actions being taken.
- Individuals and Organizations: The need for the immediate adoption of the affordable housing policies identified in the policy platform is placed before the needs of individual WELCOME HOME committee members, but the movement does recognize organizations may have goals outside of the scope of the WELCOME HOME movement that organizations should have autonomy to work on.
- Meetings: The Committee Meetings will be conducted either in-person or by conference call. Meetings will be scheduled with ample notice.
- Spokespersons: Spokespersons for the WELCOME HOME movement will be determined by the Committee Members in consultation with staff.
- Decision-Making: The WELCOME HOME Committee Members will make decisions by consensus in the following form:
 - Decisions will be made by consensus. Consensus decision-making takes place when agreement is sought by verbal affirmation to an item and when unanimous approval is not acquired, then the facilitator (staff will act as a facilitator) will ask for committee members to amend an item until all agree. (staff will act as facilitators and will not have a vote in the decision-making process.)
 - When decisions cannot be made by consensus decision-making, then a vote of the committee members present may be required. A committee member vote may be requested by any committee member present.
 - When decisions are made by a vote, it is the committee members present that are able to vote and the vote is determined by a simple majority vote.
 - WELCOME HOME Committee Members may -- by vote of a simple majority of those present --refer items of business to the next meeting.
 - When more than one individual represents a single organization, the organization will only have “one vote” when decision making by vote is required or opted for by the WELCOME HOME Committee. Individuals can be part of the movement, but will not have any voting power on committee actions.

Any committee member may ask for decision-making by vote on any item.

- A quorum is required for committee meetings. A quorum is attained when 50% plus 1 of the Committee Members are participating. This is not restricted to in-person only.
- If there is a tie-vote, the WELCOME HOME committee will convene as soon as possible to resolve how to proceed.
- All tie votes may be brought back up for consideration at the next meeting by any member of the Committee.
- WELCOME HOME staff, working in consultation with the Committee Members, will make strategic and tactical decisions on behalf of the movement.

Signature Page

WELCOME HOME Members understand that:

- Members can debate in private, but unity in public is important.
- Members will work collaboratively, seeking debate to consensus when possible.
- Members must be adaptive, flexible and disciplined throughout the campaign.

Select One or Both:

- I hereby join WELCOME HOME the Affordable Housing Movement as an individual.
- As an authorized representative of my organization, I hereby join WELCOME HOME

Name Signature

Organization Date

The number of members in my organization is _____

My organization pledges to support the coalition in the following ways (check all that apply):

- ____ Educating the organization's members (or my friends and contacts)
- ____ Seeking support from the organization's members (or my friends and contacts)
- ____ Conducting social media efforts
- ____ Seeking volunteers from among the organization's members (or my friends and contacts)
- ____ Serving as a spokesperson on behalf of the Campaign when asked
- ____ Providing the organization's logo to be listed as a member of the Campaign
- ____ Organizational (or personal) donation to the campaign efforts
- ____ Other, please list: