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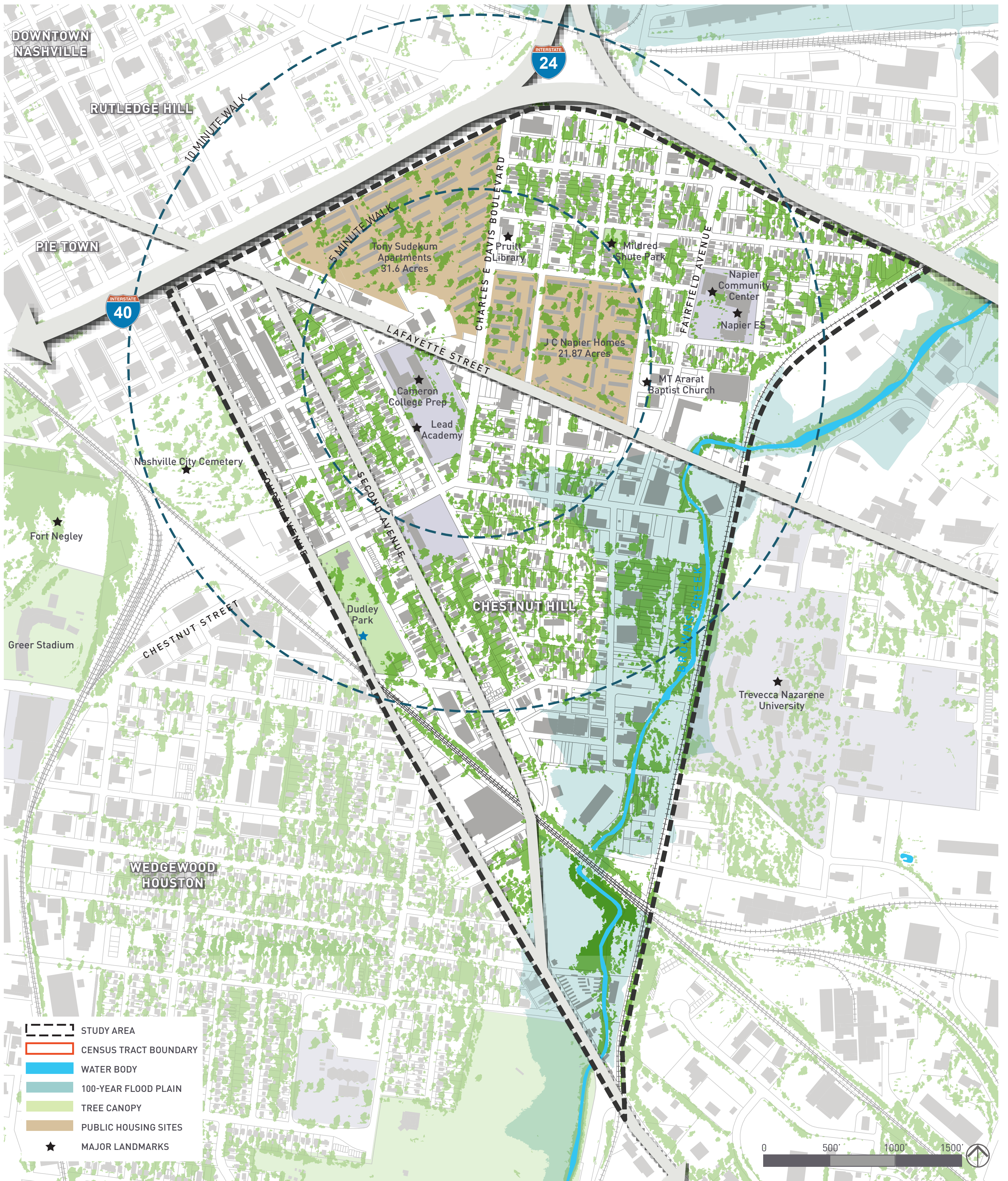
7 APPENDIX

- **Existing Condition Assessment Maps**
- **Environmental Review - Napier & Sudekum**
- **Resident and Community Needs Assessment Survey Analysis**
- **Market Study**
- **On-Site Development Plan Option**



7 APPENDIX

Existing Condition Assessment Maps December 2017



NEIGHBORHOOD CONTEXT

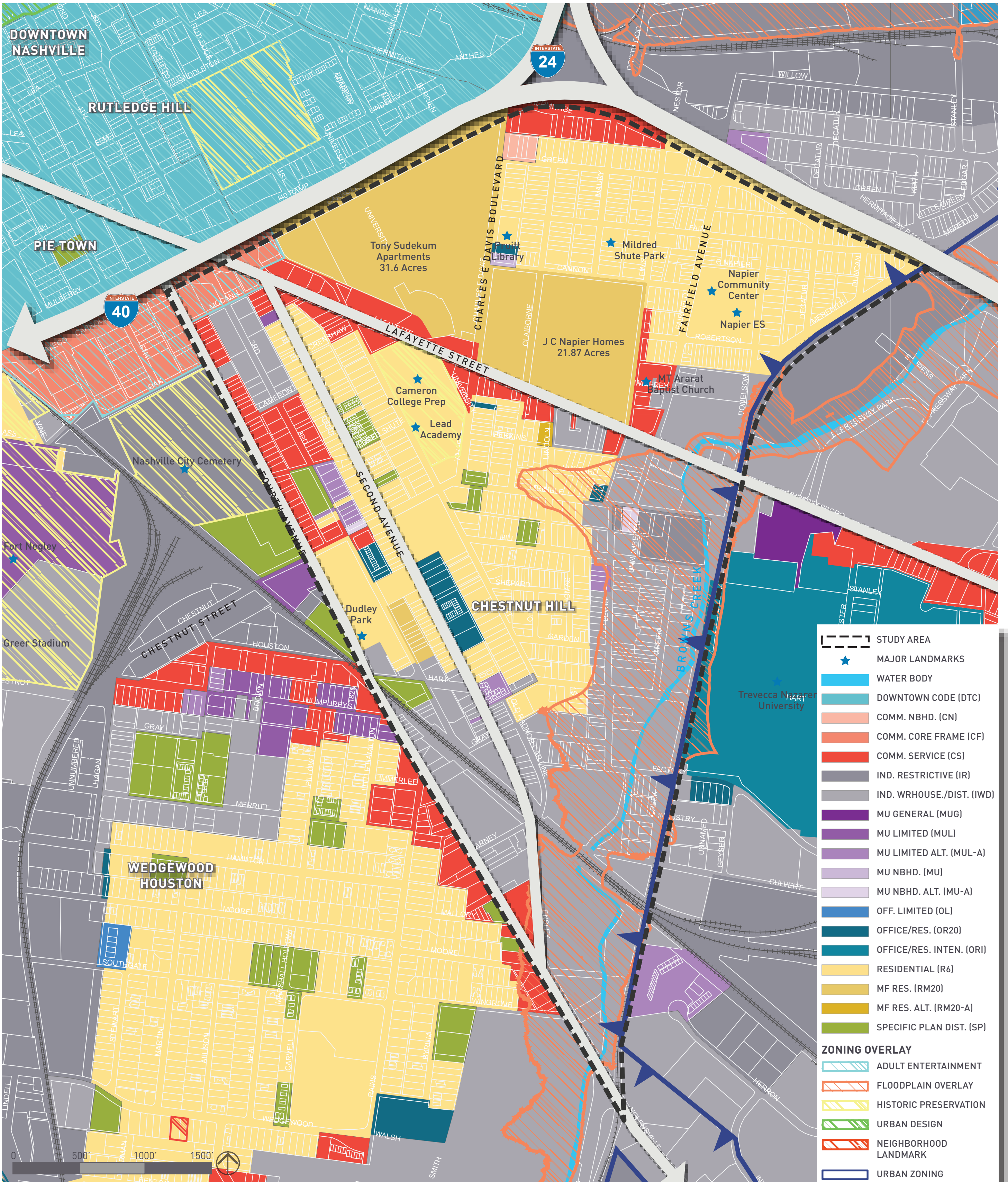
Envision Napier & Sudekum Choice Neighborhoods

Metropolitan Development and Housing Agency, Nashville, TN



SITE CONTEXT

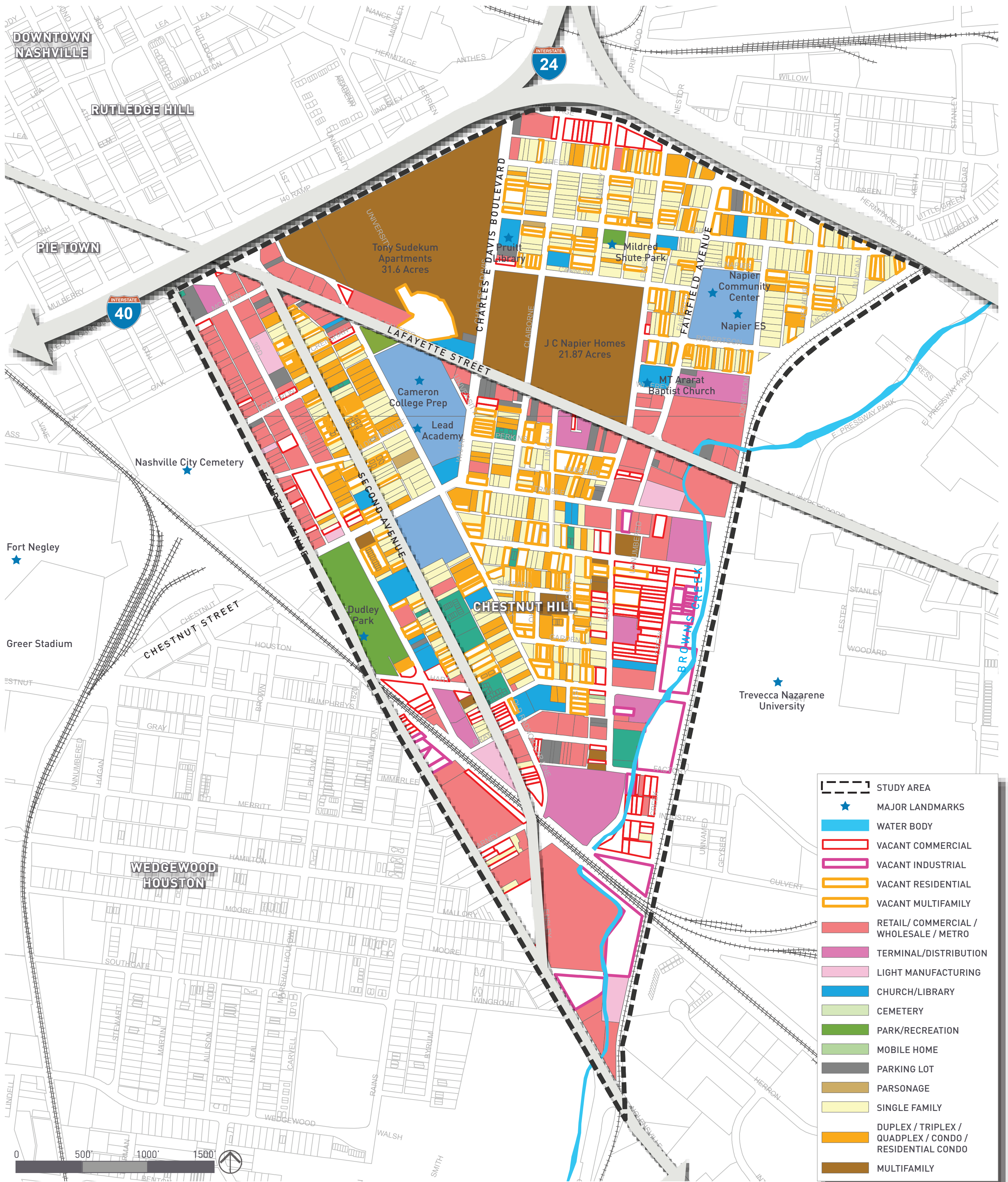
Envision Napier & Sudekum Choice Neighborhoods
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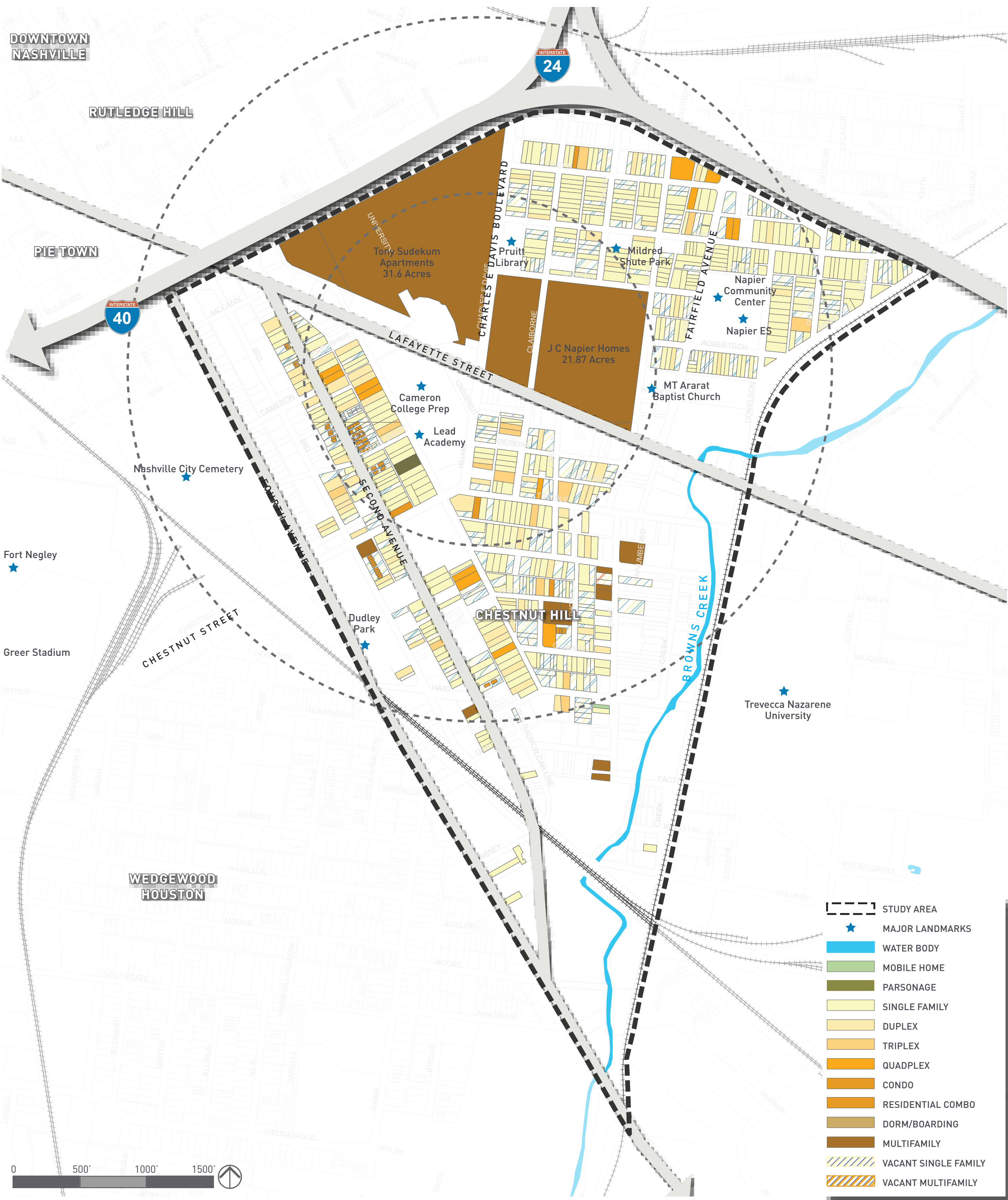


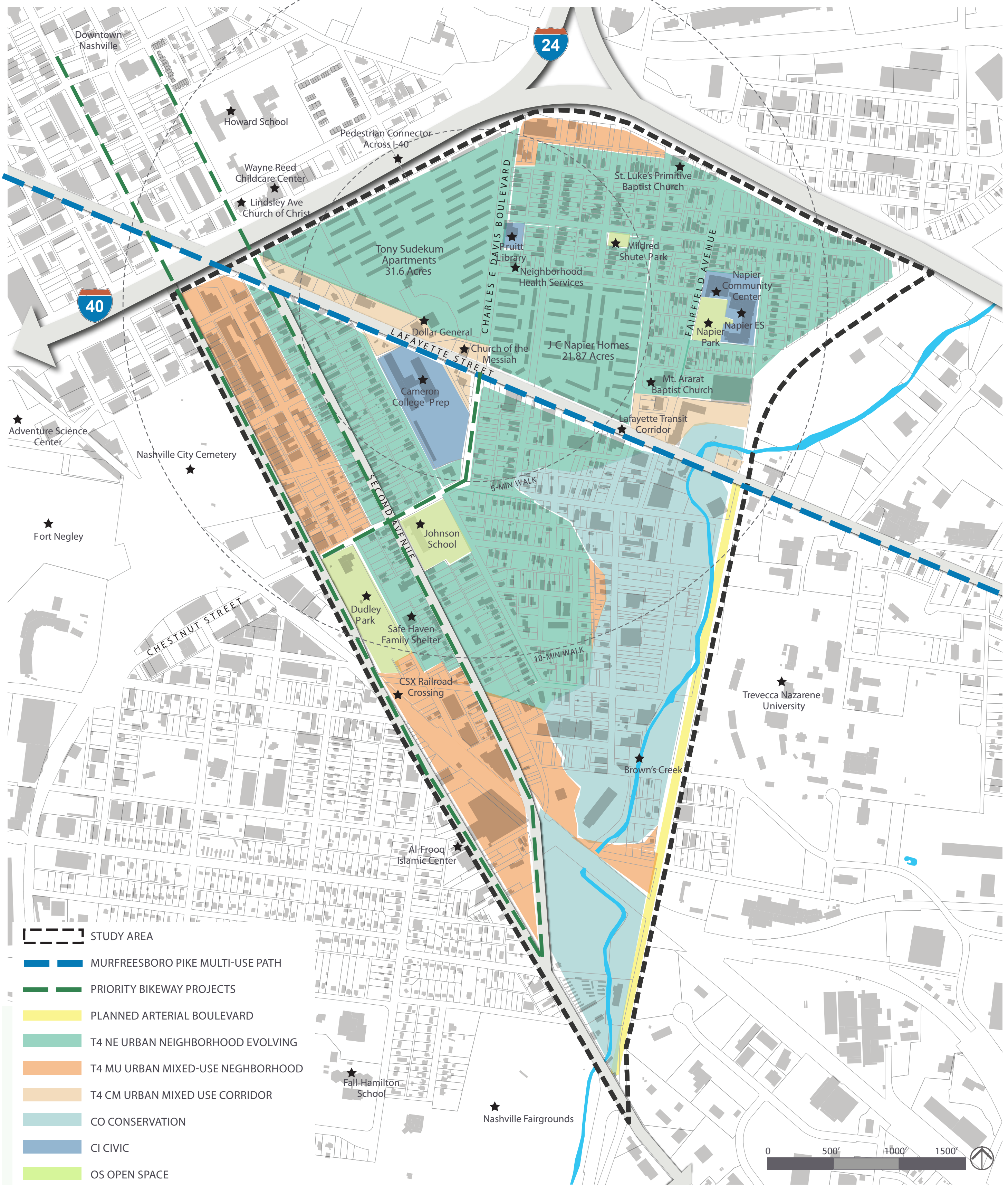
ZONING

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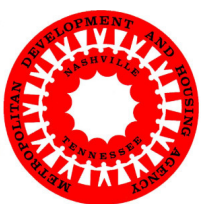
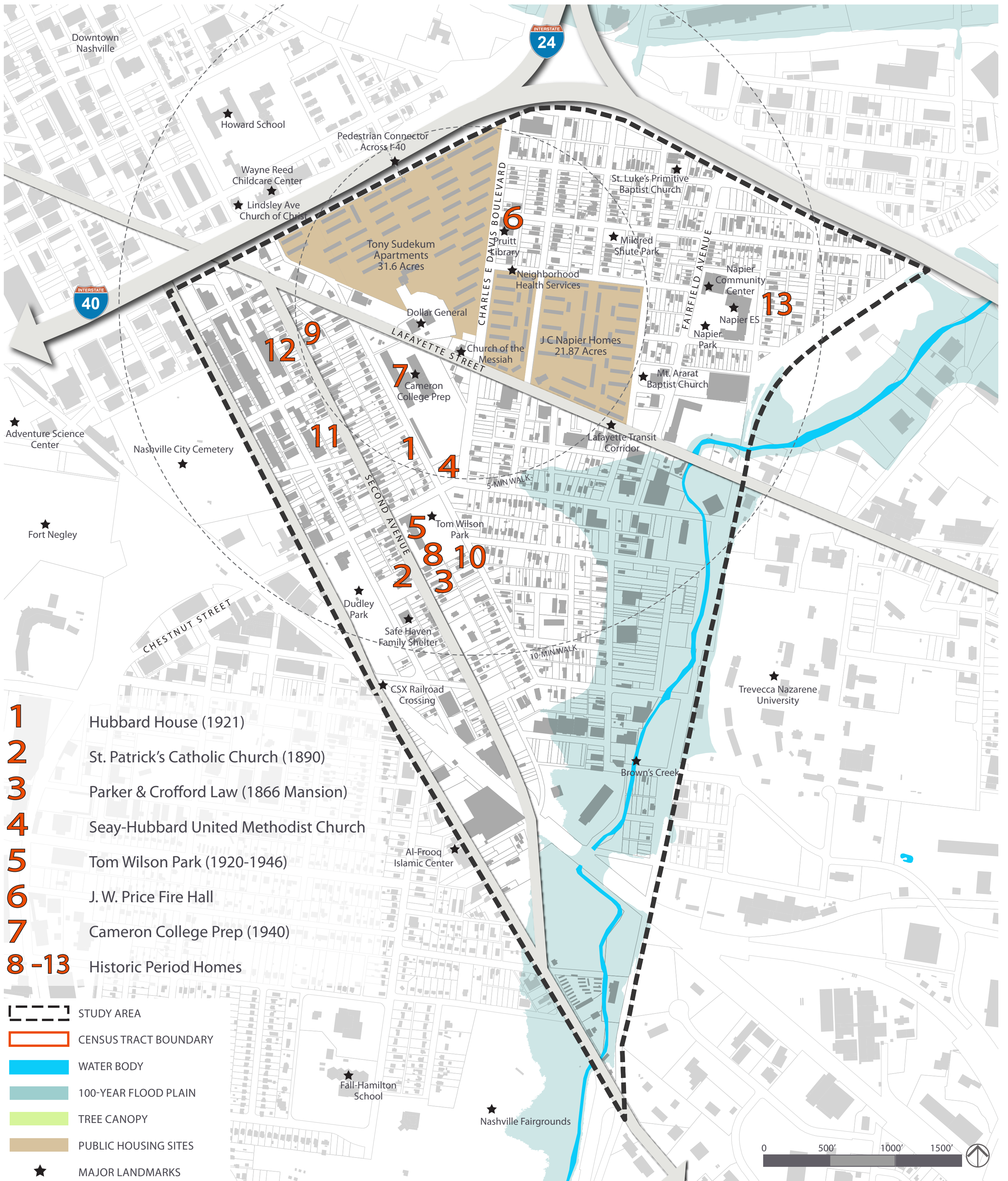






PREVIOUS/FUTURE PLANS

Envision Napier & Sudekum Choice Neighborhoods
Metropolitan Development and Housing Agency, Nashville, TN

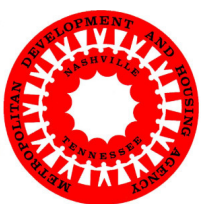
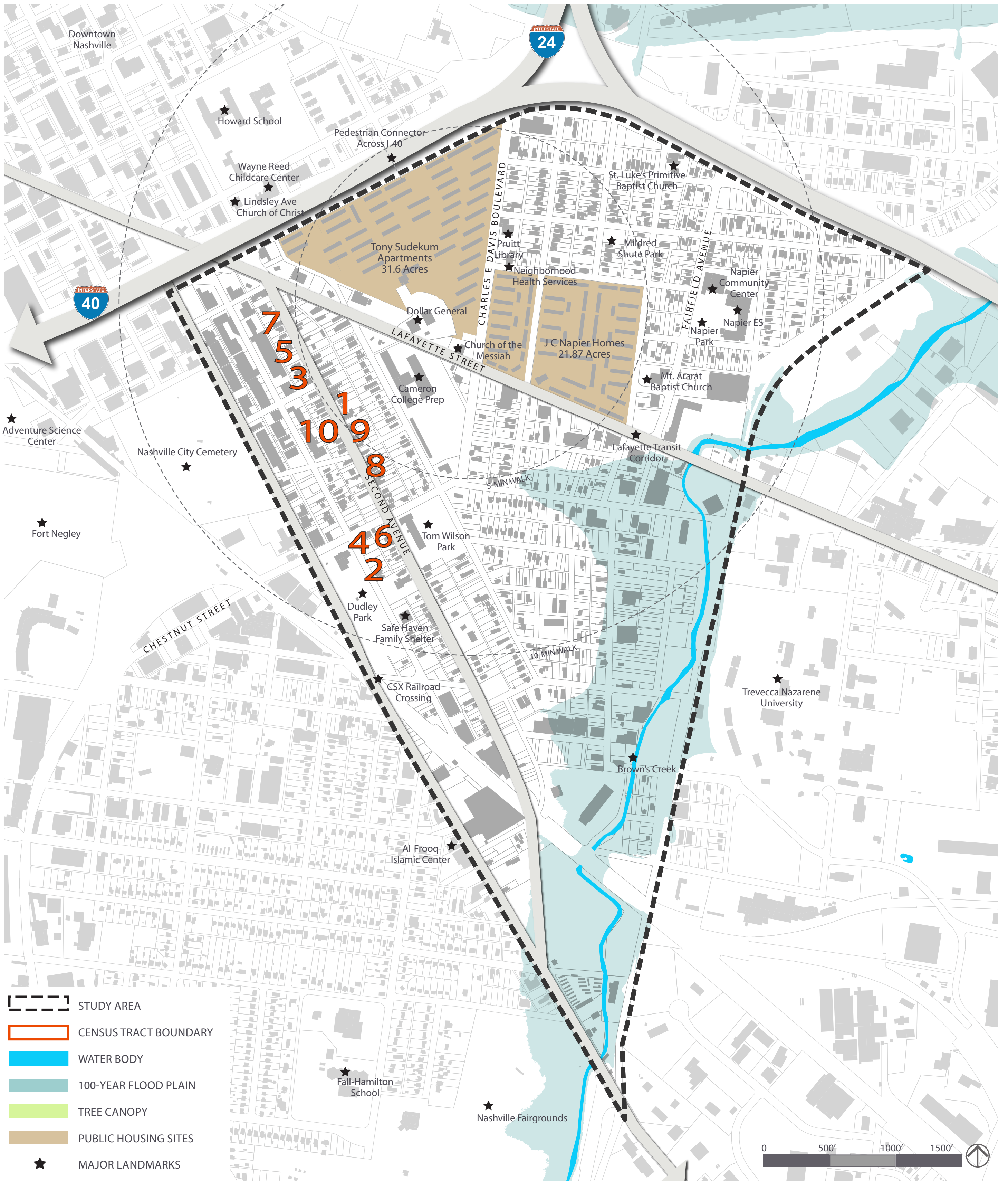


HISTORIC ASSETS

Envision Napier & Sudekum Choice Neighborhoods

Metropolitan Development and Housing Agency, Nashville, TN



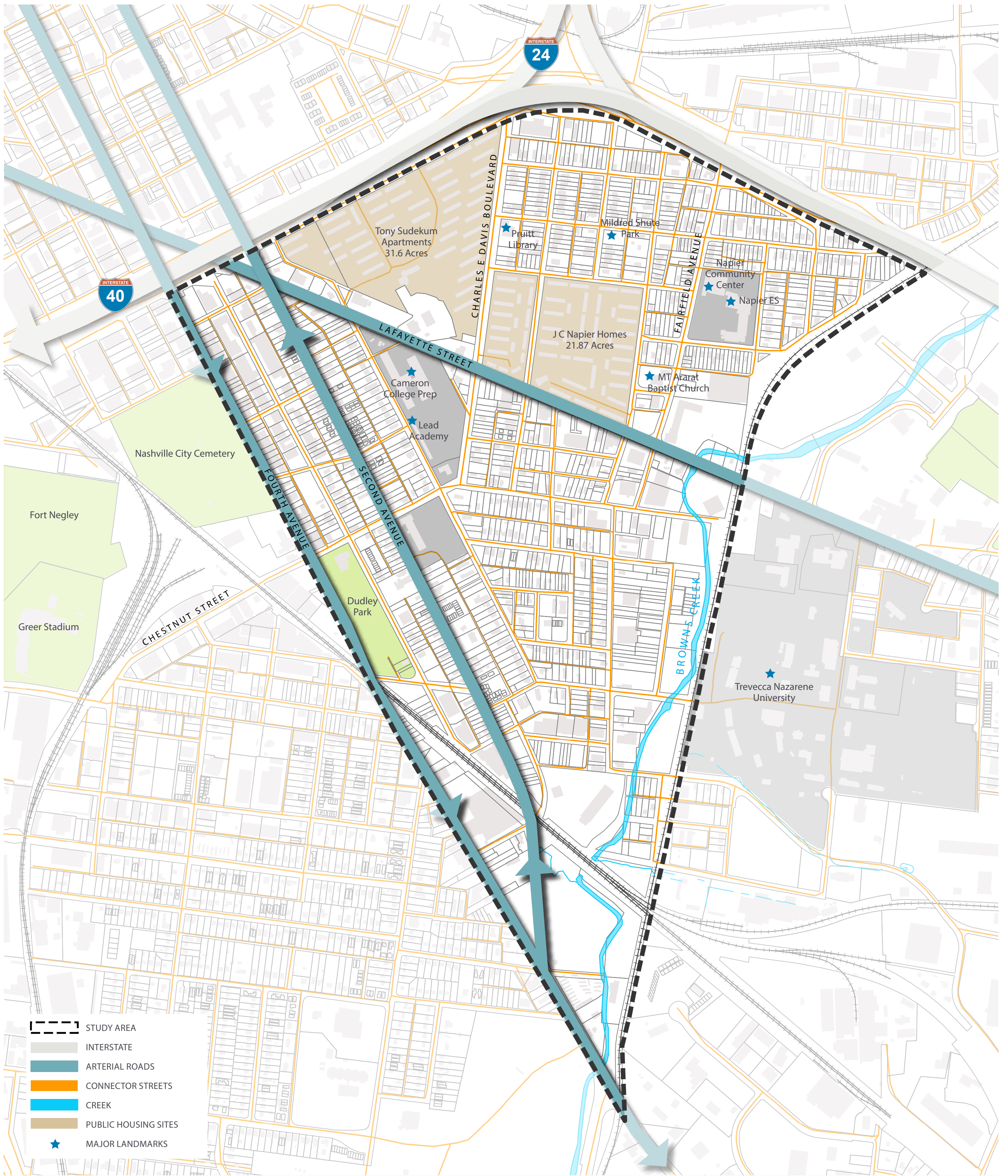


CHARACTER AND ARCHITECTURAL FEATURES

Envision Napier & Sudekum Choice Neighborhoods

Metropolitan Development and Housing Agency, Nashville, TN





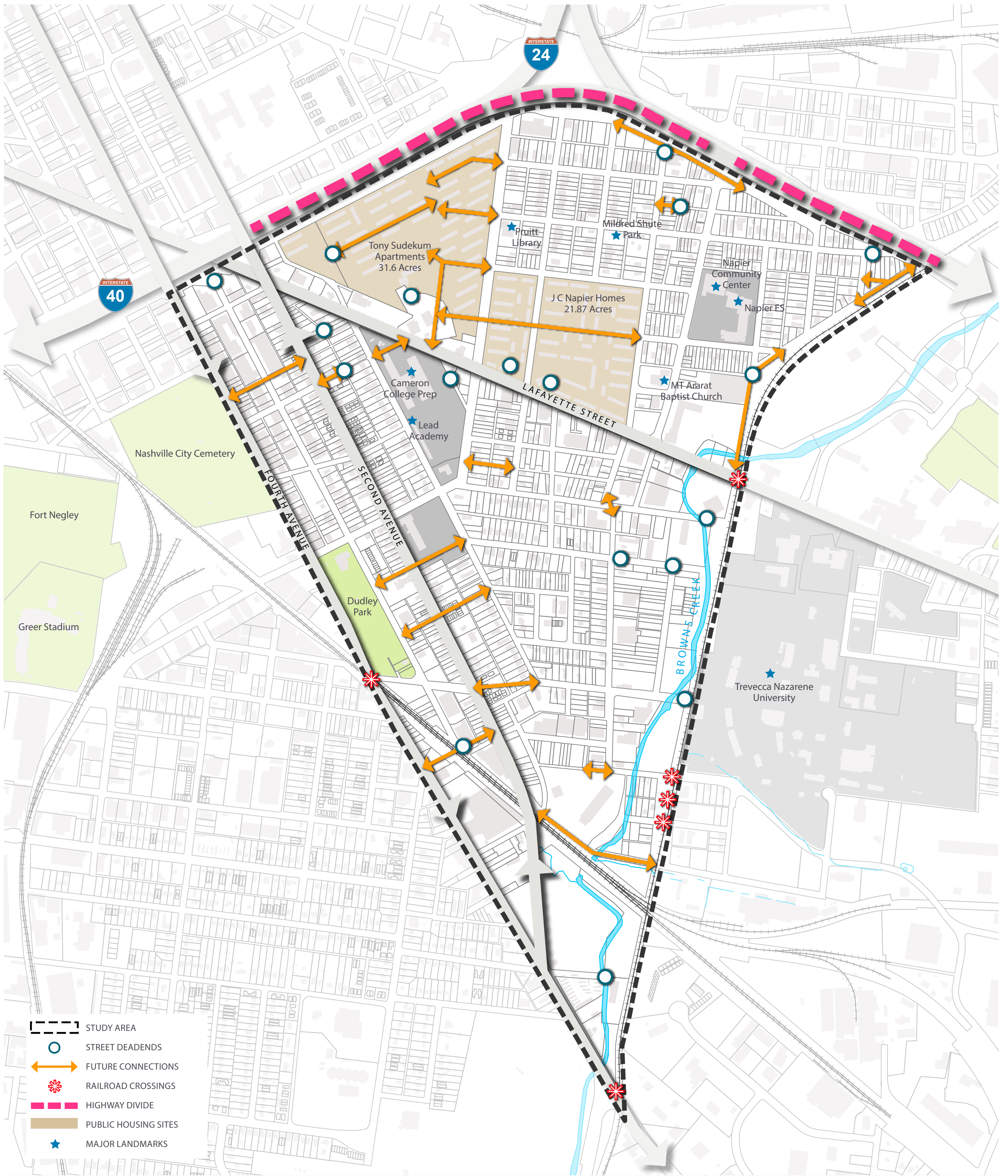
- STUDY AREA
- INTERSTATE
- ARTERIAL ROADS
- CONNECTOR STREETS
- CREEK
- PUBLIC HOUSING SITES
- MAJOR LANDMARKS



STREET NETWORK

Envision Napier & Sudekum Choice Neighborhoods
Metropolitan Development and Housing Agency, Nashville, TN



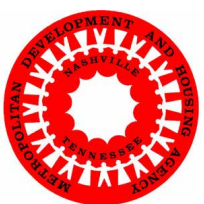
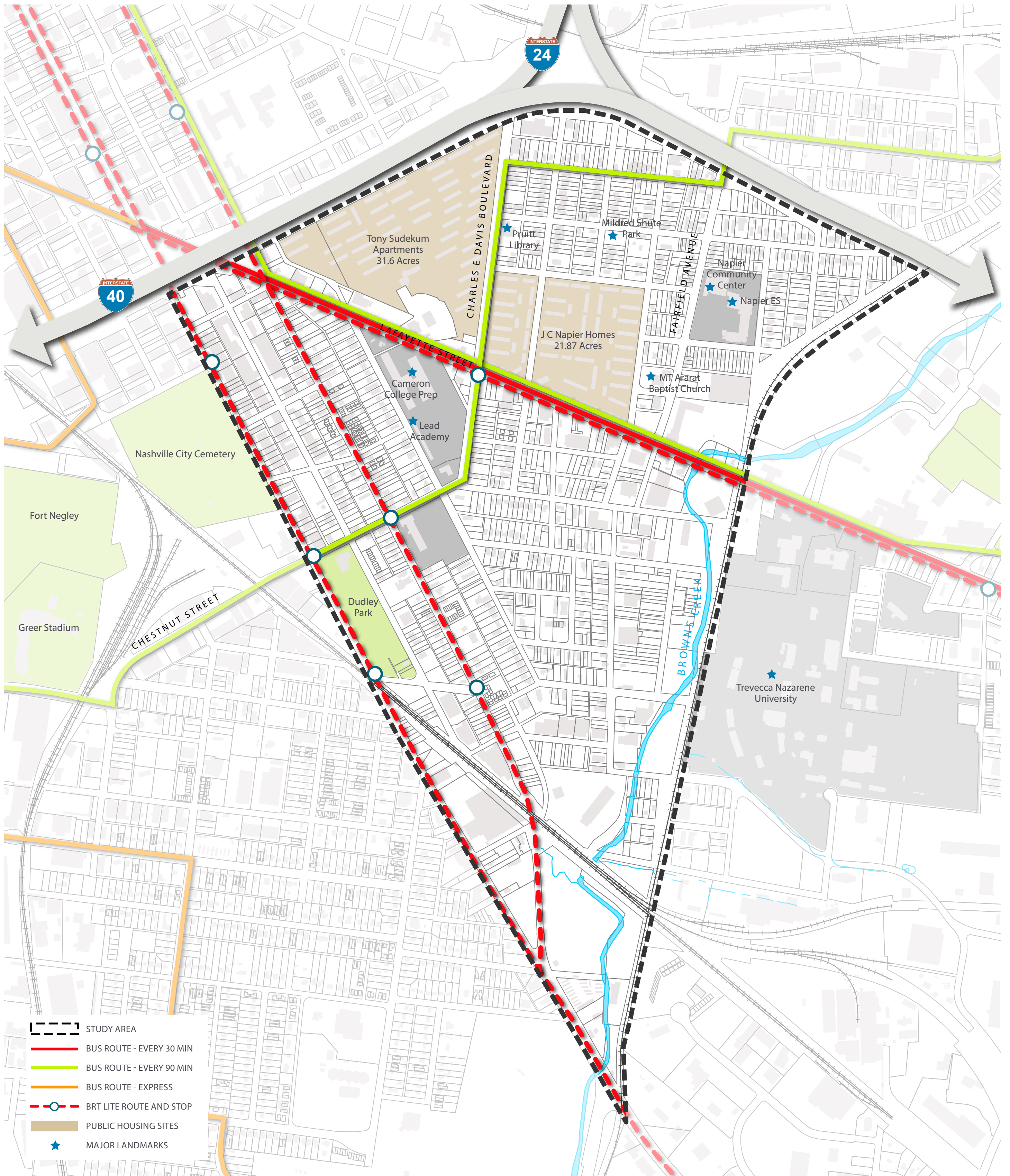


- STUDY AREA
- STREET DEADENDS
- FUTURE CONNECTIONS
- RAILROAD CROSSINGS
- HIGHWAY DIVIDE
- PUBLIC HOUSING SITES
- MAJOR LANDMARKS



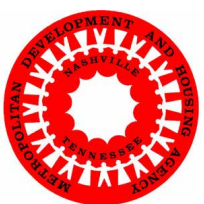
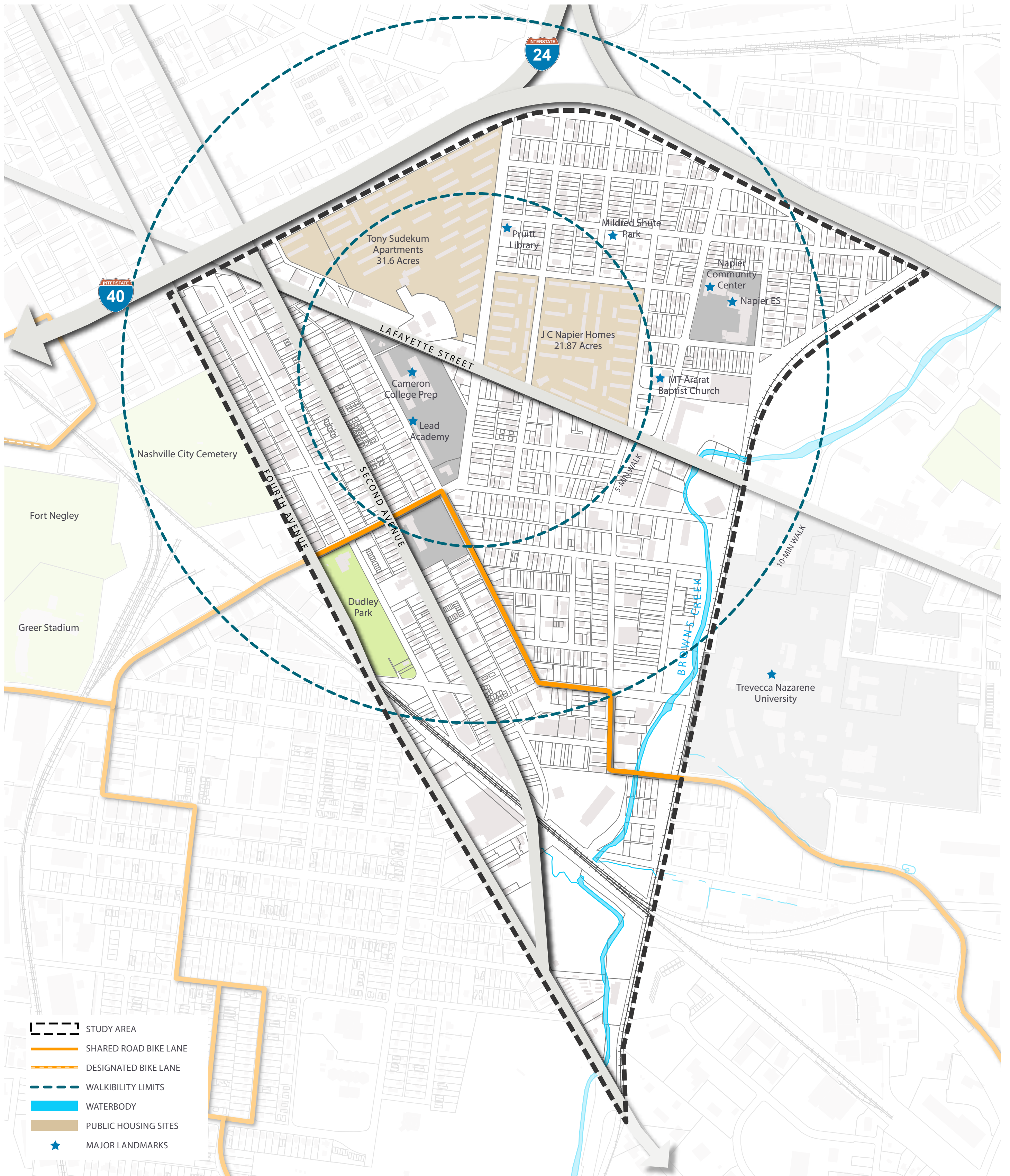
STREET NETWORK - DISCONNECTIONS

Envision Napier & Sudekum Choice Neighborhoods
Metropolitan Development and Housing Agency, Nashville, TN



TRANSIT NETWORK

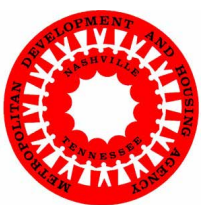
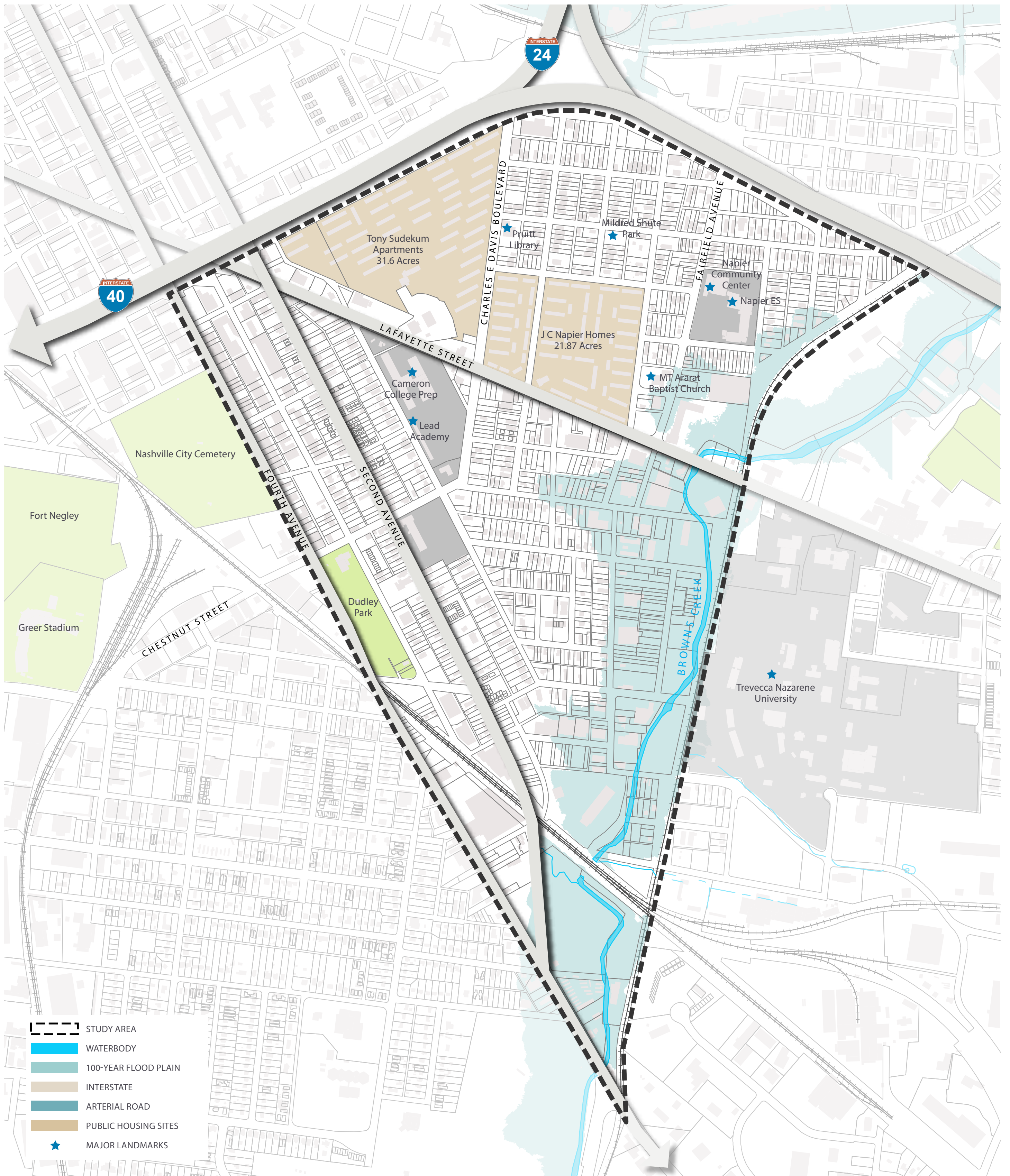
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WALKABILITY/BIKE NETWORK

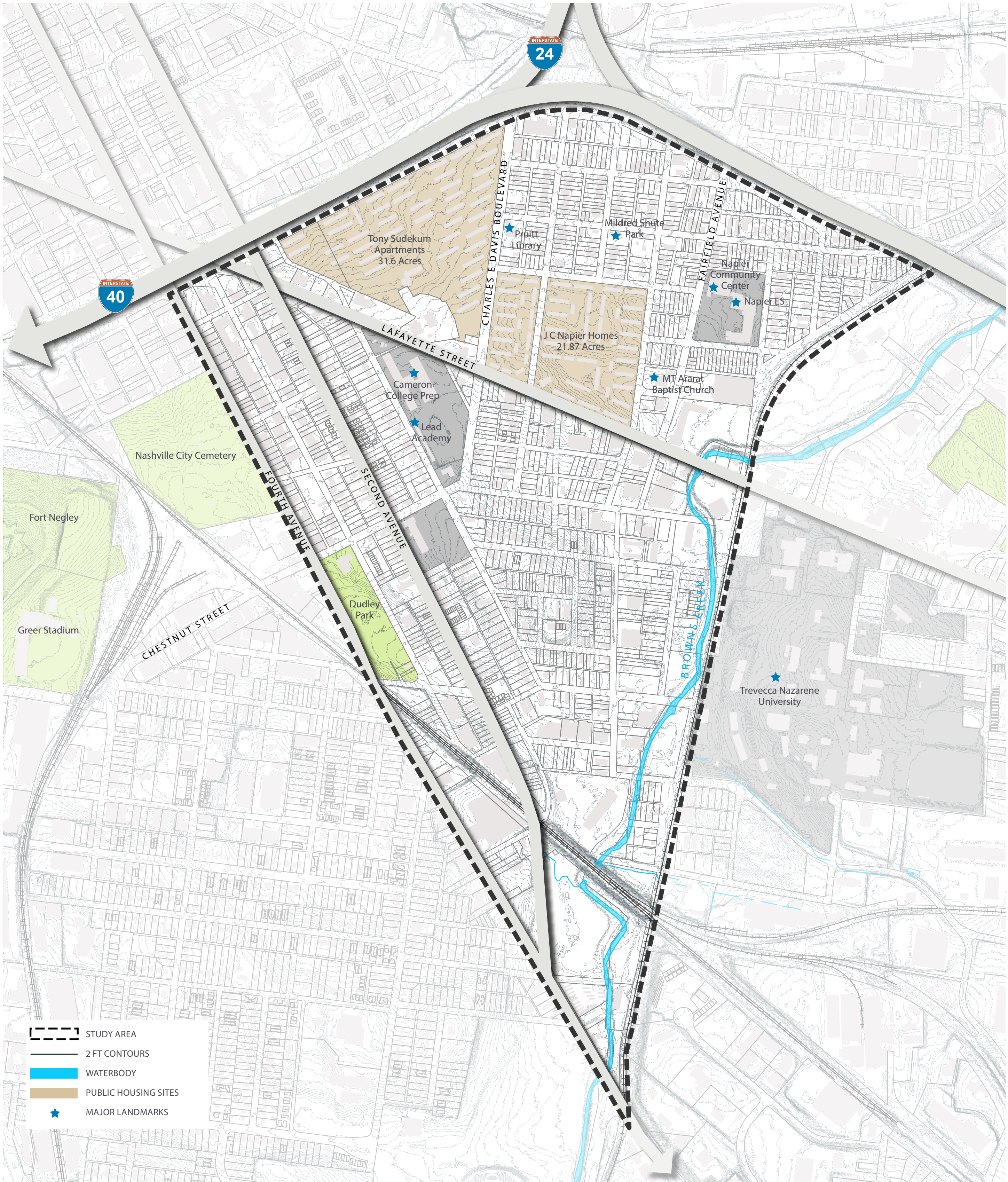
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Metropolitan Development and Housing Agency, Nashville, TN



FEMA FLOODPLAIN

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Metropolitan Development and Housing Agency, Nashville, TN



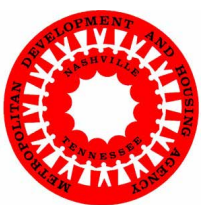
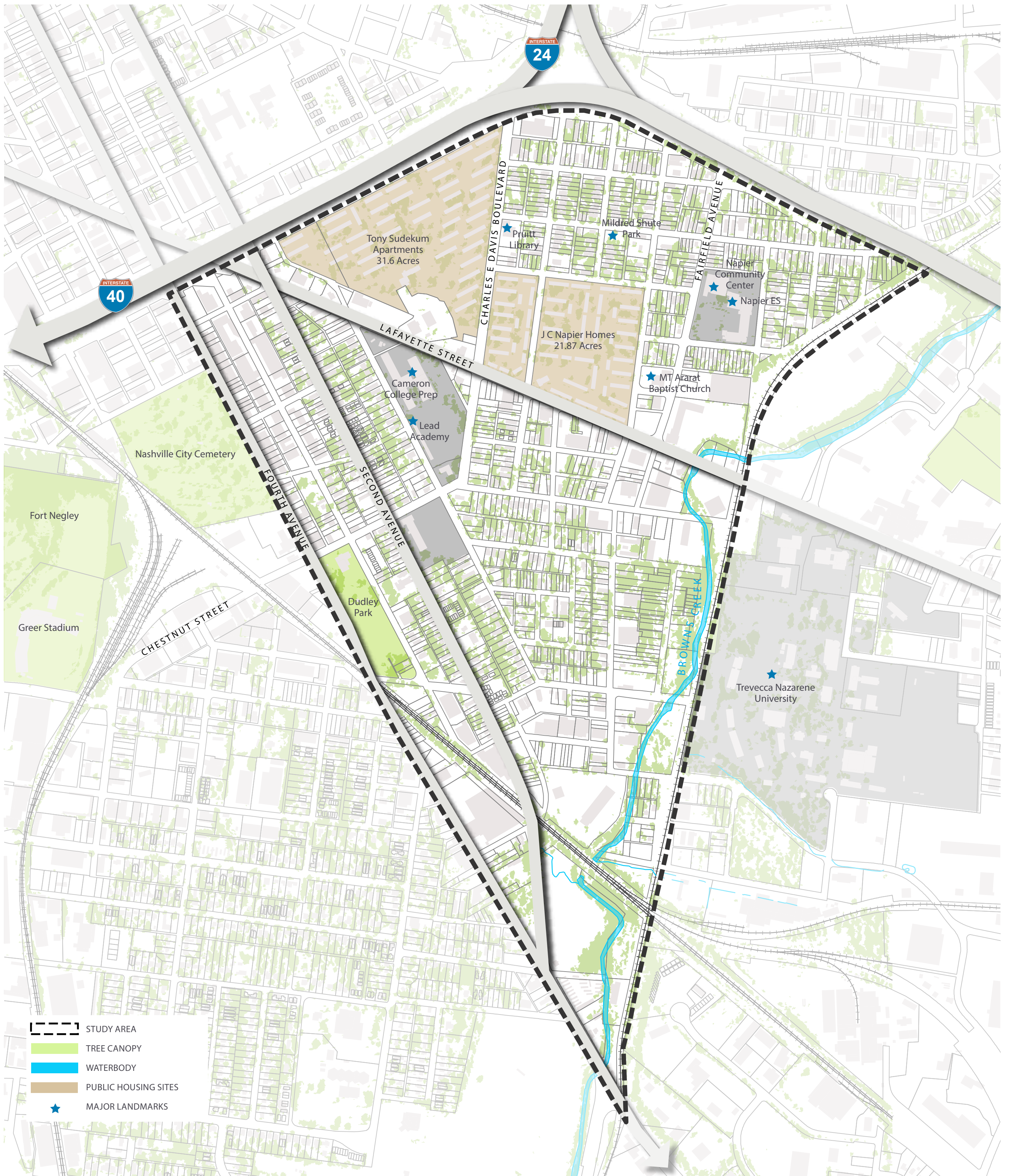
TOPOGRAPHY

Envision Napier & Sudekum Choice Neighborhoods
Metropolitan Development and Housing Agency, Nashville, TN



MOODY-NOLAN

LORD
AECK
SARGENT
Kimley»Horn

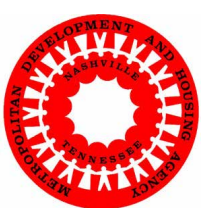
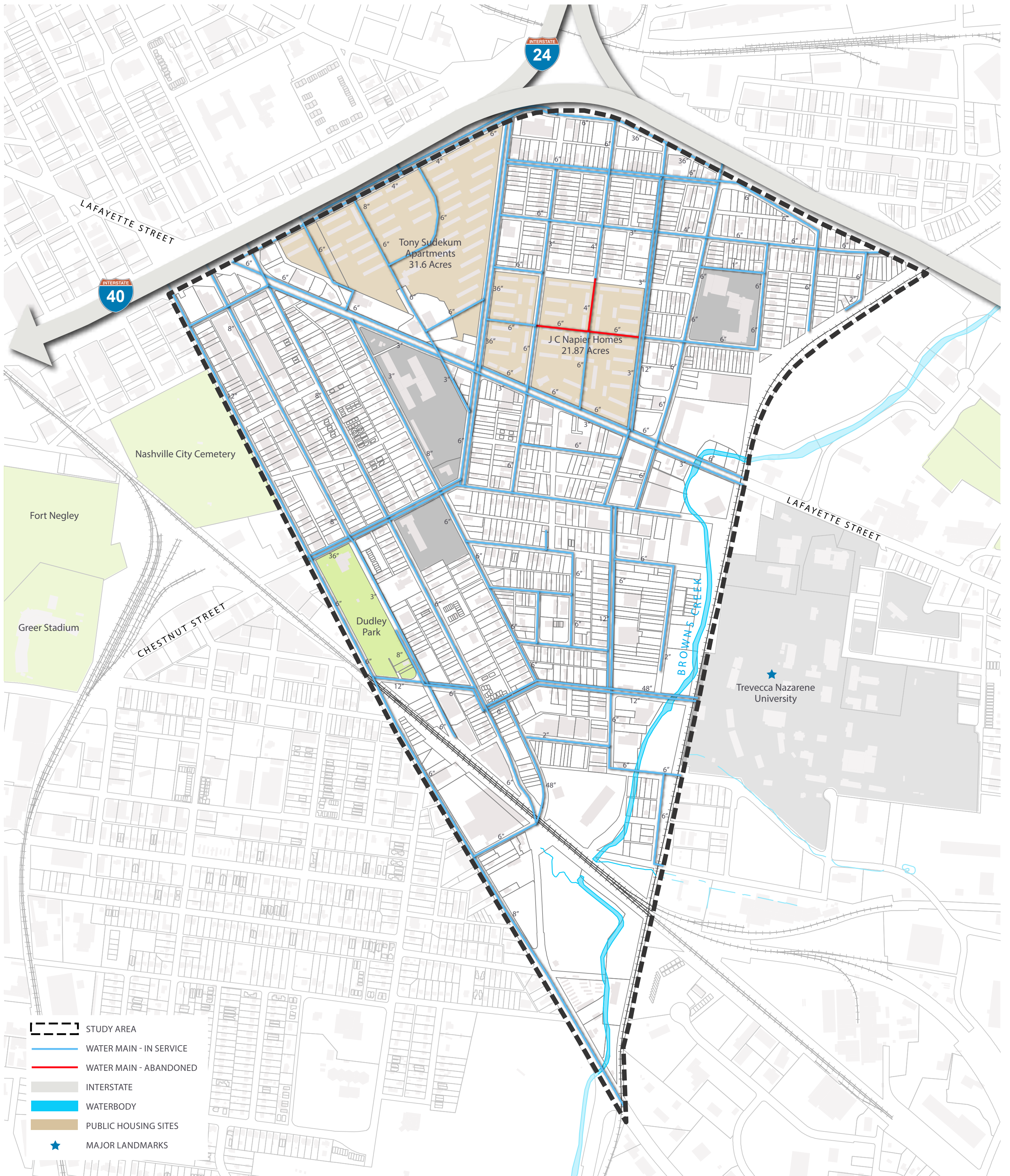


TREE CANOPY

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Metropolitan Development and Housing Agency, Nashville, TN



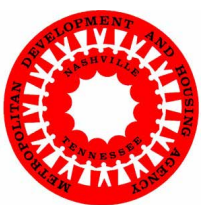
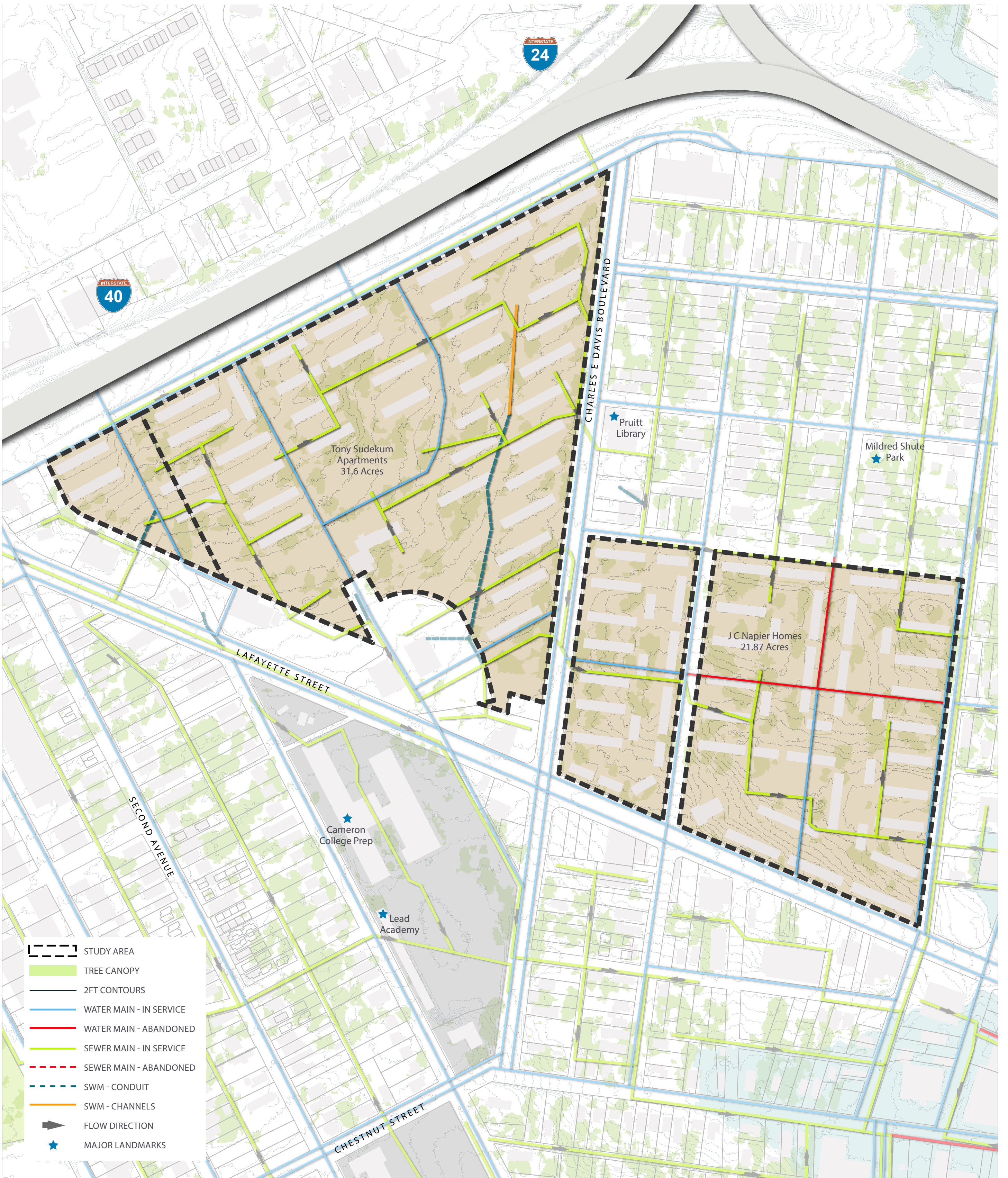
LORD
AECK
SARGENT
Kimley»Horn



UTILITY NETWORK - WATER

Envision Napier & Sudekum Choice Neighborhoods

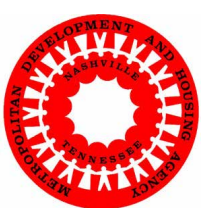
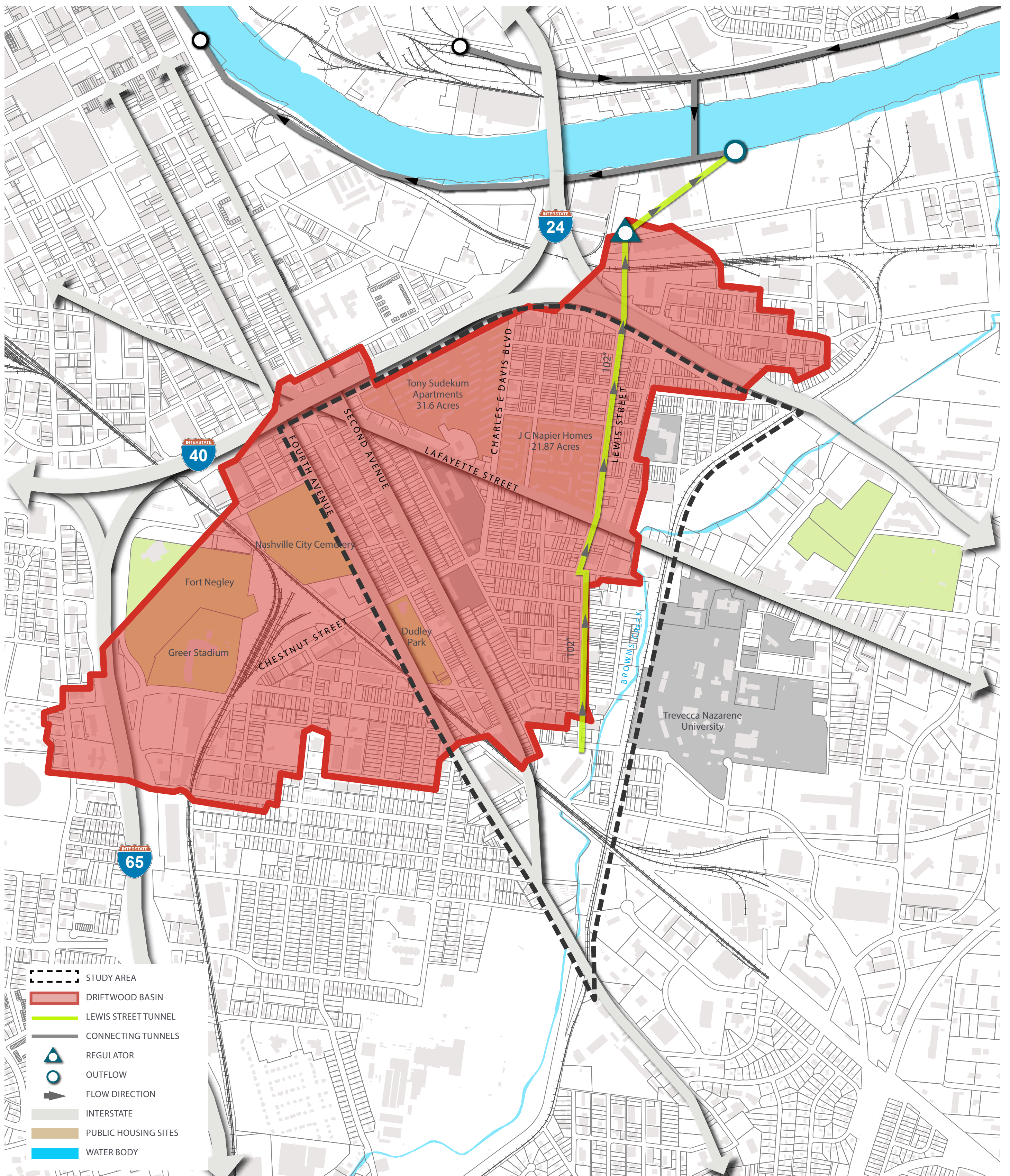
Metropolitan Development and Housing Agency, Nashville, TN



SITE DEVELOPMENT ASSESSMENT

Envision Napier & Sudekum Choice Neighborhoods
Metropolitan Development and Housing Agency, Nashville, TN

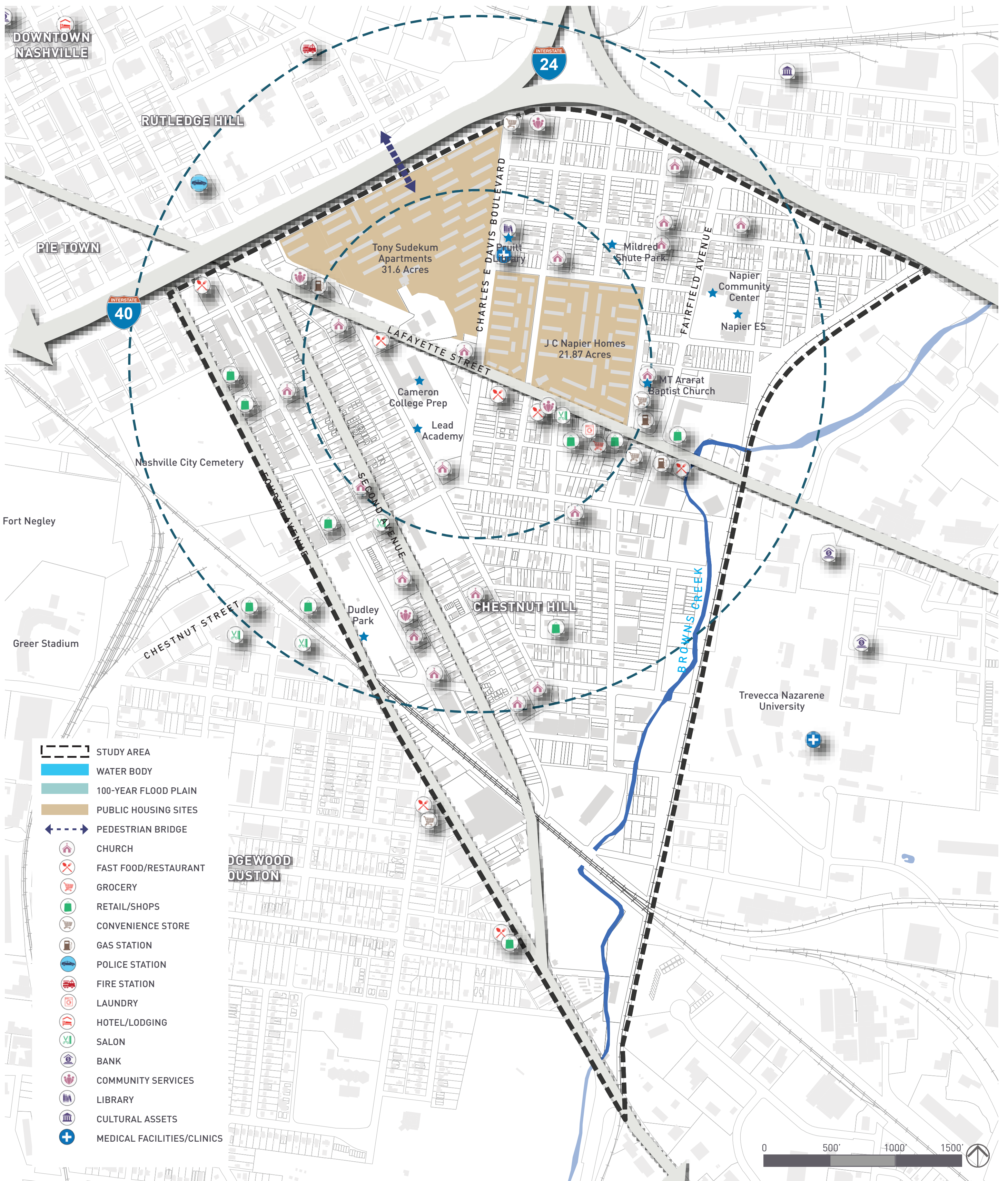




DRIFTWOOD COMBINED SEWER BASIN

Envision Napier & Sudekum Choice Neighborhoods

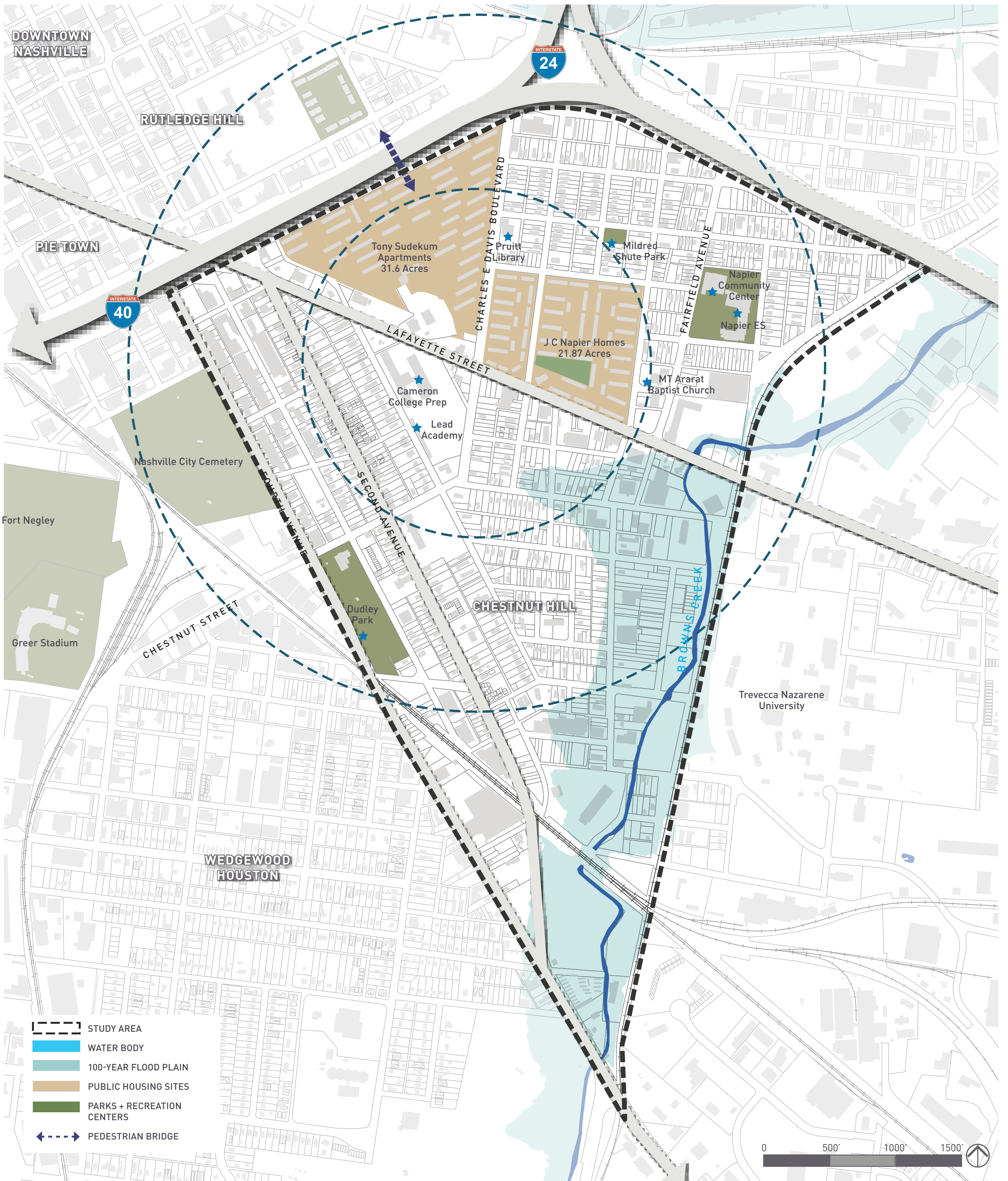
Metropolitan Development and Housing Agency, Nashville, TN



NEIGHBORHOOD RETAIL AND SERVICES

Envision Napier & Sudekum Choice Neighborhoods

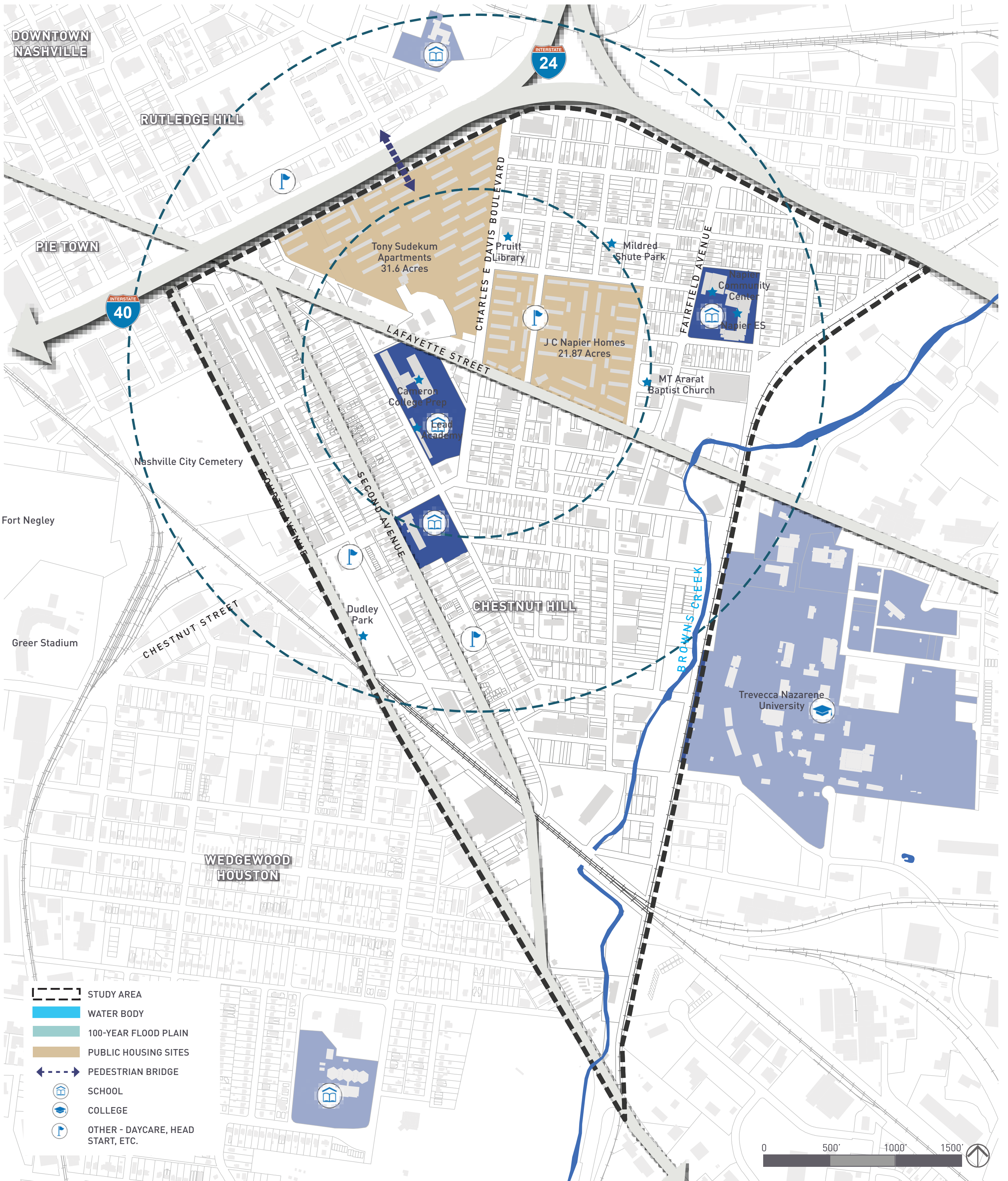
Metropolitan Development and Housing Agency, Nashville, TN



RECREATIONAL ASSETS

Envision Napier & Sudekum Choice Neighborhoods

Metropolitan Development and Housing Agency, Nashville, TN



EDUCATIONAL ASSETS/FACILITIES

Envision Napier & Sudekum Choice Neighborhoods

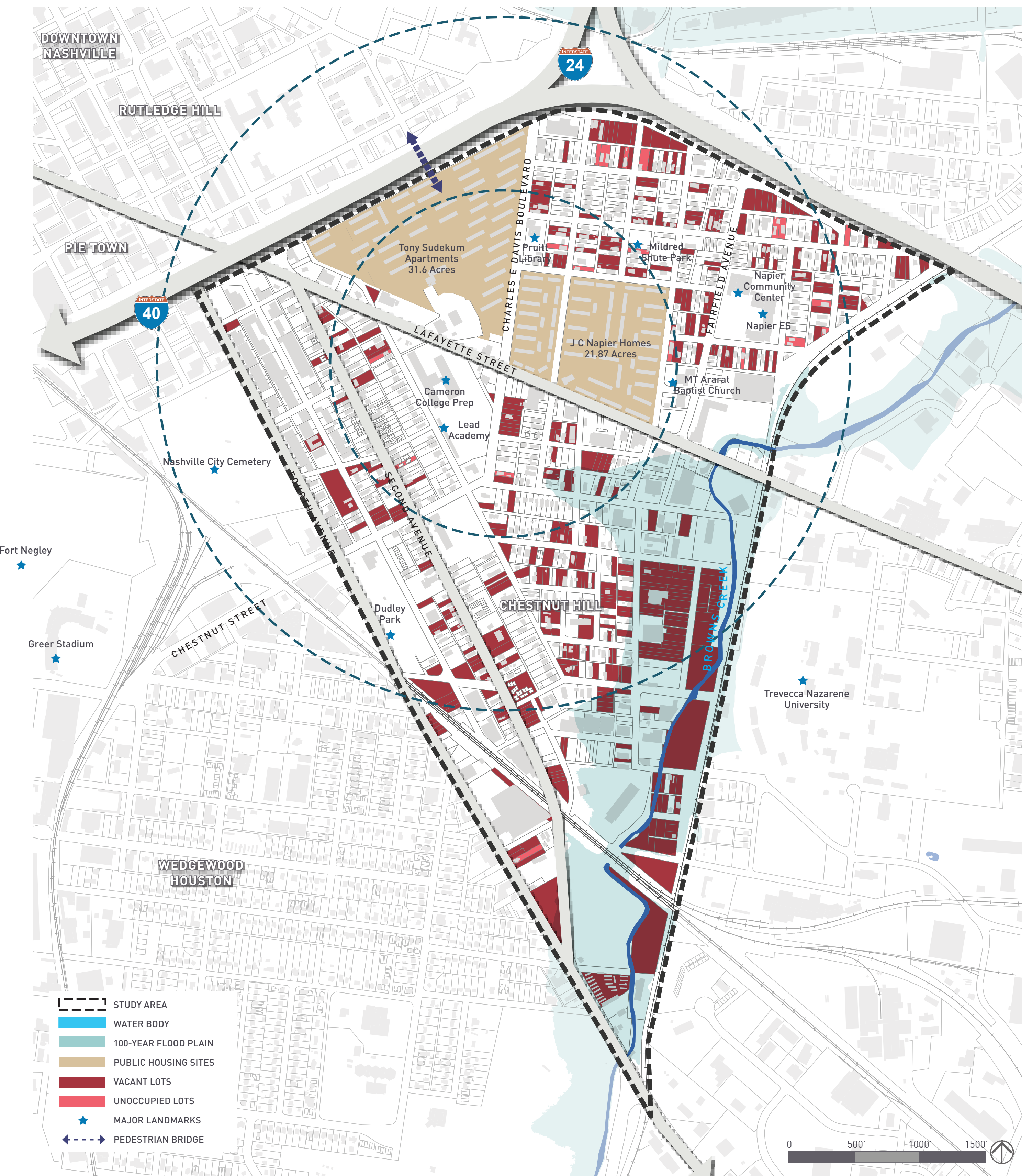
Metropolitan Development and Housing Agency, Nashville, TN





MAJOR PROPERTY OWNERSHIP

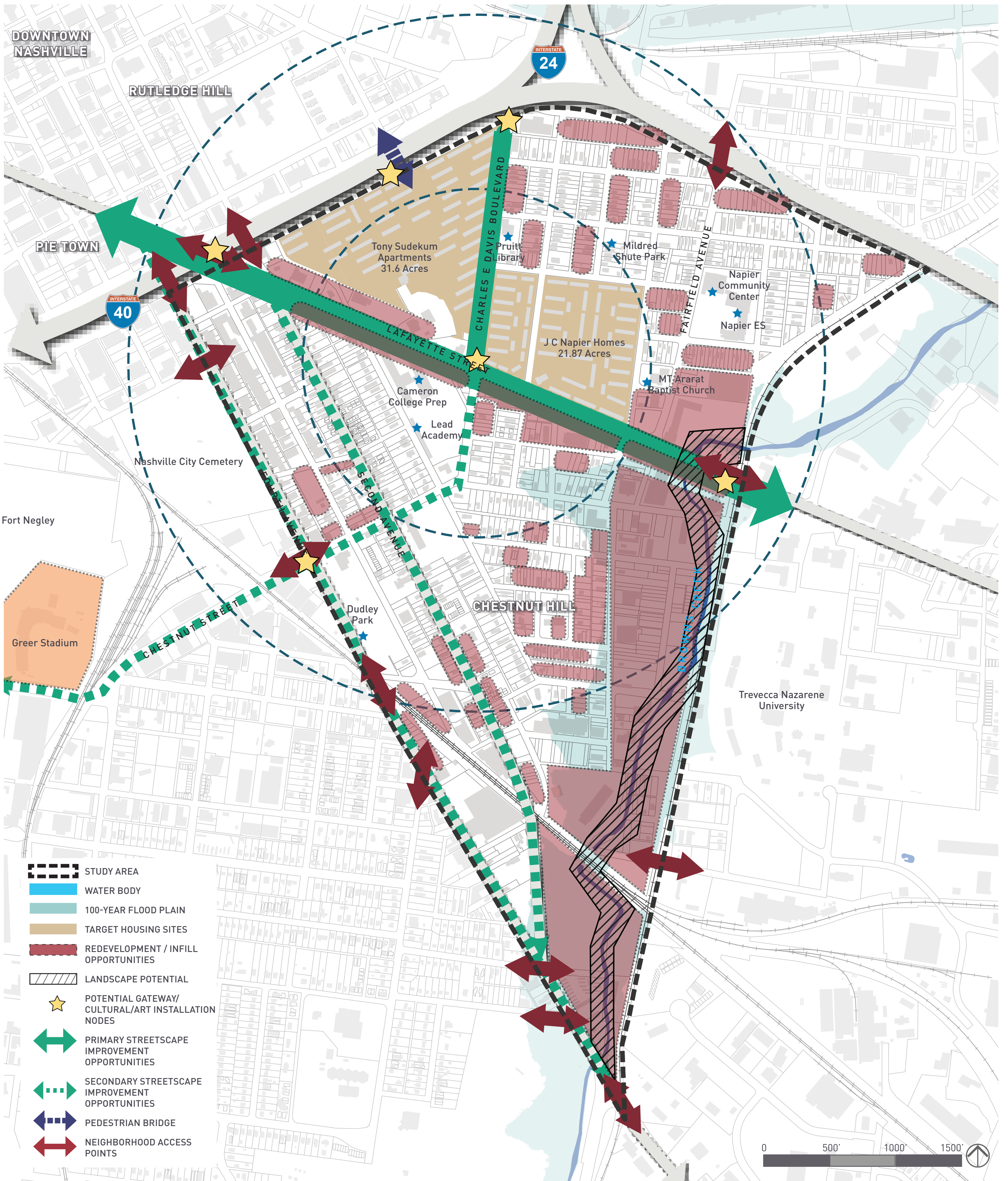
Envision Napier & Sudekum Choice Neighborhoods
Metropolitan Development and Housing Agency, Nashville, TN



VACANT AND UNOCCUPIED PARCELS

Envision Napier & Sudekum Choice Neighborhoods

Metropolitan Development and Housing Agency, Nashville, TN



DEVELOPMENT OPPORTUNITIES

Envision Napier & Sudekum Choice Neighborhoods

Metropolitan Development and Housing Agency, Nashville, TN

7 APPENDIX

Environmental Review Napier & Sudekum



U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 50.4
Pursuant to 24 CFR Part 50.20(a)**

Project Information

Project Name: Napier-Place

HEROS Number: 900000010029191

Applicant / Grant Recipient: Metropolitan Development & Housing Agency

Point of Contact: James Harbison

HUD Preparer: Patricia Ann Amerson

Consultant (if applicable):

Point of Contact:

Project Location: 648 Claiborne St, Nashville, TN 37210

Additional Location Information:

Geo-coded address: 648 Claiborne St, Nashville, TN 37210-2785 Longitude: -86.760925
Latitude: 36.150150

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Napier Place contains 42 buildings (rows) of brick townhomes built in 1941, and is located just south of the downtown Nashville central business district on 22.6 acres. The site includes off-street parking, basketball courts, tot-lots, grilling stations, and substantial green space between housing rows. The current unit breakdown is 120 1BR-1BA units containing 535 sqft.; 193 2BR-1BA units containing 711 sqft. and 65 3BR-1BA units containing 864 sqft. for a total of 378 residential units which will all be converting under RAD. Also, located on-site is a separate leasing office with management offices, two community rooms and a maintenance workshop with garage that comprise the four non-dwelling units. Post conversion the unit mix will remain the same. On Dec. 13, 2013, a request for conversion under RAD to PBRA assistance for all of

AMP 002 which includes Napier Place and neighboring Sudekum Apartments was submitted. HUD issued MDHA a Round 2 Portfolio award covering 5,384 units, 14 AMP's, and 18 properties on March 25, 2015. A Multiphase Award Letter for Napier and Sudekum Apartments was also issued on the same date. The transactions were subsequently placed on hold pending a CHOICE Planning Grant application/award. The award was recently issued and the properties are now moving forward. The transactions were subsequently transferred from the Chicago office upon receipt of the Planning Grant. MDHA is requesting to convert the properties under PBRA assistance now, and in the future, will redevelop the units as part of a much larger CHOICE Neighborhood Initiative. This transaction includes the establishment of a reserve account for each property to ensure viability in the event they do not receive a CHOICE implementation grant. The long-term plan is for the MDHA to be issued an implementation grant in the next few years which will allow for the total redevelopment of the area including Napier Place and Sudekum Apartments. The units received moderate-rehab in 2006-2008 and have minimal short term needs. The Physical Condition Assessment was completed by Dominion Due Diligence Group (D3G) and supports that the property does not warrant substantial rehabilitation at this time. At the time of inspection, critical repairs included refurbishing sidewalks, cleaning a unit and increasing handicap accessibility for a total of \$12,452. Critical repairs do not include any exigent health and safety issues so have been reclassified as non-critical 12 month repairs and included in rehab. Owner elected non-critical repairs include the addition of security system to include key cards and camera system, minor roof repairs, replacement of common area hot water heater, low-flow shower heads, and exterior lighting for \$511,488, bringing the rehab total to \$523,594. The most recent REAC report dated 3/7/14 helps to support the condition of the property with a score of 97c. The only deductions were for ADA accessibility due to the age of the property and 4 units with bedbugs, which have been resolved.

Does this project involve over 200 lots, dwelling units, or beds?

No

✓ Yes (Project requires approval from the Environmental Clearance Officer (ECO))

Maps, photographs, and other documentation of project location and description:

[Napier Place site map and pictures for part 50.pdf](#)

[LBP and Asbestos report summary Napier Homes.pdf](#)

[Environmental Risk Services, Transaction Screen Process Full Report.pdf](#)

[Environmental Risk Services, Transaction Screen Napier Place with signatures.pdf](#)

[Napier Place Part 50 Docs1 completed by Dominion.pdf](#)

[Napier Place RAD Repair and Links FINAL 3-8-2017.pdf](#)

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 50.20(a), and subject to laws and authorities at

50.4:

50.20(a)(2)(ii)

Determination:

	Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA) ; OR
✓	There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.

Review Certified by	Gregory Byrne, director, affordable housing transaction division	on	05/12/2017
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Funding Information

Grant Number	HUD Program	Program Name	Funding Amount
TN005000002A	PIH	Public Housing Capital Fund	\$606,335.00
TN005000002A	PIH	Public Housing Operating Fund	\$765,195.00

Estimated Total HUD Funded Amount: \$1,371,530.00

Estimated Total Project Cost: \$1,371,530.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. Maps and reports are uploaded under site visit section. nearest airport is 6.6 miles per mapquest

Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. LBP and Asbestos Containing Materials Report was uploaded in the site inspection section of the report.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. There will be no changes to the footprint of the existing structures or any landscape.

Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements. Project doesn't include any activities that will change the footprint
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. All supporting documents are uploaded under the site inspection section. Project is in an urban downtown area, and scope of work does not include any new construction, or changes to the existing footprint of the buildings
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106. See attached letters in part 50 document prepared by Dominion. No responses received and scope of work does not effect the exteriors of any of the buildings involved.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is modernization or minor rehabilitation of an existing residential property. A Preliminary Screening was performed, and found the following: see attached letters in part 50 document prepared by Dominion. Scope of work does not effect the exteriors of any of the buildings involved.. The project is in compliance with HUD's Noise regulation without mitigation. See attached letters in part 50 document prepared by Dominion. Scope of work does not

		effect the exteriors of any of the buildings involved.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. See maps showing no sole source aquifers in Tennessee per the attached Part 50 Docs uploaded under the site inspection screens
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. Property was developed in an urban setting in 1941. no changes to the existing footprint of the structures. maps are included in the Napier Place Part 50 Docs completed by Dominion and uploaded in the site inspection section
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
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Napier-Place

Nashville, TN

900000010029191

Mitigation Plan

none

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities**Airport Hazards**

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary**Compliance Determination**

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. Maps and reports are uploaded under site visit section. nearest airport is 6.6 miles per mapquest

Supporting documentation

[Napier Place Apts to Nashville International Airport \(BNA\) Directions - MapQuest.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

[FEMA Map Napier Place Apts.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD

recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary**Compliance Determination**

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Screen Summary**Compliance Determination**

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening

☒ None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

☒ No

Yes

Screen Summary**Compliance Determination**

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. LBP and Asbestos Containing Materials Report was uploaded in the site inspection section of the report.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

- ✓ No, the project will have No Effect due to the nature of the activities involved in the project.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

Based on the response, the review is in compliance with this section.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary**Compliance Determination**

This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. There will be no changes to the footprint of the existing structures or any landscape.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals), i.e. bulk fuel storage facilities, refineries, etc.?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements. Project doesn't include any activities that will change the footprint

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

n/a. the transaction does not involve any changes to the existing structures footprint, and involves no new construction or land development.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary**Compliance Determination**

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. All supporting documents are uploaded under the site inspection section. Project is in an urban downtown area, and scope of work does not include any new construction, or changes to the existing footprint of the buildings

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

✓ None of the above

2. Upload a FEMA/FIRM map showing the site here:

[FEMA Map Napier Place Apts.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Response Period Elapsed
- ✓ Advisory Council on Historic Preservation Completed

Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

see attached letters in part 50 document prepared by Dominion. No responses received and scope of work does not effect the exteriors of any of the buildings involved.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Step 2 – Identify and Evaluate Historic Properties

- 1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

see attached letters in part 50 document prepared by Dominion. No responses received and scope of work does not effect the exteriors of any of the buildings involved.

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

Additional Notes:

see attached letters in part 50 document prepared by Dominion. No responses received and scope of work does not effect the exteriors of any of the buildings involved.

- 2. Was a survey of historic buildings and/or archeological sites done as part of the project?**

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

✓ No Adverse Effect

Based on the response, the review is in compliance with this section.

Document reason for finding:

see attached letters in part 50 document prepared by Dominion. No responses received and scope of work does not effect the exteriors of any of the buildings involved.

Does the No Adverse Effect finding contain conditions?

Yes (check all that apply)

✓ No

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Adverse Effect

Screen Summary**Compliance Determination**

Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions,

which should be monitored, the project is in compliance with Section 106.see attached letters in part 50 document prepared by Dominion. No repsones received and scope of work does not effect the exteriors of any of the buildings involved.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

New construction for residential use

☒ Rehabilitation of an existing residential property

NOTE: For modernization projects in all noise zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details. The definition of "modernization" is determined by program office guidance.

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

2. Do you have standardized noise attenuation measures that apply to all modernization and/or minor rehabilitation projects, such as the use of double glazed windows or extra insulation?

Yes

☒ No

3. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Describe findings of the Preliminary Screening:

see attached letters in part 50 document prepared by Dominion. Scope of work does not effect the exteriors of any of the buildings involved.

Screen Summary

Compliance Determination

The project is modernization or minor rehabilitation of an existing residential property. A Preliminary Screening was performed, and found the following: see attached letters in part 50 document prepared by Dominion. Scope of work does not effect the exteriors of any of the buildings involved.. The project is in compliance with HUD's Noise regulation without mitigation. See attached letters in part 50 document prepared by Dominion. Scope of work does not effect the exteriors of any of the buildings involved.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary**Compliance Determination**

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. See maps showing no sole source aquifers in Tennessee per the attached Part 50 Docs uploaded under the site inspection screens

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary**Compliance Determination**

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. Property was developed in an urban setting in 1941. no changes to the existing footprint of the structures. maps are included in the Napier Place Part 50 Docs completed by Dominion and uploaded in the site inspection section

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Housing Requirements

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 50.3(i)

Will Multifamily Accelerated Processing (MAP) be used?

Yes

No

Hazardous Substances

Requirements for evaluating site contamination vary by program. If applicable, for each of the following factors describe how compliance was met and upload any relevant documents such as reports, surveys, and letters. Refer to program guidance for the specific requirements.

Lead-based paint**Radon****Asbestos****Other****Mitigation**

Describe all mitigation measures that will be taken for the Housing Requirements.

Screen Summary**Compliance Determination****Supporting documentation****Are formal compliance steps or mitigation required?**

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary**Compliance Determination**

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 50.4
Pursuant to 24 CFR Part 50.20(a)**

Project Information

Project Name: Tony-Sudekum-Apartments

HEROS Number: 900000010025759

Applicant / Grant Recipient: Metropolitan Development and Housing Agency

Point of Contact: William Biggs

HUD Preparer: Patricia Ann Amerson

Consultant (if applicable):

Point of Contact:

Project Location: 101 University Court, Nashville, TN 37210

Additional Location Information:

Map & Parcel: 093 15 0 108.00 Current Owner: M. D. H. A. TONY SUDEKUM HOMES
Mailing Address: 701 S 6TH ST NASHVILLE, TN 37206 Zone: 1 Neighborhood: 1426
Location: 78 CHARLES E DAVIS BLVD Land Area: 28.73 Acres Most Recent Sale Date:
07/03/1975 Most Recent Sale Price: \$0 Deed Reference: 00004930-0000991 Tax
District: USD Assessment Year: 2013 Assessment Classification*: EXE Land Value:
\$787,500 Assessment Land: \$0 Improvement Value: \$0 Assessment Improvement: \$0
Total Appraisal Value: \$787,500 Assessment Total: \$0 LEGAL DESCRIPTION: S/W Corridor
of Carroll ST & WHARF AV & PT CL ALLEY Map & Parcel: 093 15 0 108.00

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

This action consists of improvements to an existing public housing development with 43 buildings (443 units) located on 34.1 acres of land in Nashville. Dominion Due Diligence (D3G) prepared a RAD Physical Condition

Assessment (RPCA) to determine the current condition of this property and to establish appropriate future capital reserves. This includes a review of the status of major building systems and accessibility compliance, photographic record of the property, including critical (immediate) and non-critical (12 month) rehabilitation items (see attached D3G's assessment Section 1.3.1 Critical Repairs - page 5-6 and Section 1.3.2 Non-Critical Repairs -- page 7-9). Also, prepared is a report that lists recommended energy and water conservation measures, as well as the cost and overall projected cost savings.

Does this project involve over 200 lots, dwelling units, or beds?

No

✓ Yes (Project requires approval from the Environmental Clearance Officer (ECO))

Maps, photographs, and other documentation of project location and description:

[Sudekum - EDR Radius Map Report.pdf](#)

[Sudekum Apartments Part 50 Docs.pdf](#)

[Environmental Risk Services Sudekum Transaction Screen \(Signed\).pdf](#)

[Sudekum-RAD RPCNA FINAL 4-6-2017.pdf](#)

[SUDEKUM APARTMENTS - LBP O&M - Compiled.pdf](#)

[Asbestos and LBP Final Report Sudekum Apartments.pdf](#)

[Sudekum - Environmental \(Final\)1.pdf](#)

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 50.20(a), and subject to laws and authorities at 50.4:

50.20(a)(2)(ii)

50.20(a)(2)(iii)

Determination:

	Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA) ; OR
✓	There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.

Review Certified by	Gregory Byrne, director, affordable housing transaction division	on	05/22/2017
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Funding Information

Grant Number	HUD Program	Program Name	Funding Amount
TN005000002	Housing	Other Housing Program	\$4,240,608.00
TN005000002	PIH	Public Housing Capital Fund	\$1,983,617.00
TN005000002	PIH	Public Housing Operating Fund	\$3,063,621.00

Estimated Total HUD Funded Amount: \$9,287,846.00

Estimated Total Project Cost: \$5,287,846.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The Nashville International Airport owns all land that extends 2,700 feet beyond the end of each runway. These areas falls within the 65, 70, and 75 DNL contour boundaries. Also, the John C. Tune airport is an expansion airport for the Nashville International Airport and is located in a bend of the Cumberland River which provides its north and south boundaries. The west boundary is a government facility and river. The east boundary is vacant and industrial land that extends 2,500 feet before residential properties are encountered (see attached airport data in part 50 report attached earlier in this review on page 43).

Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The proposed location is not located within a FEMA designated floodplain or floodway. The FEMA map number is 47037C0219 F and the panel number is 219 of 453 (see attached Flood Insurance Rate Map uploaded as part of the part 50 document, page 21).
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act. The current project involves rehabilitation of existing units only. No change to current footprint is planned.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. No contaminants were found according to

		the environmental reports uploaded in the report.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. The scope of work involves rehabilitation to existing structures only. No change to existing footprint. The existing property has been in place on this site since 1953. no changes to size of the site are planned.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. Planned activities are rehabilitation of existing structures only, with no changes to the parcels of land affected which are located in downtown Nashville TN.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. The proposed location is not located within a FEMA designated floodplain or floodway. The FEMA map number is 47037CO219 F and the panel number is 219 of 453 (see attached Flood Insurance Rate Map previously uploaded as part of the part 50 docs attachment on page 21).
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106. Proposed site was built in 1953 as per our programmatic agreement, a Section 106 review was performed by the Metropolitan Historic

		Commission (MHC) which indicated the proposed work will have no adverse effect on historic resources (see attached letter from MHC). Programmatic Agreement is between the City of Nashville and the Tennessee State Historic Preservation Office (SHPO) (see attached agreement uploaded as page 24 of the part 50 review docs previously uploaded).
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is modernization or minor rehabilitation of an existing residential property. A Preliminary Screening was performed, and found the following: See part 50 documents previously upload to this document which contain the requisite DOT forms. . The project is in compliance with HUD's Noise regulation without mitigation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. see documentation in Part 50 docs and Transaction Screen Process previously uploaded to this document.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. Project activities involve rehab to existing structures only.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
Housing Requirements (50) [MAP Guide - Chapter 9: Lead-based paint, Radon, and Asbestos]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See appendix for compliance with Housing Requirements.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in

		compliance with Executive Order 12898.
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Mitigation Measures and Conditions [40 CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Housing Requirements (50)	Operations and Maintenance Plans are currently in effect for both LBP and Asbestos. Property is in compliance with both plans.	N/A	

Mitigation Plan

see attached plans previously uploaded.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities**Airport Hazards**

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

☒ **No**

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary**Compliance Determination**

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The Nashville International Airport owns all land that extends 2,700 feet beyond the end of each runway. These areas falls within the 65, 70, and 75 DNL contour boundaries. Also, the John C. Tune airport is an expansion airport for the Nashville International Airport and is located in a bend of the Cumberland River which provides its north and south boundaries. The west boundary is a government facility and river. The east boundary is vacant and industrial land that extends 2,500 feet before residential properties are encountered (see attached airport data in part 50 report attached earlier in this review on page 43).

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

☒ **No**

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD

recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The proposed location is not located within a FEMA designated floodplain or floodway. The FEMA map number is 47037CO219 F and the panel number is 219 of 453 (see attached Flood Insurance Rate Map uploaded as part of the part 50 document, page 21).

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary**Compliance Determination**

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act. The current project involves rehabilitation of existing units only. No change to current footprint is planned.

Supporting documentation

[Sudekum-Radpcaexceltool FINAL.xlsm](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Screen Summary**Compliance Determination**

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening

☒ None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

☒ No

Explain:

No changes will be made to the existing footprint of the structures. No interior rehab will be completed that will disturb LBP or any existing Asbestos Containing Materials. Operations and Maintenance Plans are currently in effect for both. Property is in compliance with both plans. No additional monitoring is required.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. No contaminants were found according to the environmental reports uploaded in the report.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

- ✓ No, the project will have No Effect due to the nature of the activities involved in the project.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

Based on the response, the review is in compliance with this section.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary**Compliance Determination**

This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. The scope of work involves rehabilitation to existing structures only. No change to existing footprint. The existing property has been in place on this site since 1953. no changes to size of the site are planned.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals), i.e. bulk fuel storage facilities, refineries, etc.?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

N/A - existing site of developed land used for multifamily apartment complex.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary**Compliance Determination**

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. Planned activities are rehabilitation of existing structures only, with no changes to the parcels of land affected which are located in downtown Nashville TN.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

☒ None of the above

2. Upload a FEMA/FIRM map showing the site here:

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

☒ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. The proposed location is not located within a FEMA designated floodplain or floodway. The FEMA map number is 47037CO219 F and the panel number is 219 of 453 (see attached Flood Insurance Rate Map previously uploaded as part of the part 50 docs attachment on page 21).

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

- ✓ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

Yes, because the project includes activities with potential to cause effects (direct or indirect).

Threshold (b). Document and upload the memo or explanation/justification of the other determination below:

Proposed site was built in 1953 as per our programmatic agreement, a Section 106 review was performed by the Metropolitan Historic Commission (MHC) which indicated the proposed work will have no adverse effect on historic resources (see attached letter from MHC). Programmatic Agreement is between the City of Nashville and the Tennessee State Historic Preservation Office (SHPO) (see attached agreement uploaded as part of the part 50 review docs page 23).

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106. Proposed site was built in 1953 as per our programmatic agreement, a Section 106 review was performed by the Metropolitan Historic Commission (MHC) which indicated the proposed work will have no adverse effect on historic resources (see attached letter from MHC). Programmatic Agreement is between the City of Nashville and the Tennessee State Historic Preservation Office (SHPO) (see attached agreement uploaded as page 24 of the part 50 review docs previously uploaded).

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

☒ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

New construction for residential use

☒ Rehabilitation of an existing residential property

NOTE: For modernization projects in all noise zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details. The definition of "modernization" is determined by program office guidance.

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

2. Do you have standardized noise attenuation measures that apply to all modernization and/or minor rehabilitation projects, such as the use of double glazed windows or extra insulation?

Yes

☒ No

3. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Describe findings of the Preliminary Screening:

See part 50 documents previously upload to this document which contain the requisite DOT forms.

Screen Summary

Compliance Determination

The project is modernization or minor rehabilitation of an existing residential property. A Preliminary Screening was performed, and found the following: See part 50 documents previously upload to this document which contain the requisite DOT forms. . The project is in compliance with HUD's Noise regulation without mitigation.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary**Compliance Determination**

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. see documentation in Part 50 docs and Transaction Screen Process previously uploaded to this document.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. Project activities involve rehab to existing structures only.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary**Compliance Determination**

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Housing Requirements

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 50.3(i)

Will Multifamily Accelerated Processing (MAP) be used?

Yes

✓ No

Hazardous Substances

Requirements for evaluating site contamination vary by program. If applicable, for each of the following factors describe how compliance was met and upload any relevant documents such as reports, surveys, and letters. Refer to program guidance for the specific requirements.

Lead-based paint

LEAD BASED PAINT: The proposed site (40 buildings & 443 units) was tested and lead-based paint was detected on the interior and exterior. Some abatement was performed on the interior; however, additional interior & exterior abatement (cloths line poles) is needed. This property must show documentation that it has met lead-based paint regulations. No changes will be made to the existing footprint of the structures. No interior rehab will be completed that will disturb LBP or any existing Asbestos Containing Materials. Operations and Maintenance Plans are currently in effect for both LBP and Asbestos. Property is in compliance with both plans. No additional monitoring is required.

Radon

Data is uploaded i nthe Environmental Risk Services, LLC report previously uploaded. Appropriate data sources were reviewed. State Database: TN Radon - Source: Department of Environment & Conservation -Telephone: 615-299-9725 Radon Test Results - Area Radon Information -Source: USGS -Telephone: 703-356-4020 The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions. EPA Radon Zones Source: EPA - Telephone: 703-356-4020 Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S.

with the potential for elevated indoor radon levels.

Asbestos

ASBESTOS: The proposed site was built in 1953 during a time of asbestos-containing materials (ACM) usage. Any ACM's that are to be impacted by the repairs should be removed by a licensed asbestos abatement contractor in accordance with all applicable local, state, and federal guidelines. Also, any remaining identified ACM's should be managed under a site-specific operations and maintenance program. No changes will be made to the existing footprint of the structures. No interior rehab will be completed that will disturb LBP or any existing Asbestos Containing Materials. Operations and Maintenance Plans are currently in effect for both LBP and Asbestos. Property is in compliance with both plans. No additional monitoring is required.

Other

n/a

Mitigation

Describe all mitigation measures that will be taken for the Housing Requirements.

Operations and Maintenance Plans are currently in effect for both LBP and Asbestos. Property is in compliance with both plans.

Screen Summary**Compliance Determination**

See appendix for compliance with Housing Requirements.

Supporting documentation

[Asbestos and LBP Final_Report_Sudekum Apartments\(1\).pdf](#)

[SUDEKUM APARTMENTS - LBP O&M - Compiled\(1\).pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary**Compliance Determination**

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

7 APPENDIX

Resident and Community Needs Assessment Survey Analysis

PERCEPTIONS OF PUBLIC HOUSING RESIDENTS: ENVISION NAPIER-SUDEKUM SURVEY 2017

Paul W. Speer & Jyoti Gupta, Vanderbilt University

A survey of those residing in Napier Place and Sukekum Apartments was conducted in 2017 by the Martha O'Brien center and the Metropolitan Development and Housing Agency. This survey was conducted as part of the Envision Napier-Sudekum planning process, supported by a HUD Choice Neighborhoods Grant.

Presented here are results of that survey. The analysis was conducted by Vanderbilt University, a partner with the Martha O'Brien center and the Metropolitan Development and Housing Agency.

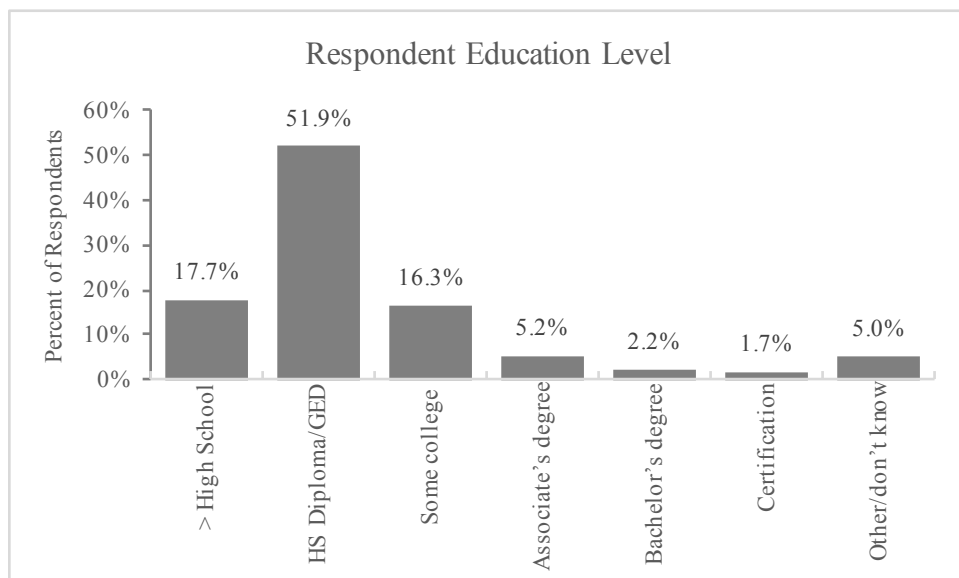
A total of 383 surveys were collected. Respondent were from Napier Place (50.1%), Sudekum Apartments (44.8%), or from the Greater Napier Community (5%). Several residents did not respond to a large number of the 88 total survey questions. For those missing more than a quarter of all questions, respondents were eliminated from the analysis, leaving a total of 362 completed surveys in the analyses reported here.

Demographics

Almost one-third of respondents were between age 29-39 (31.1%), while two thirds were age 50 or younger (67.8%). The age group 18-28 represented 18.8% of respondents, while only 7% were age 70 or older.

In addition, respondents were predominantly female (80%), and racially African-American (90%). Ethnic status was difficult to discern, with 3% self-identifying as Hispanic, and an additional 5% self-identifying as Mexican or Puerto Rican.

Educationally, just over half of respondents had a high school diploma or equivalent as their highest educational attainment. All responses are shown in the chart below:



Respondents were primarily single (76%), with 9.5% married, 6.3% divorced, 3.7% separated and 4.6% widowed. As to children under 18 years of age in the home, 23% had no children, 34% had one child, 17% had 2 children, 10% had 3 children, 10% had 4 children, and 6% had 5 or more children at home.

Civic Engagement

When asked if they were registered voters, 75.1% of respondents said they were registered to vote, but only 58% report voting at least once in the last 4 years.

Online Access

Two questions inquired about household access to computers and internet access. As to some form of computing device (excluding cell phones), respondents were split – 47% reported having a computer, and 48.9% reported not having a computer in the home (4% didn't know). Roughly equivalent proportions report having internet access at home (45.6% yes, 48.8% no). These were mostly the same households; 41.6% of all households reported having neither a computer or internet access and 37.7% reported having both a computer and internet access – leaving just over 20% of households having one or the other.

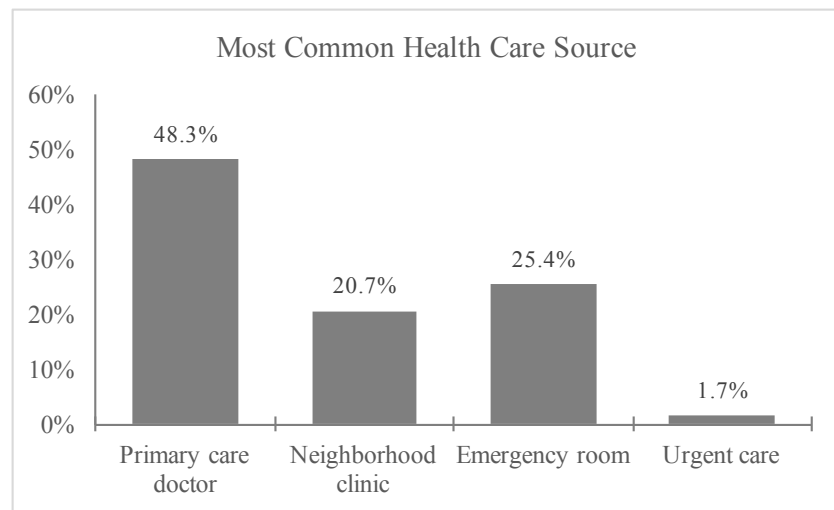
Perceptions of Community Issues and Associated Local Institutions

Health

Overall, 26.1% report that medical services in their neighborhood are very good and 18.3% as very poor. There were 25.6% who didn't know about medical services in the neighborhood. For those respondents with children, 73.2% report that their child has a regular doctor for medical care. When asked about whether there were medical services available to them in their neighborhood, 70% said yes, 17.5% said no, and 12.5% didn't know.

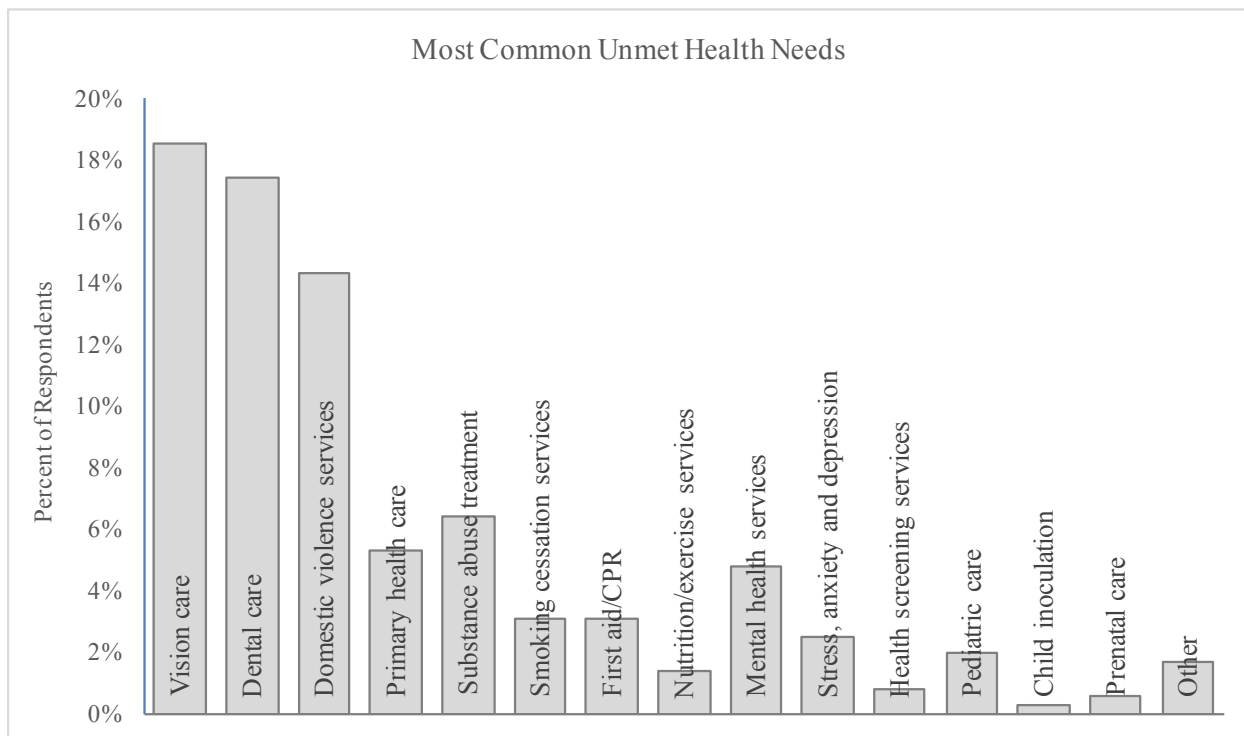
When sick, respondents reported that they most often saw a primary care physician (48.3%). Second most common was accessing an emergency room followed by visiting a neighborhood clinic.

In response to a question about the barriers faced in accessing affordable healthcare, 11.7% reported a lack of available health care options, 44.1% reported no



barriers at all, 10.6% report eligibility problems, and almost 32% report either cost or transportation as the main barrier to accessing for healthcare.

A question about the most common unmet health care needs found that vision (18.5%) and dental care (17.4%) were the most common unmet need. Domestic violence services were the third most common unmet need for respondents (14.3%). Unmet needs beyond those three concerns were reported much less frequently (the 4th most unmet need was reported half as often than the 3rd unmet need). Substance abuse treatment (6.4%) and mental health services (4.8%) were the next most common unmet needs. The chart below shows all healthcare needs reported:



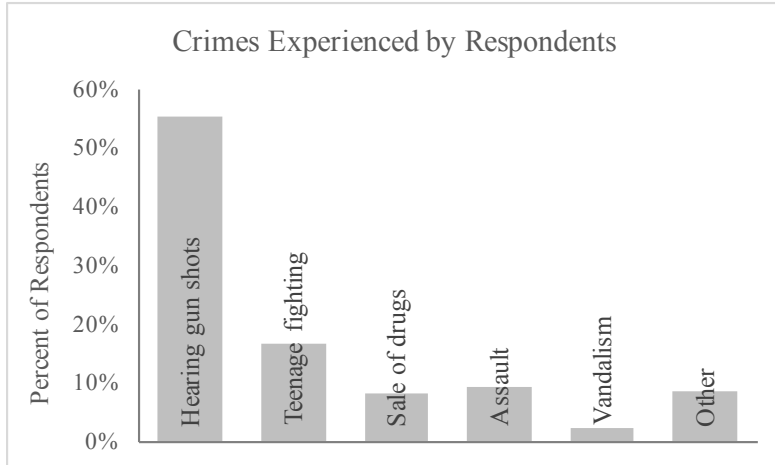
As to respondent health, 79.9% report that their health was either good or very good.

Law Enforcement

Perceptions of police were mostly negative. In response to a question about whether police have positive interactions with the community outside of emergency issues, 71% disagreed with that statement. As to police responsiveness, 77.2% disagreed that police respond to emergency calls quickly.

Violence was reported as a problem in the neighborhood by 90.9% of respondents. Additionally, 90.5% of respondents said that gang activity was a problem, and 87.3% of respondents said bullying was a problem. With regard to youth, 87.4% reported seeing children or youth being disrespectful to adults.

With respect to personal safety, 62.7% disagreed or strongly disagreed with the statement “I feel safe walking in my neighborhood during the day”. That proportion increased to 84.5% when asked about walking in the neighborhood at night. With regard to feeling safe in one's home, 45.2% disagreed or strongly disagreed with that statement.



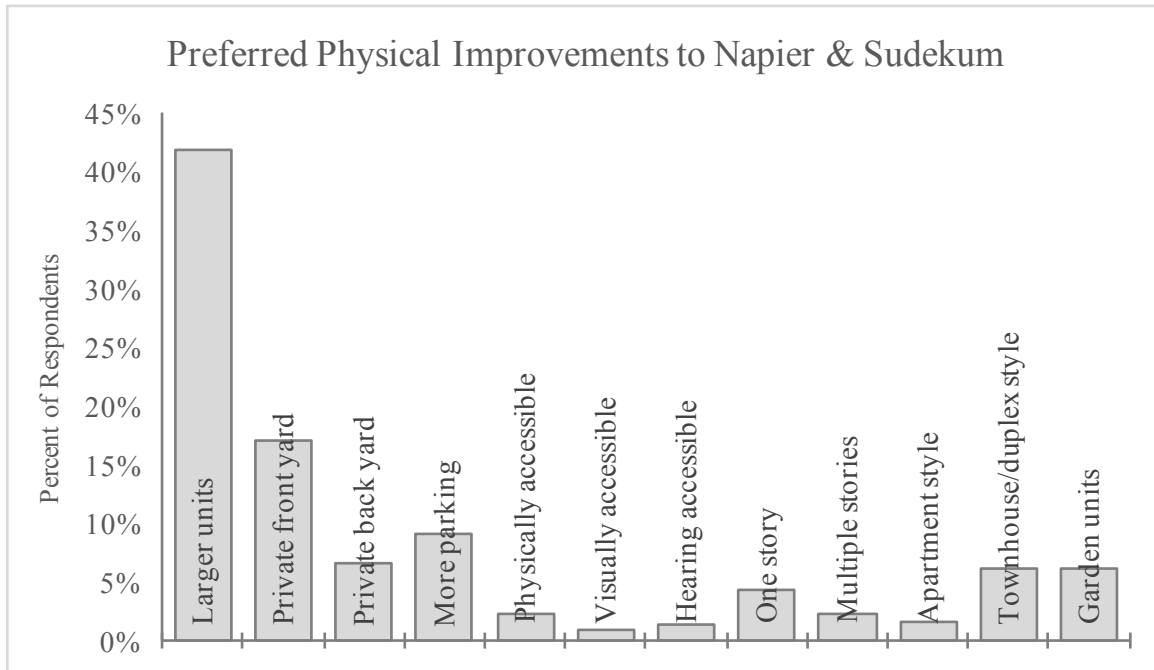
As to the types of crimes experienced directly, most common was hearing gunshots (85.4%). Almost one-tenth (9.1%) reported that they had been assaulted.

Many residents (39.4%) reported wanting to see increased security systems. In addition, 15.5% wanted additional street-lighting, 18.9% wanted anti-gang initiatives, and 16.9% wanted

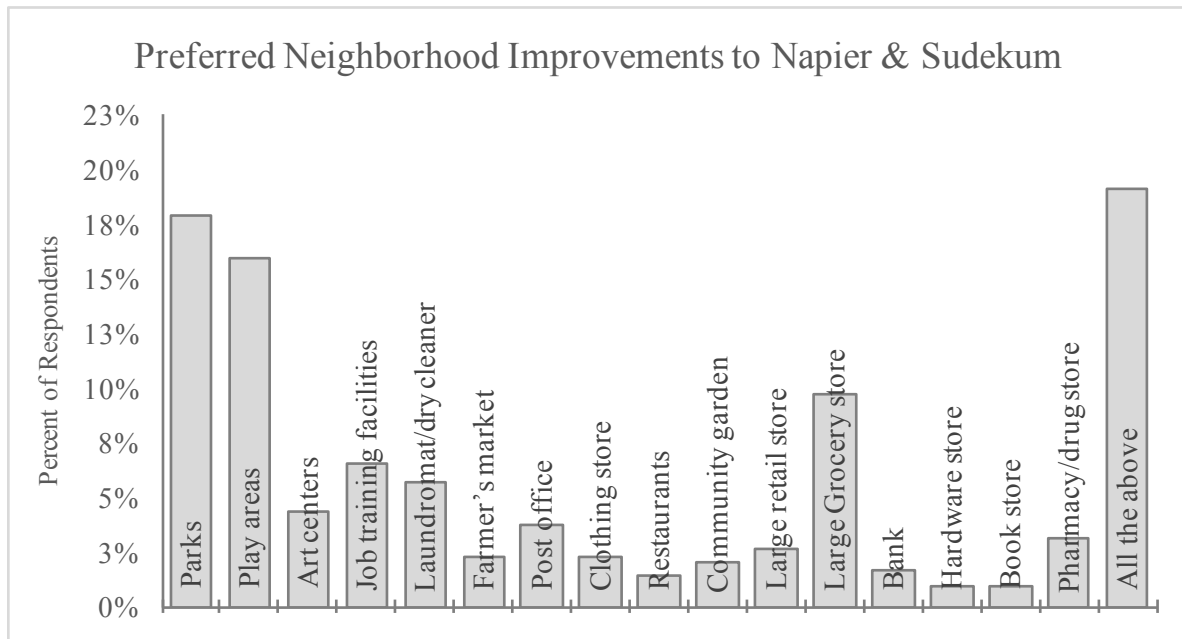
youth and adult crime prevention programming for their neighborhood.

Housing

Many respondents were critical of housing conditions. When asking if the buildings at Napier & Sudekum were in good shape, 75.2% either disagreed or disagreed strongly. Likewise, almost half of respondents (46%) disagreed with the statement that homes and buildings surrounding Napier & Sudekum were in good shape.



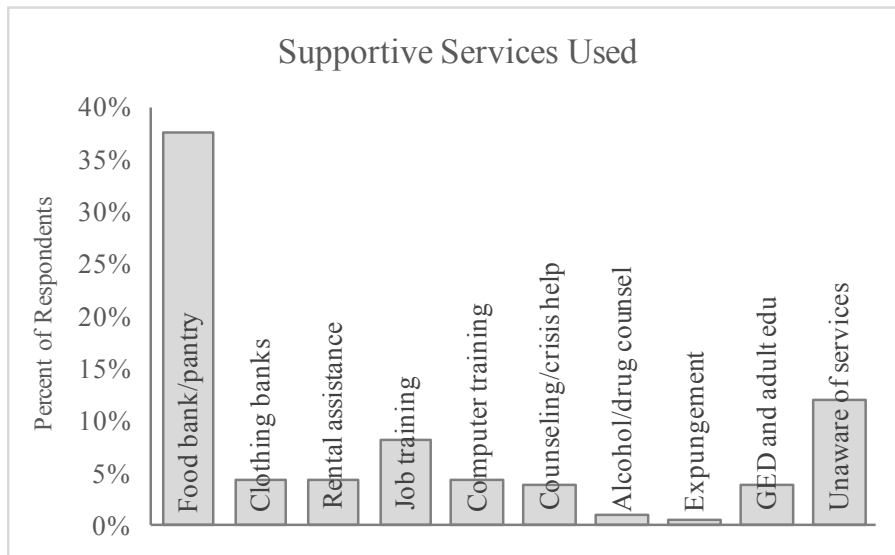
When asked about the desire to live in a redeveloped unit at Napier or Sudekum at the completion of the *Envision* process, 65.6% of respondents were interested. One question asked about what physical improvements respondents would like to see in the Napier and Sudekum redevelopment. The bottom of page 4 (previous page) shows those responses. Larger units were the most common wish – with 41.8% of respondents interested in larger units. A broad range of other improvements were identified, with private front yard (17.2%) and more parking (9.1%) as the next most frequent responses.



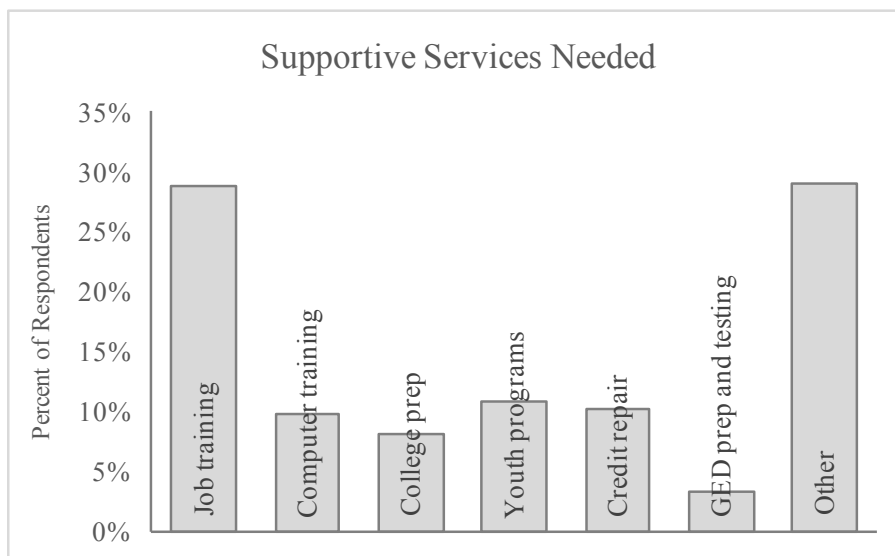
The chart above shows responses regarding what neighborhood improvements people wished to see after redevelopment. Respondents could select more than one response, and ‘all of the above’ was the most common response (19.1%). Parks (17.9%), play areas (16%) and large grocery store (9.7%) were the most common responses after ‘all the above’.

Social Services

There were two items asking about the utilization of social services as well as social service needs in respondent households. The utilization question asked about most commonly acquired social services. The most common social service utilized was food banks or food pantries, with 37.5% of respondents accessing such services. A total of 20.4 percent of respondents listed “other” social services (the ‘other’ category not shown in chart below), followed by those unaware of services available (12%) and job-training (8.1%).

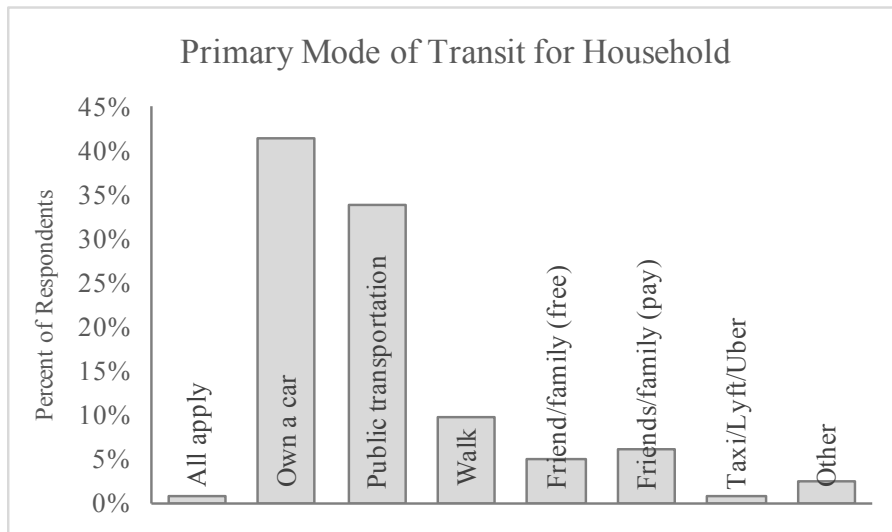


The chart below asks respondents what supportive social services they, or members of the household, are currently in need of. Respondents were able to select more than one answer to this question. The two most common responses were “other” (29.1%) and job training (28.8%). There were four additional items that garnered similar response rates: computer training (9.8%), college prep (8.2%), youth programs (10.8%), and credit repair (10.1%).



Transportation

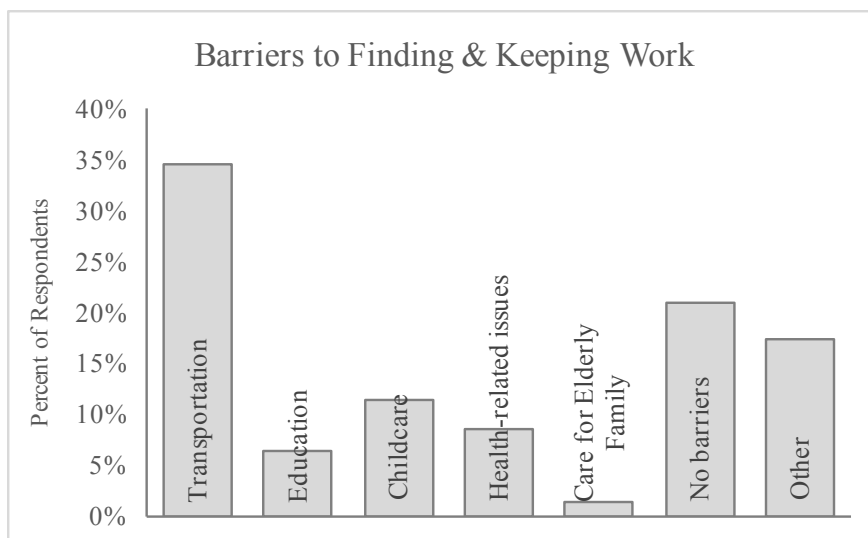
In response to a question about how many drivable cars there were in the respondent’s household, 53.4% had no drivable car (33.6% had 1 car, and 7.5% had 2 cars). The survey then asked what the primary mode of transportation was for the respondent and other members in their household. The chart below shows the findings for this question. After utilizing their own car (41.3%), 33.9% use public transportation, 9.6% walk, and 6.1% paid friends to drive them in a car as their primary source of transit.



Employment

With regard to employment status, 36.9% were employed, 24.6% were unemployed, 16.9% were disabled, 9.3% were retired, and 8.7% were self-employed. Across respondents who were employed 74.9% had one job, 16.6% had two jobs, 4% had three jobs, and 4.5% had four or more jobs.

Asked as to the sector of the job market people were employed in, 26.2% were employed in the restaurant or food service industry, 11.4% in the hotel or hospitality industry, followed by healthcare/social services (6.1%), retail/sales (6.5%), and childcare (6.5%).



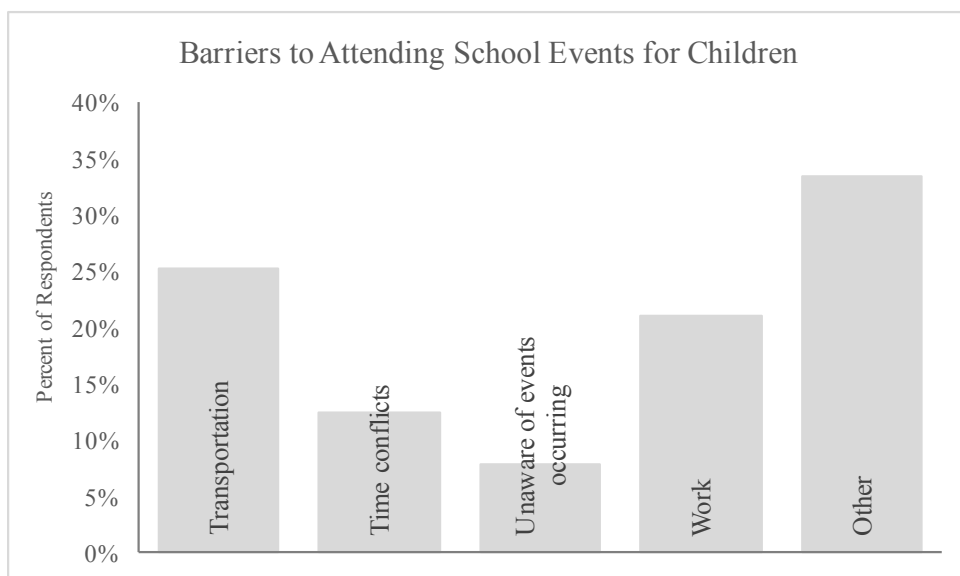
The chart above shows those factors presenting a challenge to keeping and finding work. Transportation was by far the largest reported barrier (34.4%), followed by childcare (11.4%), health-related issues (8.5%), and education (6.3%).

As to job training opportunities, 72.2% were aware of such opportunities while 54.9% report taking advantage of those opportunities.

Education

Respondents were asked a series of questions about the education their children received at school. Not every respondent has a child in school, but for those who responded, 56% felt their child was receiving a good or very good education. Just over 21% felt their child was receiving a poor or very poor education, while 22% didn't know about the quality of their child's education.

Almost 60% of respondents report attending events at their child's school. The chart below shows – for those respondents not attending school events for their children – the barriers to their attendance. The category 'other' was the most frequent response (33.5%) followed by transportation (25.2%) and work (21.1%).



Volunteering at their children's school was reported by 31.3% of respondents, and 40.8% reported communicating with their child's teacher on a weekly basis.

The issue of bullying was a concern for many parents with regard to their child's school. For respondents, 63.4% felt that bullying was a problem at their child's school. In response to that bullying, 85.2% reported wanting to see educational programs that address bullying.

Neighborhood

The table on the next page lists categories of open-ended responses to the question: What is the one thing you like most about your neighborhood? Many responses were collapsed into common themes or categories. Most responses were negative or dismissive, but friends and good people topped the list of positive sentiments.

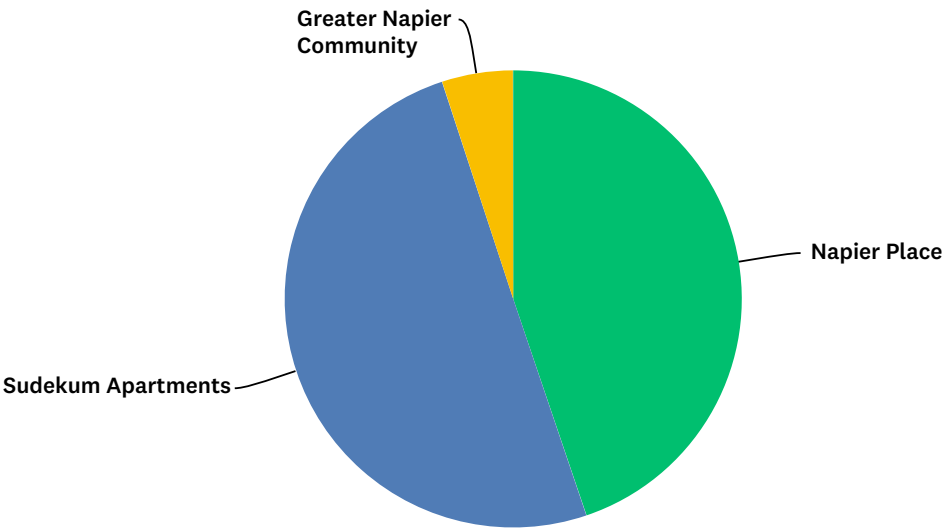
No. of Responses	What is the one thing you like most about the neighborhood?
164	No Response
89	Nothing
31	Good people / friends
18	Affordability / cheap rent
12	Close proximity to downtown Nashville
11	Kids / resources for kids
9	A roof over my head
9	My own place / privacy / quiet
4	Neighborhood
4	Proximity to church
3	Martha O'Bryan
3	There is a need for more safety
2	Close to work
2	Crime down
2	I have no problems with anyone
2	Resources / opportunities
2	Sitting on my porch
2	Violence
1	Crime
1	Diversity
1	Everything
1	Experience
1	Food
1	I'm still alive
1	It all right most times
1	Less crime
1	Management
1	Outdoors
1	People should mind there own business - not encourage teens to fight
1	Police protecting.
1	The history
1	To much traffic

Finally, the table below lists categories of open-ended responses to the question: What is the one change you would like to see in your neighborhood? Many responses were collapsed into common themes or categories. Crime prevention or some variant thereof dominated the suggestions provided to this response.

No. of Responses	What is the one change you like to see in your neighborhood?
131	No Response
83	Prevent crime, reduce violence
42	Everything
18	Reduce gangs
16	Guns, gun access, shooting
15	More police, more engaged policing
10	Opportunities for children/youth
6	More respect for neighbors/community
5	Nothing
5	Improve housing
2	Managers working with counselors of residents, to get abusers out
2	To many to name
2	Transportation
2	More businesses
2	More parks
1	Get the people who don't live here out
1	Grocery access
1	Income
1	Less loud music.
1	Less traffic. People
1	More housing.
1	More mentors
1	More meetings
1	More volunteer programs
1	New project
1	People on the street.
1	Eliminate people who don't live in our neighborhood
1	Positive people
1	Random house checks
1	Bad parents
1	Self sufficiency

Q1 What is your location?

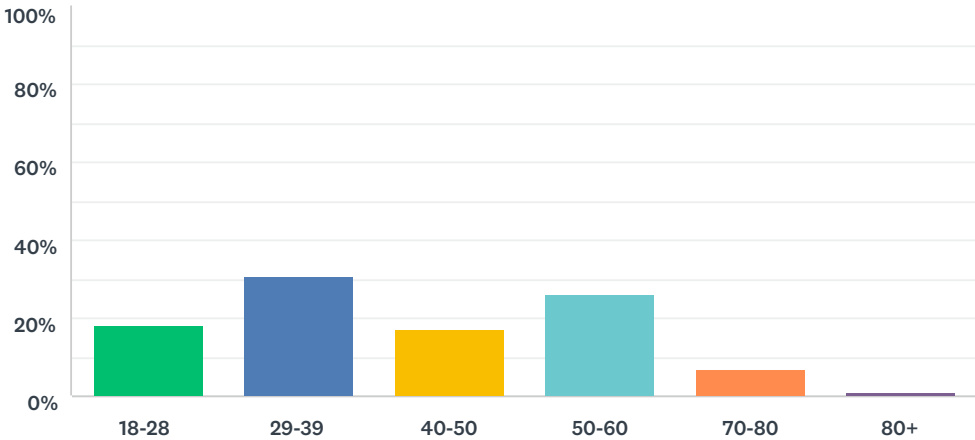
Answered: 357 Skipped: 26



ANSWER CHOICES		RESPONSES	
Napier Place		44.82%	160
Sudekum Apartments		50.14%	179
Greater Napier Community		5.04%	18
Chestnut Hill		0.00%	0
TOTAL			357

Q2 What is your age?

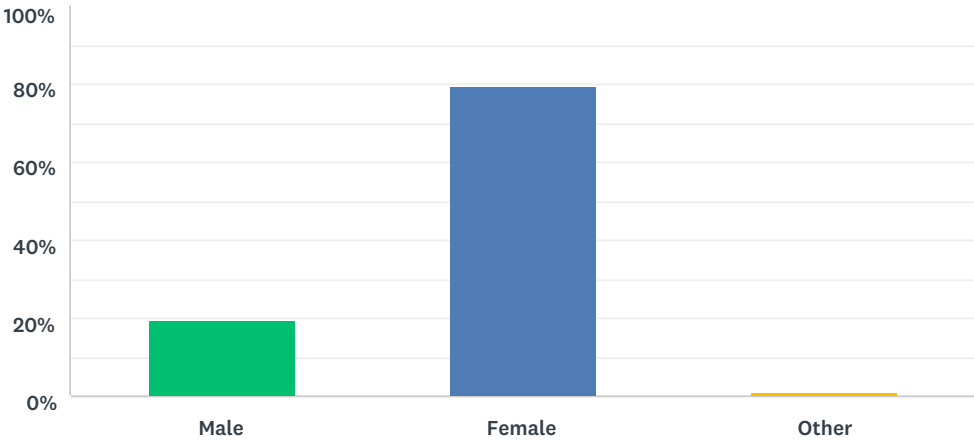
Answered: 377 Skipped: 6



ANSWER CHOICES		RESPONSES	
18-28		18.04%	68
29-39		30.77%	116
40-50		17.24%	65
50-60		26.26%	99
70-80		6.90%	26
80+		0.80%	3
TOTAL			377

Q3 Gender:

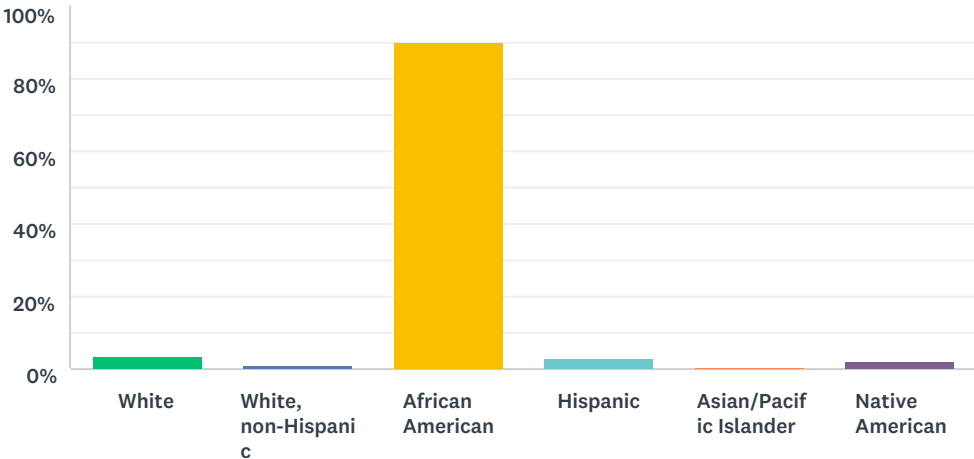
Answered: 379 Skipped: 4



ANSWER CHOICES		RESPONSES	
Male		19.53%	74
Female		79.42%	301
Other		1.06%	4
TOTAL			379

Q4 Race:

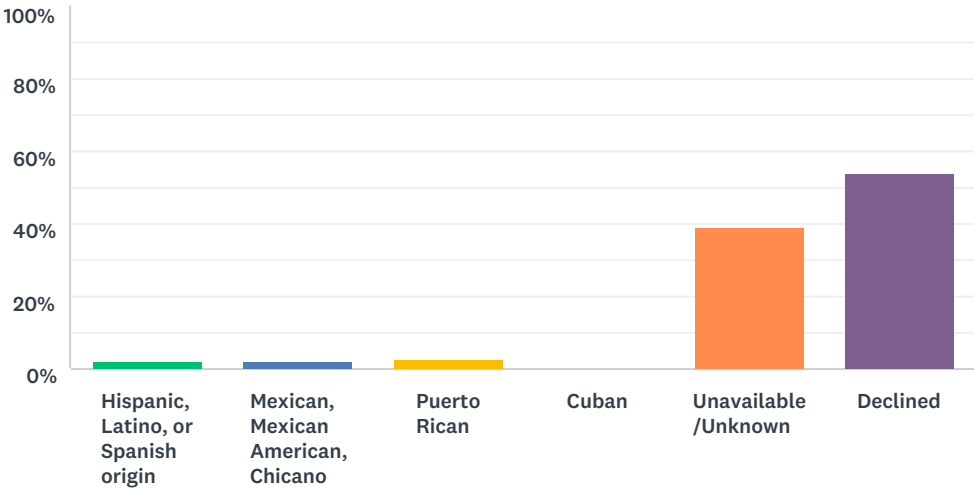
Answered: 355 Skipped: 28



ANSWER CHOICES		RESPONSES	
White		3.66%	13
White, non-Hispanic		1.13%	4
African American		90.14%	320
Hispanic		2.82%	10
Asian/Pacific Islander		0.28%	1
Native American		1.97%	7
TOTAL			355

Q5 Ethnicity/Nationality:

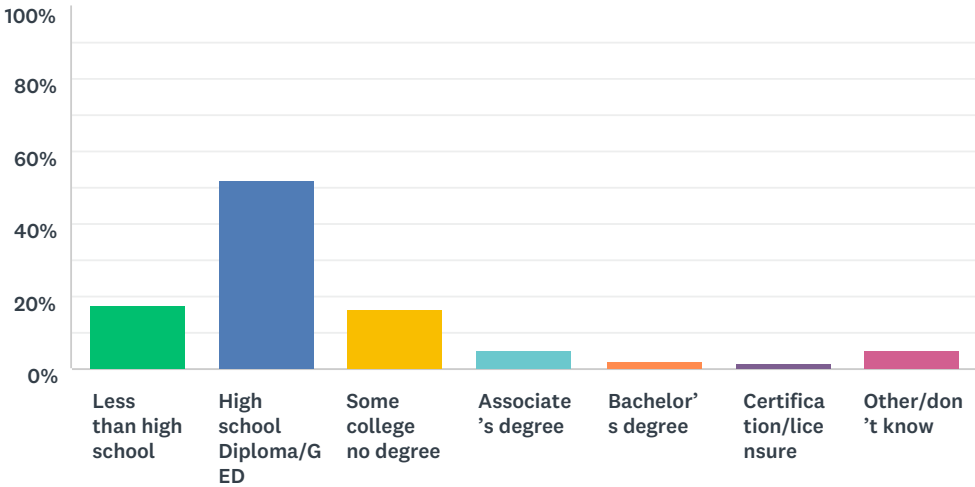
Answered: 225 Skipped: 158



ANSWER CHOICES	RESPONSES	
Hispanic, Latino, or Spanish origin	1.78%	4
Mexican, Mexican American, Chicano	2.22%	5
Puerto Rican	2.67%	6
Cuban	0.00%	0
Unavailable/Unknown	39.11%	88
Declined	54.22%	122
TOTAL		225

Q6 Highest level of education: (select one)

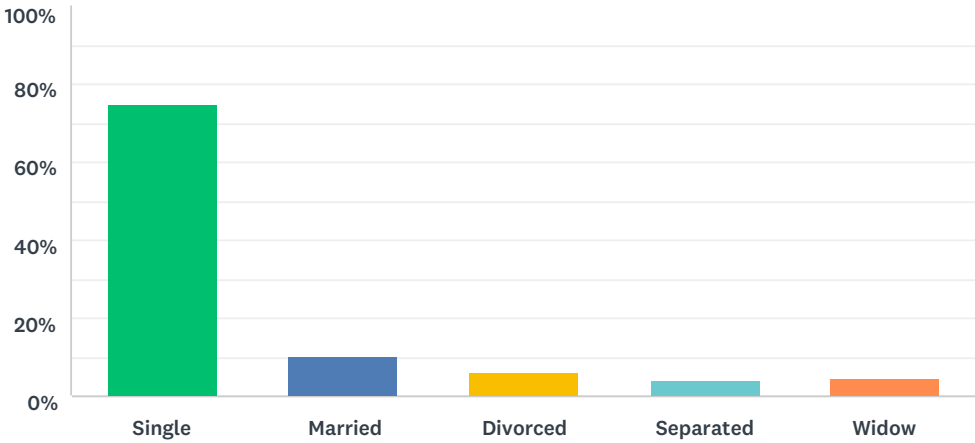
Answered: 362 Skipped: 21



ANSWER CHOICES	RESPONSES	
Less than high school	17.68%	64
High school Diploma/GED	51.93%	188
Some college no degree	16.30%	59
Associate's degree	5.25%	19
Bachelor's degree	2.21%	8
Certification/licensure	1.66%	6
Other/don't know	4.97%	18
TOTAL		362

Q7 Marital Status:

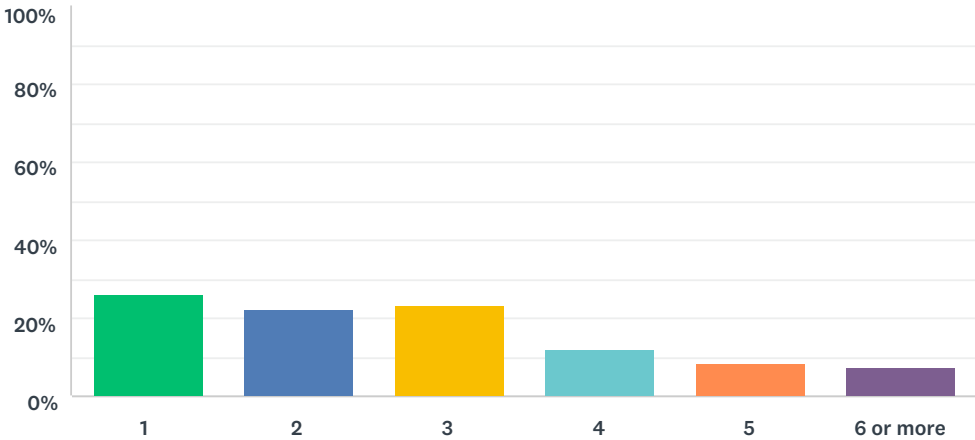
Answered: 363 Skipped: 20



ANSWER CHOICES		RESPONSES	
Single		74.93%	272
Married		10.19%	37
Divorced		6.06%	22
Separated		4.13%	15
Widow		4.68%	17
TOTAL			363

Q8 How many people in your home?

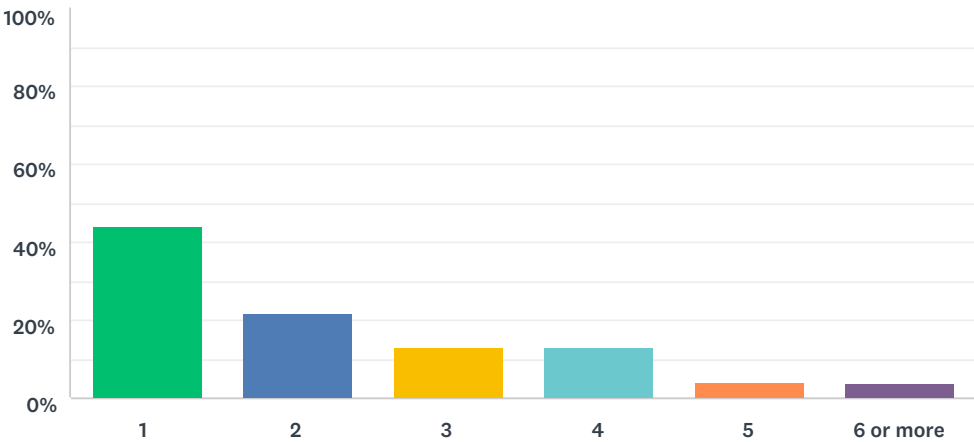
Answered: 371 Skipped: 12



ANSWER CHOICES		RESPONSES	
1		26.15%	97
2		22.37%	83
3		23.45%	87
4		12.13%	45
5		8.36%	31
6 or more		7.55%	28
TOTAL			371

Q9 How many people in the home are 18 & under?

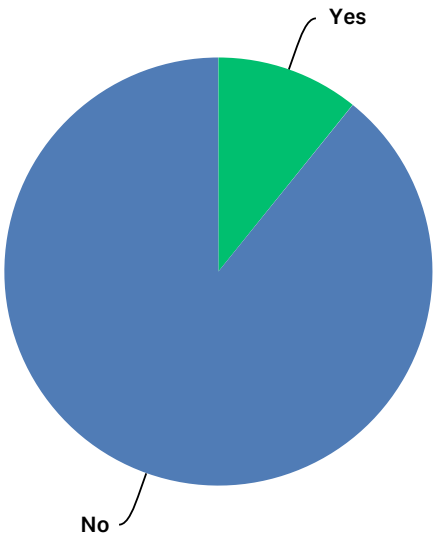
Answered: 277 Skipped: 106



ANSWER CHOICES		RESPONSES	
1		44.40%	123
2		22.02%	61
3		13.00%	36
4		13.00%	36
5		3.97%	11
6 or more		3.61%	10
TOTAL			277

Q10 Are you a Homeowner?

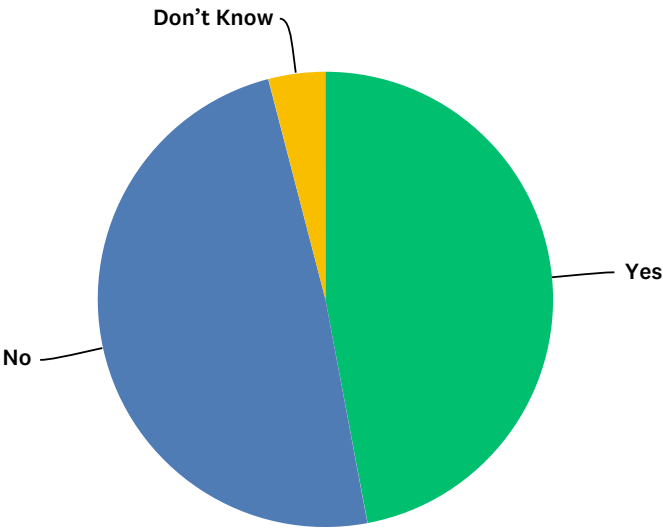
Answered: 361 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	10.80%	39
No	89.20%	322
TOTAL		361

Q11 Do you have a computer or computing device, not including a cell phone, in this household?

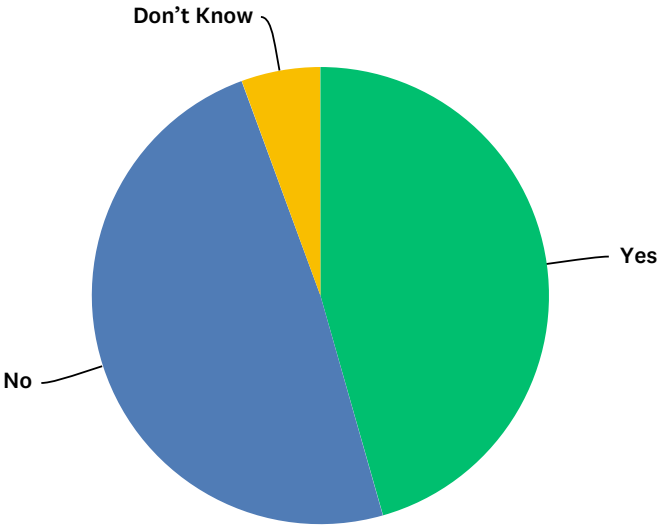
Answered: 372 Skipped: 11



ANSWER CHOICES		RESPONSES	
Yes		47.04%	175
No		48.92%	182
Don't Know		4.03%	15
TOTAL			372

Q12 Do you have access to internet in your home other than through your phone?

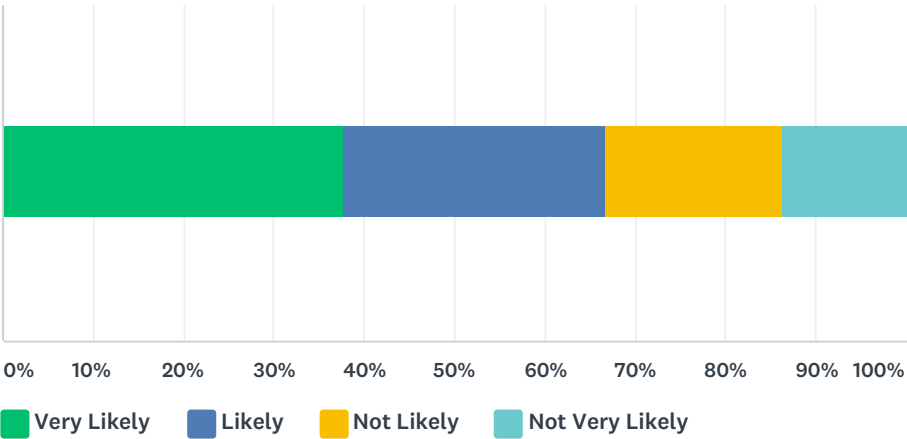
Answered: 375 Skipped: 8



ANSWER CHOICES		RESPONSES	
Yes		45.60%	171
No		48.80%	183
Don't Know		5.60%	21
TOTAL			375

Q13 How likely would you use a neighborhood computer center if one were built in this community?

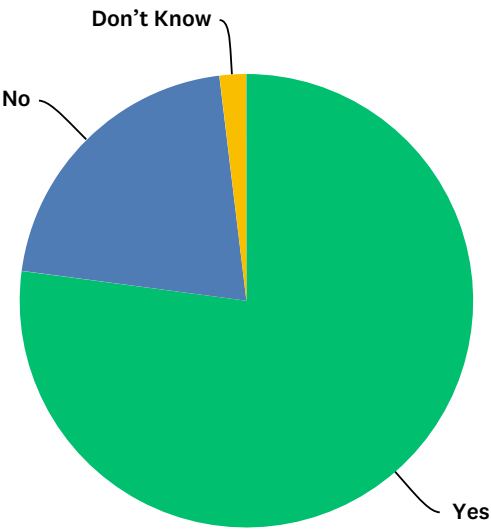
Answered: 366 Skipped: 17



ANSWER CHOICES	RESPONSES	
Very Likely	37.70%	138
Likely	28.96%	106
Not Likely	19.67%	72
Not Very Likely	13.66%	50
TOTAL		366

Q14 Are you a registered voter?

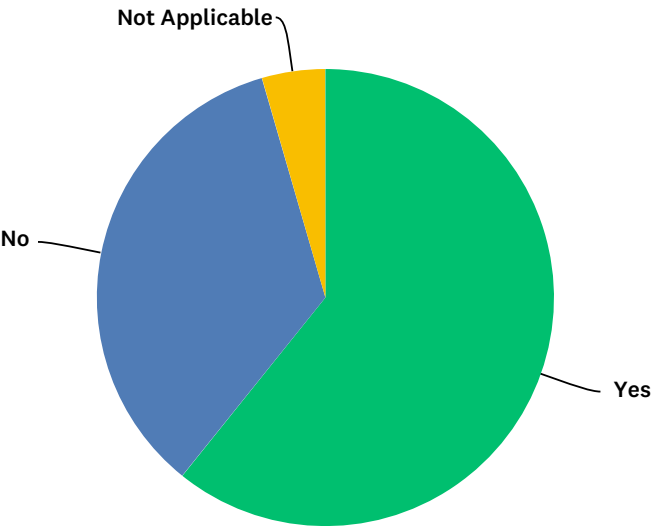
Answered: 367 Skipped: 16



ANSWER CHOICES		RESPONSES	
Yes		77.11%	283
No		20.98%	77
Don't Know		1.91%	7
TOTAL			367

Q15 Have you voted in 1 or more times in the last 4 years (e.g., in a local, state or federal election)?

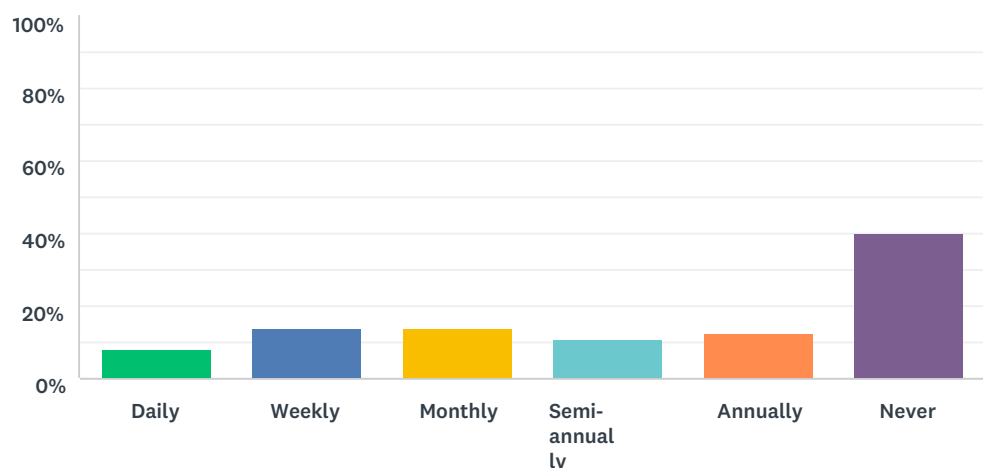
Answered: 357 Skipped: 26



ANSWER CHOICES		RESPONSES	
Yes		60.78%	217
No		34.73%	124
Not Applicable		4.48%	16
TOTAL			357

Q16 How often do you volunteer with an organization, such as a church or community center, in your community? (select one)

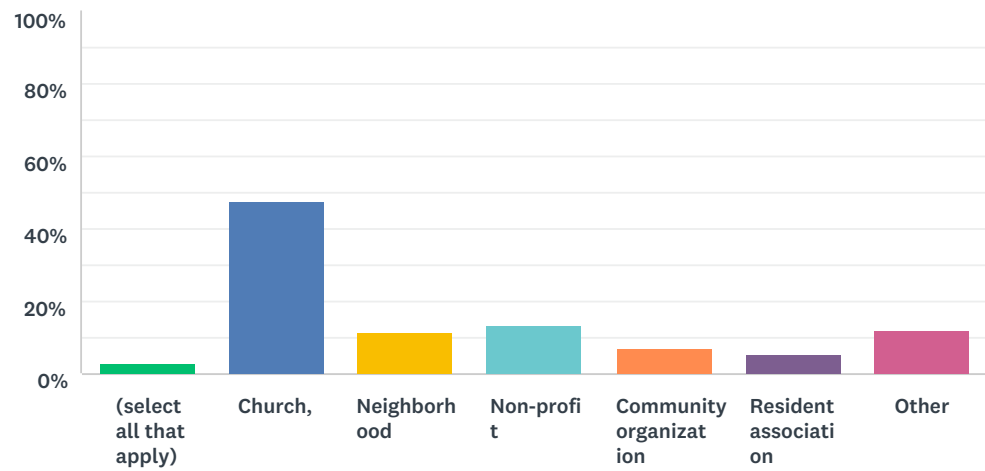
Answered: 366 Skipped: 17



ANSWER CHOICES		RESPONSES	
Daily		8.20%	30
Weekly		13.93%	51
Monthly		13.93%	51
Semi-annually		11.20%	41
Annually		12.57%	46
Never		40.16%	147
TOTAL			366

Q17 If you volunteer, what types of organizations do you volunteer with?

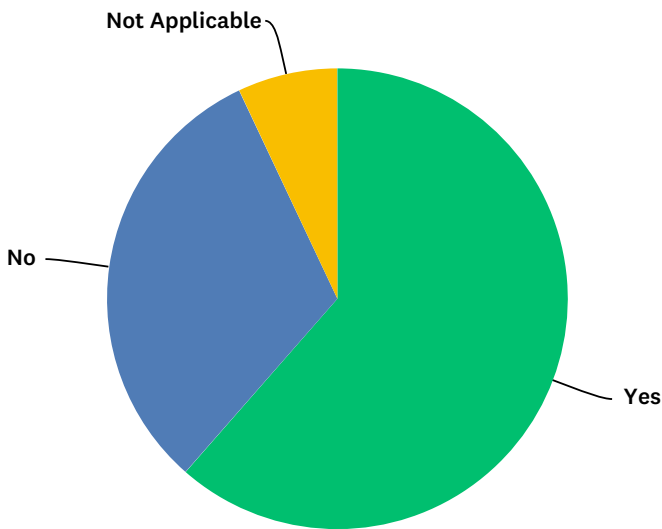
Answered: 321 Skipped: 62



ANSWER CHOICES	RESPONSES	
(select all that apply)	3.12%	10
Church,	47.35%	152
Neighborhood	11.53%	37
Non-profit	13.71%	44
Community organization	7.17%	23
Resident association	5.30%	17
Other	11.84%	38
TOTAL		321

Q18 Do you belong to a church, synagogue, mosque, temple, or religious group?

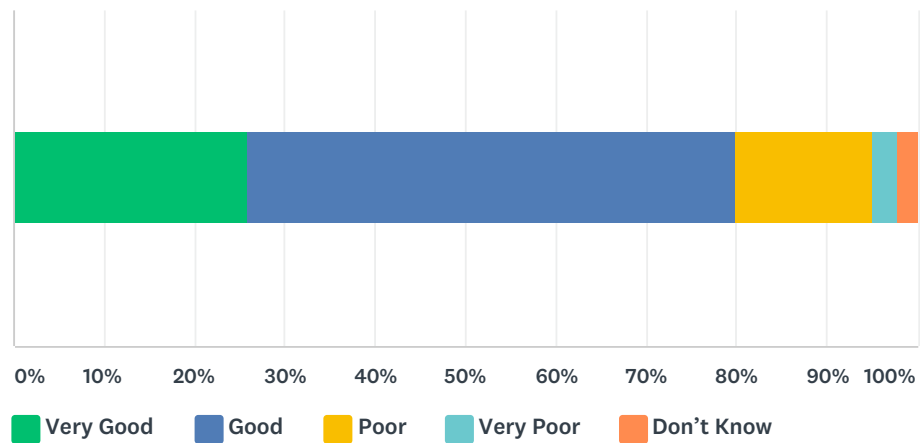
Answered: 371 Skipped: 12



ANSWER CHOICES		RESPONSES	
Yes		61.46%	228
No		31.54%	117
Not Applicable		7.01%	26
TOTAL			371

Q19 In general, what would you say that your health is?

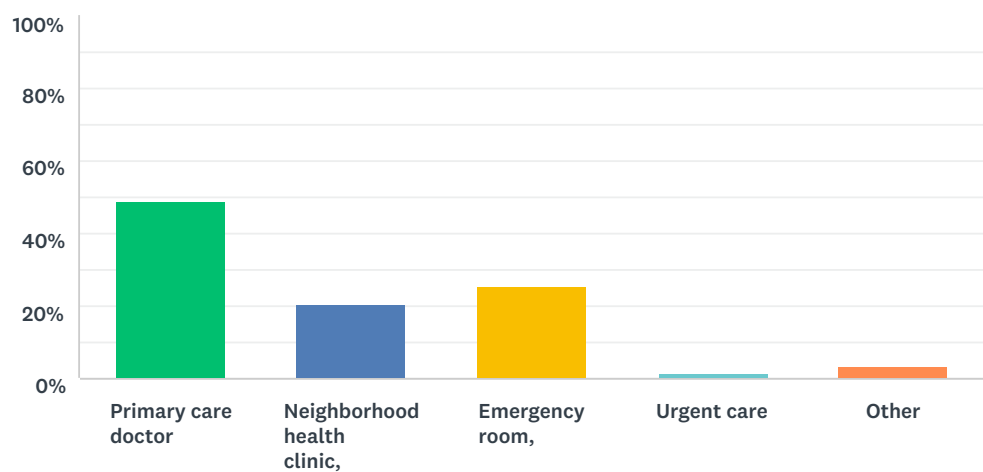
Answered: 378 Skipped: 5



ANSWER CHOICES		RESPONSES	
Very Good		25.93%	98
Good		53.97%	204
Poor		15.08%	57
Very Poor		2.91%	11
Don't Know		2.12%	8
TOTAL			378

Q20 Where do you and other family members most often go when you are sick or in need of health care?

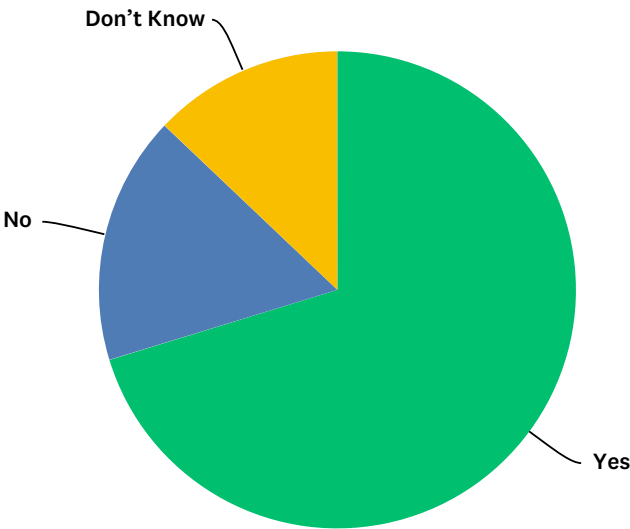
Answered: 376 Skipped: 7



ANSWER CHOICES	RESPONSES	
Primary care doctor	48.94%	184
Neighborhood health clinic,	20.48%	77
Emergency room,	25.27%	95
Urgent care	1.60%	6
Other	3.72%	14
TOTAL		376

Q21 Do you have medical services in your neighborhood?

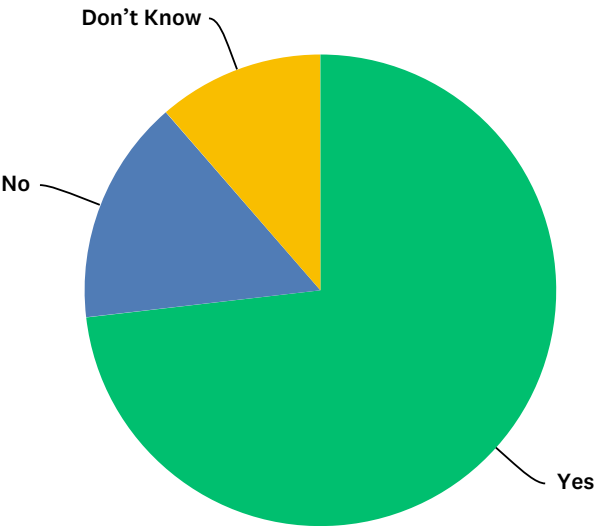
Answered: 380 Skipped: 3



ANSWER CHOICES		RESPONSES
Yes		70.26% 267
No		16.84% 64
Don't Know		12.89% 49
TOTAL		380

Q22 Does your child/children have a regular doctor he or she goes to for medical care?

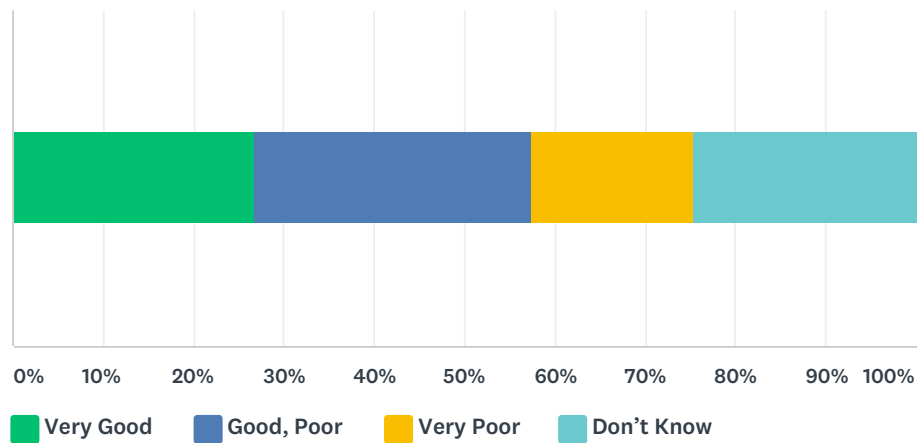
Answered: 343 Skipped: 40



ANSWER CHOICES		RESPONSES	
Yes		73.18%	251
No		15.45%	53
Don't Know		11.37%	39
TOTAL			343

Q23 How would you describe the medical services in your neighborhood?

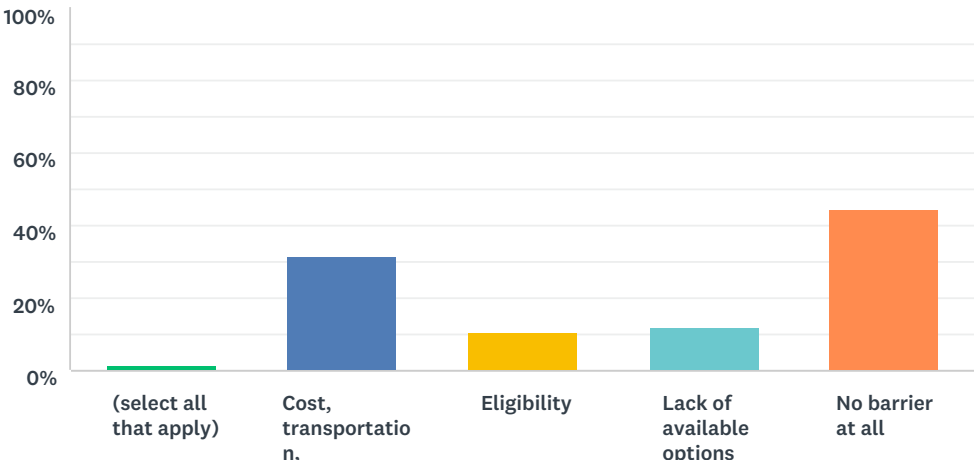
Answered: 367 Skipped: 16



ANSWER CHOICES		RESPONSES	
Very Good		26.70%	98
Good, Poor		30.79%	113
Very Poor		17.71%	65
Don't Know		24.80%	91
TOTAL			367

Q24 What, if any, barriers do you face in accessing affordable healthcare?

Answered: 361 Skipped: 22



ANSWER CHOICES	RESPONSES	
(select all that apply)	1.66%	6
Cost, transportation,	31.30%	113
Eligibility	10.53%	38
Lack of available options	11.91%	43
No barrier at all	44.60%	161
TOTAL		361

Q25 What are the most common unmet healthcare needs in your neighborhood? (select all that apply)

Answered: 376 Skipped: 7

ANSWER CHOICES	RESPONSES	
Vision care	20.74%	78
Dental care	16.76%	63
Domestic violence services	14.36%	54
Primary health care	5.32%	20
Substance abuse treatment	6.12%	23
Smoking cessation services	2.93%	11
First aid/CPR	3.19%	12
Nutrition/exercise services	1.33%	5
Mental health services	4.52%	17
Stress, anxiety and depression services	2.39%	9
Health screening services	0.80%	3
Pediatric care	1.86%	7
Child inoculation	0.27%	1
Prenatal care	0.53%	2
Other	1.60%	6
Don't know	17.29%	65
TOTAL		376

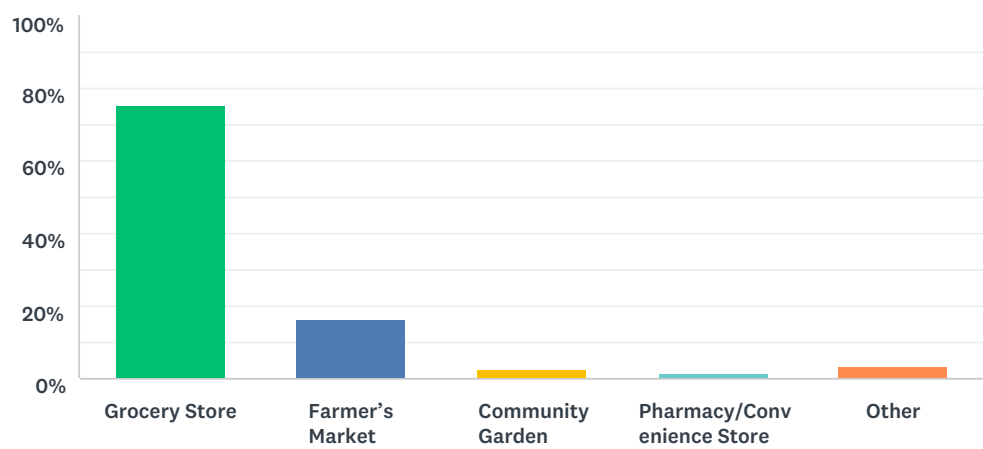
Q26 Where do you currently buy your food for your household?

Answered: 373 Skipped: 10

ANSWER CHOICES	RESPONSES	
(select all that apply)	4.29%	16
Dollar General	34.58%	129
Save A Lot	20.64%	77
Dollar General Market	3.22%	12
Aldi's	5.09%	19
Cee Bees grocery	6.97%	26
Z Mart	1.88%	7
Big Mo Market	0.00%	0
Lucky Market	0.00%	0
Southernaire Market	0.00%	0
Cardwell's Market	0.00%	0
Publix,	0.80%	3
Kroger	10.99%	41
Walmart	8.85%	33
Other	2.68%	10
TOTAL		373

Q27 Where would you like to obtain food for your household? (select all that apply)

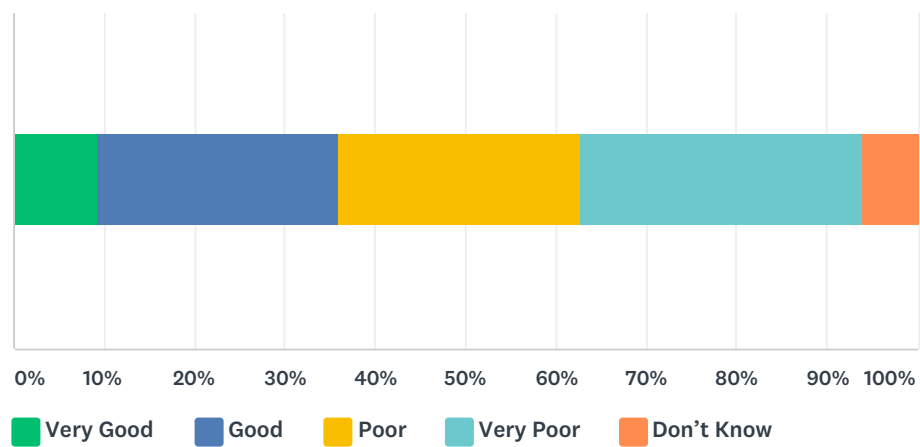
Answered: 366 Skipped: 17



ANSWER CHOICES	RESPONSES	
Grocery Store	75.41%	276
Farmer's Market	16.67%	61
Community Garden	2.73%	10
Pharmacy/Convenience Store	1.64%	6
Other	3.55%	13
TOTAL		366

Q28 How would you describe the quality and variety of the fresh fruits and vegetables that you buy in your neighborhood?

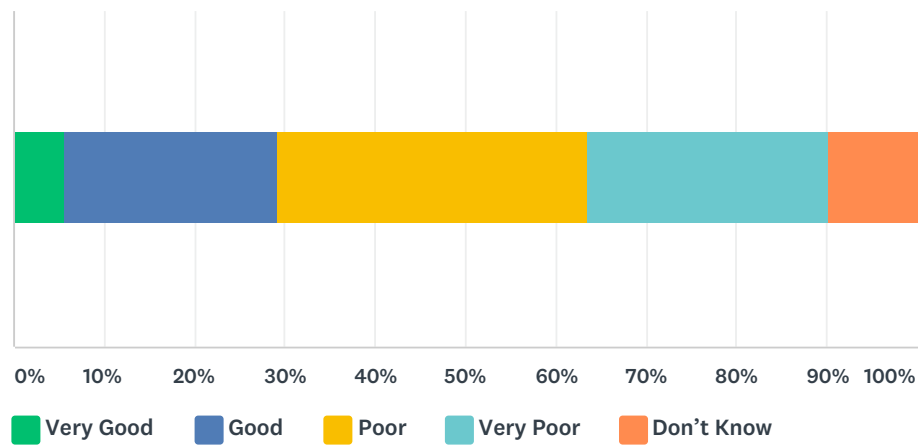
Answered: 370 Skipped: 13



ANSWER CHOICES		RESPONSES	
Very Good		9.19%	34
Good		26.76%	99
Poor		26.76%	99
Very Poor		31.35%	116
Don't Know		5.95%	22
TOTAL			370

Q29 How would you describe the parks and recreation facilities in your neighborhood?

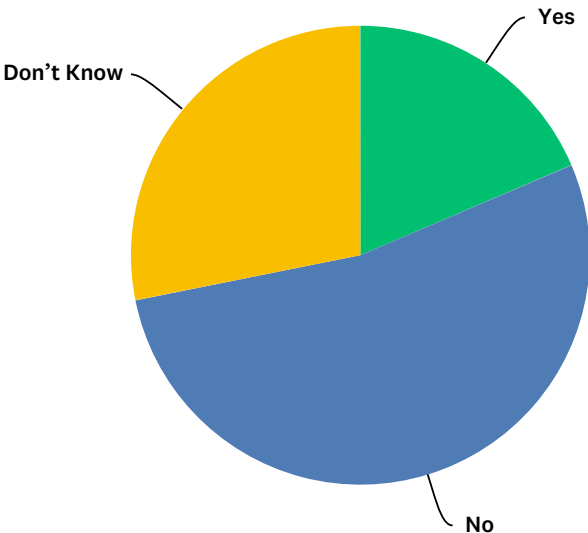
Answered: 375 Skipped: 8



ANSWER CHOICES	RESPONSES	
Very Good	5.60%	21
Good	23.47%	88
Poor	34.40%	129
Very Poor	26.67%	100
Don't Know	9.87%	37
TOTAL		375

Q30 Do you feel there is adequate childcare in this community?

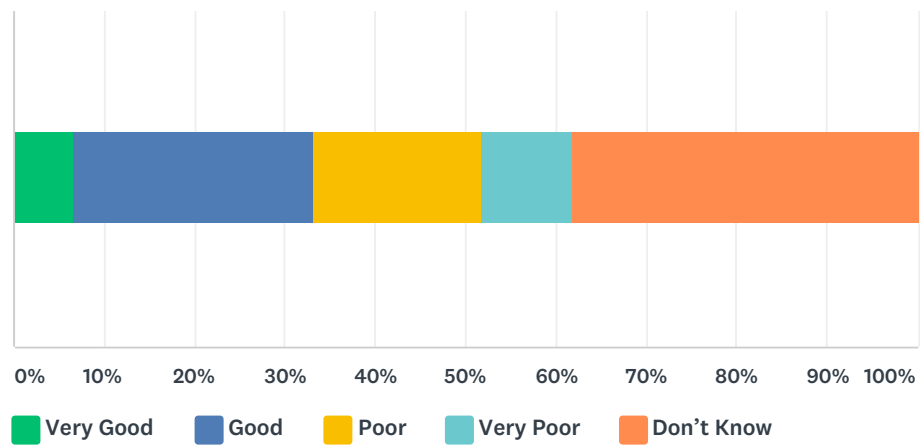
Answered: 366 Skipped: 17



ANSWER CHOICES		RESPONSES	
Yes		18.58%	68
No		53.28%	195
Don't Know		28.14%	103
TOTAL			366

Q31 If yes, how would you describe the programs (such as Preschool, Pre-K, Childcare, etc.) for children ages 0-5 in your neighborhood?

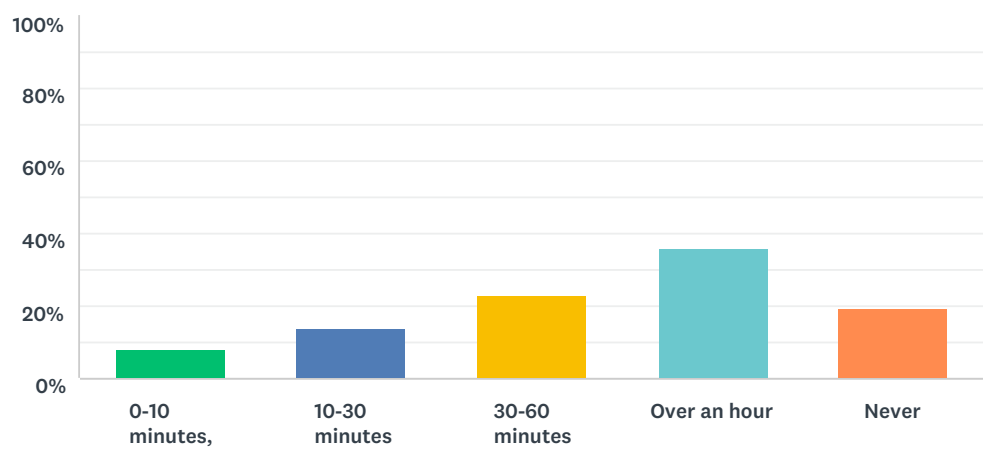
Answered: 319 Skipped: 64



ANSWER CHOICES		RESPONSES	
Very Good		6.58%	21
Good		26.65%	85
Poor		18.50%	59
Very Poor		10.03%	32
Don't Know		38.24%	122
TOTAL			319

Q32 On an average day, how much physical activity does your child/children get during the day?

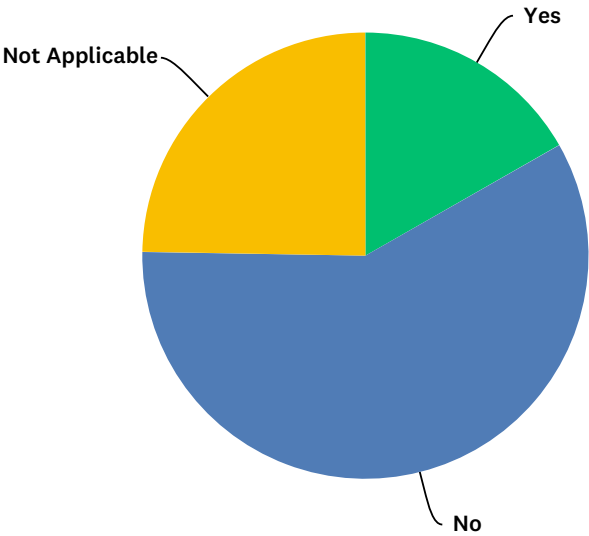
Answered: 322 Skipped: 61



ANSWER CHOICES		RESPONSES	
0-10 minutes,		7.76%	25
10-30 minutes		13.98%	45
30-60 minutes		22.98%	74
Over an hour		36.02%	116
Never		19.25%	62
TOTAL			322

Q33 Do you feel there are enough after school programs for children (ages 5-18 years) in your community?

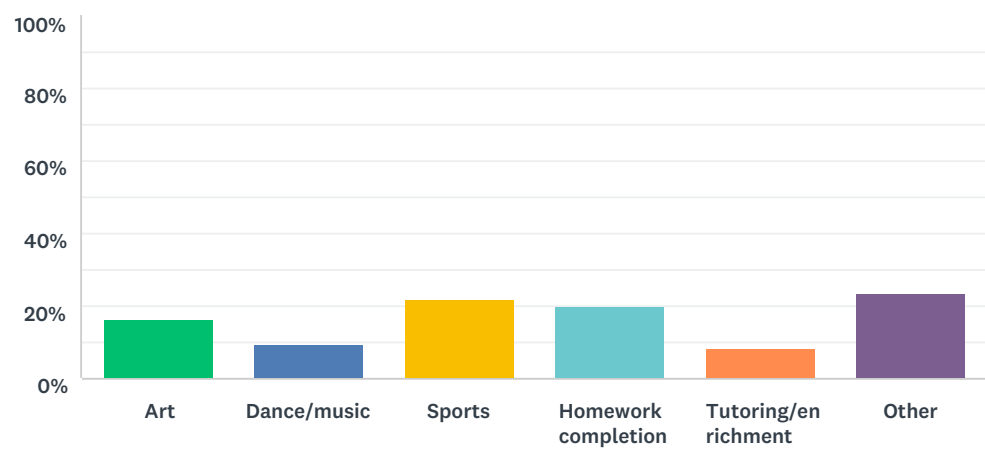
Answered: 364 Skipped: 19



ANSWER CHOICES		RESPONSES	
Yes		16.76%	61
No		58.52%	213
Not Applicable		24.73%	90
TOTAL			364

Q34 If utilized, which of the following activities does the after school program offer?

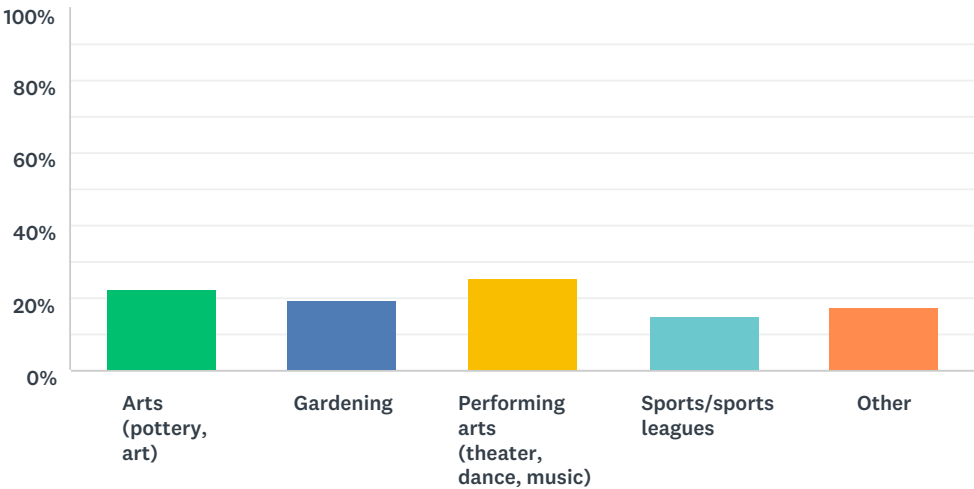
Answered: 299 Skipped: 84



ANSWER CHOICES	RESPONSES	
Art	16.72%	50
Dance/music	9.36%	28
Sports	22.07%	66
Homework completion	20.07%	60
Tutoring/enrichment	8.36%	25
Other	23.41%	70
TOTAL		299

Q35 What types of programs not currently available in the community would you like to have?

Answered: 348 Skipped: 35



ANSWER CHOICES		RESPONSES	
Arts (pottery, art)		22.41%	78
Gardening		19.25%	67
Performing arts (theater, dance, music)		25.57%	89
Sports/sports leagues		15.23%	53
Other		17.53%	61
TOTAL			348

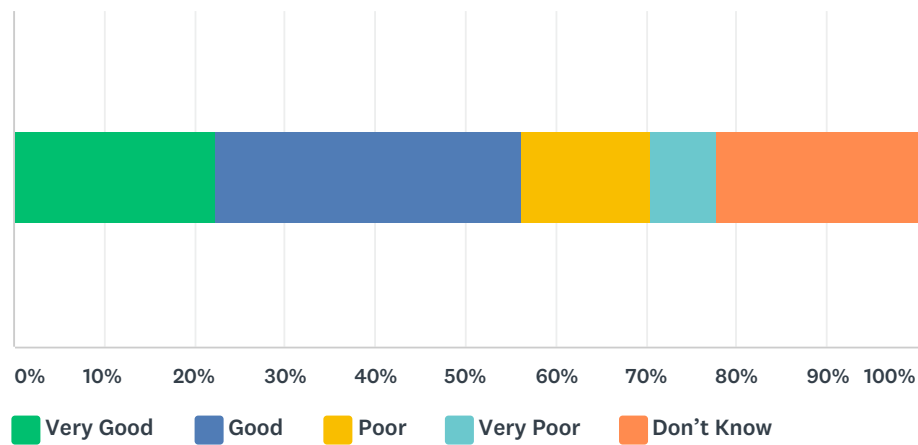
Q36 Where does your child/children attend school?

Answered: 293 Skipped: 90

ANSWER CHOICES	RESPONSES	
Napier Elementary	31.06%	91
McGavock High School	10.92%	32
Two Rivers Middle	4.10%	12
Hickman Elementary	2.05%	6
Donelson Middle	1.37%	4
Cameron College Prep	4.78%	14
Rocketship United	2.05%	6
Explore Community School	1.02%	3
East Nashville Middle School	2.05%	6
Margaret Allen Middle School	0.68%	2
Other	39.93%	117
TOTAL		293

Q37 How would you describe the education your child/children receive at his/her school?

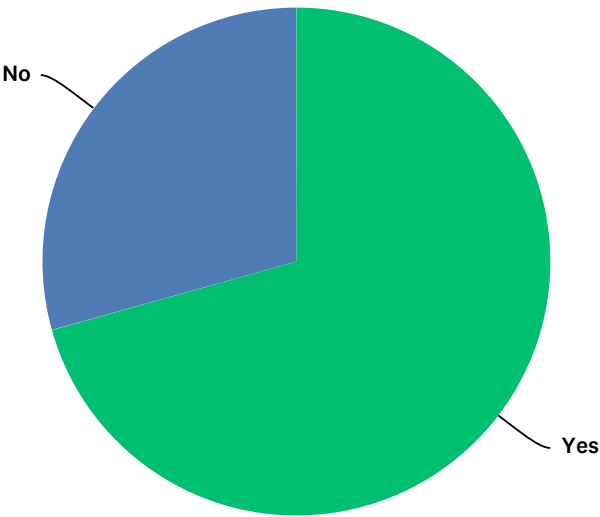
Answered: 322 Skipped: 61



ANSWER CHOICES	RESPONSES	
Very Good	22.36%	72
Good	33.85%	109
Poor	14.29%	46
Very Poor	7.14%	23
Don't Know	22.36%	72
TOTAL		322

Q38 Do you attend events at your child’s/children’s school?

Answered: 323 Skipped: 60



ANSWER CHOICES	RESPONSES	
Yes	70.67%	159
No	29.33%	66
TOTAL		225

Q39 If you do not attend events at your child’s school, what are the barriers to attendance? (select all that apply)

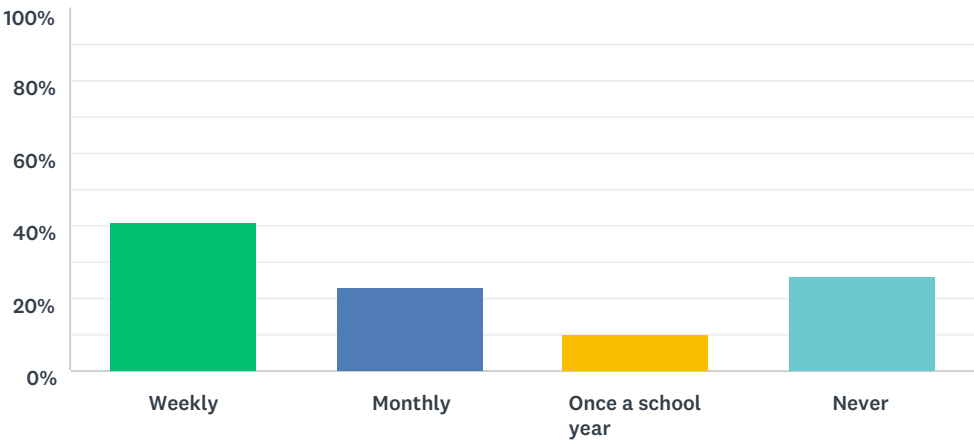
Answered: 266 Skipped: 117



ANSWER CHOICES	RESPONSES	
Transportation	25.19%	67
Time conflicts	12.41%	33
Unaware of events occurring	7.89%	21
Work	21.05%	56
Other	33.46%	89
TOTAL		266

Q40 How often do you communicate with your child’s teacher?

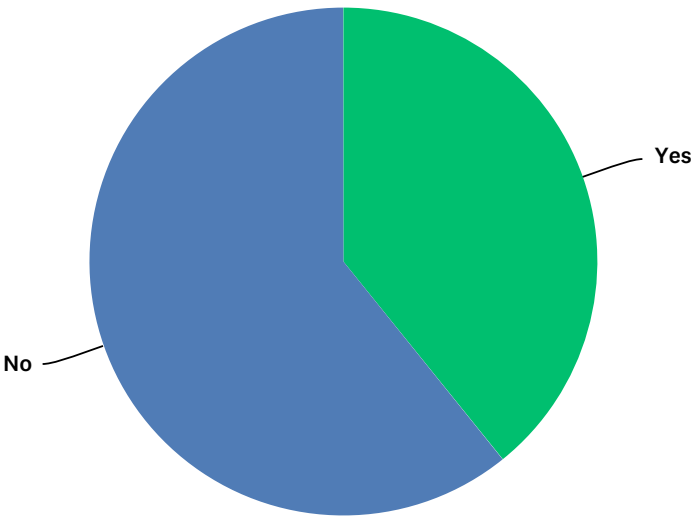
Answered: 287 Skipped: 96



ANSWER CHOICES	RESPONSES	
Weekly	40.77%	117
Monthly	23.00%	66
Once a school year	10.10%	29
Never	26.13%	75
TOTAL		287

Q41 Do you volunteer at the school your child/children attend/s?

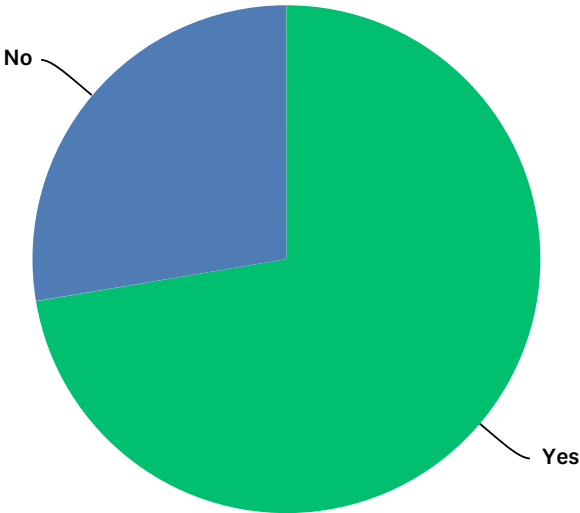
Answered: 313 Skipped: 70



ANSWER CHOICES	RESPONSES	
Yes	39.22%	80
No	60.78%	124
TOTAL		204

Q42 Do you believe that bullying is a problem at your child/children’s school?

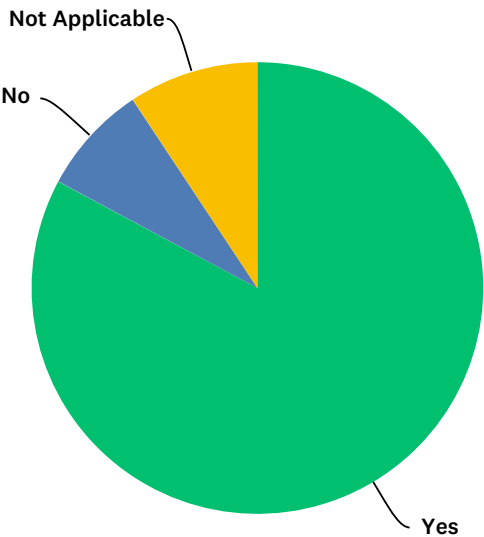
Answered: 332 Skipped: 51



ANSWER CHOICES		RESPONSES	
Yes		72.36%	199
No		27.64%	76
TOTAL			275

Q43 Would you like to see educational programs that address bullying?

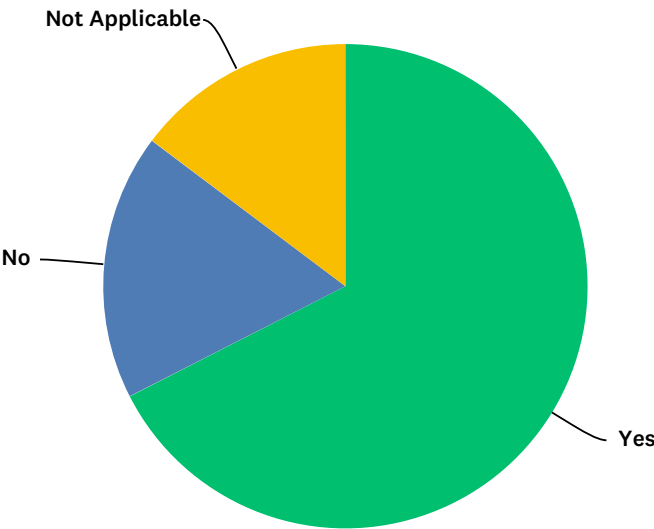
Answered: 355 Skipped: 28



ANSWER CHOICES		RESPONSES	
Yes		82.82%	294
No		7.89%	28
Not Applicable		9.30%	33
TOTAL			355

Q44 Obesity is a problem in this neighborhood.

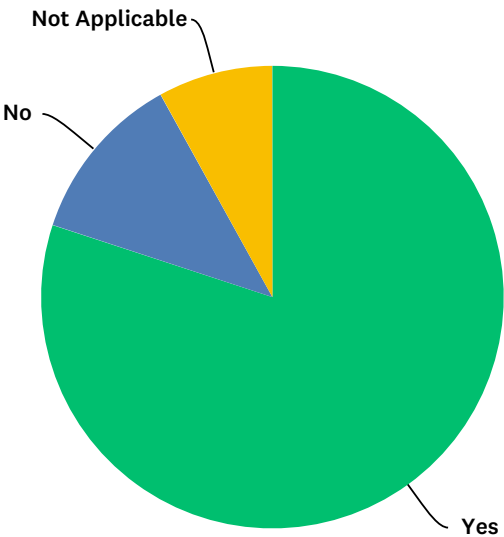
Answered: 360 Skipped: 23



ANSWER CHOICES		RESPONSES	
Yes		67.50%	243
No		17.78%	64
Not Applicable		14.72%	53
TOTAL			360

Q45 Smoking is a problem in this neighborhood.

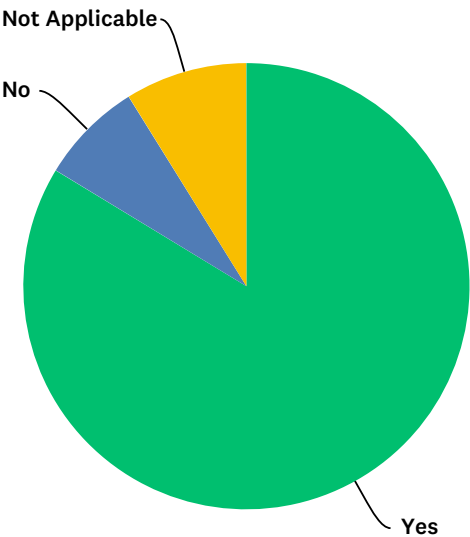
Answered: 361 Skipped: 22



ANSWER CHOICES		RESPONSES	
Yes		80.06%	289
No		11.91%	43
Not Applicable		8.03%	29
TOTAL			361

Q46 Substance abuse (drugs, alcohol) is a problem in this neighborhood.

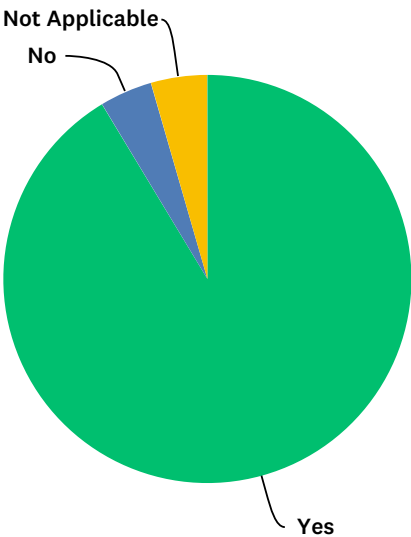
Answered: 362 Skipped: 21



ANSWER CHOICES		RESPONSES	
Yes		83.70%	303
No		7.46%	27
Not Applicable		8.84%	32
TOTAL			362

Q47 Violence is a problem in this neighborhood.

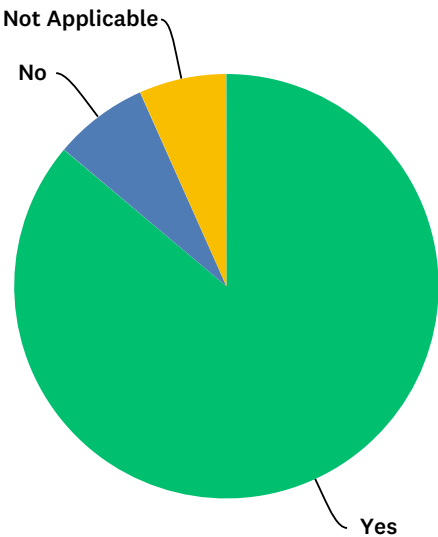
Answered: 359 Skipped: 24



ANSWER CHOICES		RESPONSES	
Yes		91.36%	328
No		4.18%	15
Not Applicable		4.46%	16
TOTAL			359

Q48 Gang activity is a problem in this neighborhood.

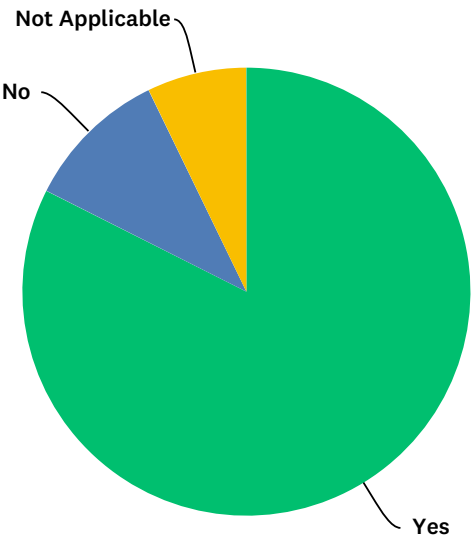
Answered: 375 Skipped: 8



ANSWER CHOICES		RESPONSES	
Yes		86.13%	323
No		7.20%	27
Not Applicable		6.67%	25
TOTAL			375

Q49 Bullying is a problem in this neighborhood.

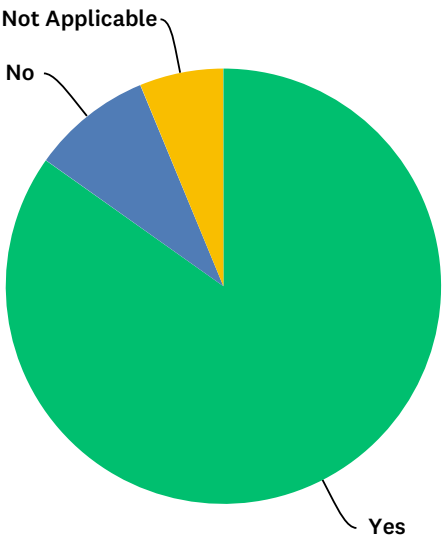
Answered: 376 Skipped: 7



ANSWER CHOICES		RESPONSES	
Yes		82.45%	310
No		10.37%	39
Not Applicable		7.18%	27
TOTAL			376

Q50 Neighbors see children or youth showing disrespect to an adult.

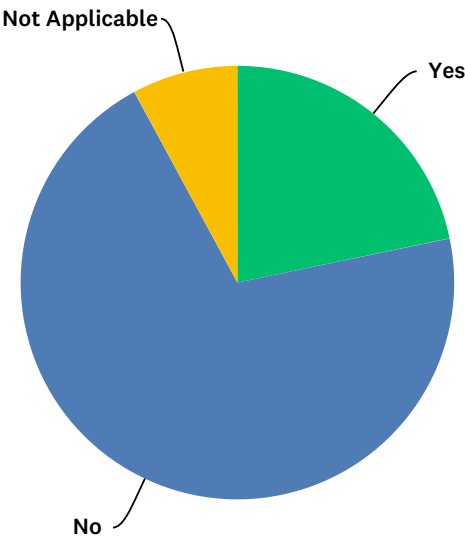
Answered: 369 Skipped: 14



ANSWER CHOICES		RESPONSES	
Yes		84.82%	313
No		8.94%	33
Not Applicable		6.23%	23
TOTAL			369

Q51 Police respond to emergency calls right away.

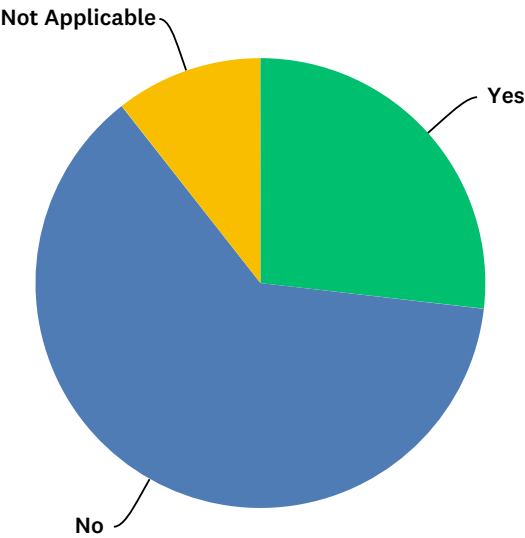
Answered: 368 Skipped: 15



ANSWER CHOICES	RESPONSES	
Yes	21.74%	80
No	70.38%	259
Not Applicable	7.88%	29
TOTAL		368

Q52 Police have positive interactions with the community outside of emergency issues.

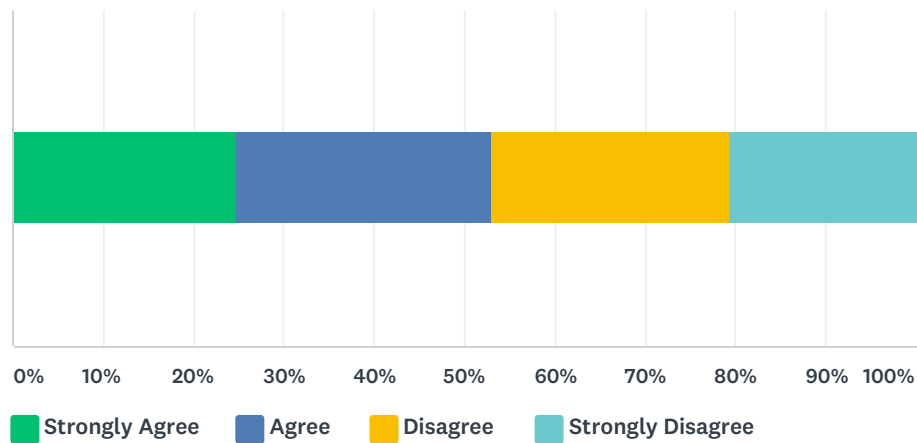
Answered: 369 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	26.83%	99
No	62.60%	231
Not Applicable	10.57%	39
TOTAL		369

Q53 I have a say about what goes on in my neighborhood.

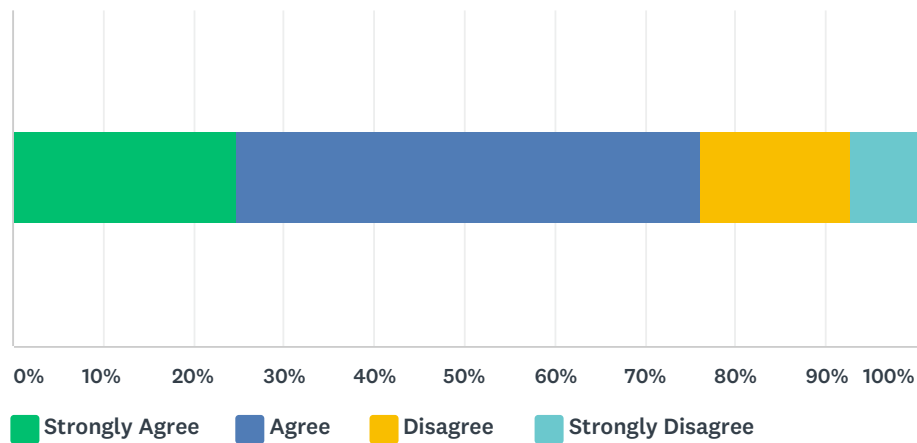
Answered: 371 Skipped: 12



ANSWER CHOICES	RESPONSES	
Strongly Agree	24.80%	92
Agree	28.30%	105
Disagree	26.15%	97
Strongly Disagree	20.75%	77
TOTAL		371

Q54 I have good relationships with others in my neighborhood.

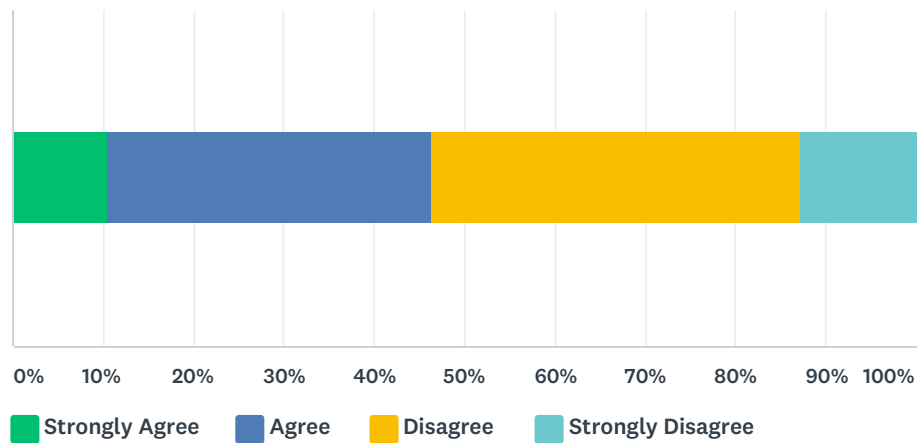
Answered: 360 Skipped: 23



ANSWER CHOICES	RESPONSES	
Strongly Agree	24.72%	89
Agree	51.39%	185
Disagree	16.67%	60
Strongly Disagree	7.22%	26
TOTAL		360

Q55 Most people around here are willing to help their neighbors.

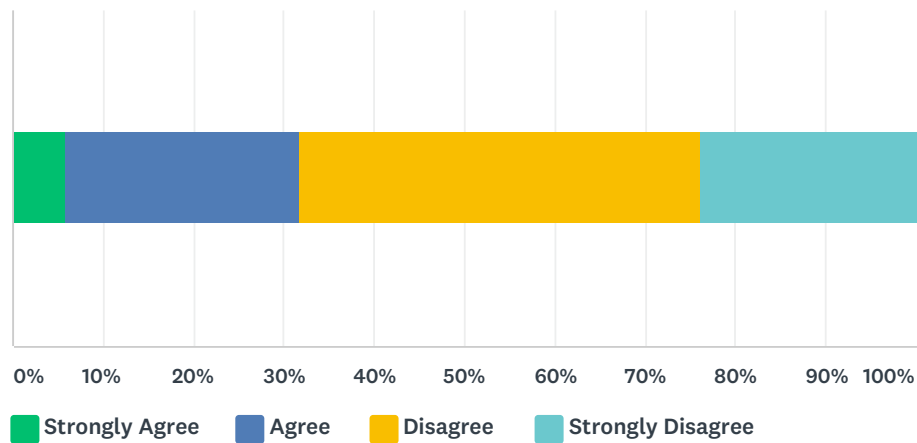
Answered: 366 Skipped: 17



ANSWER CHOICES	RESPONSES	
Strongly Agree	10.38%	38
Agree	36.07%	132
Disagree	40.71%	149
Strongly Disagree	12.84%	47
TOTAL		366

Q56 People in this neighborhood can be trusted.

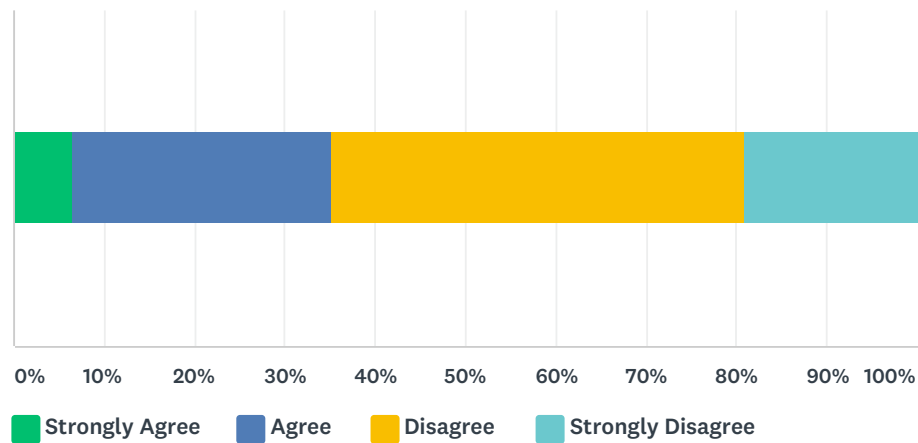
Answered: 360 Skipped: 23



ANSWER CHOICES	RESPONSES	
Strongly Agree	5.83%	21
Agree	25.83%	93
Disagree	44.44%	160
Strongly Disagree	23.89%	86
TOTAL		360

Q57 People in this neighborhood generally get along with each other.

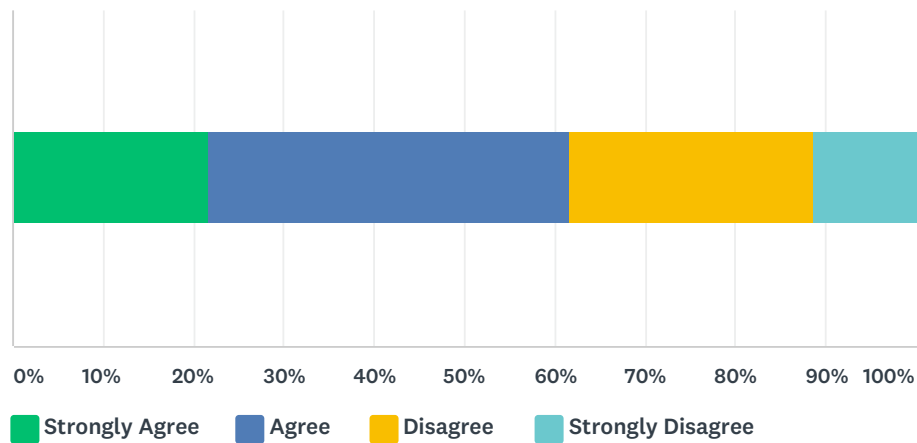
Answered: 362 Skipped: 21



ANSWER CHOICES	RESPONSES	
Strongly Agree	6.35%	23
Agree	28.73%	104
Disagree	45.86%	166
Strongly Disagree	19.06%	69
TOTAL		362

Q58 People in this neighborhood have the same needs and wants.

Answered: 359 Skipped: 24



ANSWER CHOICES	RESPONSES	
Strongly Agree	21.73%	78
Agree	39.83%	143
Disagree	27.02%	97
Strongly Disagree	11.42%	41
TOTAL		359

Q59 What is the one thing you like most about your neighborhood?

Answered: 223 Skipped: 160

#	RESPONSES	DATE
1	nothing	6/12/2017 12:37 PM
2	low rent	6/12/2017 12:08 PM
3	roof over our head	6/12/2017 11:56 AM
4	low rent	6/12/2017 11:48 AM
5	sitting on porch	6/8/2017 10:38 AM
6	Parks being close to home	5/31/2017 11:48 AM
7	Cheap rent	5/31/2017 11:41 AM
8	Nothing	5/31/2017 11:14 AM
9	Good people	5/31/2017 11:05 AM
10	Nothing	5/31/2017 11:05 AM
11	They help me when I fall	5/31/2017 10:55 AM
12	They help me when I fall	5/31/2017 10:54 AM
13	Low rent	5/31/2017 10:51 AM
14	Trees and low rent	5/31/2017 10:46 AM
15	Low rent	5/31/2017 10:40 AM
16	I have no problems with anyone	5/31/2017 10:34 AM
17	Nothing	5/31/2017 10:30 AM
18	Close proximity to downtown Nashville	5/31/2017 10:25 AM
19	Nothing	5/31/2017 10:06 AM
20	People	5/31/2017 9:58 AM
21	Nothing	5/31/2017 9:50 AM
22	Youth watch and activities	5/31/2017 9:37 AM
23	Nothing	5/31/2017 9:15 AM
24	Church	5/31/2017 9:13 AM
25	A roof over my Head	5/31/2017 9:04 AM
26	Nothing	5/31/2017 9:03 AM
27	My neighbor	5/31/2017 8:54 AM
28	My neighbor	5/31/2017 8:54 AM
29	Were I'm its quiet	5/31/2017 8:33 AM
30	Violence	5/31/2017 8:27 AM
31	Clean play ground safe	5/31/2017 8:20 AM
32	Roof over my head	5/28/2017 9:01 AM
33	People helping people	5/22/2017 8:31 AM
34	Been here for forty years and ready to go	5/22/2017 8:22 AM
35	There is a store nearby	5/17/2017 11:54 AM

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36	Clean play ground safe	5/16/2017 8:56 AM
37	Where I'm at its quiet	5/16/2017 8:48 AM
38	A roof over my head	5/16/2017 8:21 AM
39	Nothing	5/15/2017 12:43 PM
40	Some good people	5/15/2017 12:32 PM
41	Friendly oeople	5/15/2017 12:30 PM
42	Convenient resources in the neighborhood, and it's close to downtown	5/15/2017 11:46 AM
43	Friend's	5/15/2017 10:54 AM
44	People	5/15/2017 10:50 AM
45	People	5/15/2017 10:34 AM
46	Don't know right know	5/15/2017 10:33 AM
47	Nothing	5/15/2017 10:26 AM
48	Na	5/15/2017 10:22 AM
49	Nothing	5/15/2017 10:11 AM
50	The playground	5/15/2017 10:10 AM
51	Neighborhood	5/15/2017 10:08 AM
52	Good hearted people	5/15/2017 10:01 AM
53	Free light and water	5/15/2017 9:35 AM
54	The history	5/15/2017 9:34 AM
55	I have no problems with anyone	5/15/2017 9:12 AM
56	Stop the killing	5/15/2017 9:11 AM
57	Nothing	5/15/2017 9:04 AM
58	Close to downtown Nashville	5/15/2017 9:01 AM
59	The location	5/15/2017 8:10 AM
60	Location to downtown	5/12/2017 1:37 PM
61	Low rent	5/12/2017 12:22 PM
62	They help me when I fall	5/12/2017 12:10 PM
63	Location	5/11/2017 2:26 PM
64	Nothing	5/11/2017 2:18 PM
65	Nothing	5/11/2017 2:07 PM
66	Carter	5/11/2017 1:55 PM
67	Close to downtown	5/11/2017 1:46 PM
68	Food	5/11/2017 1:27 PM
69	Nothing	5/11/2017 10:19 AM
70	People's	5/11/2017 10:08 AM
71	Neighborhood	5/11/2017 10:02 AM
72	Napier school	5/11/2017 9:54 AM
73	Nothing	5/11/2017 9:46 AM
74	Nothing	5/11/2017 9:36 AM
75	Not	5/11/2017 9:30 AM
76	Nothing	5/10/2017 2:00 PM

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77	Nothing	5/10/2017 1:28 PM
78	Nothing	5/10/2017 1:15 PM
79	Nothing	5/10/2017 11:18 AM
80	violence	5/10/2017 11:13 AM
81	Neighborhood	5/10/2017 11:04 AM
82	Nothing	5/10/2017 10:49 AM
83	Nothing	5/9/2017 2:36 PM
84	Some of the people	5/9/2017 2:22 PM
85	My own place	5/9/2017 2:11 PM
86	Nothing	5/9/2017 2:10 PM
87	Nothing	5/9/2017 2:00 PM
88	Nothing	5/9/2017 1:52 PM
89	Nothing	5/9/2017 1:49 PM
90	Nothing	5/9/2017 1:33 PM
91	I can gt to my Church without any problems	5/9/2017 12:44 PM
92	Nothing	5/9/2017 12:30 PM
93	Nothing	5/9/2017 12:14 PM
94	Nothing	5/9/2017 11:57 AM
95	Nothing	5/9/2017 11:46 AM
96	My own place	5/9/2017 11:26 AM
97	Nothing	5/9/2017 11:10 AM
98	Nothing	5/9/2017 10:41 AM
99	Some of the people	5/9/2017 10:32 AM
100	Playground by the house	5/9/2017 10:17 AM
101	Crime down	5/9/2017 9:07 AM
102	Sitting on my porch	5/9/2017 8:01 AM
103	Location	5/8/2017 7:55 PM
104	Kids play together	5/8/2017 3:43 PM
105	Peace and harmony.	5/8/2017 3:42 PM
106	Crime down	5/8/2017 3:39 PM
107	Nothing	5/8/2017 3:32 PM
108	Nothing	5/8/2017 3:25 PM
109	Nothing	5/8/2017 3:20 PM
110	Nothing	5/8/2017 3:19 PM
111	.	5/8/2017 3:17 PM
112	Nothing	5/8/2017 3:12 PM
113	Nothing	5/8/2017 3:09 PM
114	Nothing	5/8/2017 3:05 PM
115	Everything	5/8/2017 2:58 PM
116	Nothing	5/8/2017 2:57 PM
117	People need to mind there own business and not encourage teens to fight	5/8/2017 2:55 PM

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118	Nothing	5/8/2017 1:06 PM
119	Nothing	5/8/2017 1:04 PM
120	Seeing kids playing with other childrens	5/8/2017 12:50 PM
121	Nothing	5/8/2017 12:33 PM
122	The part I live in	5/8/2017 12:30 PM
123	It all right most times	5/8/2017 12:21 PM
124	Nothing	5/8/2017 12:20 PM
125	Stop the shooting	5/5/2017 12:11 PM
126	Make it safer for kid	5/5/2017 11:39 AM
127	Children	5/5/2017 11:34 AM
128	Roof over my head	5/5/2017 11:27 AM
129	Close to work	5/5/2017 11:18 AM
130	I can't think of one thingà	5/5/2017 11:08 AM
131	My neighborhood	5/5/2017 11:03 AM
132	Nothing	5/5/2017 10:53 AM
133	Don't know	5/5/2017 10:53 AM
134	Can walk downtown.	5/5/2017 10:51 AM
135	Jusus	5/5/2017 10:47 AM
136	Nothing	5/5/2017 10:47 AM
137	School's	5/5/2017 10:39 AM
138	Nothing	5/5/2017 10:38 AM
139	Low rent	5/5/2017 10:37 AM
140	Nothing	5/5/2017 10:29 AM
141	Peoples	5/5/2017 10:23 AM
142	Less crime.	5/5/2017 10:22 AM
143	Nothing	5/5/2017 10:22 AM
144	Affordability with Jobs Plus	5/5/2017 10:20 AM
145	Affordability with Jobs Plus	5/5/2017 10:19 AM
146	Nothing	5/5/2017 10:12 AM
147	Goodpeople	5/5/2017 10:06 AM
148	Goodpeople	5/5/2017 10:04 AM
149	Some of the people	5/5/2017 9:56 AM
150	Close to downtown	5/5/2017 9:51 AM
151	Police protecting.	5/5/2017 9:48 AM
152	Martha o bryan	5/5/2017 9:39 AM
153	Togherness	5/5/2017 9:01 AM
154	Privacy	5/4/2017 3:25 PM
155	Martha O'Brien's.	5/4/2017 3:19 PM
156	Nothing	5/4/2017 3:11 PM
157	Nothing	5/4/2017 3:06 PM
158	My own privacy.	5/4/2017 3:05 PM

Envision Napier and Sudekum

159	Nothing	5/4/2017 2:57 PM
160	Nothing	5/4/2017 2:56 PM
161	Nothing	5/4/2017 2:42 PM
162	Nothing	5/4/2017 2:41 PM
163	Nothing.	5/4/2017 2:37 PM
164	Nothing	5/4/2017 2:32 PM
165	Some of the people trying to come together and be more involved	5/4/2017 2:25 PM
166	Church	5/4/2017 2:03 PM
167	Nothing	5/4/2017 2:00 PM
168	Nothing	5/4/2017 1:57 PM
169	Nothing	5/4/2017 1:47 PM
170	Nothing	5/4/2017 1:41 PM
171	My house	5/4/2017 1:40 PM
172	N/a	5/4/2017 1:23 PM
173	The location	5/4/2017 1:15 PM
174	The Women	5/4/2017 1:10 PM
175	Nothing	5/4/2017 1:10 PM
176	Nothing	5/4/2017 1:06 PM
177	Trees & lowrent	5/4/2017 1:03 PM
178	Nothing	5/4/2017 1:01 PM
179	Hard to say	5/4/2017 12:51 PM
180	Low income .	5/4/2017 11:32 AM
181	Close to my job.	5/4/2017 11:12 AM
182	Nothing at	5/4/2017 10:53 AM
183	Location	5/4/2017 10:34 AM
184	My neighbor	5/3/2017 8:26 PM
185	It's Very Diverse, and The Transportation is very convient.	5/3/2017 8:03 PM
186	Nothing	5/3/2017 3:19 PM
187	The amount of opportunities and programs that are available are very helpful.	5/3/2017 3:11 PM
188	No light bill	5/3/2017 2:47 PM
189	Nothing	5/3/2017 2:45 PM
190	Nothing	5/3/2017 2:36 PM
191	Nothing	5/3/2017 2:34 PM
192	Community	5/3/2017 2:30 PM
193	My neighbor	5/3/2017 2:25 PM
194	I'm still alive	5/3/2017 2:22 PM
195	Nothing	5/3/2017 2:21 PM
196	Low rent	5/3/2017 2:17 PM
197	Nothing	5/3/2017 2:14 PM
198	To much traffic	5/3/2017 2:14 PM
199	Nothing	5/3/2017 2:12 PM

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200	Martha O Bryan	5/3/2017 2:03 PM
201	Low rent	5/3/2017 1:59 PM
202	Crime	5/3/2017 1:49 PM
203	Nothing	5/3/2017 1:30 PM
204	Nice people, speaking, show some respect	5/3/2017 12:46 PM
205	I have a place to stay	5/3/2017 12:10 PM
206	That there is a roof on top of me	5/2/2017 6:04 PM
207	.	5/2/2017 3:24 PM
208	Management	5/2/2017 3:23 PM
209	Nothing	5/2/2017 3:14 PM
210	Thankful to have a roof over my head. But my family is being harassed, what do I do? 9 years I stay to myself.	5/2/2017 3:12 PM
211	Low rent	5/2/2017 3:05 PM
212	When someone ask if you need help, but some don't care.	5/2/2017 2:54 PM
213	Not a thing.	5/2/2017 2:48 PM
214	.	5/2/2017 2:22 PM
215	The park they have for kids	5/2/2017 12:37 PM
216	To be honest, at this point, having a roof is one of the major positives about being in this neighborhood.	5/1/2017 8:49 PM
217	Outdoor	5/1/2017 12:04 PM
218	N/A	5/1/2017 10:35 AM
219	No light bill	5/1/2017 10:13 AM
220	Experience	5/1/2017 9:25 AM
221	Nothing	5/1/2017 9:01 AM
222	The?people in the neighborhoo	4/28/2017 12:08 PM
223	Nothing.	4/28/2017 10:22 AM

Q60 What is the one change you would like to see happen in your community?

Answered: 253 Skipped: 130

#	RESPONSES	DATE
1	something for the kids to play with outside	6/12/2017 12:08 PM
2	no guns	6/12/2017 12:01 PM
3	be able to see the kids play without the shooting	6/12/2017 11:56 AM
4	everybody Get Along/ stop the violence	6/12/2017 11:48 AM
5	stop the violence	6/8/2017 10:38 AM
6	end violence	6/8/2017 10:16 AM
7	The shooting	5/31/2017 11:48 AM
8	Everything	5/31/2017 11:41 AM
9	Everything	5/31/2017 11:14 AM
10	Crime	5/31/2017 11:05 AM
11	Everything	5/31/2017 11:05 AM
12	Stop playing loud music	5/31/2017 10:55 AM
13	Stop playing loud music	5/31/2017 10:54 AM
14	Violence and vandalism	5/31/2017 10:51 AM
15	Drugs out	5/31/2017 10:47 AM
16	Lower the crime rate	5/31/2017 10:46 AM
17	Violence	5/31/2017 10:40 AM
18	Can not describe	5/31/2017 10:34 AM
19	Everything	5/31/2017 10:30 AM
20	To many to name	5/31/2017 10:25 AM
21	Violence	5/31/2017 10:24 AM
22	Crime elimination	5/31/2017 10:15 AM
23	Crime elimination	5/31/2017 10:14 AM
24	Violence	5/31/2017 10:06 AM
25	Appearance, crime lowered	5/31/2017 10:02 AM
26	Drugs	5/31/2017 9:58 AM
27	Nothing	5/31/2017 9:50 AM
28	Violence	5/31/2017 9:43 AM
29	Neighborhood watch	5/31/2017 9:37 AM
30	Gang violence	5/31/2017 9:15 AM
31	Gang to be gone	5/31/2017 9:13 AM
32	Larger apartment	5/31/2017 9:04 AM
33	Nothing	5/31/2017 9:03 AM
34	Violence	5/31/2017 8:54 AM

Envision Napier and Sudekum

35	Violence	5/31/2017 8:54 AM
36	Crime and violence	5/31/2017 8:44 AM
37	No more Guns& Drugs	5/31/2017 8:43 AM
38	More respect for neighbors	5/31/2017 8:33 AM
39	Transportation	5/31/2017 8:27 AM
40	Respect, come together	5/31/2017 8:20 AM
41	The shooting to stop	5/28/2017 9:01 AM
42	Police	5/22/2017 8:38 AM
43	The hurting people and violence	5/22/2017 8:31 AM
44	More police	5/22/2017 8:22 AM
45	24 hour security	5/22/2017 8:14 AM
46	For drugs to go away	5/17/2017 11:54 AM
47	Stop drug trafficking	5/17/2017 8:10 AM
48	Stop the gun violence	5/16/2017 9:39 AM
49	More meetings	5/16/2017 9:21 AM
50	Respect come together	5/16/2017 8:56 AM
51	More respect for neighbor	5/16/2017 8:48 AM
52	No more gangs & drugs	5/16/2017 8:41 AM
53	Larger appartment	5/16/2017 8:21 AM
54	More safety	5/15/2017 12:43 PM
55	Violence and gang activity	5/15/2017 12:32 PM
56	No more killing	5/15/2017 12:30 PM
57	Violence, shooting, robbing, kids skipping school, awful grocery stores, homeless bums walking around begging everywhere	5/15/2017 11:46 AM
58	Crime	5/15/2017 10:54 AM
59	Crime	5/15/2017 10:50 AM
60	Drugs	5/15/2017 10:34 AM
61	Get the crime out	5/15/2017 10:33 AM
62	Violence	5/15/2017 10:26 AM
63	Relaid	5/15/2017 10:25 AM
64	Reductions of crime.	5/15/2017 10:22 AM
65	Nothing	5/15/2017 10:11 AM
66	Crime	5/15/2017 10:08 AM
67	Positive people	5/15/2017 10:01 AM
68	Less crime	5/15/2017 9:40 AM
69	Violence	5/15/2017 9:35 AM
70	Opportunities for children	5/15/2017 9:34 AM
71	More mebtors	5/15/2017 9:26 AM
72	Better shopping stores.	5/15/2017 9:20 AM
73	Less crime	5/15/2017 9:20 AM
74	Can not describe	5/15/2017 9:12 AM

Envision Napier and Sudekum

75	More job	5/15/2017 9:11 AM
76	Less violence	5/15/2017 9:04 AM
77	Too many to say just 1	5/15/2017 9:01 AM
78	Healthy food and crime elimination	5/15/2017 8:50 AM
79	Lower crime incidences	5/15/2017 8:40 AM
80	Walking police patro!	5/15/2017 8:26 AM
81	More people to come together and stop the violence	5/15/2017 8:10 AM
82	Real (community Policing),neighborhood safety watch programs, A real Grocery Store	5/12/2017 1:37 PM
83	Stop the violence and vandalism	5/12/2017 12:22 PM
84	Stop playing loud music	5/12/2017 12:10 PM
85	Grocery access	5/11/2017 2:26 PM
86	Everything	5/11/2017 2:18 PM
87	Everything	5/11/2017 2:07 PM
88	Violent	5/11/2017 1:55 PM
89	More businesses	5/11/2017 1:38 PM
90	To end the violence, shooting.	5/11/2017 1:30 PM
91	Walmart	5/11/2017 1:27 PM
92	Stop the drug trafficking, rehab for addicts	5/11/2017 10:34 AM
93	Crimes	5/11/2017 10:19 AM
94	Crime	5/11/2017 10:08 AM
95	Crime	5/11/2017 10:02 AM
96	Shooting	5/11/2017 9:54 AM
97	Everything	5/11/2017 9:46 AM
98	Crime	5/11/2017 9:36 AM
99	Nothing	5/11/2017 9:30 AM
100	Everything	5/10/2017 2:00 PM
101	Everything	5/10/2017 1:28 PM
102	Everything	5/10/2017 1:15 PM
103	Violence	5/10/2017 11:18 AM
104	Transportation	5/10/2017 11:13 AM
105	Everything's	5/10/2017 11:04 AM
106	Everything	5/10/2017 10:49 AM
107	Everything	5/9/2017 2:36 PM
108	Crimes	5/9/2017 2:22 PM
109	I need my own	5/9/2017 2:20 PM
110	Violence	5/9/2017 2:11 PM
111	Police present	5/9/2017 2:10 PM
112	Crime	5/9/2017 2:00 PM
113	Everything	5/9/2017 1:52 PM
114	Everything	5/9/2017 1:49 PM
115	Everything	5/9/2017 1:33 PM

Envision Napier and Sudekum

116	People on the street.	5/9/2017 12:44 PM
117	Everything	5/9/2017 12:30 PM
118	Crime	5/9/2017 12:14 PM
119	Crime	5/9/2017 11:57 AM
120	Violence s	5/9/2017 11:46 AM
121	Stop the violence	5/9/2017 11:26 AM
122	Violence	5/9/2017 11:10 AM
123	Everything	5/9/2017 10:41 AM
124	Crime	5/9/2017 10:32 AM
125	Gang activity	5/9/2017 10:17 AM
126	More police	5/9/2017 9:07 AM
127	Violence	5/9/2017 8:01 AM
128	More community leader awareness	5/8/2017 7:55 PM
129	Get the shootings out	5/8/2017 3:43 PM
130	Less loud music.	5/8/2017 3:42 PM
131	More police	5/8/2017 3:39 PM
132	Everything	5/8/2017 3:36 PM
133	The gun crime	5/8/2017 3:34 PM
134	Everything	5/8/2017 3:32 PM
135	Everything	5/8/2017 3:25 PM
136	Everything	5/8/2017 3:20 PM
137	Everything	5/8/2017 3:19 PM
138	Housing.	5/8/2017 3:17 PM
139	Everything	5/8/2017 3:12 PM
140	Drugs and gangs	5/8/2017 3:09 PM
141	Apartments conditions and gang and drug violence	5/8/2017 3:05 PM
142	Self sufficiency	5/8/2017 2:58 PM
143	More jobs,better food store, positive atomspere	5/8/2017 2:57 PM
144	Take out all the wanna be thugs	5/8/2017 2:55 PM
145	Everything	5/8/2017 1:06 PM
146	Stop seeing people getting hurt	5/8/2017 12:50 PM
147	Everything	5/8/2017 12:33 PM
148	New project	5/8/2017 12:30 PM
149	Homelessness	5/8/2017 12:20 PM
150	Crime/violence	5/5/2017 12:21 PM
151	Playground make safe for a	5/5/2017 12:11 PM
152	Stop the violence	5/5/2017 11:39 AM
153	The drug problem taken care of	5/5/2017 11:38 AM
154	The parents	5/5/2017 11:34 AM
155	Better society	5/5/2017 11:28 AM
156	Violence	5/5/2017 11:27 AM

Envision Napier and Sudekum

157	Better housing	5/5/2017 11:18 AM
158	A good place to live	5/5/2017 11:08 AM
159	Nothing	5/5/2017 11:03 AM
160	To end the violence, shooting.	5/5/2017 11:03 AM
161	Lower crime rate	5/5/2017 10:53 AM
162	No more dope selling	5/5/2017 10:47 AM
163	Violence	5/5/2017 10:47 AM
164	More police patrolling	5/5/2017 10:41 AM
165	Violence	5/5/2017 10:39 AM
166	Violence	5/5/2017 10:38 AM
167	People get along	5/5/2017 10:37 AM
168	Stop the shooting	5/5/2017 10:31 AM
169	Violence	5/5/2017 10:29 AM
170	Drugs	5/5/2017 10:23 AM
171	More park.	5/5/2017 10:22 AM
172	More police	5/5/2017 10:22 AM
173	Managers working with counselors of residents, to get abusers out	5/5/2017 10:20 AM
174	Managers working with counselors of residents, to get abusers out	5/5/2017 10:19 AM
175	Violence	5/5/2017 10:12 AM
176	More police.	5/5/2017 10:08 AM
177	Crime	5/5/2017 10:06 AM
178	Crime	5/5/2017 10:04 AM
179	Get the people who don't live here out	5/5/2017 9:56 AM
180	Everything. Need to start all the way over	5/5/2017 9:51 AM
181	No gangs nor shooting.	5/5/2017 9:48 AM
182	Crime	5/5/2017 9:39 AM
183	Less violence	5/5/2017 9:01 AM
184	Lower crime rate	5/4/2017 3:25 PM
185	More activities for youth	5/4/2017 3:19 PM
186	Everything	5/4/2017 3:11 PM
187	Violence	5/4/2017 3:06 PM
188	Take away crime.	5/4/2017 3:05 PM
189	Everything	5/4/2017 2:57 PM
190	Everything	5/4/2017 2:56 PM
191	For them to look like SamLeavy.	5/4/2017 2:53 PM
192	Everything there is to offer	5/4/2017 2:42 PM
193	Everything	5/4/2017 2:41 PM
194	Remodeling/anticipation for the kid,driveways.	5/4/2017 2:37 PM
195	Everything	5/4/2017 2:32 PM
196	Worthless violence stopped	5/4/2017 2:25 PM
197	More people involved with youth programs, and making them cost friendly	5/4/2017 2:13 PM

Envision Napier and Sudekum

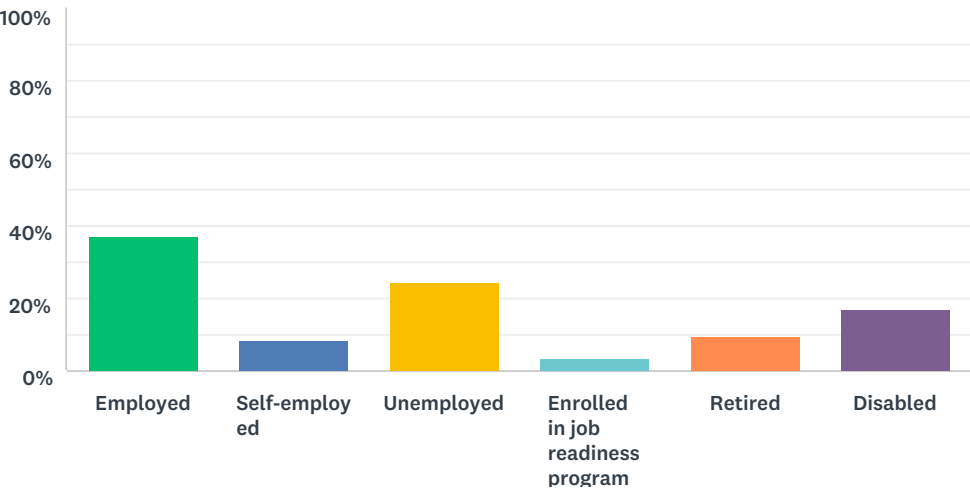
198	Stop the shooting	5/4/2017 2:03 PM
199	Everything	5/4/2017 1:57 PM
200	Everything	5/4/2017 1:47 PM
201	Everything	5/4/2017 1:41 PM
202	More volunteer programs	5/4/2017 1:15 PM
203	Income	5/4/2017 1:10 PM
204	Actions	5/4/2017 1:10 PM
205	Gan violence	5/4/2017 1:06 PM
206	Lower the crime rate	5/4/2017 1:03 PM
207	Everything	5/4/2017 1:01 PM
208	Better people	5/4/2017 12:51 PM
209	Cleaned up.	5/4/2017 11:32 AM
210	Better parking n police come faster.	5/4/2017 11:12 AM
211	The shooting the killing.	5/4/2017 10:53 AM
212	Put. The guns down!	5/4/2017 10:34 AM
213	people who don't live in our neighborhood should not be able to come to our neighborhood was violence drama other activities that is not good for our kids	5/3/2017 8:26 PM
214	Gang Violence ,and Drug Abuse	5/3/2017 8:03 PM
215	Violence	5/3/2017 3:28 PM
216	Everything	5/3/2017 3:19 PM
217	Less violence	5/3/2017 3:11 PM
218	Less violence	5/3/2017 2:47 PM
219	Rebuilded	5/3/2017 2:45 PM
220	Everything	5/3/2017 2:36 PM
221	More police	5/3/2017 2:34 PM
222	More community	5/3/2017 2:30 PM
223	Violence	5/3/2017 2:25 PM
224	More space	5/3/2017 2:22 PM
225	Violence	5/3/2017 2:21 PM
226	Something for the kids to play on outside	5/3/2017 2:17 PM
227	Everything	5/3/2017 2:14 PM
228	Less traffic. People	5/3/2017 2:14 PM
229	For them to look like Sam Levy	5/3/2017 2:13 PM
230	Everything	5/3/2017 2:12 PM
231	More activities for the youth	5/3/2017 2:03 PM
232	Stop the shooting and the violence.	5/3/2017 1:59 PM
233	More parks	5/3/2017 1:49 PM
234	Remodel\ a nice park for the kid, driveway	5/3/2017 1:30 PM
235	No violence	5/3/2017 12:46 PM
236	More of a police presence/less shooting	5/3/2017 12:10 PM
237	Trash, Gang Violence, Drugs , The Drama	5/2/2017 6:04 PM

Envision Napier and Sudekum

238	No gun	5/2/2017 3:24 PM
239	More police walking around	5/2/2017 3:23 PM
240	Everything	5/2/2017 3:14 PM
241	Address bullying-hatecrime on the disabled, more gun raids.	5/2/2017 3:12 PM
242	Stop the violence and get along	5/2/2017 3:05 PM
243	Ban loud music from elderly areas for hearing improvement	5/2/2017 2:54 PM
244	More police.	5/2/2017 2:48 PM
245	More housing.	5/2/2017 2:22 PM
246	The gun violence stopping	5/2/2017 12:37 PM
247	I would like to see the youth of the community have a fighting chance at life. To have an equal education. To have equal opportunities to be great. I would like for them to have programs to encourage their active, positive participation in the neighborhood. I want for them to be greater than all of the elder folks in the neighborhood. To be something other than a drug dealer or gang banger. I want to never see another child's blood shed in these streets. The solution to that problem lies in a multifaceted approach. Sadly, there aren't enough hoping hands to make that happen at the moment.	5/1/2017 8:49 PM
248	Drug,violence	5/1/2017 12:04 PM
249	Random house checks	5/1/2017 10:35 AM
250	Tear these down	5/1/2017 10:13 AM
251	Violence	5/1/2017 9:25 AM
252	Security	5/1/2017 9:01 AM
253	Get all the during out	4/28/2017 12:08 PM

Q61 What is your employment status? (select one)

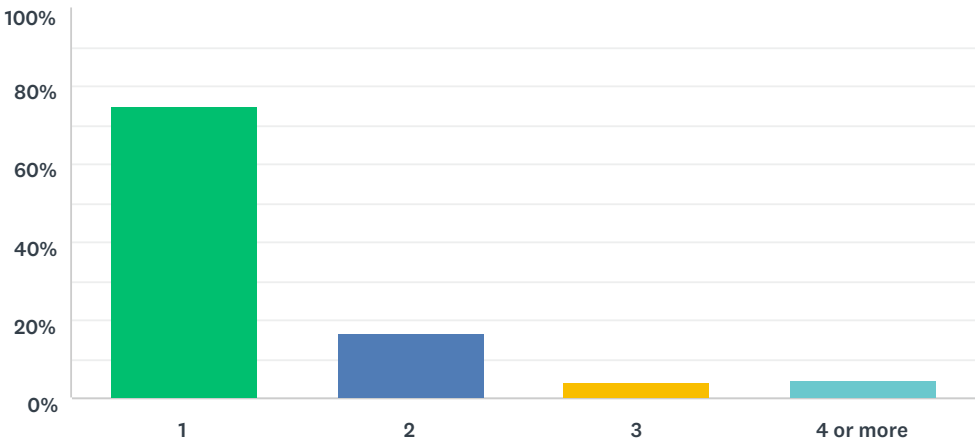
Answered: 366 Skipped: 17



ANSWER CHOICES	RESPONSES	
Employed	36.89%	135
Self-employed	8.74%	32
Unemployed	24.59%	90
Enrolled in job readiness program	3.55%	13
Retired	9.29%	34
Disabled	16.94%	62
TOTAL		366

Q62 If employed, how many jobs do you currently have? (select one)

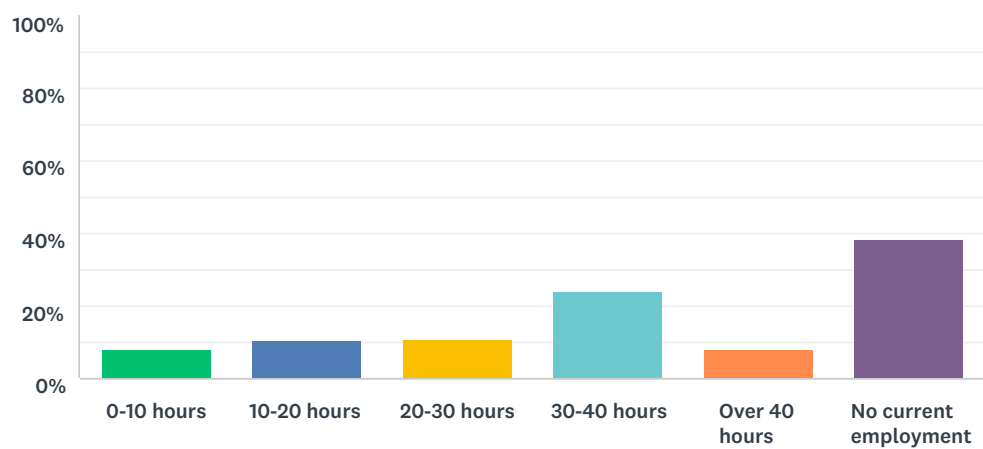
Answered: 223 Skipped: 160



ANSWER CHOICES	RESPONSES	
1	74.89%	167
2	16.59%	37
3	4.04%	9
4 or more	4.48%	10
TOTAL		223

Q63 How many hours per week does the primary earner in your household work? (select one)

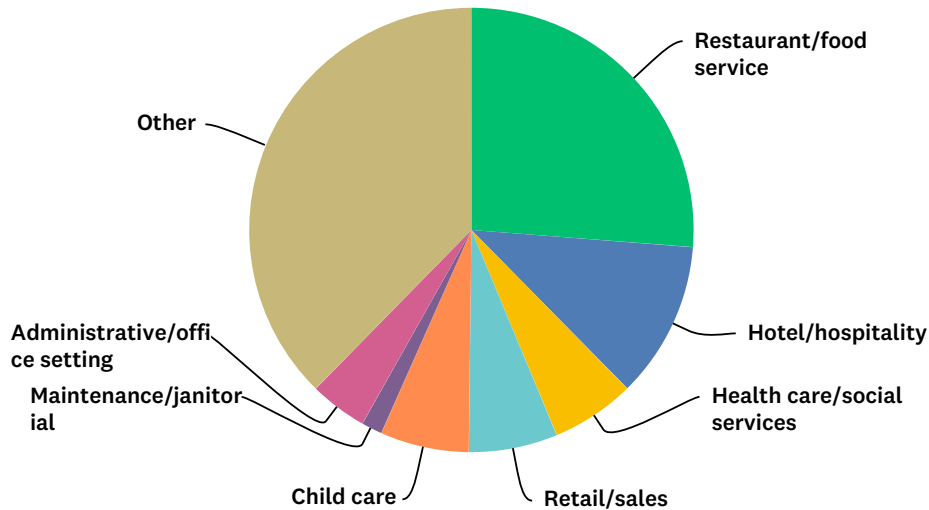
Answered: 328 Skipped: 55



ANSWER CHOICES	RESPONSES	
0-10 hours	8.23%	27
10-20 hours	10.37%	34
20-30 hours	10.98%	36
30-40 hours	23.78%	78
Over 40 hours	8.23%	27
No current employment	38.41%	126
TOTAL		328

Q64 Of the adults who are currently employed in your household, which of the following best describes the field(s) in which each adult is currently working? (select all that apply)

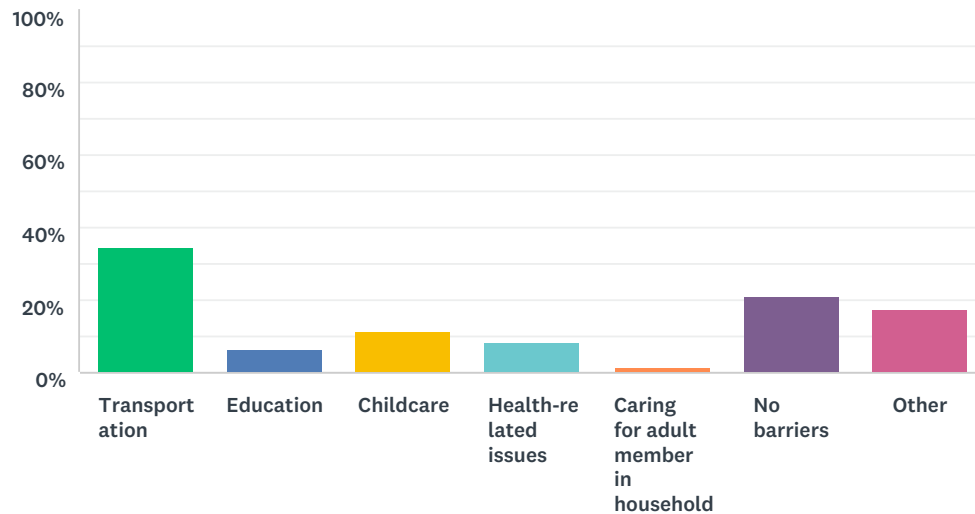
Answered: 263 Skipped: 120



ANSWER CHOICES	RESPONSES	
Restaurant/food service	26.24%	69
Hotel/hospitality	11.41%	30
Health care/social services	6.08%	16
Retail/sales	6.46%	17
Child care	6.46%	17
Maintenance/janitorial	1.52%	4
Administrative/office setting	4.18%	11
Other	37.64%	99
TOTAL		263

Q65 What are the things that make it difficult for you or other adults in your household to find and keep work? (select all that apply)

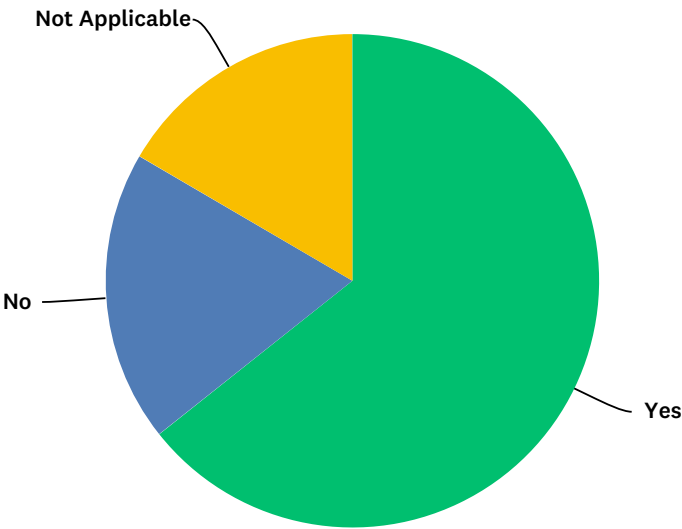
Answered: 317 Skipped: 66



ANSWER CHOICES	RESPONSES	
Transportation	34.38%	109
Education	6.31%	20
Childcare	11.36%	36
Health-related issues	8.52%	27
Caring for adult member in household	1.26%	4
No barriers	20.82%	66
Other	17.35%	55
TOTAL		317

Q66 Are you aware of job training opportunities?

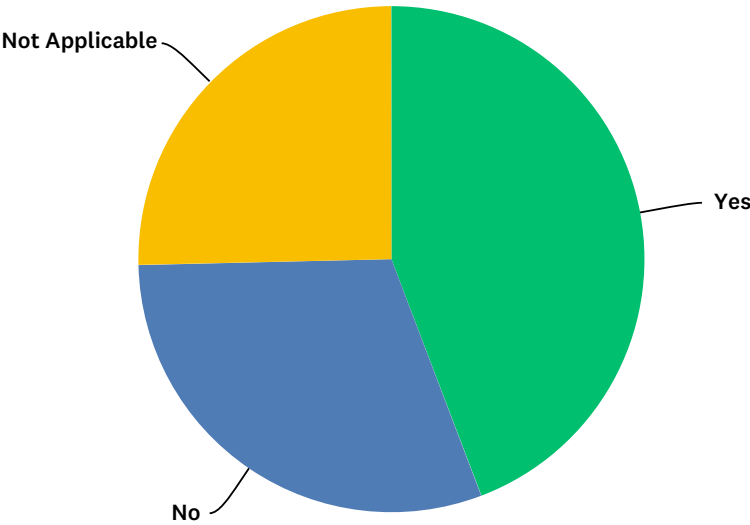
Answered: 356 Skipped: 27



ANSWER CHOICES		RESPONSES	
Yes		64.33%	229
No		19.10%	68
Not Applicable		16.57%	59
TOTAL			356

Q67 Do you take advantage of the job training opportunities that are available?

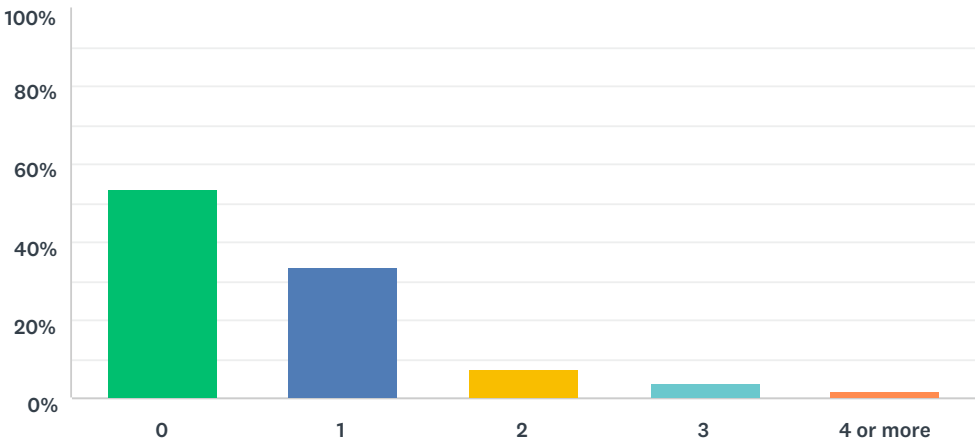
Answered: 355 Skipped: 28



ANSWER CHOICES		RESPONSES	
Yes		44.23%	157
No		30.42%	108
Not Applicable		25.35%	90
TOTAL			355

Q68 How many drivable cars does your household have? (select one)

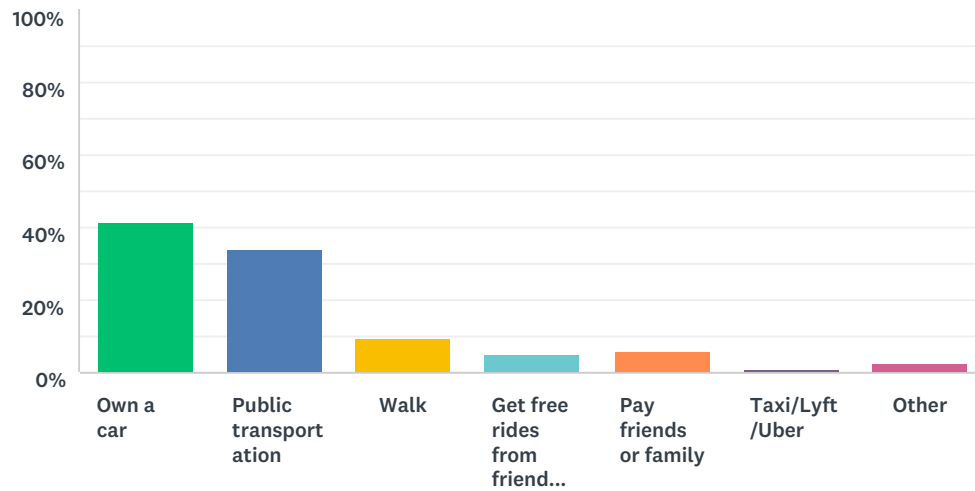
Answered: 348 Skipped: 35



ANSWER CHOICES		RESPONSES	
0		53.45%	186
1		33.62%	117
2		7.47%	26
3		3.74%	13
4 or more		1.72%	6
TOTAL			348

Q69 What is the primary mode of transportation for you and your household? (select all that apply)

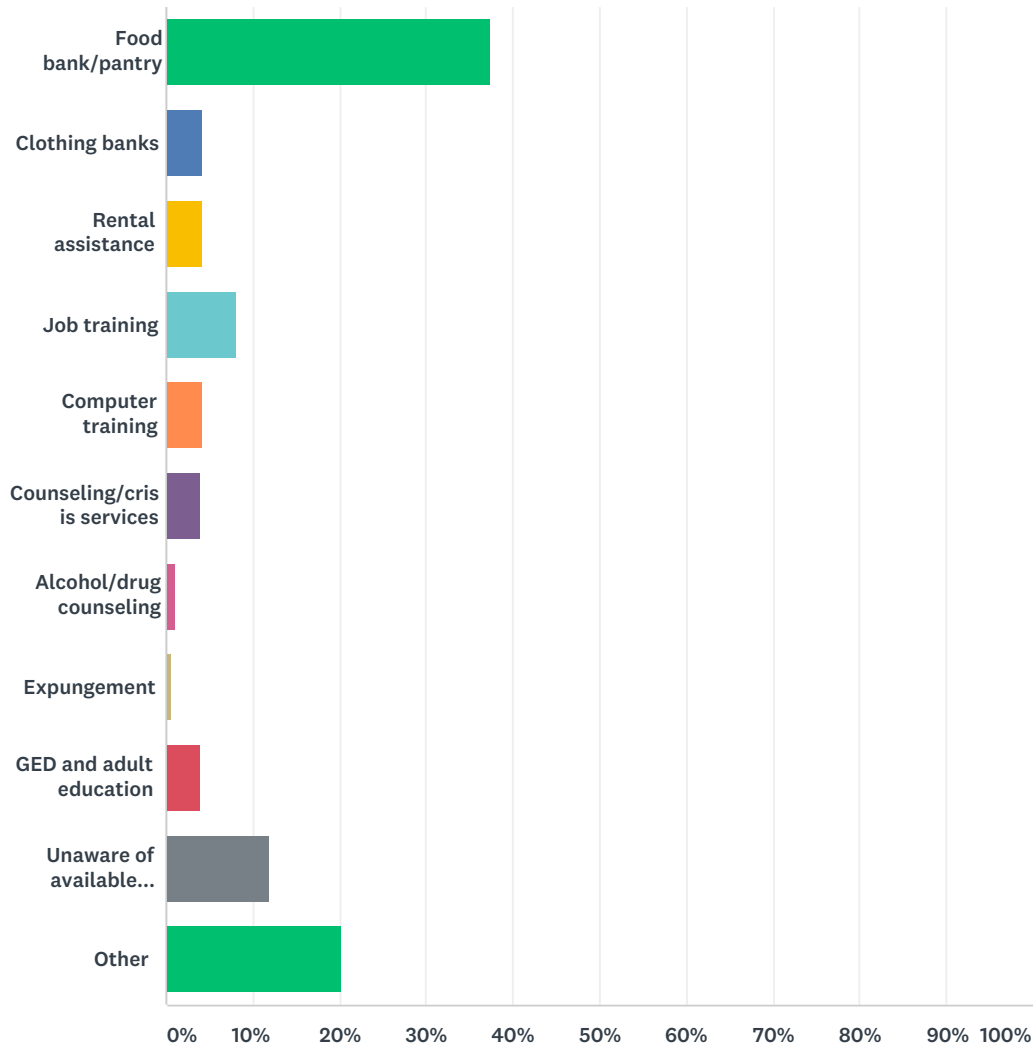
Answered: 363 Skipped: 20



ANSWER CHOICES	RESPONSES	
Own a car	41.67%	150
Public transportation	34.17%	123
Walk	9.72%	35
Get free rides from friend or family	5.00%	18
Pay friends or family	6.11%	22
Taxi/Lyft/Uber	0.83%	3
Other	2.50%	9
TOTAL		360

Q70 Do you or others in your household use any of the following supportive social services? (select all that apply)

Answered: 309 Skipped: 74



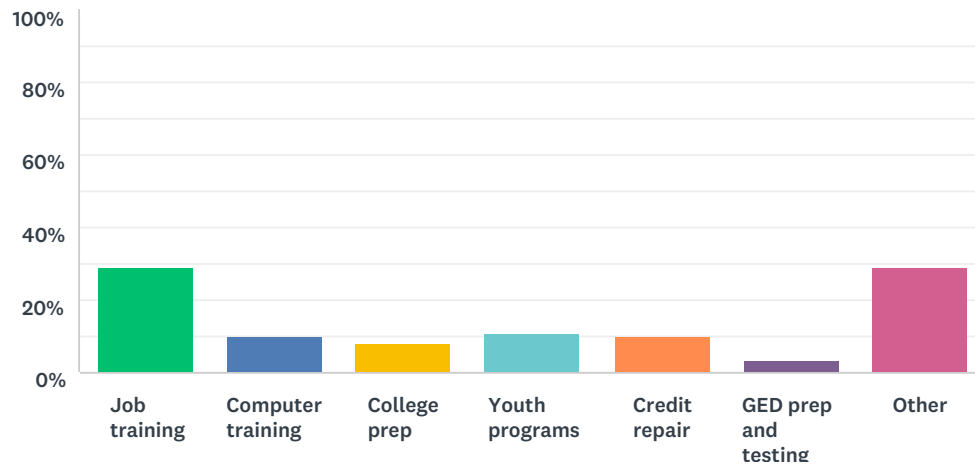
ANSWER CHOICES	RESPONSES	
Food bank/pantry	37.54%	116
Clothing banks	4.21%	13
Rental assistance	4.21%	13
Job training	8.09%	25
Computer training	4.21%	13
Counseling/crisis services	3.88%	12
Alcohol/drug counseling	0.97%	3
Expungement	0.65%	2
GED and adult education	3.88%	12

Envision Napier and Sudekum

Unaware of available services	11.97%	37
Other	20.39%	63
TOTAL		309

Q71 What supportive social services do you, or members in your household, need right now? (select all that apply)

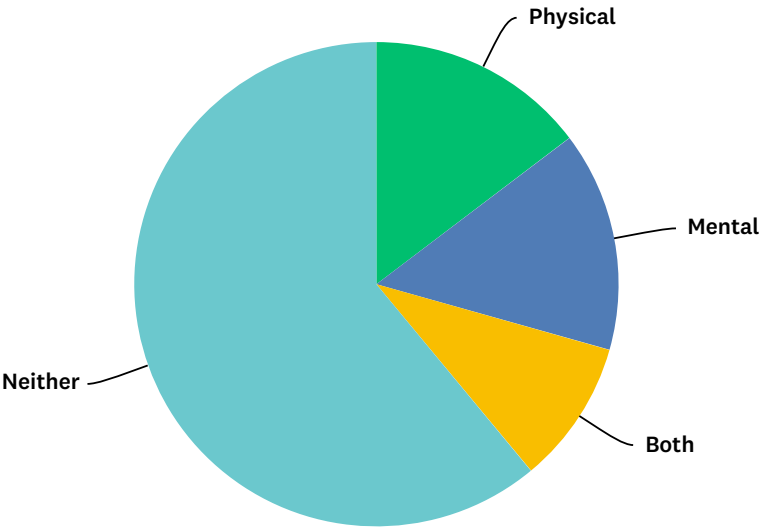
Answered: 306 Skipped: 77



ANSWER CHOICES	RESPONSES	
Job training	28.76%	88
Computer training	9.80%	30
College prep	8.17%	25
Youth programs	10.78%	33
Credit repair	10.13%	31
GED prep and testing	3.27%	10
Other	29.08%	89
TOTAL		306

Q72 Does anyone in your household have a physical or mental disability?

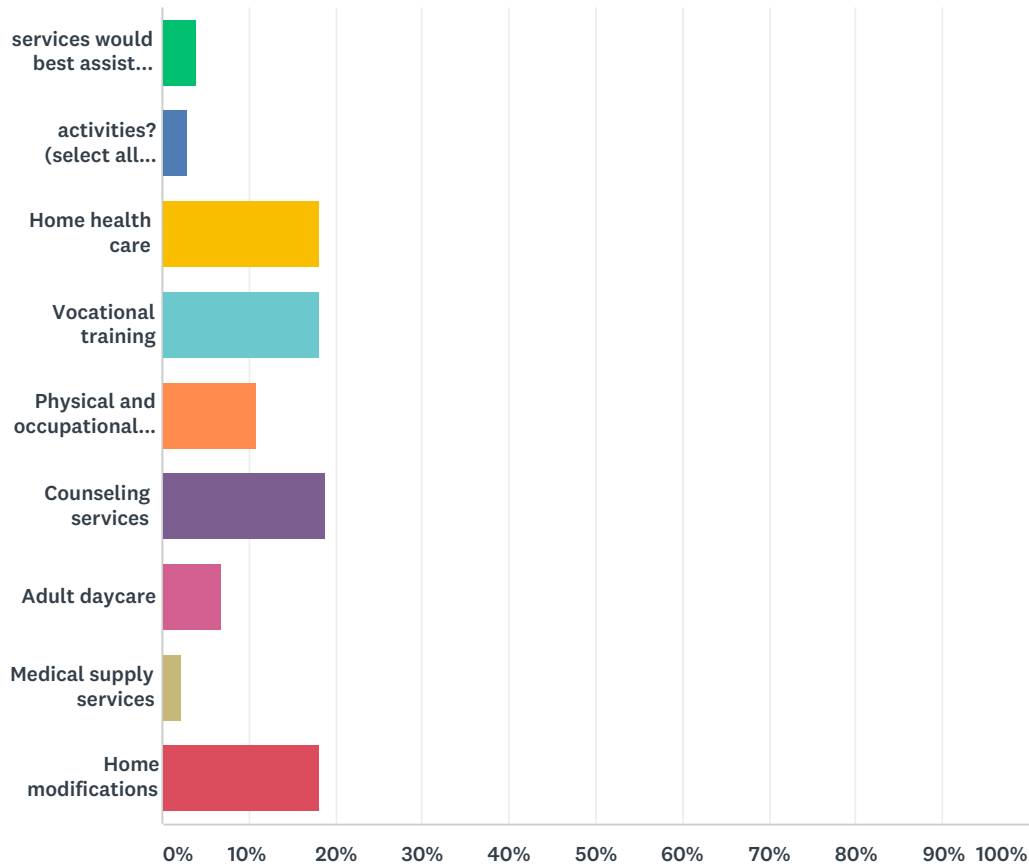
Answered: 354 Skipped: 29



ANSWER CHOICES	RESPONSES	
Physical	14.69%	52
Mental	14.69%	52
Both	9.60%	34
Neither	61.02%	216
TOTAL		354

Q73 If someone in your household has a disability, of any kind, what

Answered: 176 Skipped: 207



ANSWER CHOICES		RESPONSES	
services would best assist them with managing their day to day		3.98%	7
activities? (select all that apply)		2.84%	5
Home health care		18.18%	32
Vocational training		18.18%	32
Physical and occupational therapy		10.80%	19
Counseling services		18.75%	33
Adult daycare		6.82%	12
Medical supply services		2.27%	4
Home modifications		18.18%	32
TOTAL			176

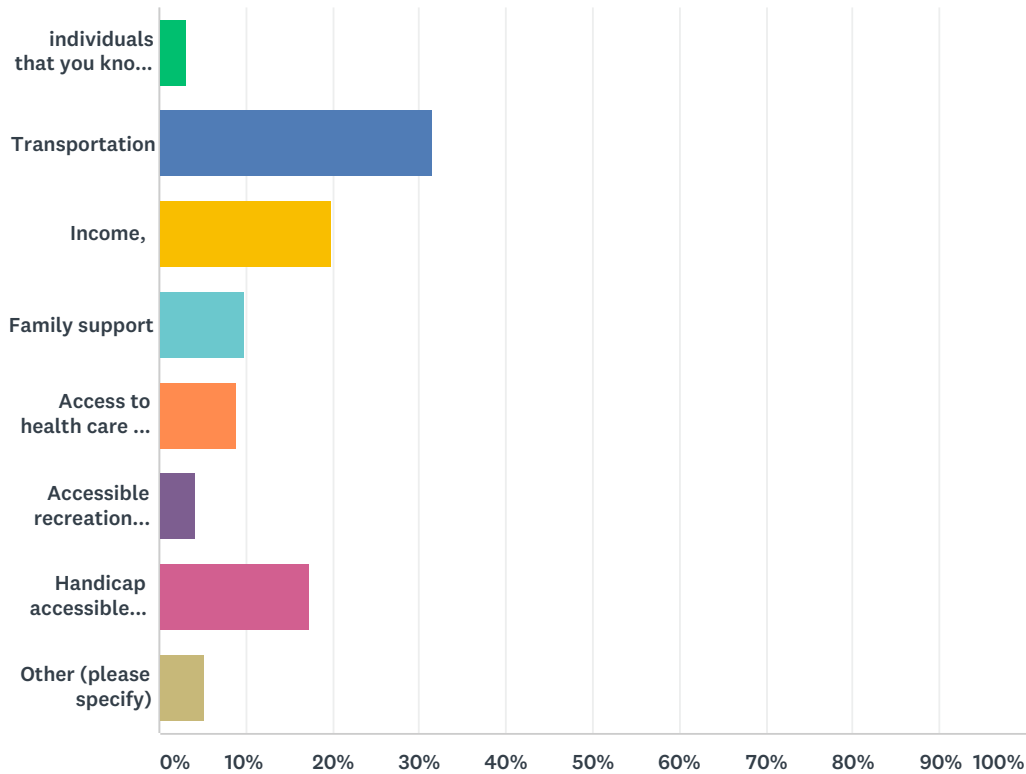
#	OTHER (PLEASE SPECIFY)	DATE
1	more activity	6/8/2017 11:11 AM
2	MHC services	5/31/2017 11:14 AM

Envision Napier and Sudekum

3	Nothing	5/31/2017 11:05 AM
4	Never	5/31/2017 11:00 AM
5	Unable to work	5/31/2017 9:13 AM
6	N/a	5/31/2017 9:03 AM
7	Mental & physical	5/31/2017 8:43 AM
8	Mental & physical	5/16/2017 8:41 AM
9	None.	5/15/2017 10:54 AM
10	None	5/15/2017 9:40 AM
11	None	5/9/2017 9:07 AM
12	MHA	5/9/2017 8:01 AM
13	None	5/8/2017 3:39 PM
14	None	5/8/2017 3:36 PM
15	None	5/8/2017 3:34 PM
16	N/a	5/8/2017 1:04 PM
17	None	5/8/2017 12:50 PM
18	Never	5/5/2017 10:23 AM
19	Bug and rat free	5/5/2017 9:51 AM
20	None.	5/5/2017 9:48 AM
21	My mom doesn't live with me, but visits are limited due to her being a double amputee	5/4/2017 2:25 PM
22	Health issues, back pain	5/4/2017 2:03 PM
23	None	5/4/2017 1:47 PM
24	Adha	5/4/2017 10:53 AM
25	None	5/3/2017 2:36 PM
26	N/a	5/3/2017 2:03 PM
27	None	5/2/2017 2:48 PM
28	None	5/2/2017 2:22 PM
29	None	5/1/2017 10:35 AM
30	Speech development	5/1/2017 9:25 AM

Q74 What do you see as the most important issues affecting disabled

Answered: 292 Skipped: 91



ANSWER CHOICES	RESPONSES	
individuals that you know? (select all that apply)	3.08%	9
Transportation	31.51%	92
Income,	19.86%	58
Family support	9.93%	29
Access to health care and insurance,	8.90%	26
Accessible recreation options,	4.11%	12
Handicap accessible housing,	17.47%	51
Other (please specify)	5.14%	15
TOTAL		292

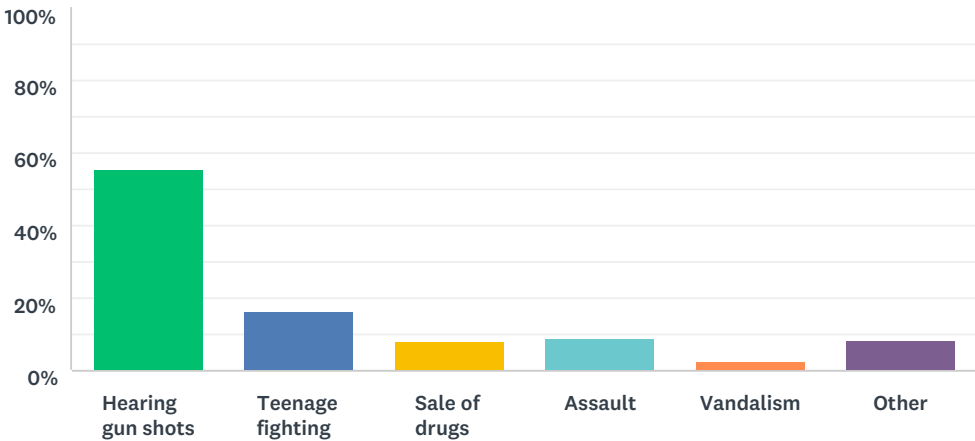
#	OTHER (PLEASE SPECIFY)	DATE
1	nothing	6/8/2017 11:11 AM
2	Social services	5/31/2017 10:15 AM
3	Social services	5/31/2017 10:14 AM
4	N/a	5/31/2017 9:03 AM
5	Social services	5/15/2017 8:50 AM
6	.	5/12/2017 9:24 AM

Envision Napier and Sudekum

7	..	5/8/2017 3:17 PM
8	N/a	5/8/2017 1:04 PM
9	N/A	5/5/2017 10:23 AM
10	.	5/5/2017 9:58 AM
11	.	5/4/2017 2:53 PM
12	Faith based Christian church	5/4/2017 2:13 PM
13	.	5/4/2017 11:32 AM
14	.	5/4/2017 10:53 AM
15	.	5/2/2017 1:54 PM

Q75 Have you experienced any of the following crimes? (select all that apply)

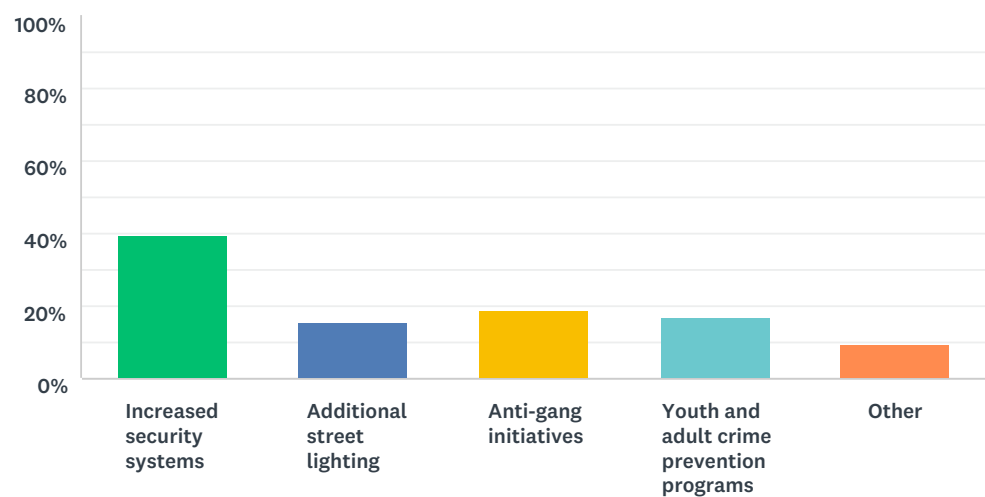
Answered: 350 Skipped: 33



ANSWER CHOICES		RESPONSES	
Hearing gun shots		55.43%	194
Teenage fighting		16.57%	58
Sale of drugs		8.00%	28
Assault		9.14%	32
Vandalism		2.29%	8
Other		8.57%	30
TOTAL			350

Q76 What public safety strategies would you like to see in your neighborhood that could make this area safer (select all that apply)

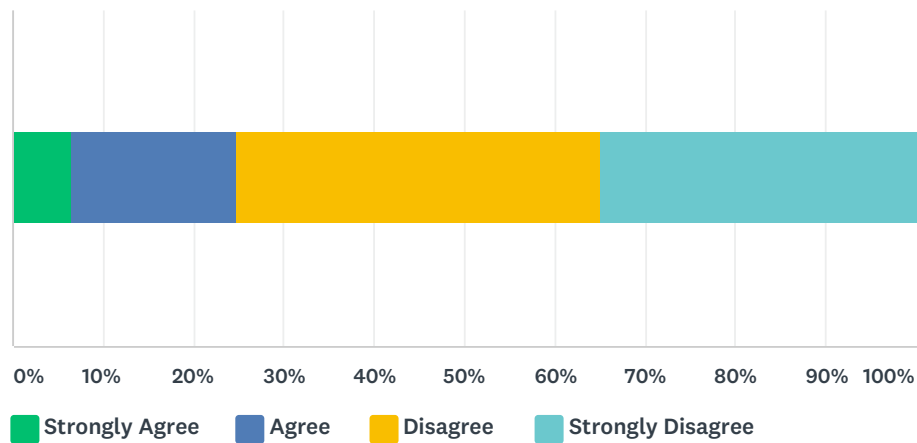
Answered: 355 Skipped: 28



ANSWER CHOICES	RESPONSES	
Increased security systems	39.44%	140
Additional street lighting	15.49%	55
Anti-gang initiatives	18.87%	67
Youth and adult crime prevention programs	16.90%	60
Other	9.30%	33
TOTAL		355

Q77 Buildings in Napier and Sudekum are in good shape.

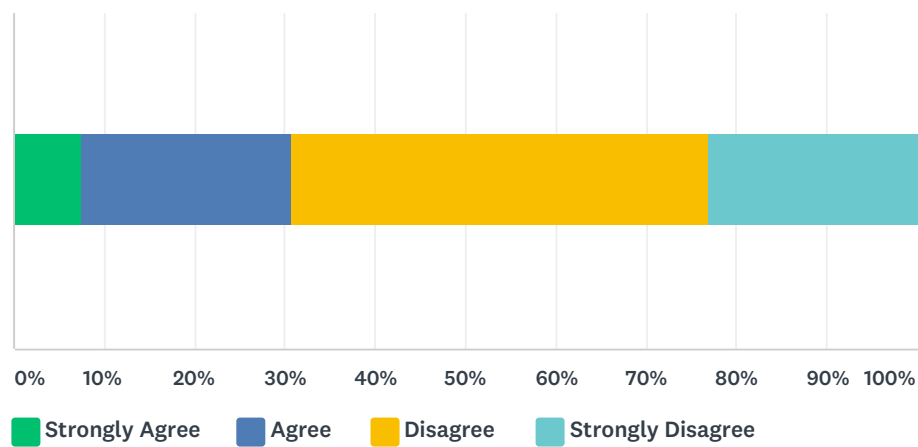
Answered: 343 Skipped: 40



ANSWER CHOICES	RESPONSES	
Strongly Agree	6.41%	22
Agree	18.37%	63
Disagree	40.23%	138
Strongly Disagree	34.99%	120
TOTAL		343

Q78 Homes and buildings in the surrounding community are in good shape.

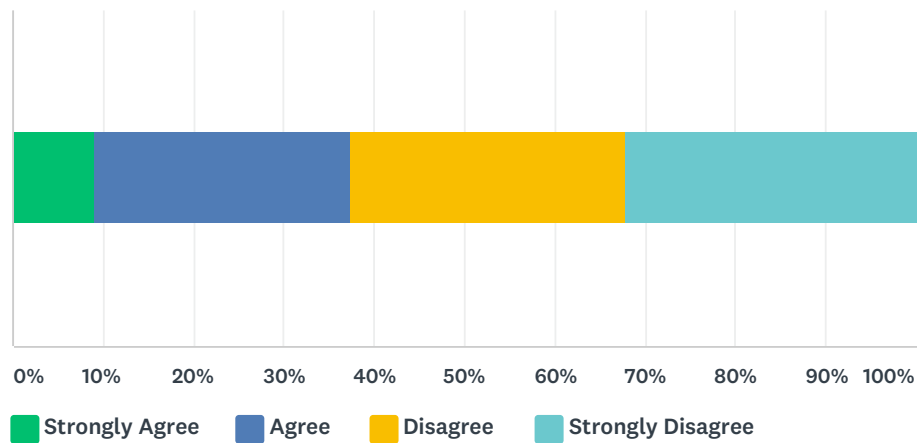
Answered: 354 Skipped: 29



ANSWER CHOICES	RESPONSES	
Strongly Agree	7.34%	26
Agree	23.45%	83
Disagree	46.05%	163
Strongly Disagree	23.16%	82
TOTAL		354

Q79 I feel safe walking in my neighborhood during the day.

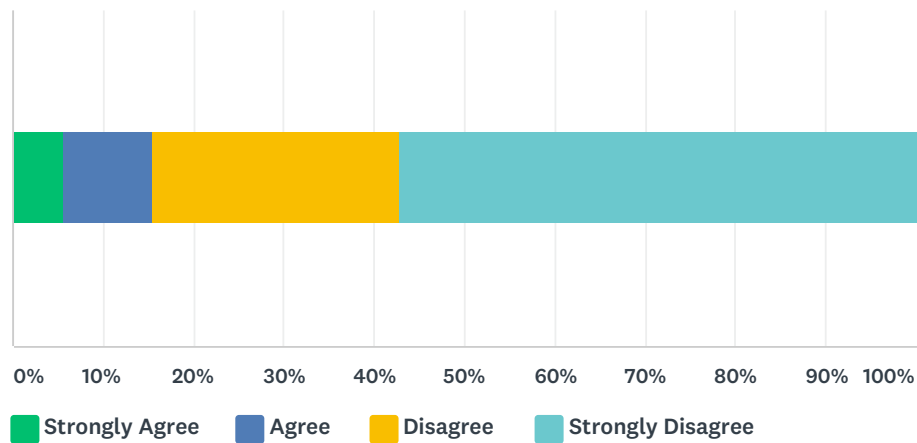
Answered: 362 Skipped: 21



ANSWER CHOICES	RESPONSES	
Strongly Agree	9.12%	33
Agree	28.18%	102
Disagree	30.66%	111
Strongly Disagree	32.04%	116
TOTAL		362

Q80 I feel safe walking in my neighborhood at night.

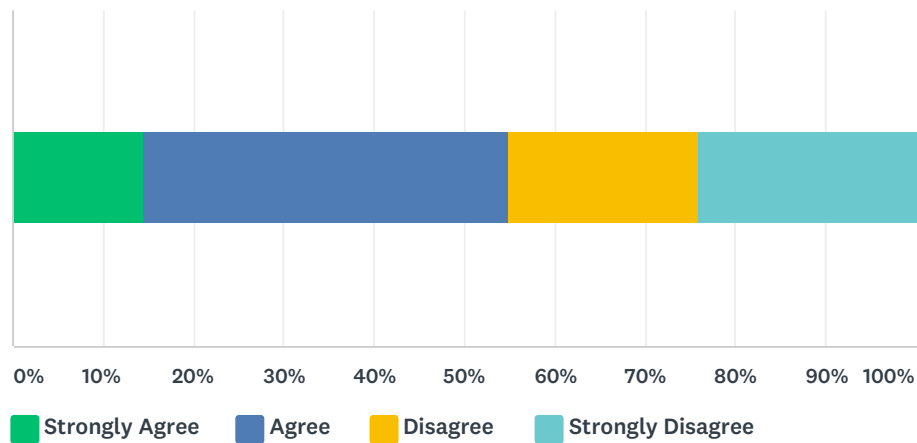
Answered: 355 Skipped: 28



ANSWER CHOICES	RESPONSES	
Strongly Agree	5.63%	20
Agree	9.86%	35
Disagree	27.32%	97
Strongly Disagree	57.18%	203
TOTAL		355

Q81 I feel safe in my home.

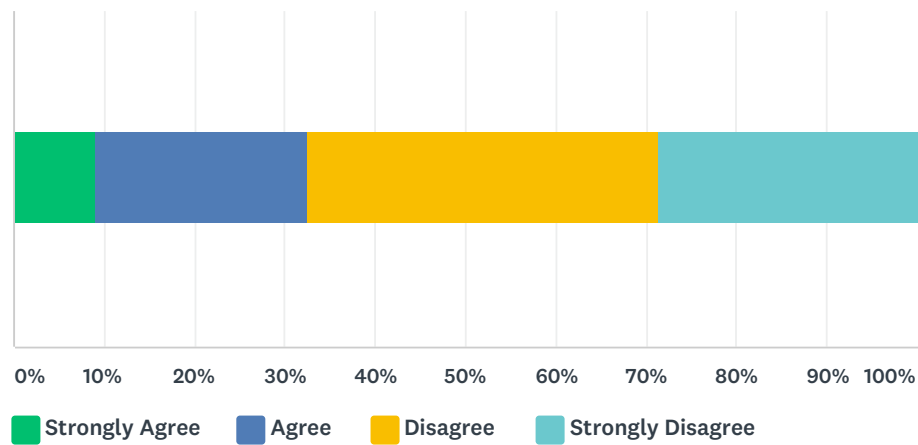
Answered: 352 Skipped: 31



ANSWER CHOICES	RESPONSES	
Strongly Agree	14.49%	51
Agree	40.34%	142
Disagree	21.02%	74
Strongly Disagree	24.15%	85
TOTAL		352

Q82 My family has access to arts, music, and dance activities in my Neighborhood

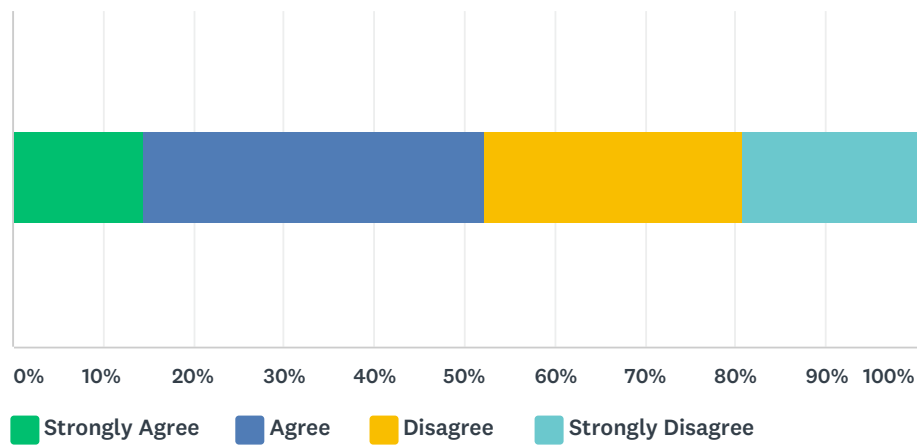
Answered: 344 Skipped: 39



ANSWER CHOICES	RESPONSES	
Strongly Agree	9.01%	31
Agree	23.55%	81
Disagree	38.66%	133
Strongly Disagree	28.78%	99
TOTAL		344

Q83 I see people singing, dancing and showing interest in art and music in my Neighborhood

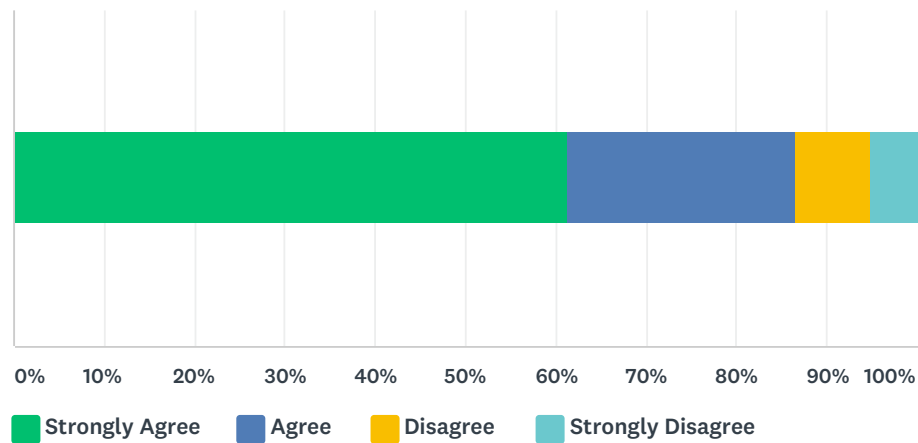
Answered: 353 Skipped: 30



ANSWER CHOICES	RESPONSES	
Strongly Agree	14.45%	51
Agree	37.68%	133
Disagree	28.61%	101
Strongly Disagree	19.26%	68
TOTAL		353

Q84 I feel crime is a frequent occurrence in my neighborhood.

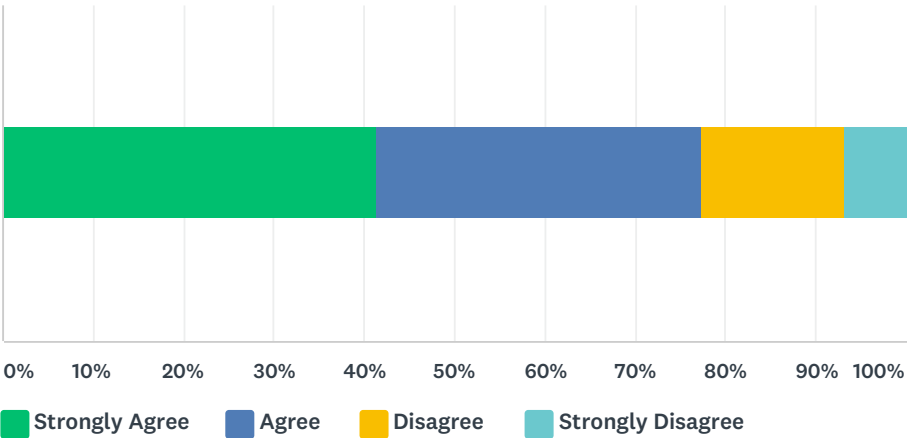
Answered: 359 Skipped: 24



ANSWER CHOICES	RESPONSES	
Strongly Agree	61.28%	220
Agree	25.35%	91
Disagree	8.08%	29
Strongly Disagree	5.29%	19
TOTAL		359

Q85 I feel vandalism is a problem in my neighborhood.

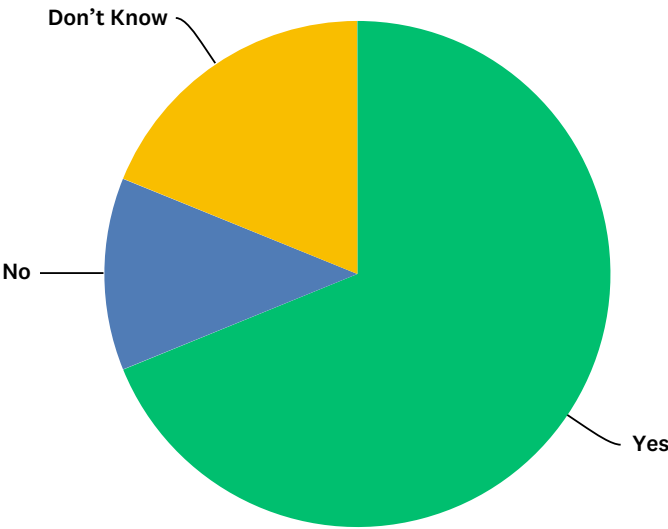
Answered: 361 Skipped: 22



ANSWER CHOICES	RESPONSES	
Strongly Agree	41.27%	149
Agree	36.01%	130
Disagree	15.79%	57
Strongly Disagree	6.93%	25
TOTAL		361

Q86 For Envision Napier and Sudekum redevelopment, are you interested in living in one of the redeveloped units?

Answered: 366 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	68.85%	252
No	12.30%	45
Don't Know	18.85%	69
TOTAL		366

Q87 For Envision Napier and Sudekum redevelopment, what physical improvements would you like to see in the new units? (select all that apply)

Answered: 297 Skipped: 86

ANSWER CHOICES	RESPONSES	
Larger units	41.75%	124
Private front yard	17.17%	51
Private back yard	6.73%	20
More parking	9.09%	27
Physically accessible	2.36%	7
Visually accessible	1.01%	3
Hearing accessible	1.35%	4
One story	4.38%	13
Multiple stories	2.36%	7
Apartment style	1.68%	5
Townhouse/duplex style	6.06%	18
Garden units	6.06%	18
TOTAL		297

#	OTHER (PLEASE SPECIFY)	DATE
1	no	6/12/2017 12:50 PM
2	All of the above	5/31/2017 11:48 AM
3	All of the above	5/31/2017 11:41 AM
4	All of the above	5/31/2017 11:14 AM
5	All of the above	5/31/2017 11:05 AM
6	Police station	5/31/2017 10:55 AM
7	Police station	5/31/2017 10:54 AM
8	Everything	5/31/2017 10:51 AM
9	All of the above	5/31/2017 10:46 AM
10	All of the above	5/31/2017 10:40 AM
11	All of the above	5/31/2017 10:24 AM
12	All of the above	5/31/2017 10:18 AM
13	All of the above	5/31/2017 10:06 AM
14	All of the above	5/31/2017 9:50 AM
15	All of the above	5/31/2017 9:43 AM
16	All of the above	5/31/2017 9:37 AM
17	Simple family housing	5/31/2017 9:15 AM

Envision Napier and Sudekum

18	All of the above	5/31/2017 9:03 AM
19	All of the above	5/31/2017 8:54 AM
20	All of the above	5/31/2017 8:54 AM
21	All of the above	5/31/2017 8:44 AM
22	All of the above	5/31/2017 8:34 AM
23	Everything	5/16/2017 9:48 AM
24	Everything	5/16/2017 9:39 AM
25	Everything	5/16/2017 9:21 AM
26	All of the above	5/15/2017 12:43 PM
27	All of the above	5/15/2017 12:32 PM
28	All of the above	5/15/2017 11:46 AM
29	Everything	5/15/2017 10:01 AM
30	Everything	5/15/2017 9:34 AM
31	Everything	5/15/2017 9:01 AM
32	Everything	5/12/2017 12:22 PM
33	Everything	5/11/2017 2:26 PM
34	Everything	5/11/2017 2:07 PM
35	Security	5/11/2017 1:30 PM
36	Everything	5/10/2017 2:00 PM
37	All of the above	5/10/2017 1:28 PM
38	Everything	5/10/2017 1:15 PM
39	All of the above	5/9/2017 2:36 PM
40	All of the above	5/9/2017 2:22 PM
41	All of the above	5/9/2017 2:10 PM
42	All of the above	5/9/2017 2:00 PM
43	All of the above	5/9/2017 1:52 PM
44	Everything	5/9/2017 1:49 PM
45	All of the above	5/9/2017 11:57 AM
46	EverythingEverything	5/9/2017 10:41 AM
47	All of the above	5/8/2017 3:32 PM
48	All of the above	5/8/2017 3:12 PM
49	All of the above	5/8/2017 3:05 PM
50	All of the above	5/8/2017 2:58 PM
51	All of the above	5/8/2017 12:20 PM
52	Safe playground for the kids	5/5/2017 11:38 AM
53	Security	5/5/2017 11:03 AM
54	Affordable	5/5/2017 10:41 AM
55	All of the above	5/5/2017 9:51 AM
56	Car garages	5/5/2017 9:01 AM
57	High rise	5/4/2017 3:25 PM
58	All of the above	5/4/2017 2:42 PM

Envision Napier and Sudekum

59	All of the above	5/4/2017 2:25 PM
60	All of the above	5/4/2017 2:13 PM
61	All of the above	5/4/2017 2:03 PM
62	Single family housing	5/4/2017 1:06 PM
63	More. Than one bathroom	5/4/2017 11:12 AM
64	All of the above	5/3/2017 3:31 PM
65	All of the above	5/3/2017 3:19 PM
66	All of the above	5/3/2017 2:25 PM
67	Neighborhood watch	5/3/2017 12:46 PM
68	All of the above	5/2/2017 3:23 PM
69	Everything above	5/2/2017 3:14 PM
70	Neighborhood watch	5/2/2017 3:12 PM
71	Carpet floors	5/2/2017 12:37 PM
72	Larger units,single family home 11\2 baths in 2bedroom homes own porch and yard	5/1/2017 9:25 AM

Q88 For Envision Napier and Sudekum redevelopment, what neighborhood improvements would you like to see (select all that apply)

Answered: 284 Skipped: 99

ANSWER CHOICES	RESPONSES	
Parks	22.18%	63
Play areas	19.72%	56
Art centers	5.28%	15
Job training facilities	8.10%	23
Laundromat/dry cleaner	7.04%	20
Farmer's market	2.82%	8
Post office	4.58%	13
Clothing store	2.82%	8
Restaurants	1.76%	5
Community garden	2.46%	7
Large retail store	3.17%	9
Large Grocery store	11.97%	34
Bank	2.11%	6
Hardware store	1.06%	3
Book store	1.06%	3
Pharmacy/drug store	3.87%	11
TOTAL		284

#	OTHER (PLEASE SPECIFY)	DATE
1	All of the above	5/31/2017 11:48 AM
2	All of the above	5/31/2017 11:41 AM
3	All of the above	5/31/2017 11:14 AM
4	All of the above	5/31/2017 11:05 AM
5	All of the above	5/31/2017 11:00 AM
6	All of the above	5/31/2017 10:56 AM
7	Drugs	5/31/2017 10:55 AM
8	Drugd	5/31/2017 10:54 AM
9	Everything	5/31/2017 10:51 AM
10	All of the above	5/31/2017 10:46 AM
11	All of the above	5/31/2017 10:40 AM
12	All of the above	5/31/2017 10:24 AM
13	All of the above	5/31/2017 10:18 AM

Envision Napier and Sudekum

14	All of the above	5/31/2017 10:06 AM
15	All of the above	5/31/2017 9:50 AM
16	All of the above	5/31/2017 9:43 AM
17	All of the above	5/31/2017 9:37 AM
18	All of the above	5/31/2017 9:15 AM
19	All of the above	5/31/2017 9:03 AM
20	All of the above	5/31/2017 8:54 AM
21	All of the above	5/31/2017 8:54 AM
22	All of the above	5/31/2017 8:44 AM
23	Everything	5/16/2017 9:48 AM
24	Eveeything	5/16/2017 9:39 AM
25	Eveeything	5/16/2017 9:21 AM
26	All of the above	5/15/2017 12:43 PM
27	All of the above	5/15/2017 12:32 PM
28	All of the above	5/15/2017 11:46 AM
29	Everything	5/15/2017 10:11 AM
30	Everything	5/15/2017 10:01 AM
31	Everything	5/15/2017 9:47 AM
32	Everything	5/15/2017 9:34 AM
33	Everything listed here	5/15/2017 9:22 AM
34	Everything	5/15/2017 9:01 AM
35	Everything	5/15/2017 8:50 AM
36	Everything	5/15/2017 8:40 AM
37	Everything	5/12/2017 12:22 PM
38	Everything	5/11/2017 2:26 PM
39	Everything	5/11/2017 2:07 PM
40	Everything	5/10/2017 2:00 PM
41	All of the above	5/10/2017 1:28 PM
42	Everything	5/10/2017 1:15 PM
43	All of the above	5/9/2017 2:36 PM
44	All of the above	5/9/2017 2:22 PM
45	All of the above	5/9/2017 2:10 PM
46	All of the above	5/9/2017 2:00 PM
47	Everything	5/9/2017 1:57 PM
48	All of the above	5/9/2017 1:52 PM
49	Everything	5/9/2017 1:49 PM
50	All of the above	5/9/2017 11:57 AM
51	Everything	5/9/2017 11:10 AM
52	Everything	5/9/2017 10:41 AM
53	All of the above	5/8/2017 3:32 PM
54	All of the above	5/8/2017 3:12 PM

Envision Napier and Sudekum

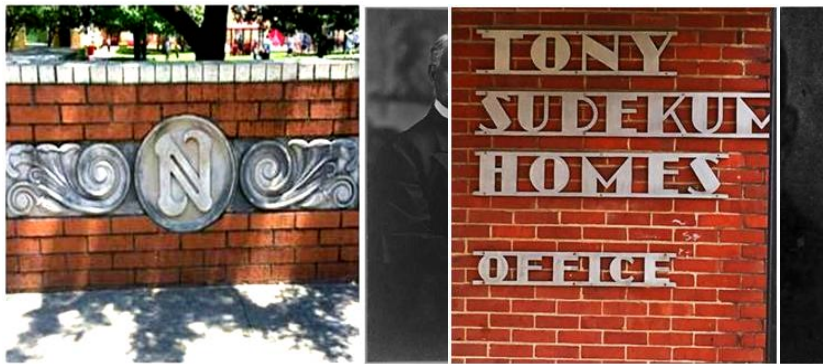
55	All of the above	5/8/2017 3:05 PM
56	All of the above	5/8/2017 2:58 PM
57	All of the above	5/8/2017 2:57 PM
58	All of the above	5/8/2017 12:20 PM
59	Affordable	5/5/2017 10:41 AM
60	Never	5/5/2017 10:23 AM
61	All of the above	5/5/2017 9:51 AM
62	Water park for the kids barbecue grills in the yard parks in the yard fence in yards	5/5/2017 9:01 AM
63	Community centers.	5/4/2017 3:19 PM
64	Everything	5/4/2017 3:17 PM
65	All of the above	5/4/2017 2:42 PM
66	All of the above	5/4/2017 2:25 PM
67	All of the above	5/4/2017 2:13 PM
68	All of the above	5/4/2017 2:03 PM
69	All of the above	5/4/2017 1:47 PM
70	All of the above	5/4/2017 1:01 PM
71	Daycares and more school programs.	5/4/2017 11:12 AM
72	All of the above	5/3/2017 3:19 PM
73	All of the above	5/3/2017 2:25 PM
74	All of the above	5/2/2017 3:23 PM
75	Everything above	5/2/2017 3:14 PM
76	Don't known	5/1/2017 10:13 AM
77	All the above	5/1/2017 9:25 AM

7 APPENDIX

ENS Market Study

Market Analysis

ENVISION NAPIER & SUDEKUM



Prepared for the Nashville Metropolitan Development & Housing Agency
October 30, 2017 / Revised December 20, 2017
By Randall Gross / Development Economics

INTRODUCTION

This report provides findings from both a Housing Market Analysis and Retail Market Analysis for the Napier/Sudekum Site. The market analyses forecasted the potential for the development of housing and retail uses at the Site, and form the basis for strategic recommendations for development and marketing concepts. The housing market analysis tested not only the potential for market-rate housing but also the opportunity for affordable and workforce housing at the site, *above and beyond* the replacement of existing MDHA units on site. The market analyses also help inform and confirm the master planned concepts for development of the site.

Section 1 of this report provides the findings from a Site Analysis and Existing Conditions Assessment, which reviewed the Site's location, access, historical context, surrounding neighborhoods, perceptions, and physical conditions in terms of how they impact on the overall marketability of the Site for housing, retail and mixed use development. Section 2 provides the output from the Housing Market Analysis, including findings on the demand for affordable housing units at the Site. The findings of the Retail Market Analysis are presented in Section 3 of this report, including initial input on recommended tenanting strategies. Section 4 provides recommendations for the overall development program and presents several initial marketing concepts for the Site.

Section 1. SITE ANALYSIS & EXISTING CONDITIONS

This section provides a summary of findings from a Site Analysis and assessment of existing conditions within the area immediately surrounding the Envision Napier and Sudekum (ENS) Site. The Site Analysis reviewed the site's location, transportation access and exposure, physical conditions, surrounding uses (including the existing housing mix), perceptions, historical context and other factors impacting on its overall marketability for housing and commercial mixed-use redevelopment. Key findings are also presented in terms of the primary marketing strengths and weaknesses for the site.

Site Historical Context & Physical Conditions

The Envision Napier/Sudekum Site is located north/east of Lafayette Street near Downtown Nashville. Lafayette Street is named after Marie-Joseph Paul Yves Roch Gilbert du Motier (better known as the Marquis de Lafayette), U.S. Revolutionary War hero and friend of George Washington who visited Nashville and was entertained by President Andrew Jackson on May 4-5, 1825. In the 1920s, Lafayette Street became part of federal Highway 41 and the old "Dixie Highway" that extended south from Wisconsin to Florida.

As a result of the U.S. Housing Act, Nashville embarked on construction of affordable rental housing, including the J.C. Napier Homes, named after James Carroll Napier, a black businessman and civic leader born to slaves who became the Register of the U.S. Treasury. Tony Sudekum, descendent of German immigrants, was a respected Nashville businessman who founded Crescent Amusements, one of the city's premier cinema companies. The Tony Sudekum Apartments are named after this local businessman. The two public housing complexes served different populations who nevertheless lived side by side.

Physical Conditions

The overall L-shaped site is generally bound by Lafayette Street (south), Lewis Street and Charles E Davis Boulevard (east), Cannon Street (north), and 1st Avenue South / Carroll Street alongside I-40 (west). Charles E. Davis Boulevard generally divides J.C. Napier Homes on the east from the Tony Sudekum Apartments on the west. Charles E Davis Boulevard provides a "spine" through the site as well as through the Napier neighborhood, lined with key institutions including the library, MDHA offices, and the Church of the Messiah. The site is generally flat, with only limited topographical features. This contrasts with the Cayce Homes site, which is situated on hill tops, some of which have commanding views of the downtown skyline.

The MDHA site diverges from Lafayette Street east of 1st Avenue and the blocks along Lafayette between I-40 and 1st Avenue are populated by relatively low-grade commercial uses. At present, this commercial frontage provides the “face” of the site, so marketing impressions generated by these commercial uses reflect on the overall aesthetic value of the site. Furthermore, the “wall” of commercial frontage, along with I-40, leave the impression that the MDHA site is sequestered and less penetrable than it otherwise may be. Perceptions of crime are easier to perpetuate where there is a lack of exposure and visibility.

Location and Access

The J. C. Napier Homes and Tony Sudekum Apartments are located adjacent to one another on the north/east side of Lafayette Street, just across Interstate 65 from Downtown Nashville. The Envision Napier/Sudekum Site therefore has both pedestrian and vehicular access to downtown and surrounding neighborhoods of South Nashville.

In Nashville, Lafayette is a major arterial route that becomes Murfreesboro Pike and extends as a regional commercial corridor for more than 30 miles through southeast Nashville past Nashville International Airport, and through Antioch, Laverne, Smyrna and Murfreesboro. This street is among the few wide avenues in downtown Nashville, offering greater exposure than some of the narrower downtown streets. It is the only diagonal street emanating from Downtown Nashville that becomes one of the regional transportation “spokes” of the city’s proverbial transportation wheel.

According to the Tennessee Department of Transportation (2016), Lafayette carries average daily traffic (ADT) of about 13,800 vehicles near Ewing (between 5th and 6th Avenues) and 17,500 near Lewis (just past the site). The road continues to pick up traffic as it moves further from downtown, with counts of 27,500 near Thompson Lane, 30,500 near the airport, and nearly 40,000 in Una (near Harding Place).

Traffic along I-40, adjacent to the northern edge of the property, exceeds 132,000 vehicles per day, offering tremendous exposure to the site. However, the somewhat convoluted egress from I-40 bypasses Lafayette Street, restricting the benefits from access to this major highway corridor. I-40 forms part of the “Inner Loop” interstate highway around downtown and connects to all six branches of the Nashville’s interstate systems (I-40 E/W, I-24 E/W, and I-65 N/S). I-40 therefore affords the site potential access to the broadest possible regional market.

Surrounding Uses & Neighborhoods

As noted above, Lafayette Street is a major regional commercial corridor that carries traffic from downtown Nashville out past Nashville International

Airport and suburban areas to the south and east of the city. Commercial uses line much of Lafayette Street adjacent to the site. A detailed description of retail/commercial uses in the area is provided in Section 3 of this report. Aside from retail, there are few non-commercial uses nearby on Lafayette Street, including educational uses like Cameron College Prep and Lead Academy., as well as industrial facilities like Purity Dairies. Interstate 40 presents as a major physical barrier to the west of the site.

To the north of the site is the historic neighborhood of Napier, also named after James Carroll Napier. This modest neighborhood of less than 200 homes has been physically isolated by the confluence of interstates to its west (I-40) and north (I-24/40) and by industrial areas to the east. Aside from a mix of smaller cottages and houses, the tree-lined streets of the neighborhood also house at least four churches, Napier Elementary School, Napier Park & Recreation Center, Mildred Shute Mini-park, Pruitt Branch of the Metro Nashville Public Library, several auto repair shops, and a small commercial node.

East of the site along Lafayette Street / Murfreesboro Pike are primarily commercial, automotive, and industrial uses like Purity Dairies. Trevecca Nazarene University, with enrollment of more than 2,300 students, is an important anchor use. Further out are older motels like the Drake and the Lee, holdovers from Murfreesboro Pike's past as a major tourist link along the Dixie Highway. The site is located just about 12 minutes (5 miles) from Nashville International Airport, although GPS directs airport traffic east along I-40 rather than on Murfreesboro Pike.

South of the site is the neighborhood of Chestnut Hill, a transitional community that incorporates historic housing similar to that of Napier, as well as rapidly-developing infill housing. Older industrial and service commercial uses also populate the neighborhood. The neighborhood is changing rapidly with an influx of new investment and likely gentrification, reflected in rising housing prices and new construction. Still, much of the older commercial use on the northern edge of Chestnut Hill along Lafayette remains of a low standard.

Crime and Perceptions of Safety

Perceptions of safety can impact on the overall marketability of a site, although experience suggests that *wholesale, visible, and rapid redevelopment* can help overcome negative perceptions and enhance marketability. Small, incremental or hidden steps toward redevelopment may not have the same overriding effect.

The Napier/Sudekum site is today acknowledged for its high crime rate and especially, for youth violence. Nearly 50% of households in this area are run by single mothers, and there is a correlation between higher crime rates and the share of children living in single-parent households. A high percentage of area

households have incomes below poverty level, another factor highly correlated with crime. There is also a likelihood of dramatic change as a result of Nashville's rapidly-rising housing costs and specifically the Envision Napier-Sudekum planning process. The specter of uncertainty and change can also correlate with a sudden uptick in criminal behavior. The timing of these changes is coupled with an overall increased recidivism and associated rising crime rates throughout Nashville and in many urban areas nationwide, after decades on the decline.

Strengths & Weaknesses

Based on an analysis of existing conditions, a list of strengths and weaknesses has been developed to summarize key factors impacting on the marketability of the site for housing and commercial development.

Strengths and Opportunities

- Walking distance into Downtown Nashville
 - Jobs
 - Culture
 - Shopping/Entertainment
- Location on major thoroughfare with potential high exposure
- Surrounded by historic neighborhoods
- Increasing investment in surrounding area housing
- Trevecca University
- Community assets & institutions
- Community master-planning process
- Mayor's Transit Plan for Lafayette/Murfreesboro Pike

Weaknesses and Challenges

- Suburban highway development patterns
 - Underutilized land, large parking lots
- Few public amenities
 - Streetscape (yikes!)
 - Parks / open space
 - Interstate highway barriers/poor connections
- Rapid escalation in neighborhood housing prices
 - Negative impacts on affordability
 - Rise of absentee investors
 - Replacement of industry/jobs

Section 2. HOUSING MARKET ANALYSIS

A housing market analysis was conducted to forecast the potential for various types of housing at the Napier/Sudekum Site. As an inherent part of this analysis, the need for affordable housing that could be captured at this site was quantified. Existing housing market conditions and trends throughout the area and within South Nashville were analyzed. The primary housing market area was defined, and demographics assessed for niches in specific geographic source markets. Market area housing demand was forecasted based in part on these demographic assessments. The competitive framework for housing was then analyzed, and the site's capture of overall market-area demand was determined. Ultimately, a mix of housing products by tenure and type, number of units, and price range is recommended based on the site potentials.

Housing Market Conditions and Trends

Strong employment growth in the Nashville region has helped drive demand for housing. Employment has been increasing at the clipped rate of 3.6% per year, among the fastest in the country. Area unemployment has fallen from 6.9% to 3.8% since 2012. Nashville, especially the downtown area, was woefully under-supplied for rental and for-sale housing as the region began to experience rapid job growth. Downtown zoning prohibited new housing until the late 1990s. Apartment developers, in particular, has been playing "catch up" to supply the market, with about 13,400 units under construction and another 13,100 proposed at present in areas like SoBro, The Gulch, and Germantown. Nearly 30% of these new units will be constructed in the downtown area. Putting addition pressure on the market has been an increase in construction costs for both experienced labor (now in short supply) and materials. Investors also saw an opportunity to maximize profits as new jobs brought higher-wage workers into the area.

The result of these various factors has been a rapid escalation in housing prices. For-sale housing prices are up by 48% since 2012 (9% per year). Rents are up by 41% since 2012 (8.3% per year). Downtown has the highest prices, at an average \$1,700 per month (as well as the highest vacancy – 22.8% - due to the large number of new units in the lease-up phase). Such increases are driving more households of modest means to seek housing further away from the downtown area, where prices have increased fastest. The growing distance between places of work (e.g., downtown hotels and restaurants) from affordable housing for those service workers may be adding to the region's traffic and transportation concerns.

South Nashville Housing Market Conditions

The South Nashville area, which includes the site and surrounding neighborhoods, has a total of about 7,800 housing units. The largest share (42.8%) is in single-family detached housing, but there are also several thousand units of multi-family housing, primarily at Napier and Sudekum. Overall, the number of housing units has fallen by about 270 (3.3%) since 2000, with the demolition of several multi-family and single-family buildings. The overall trend in housing is shown below.

Table 1. HOUSING SUPPLY TRENDS, SOUTH NASHVILLE, 2000-2015				
Units in Building			2000-2015 Change	
	2000	2015	Number	Percent
1-Detach	3,499	3,340	(159)	-4.5%
1-Attach	414	601	187	45.2%
2-4	761	925	164	21.6%
5-9	435	510	75	17.2%
10-19	908	1,192	284	31.3%
20+	1,839	1,082	(757)	-41.2%
Mobile/Other	172	112	(60)	-34.9%
TOTAL	8,028	7,762	(266)	-3.3%
Sources:	U.S. Bureau of the Census and Randall Gross / Development Economics.			

Current housing tenure by age cohort was also analyzed for South Nashville. As in most markets, younger people more likely to rent and as people age, they are more likely to engage in homeownership. Younger people tend to have less resources and assets, are more mobile and have fewer familial commitments (i.e., children), and are generally less interested in homeownership than older people who are more “settled” (with respect to career and families).

As shown below, 95% of householders aged 15 to 24 in South Nashville are renters. For those age 25 to 34, the share of renters drops to 77% and keeps falling to a low of 43% for those aged 75 to 84. There is a significant uptick in the share that rent among householders age 85 and above, when health issues force many into multi-family and senior living facilities.

Table 2. HOUSING TENURE BY AGE COHORT, SOUTH NASHVILLE, 2015				
Age Cohort	Renters	Owners	TOTAL	Share Rent
15-24	550	30	580	95%
25-34	1,208	354	1,562	77%
35-44	878	268	1,146	77%
45-54	886	575	1,461	61%
55-64	624	458	1,082	58%
65-74	233	278	511	46%
75-84	154	208	362	43%
85+	112	77	189	59%
TOTAL	4,645	2,248	6,893	67%
Sources:	U.S. Bureau of the Census and Randall Gross / Development Economics.			

Home Values, Pricing, and Rents. According to rental apartment data supplied by Real Data, the East Sub-Market (which includes the Site and surrounding areas of South Nashville), has seen rapid escalation in rents. Private market rents are up by 45% on average since 2012, to \$1,100 per month (or \$1,445 per month on average within the immediate South Nashville area).

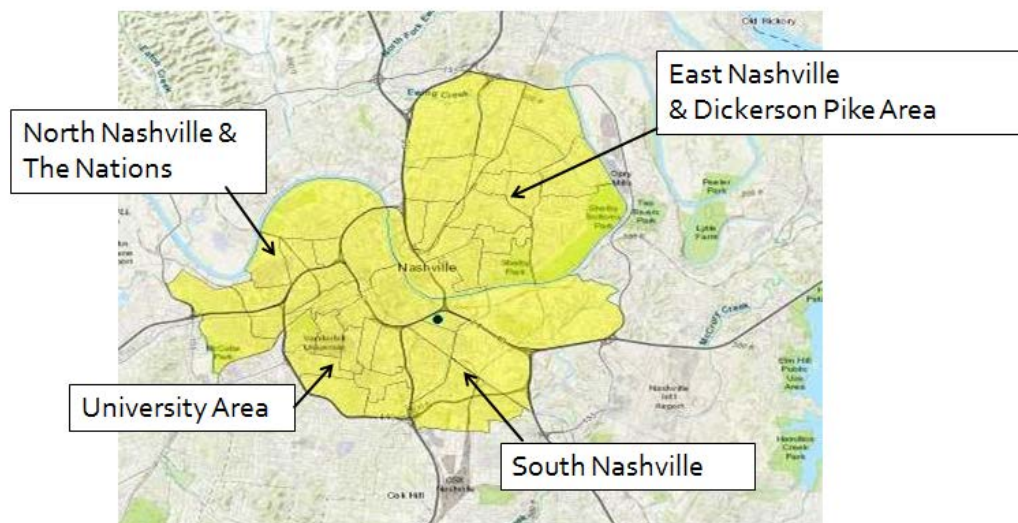
The average home value within Zip Code 37210 (which includes the Site) has risen even faster, according to data supplied by Trulia and Redfin. Median home values were as low as \$94,400 as recently as 2012, but have risen to a current high of \$185,000 (a 96% increase in less than five years) and condos are up to a median value of \$197,000. Home sale prices are driving up values, with the median list price approaching \$350,000 and exceeding \$200 per square foot. List prices are up by nearly 180% since 2014. Some of the new housing development within neighborhoods like Chestnut Hill surrounding the site is typically geared for even higher price points (e.g., \$500,000+).

Such a rapid shift in housing market conditions can have a detrimental impact on existing residents (i.e., gentrification). Some existing residents are either renters forced to move by landlords able to garner much higher rents or value for their property, or are long-time homeowners burdened with higher property taxes resulting from the increased values assigned to their property. There are also potential non-economic impacts on tightly-knit neighborhoods where residents share similar cultural heritage and norms, socio-economic conditions, and networks.

J.C. Napier Homes and Tony Sudekum Apartments. According to MDHA, "Napier and Sudekum make up the largest and some of the oldest public housing in MDHA's portfolio." Sudekum has 440 units, of which 409 were occupied (92%) with 1,380 residents in September 2017. The median resident income at Sudekum was \$6,890 per year, with 64% of residents being female and 93% black. Napier has 378 residential units of which 371 were occupied (98%) with 758 residents in September 2017. Median resident income was \$8,053 at Napier, where 67% of residents were female and 91% black.

Primary Housing Market Area

A significant share of demand for housing at the Napier/Sudekum site will be generated by households within the Primary Housing Market Area (PHMA). The PHMA includes central-city neighborhoods including much of South Nashville, East Nashville, the Dickerson Pike area, North Nashville, The Nations, and Midtown/University Area.



Certain target niches within this household base include young professionals, singles, DINKs (dual-income households with no kids), recently divorced or widowed, recent transplants, and (perhaps most importantly), those working in the downtown area.

Demographic Trends and Forecasts

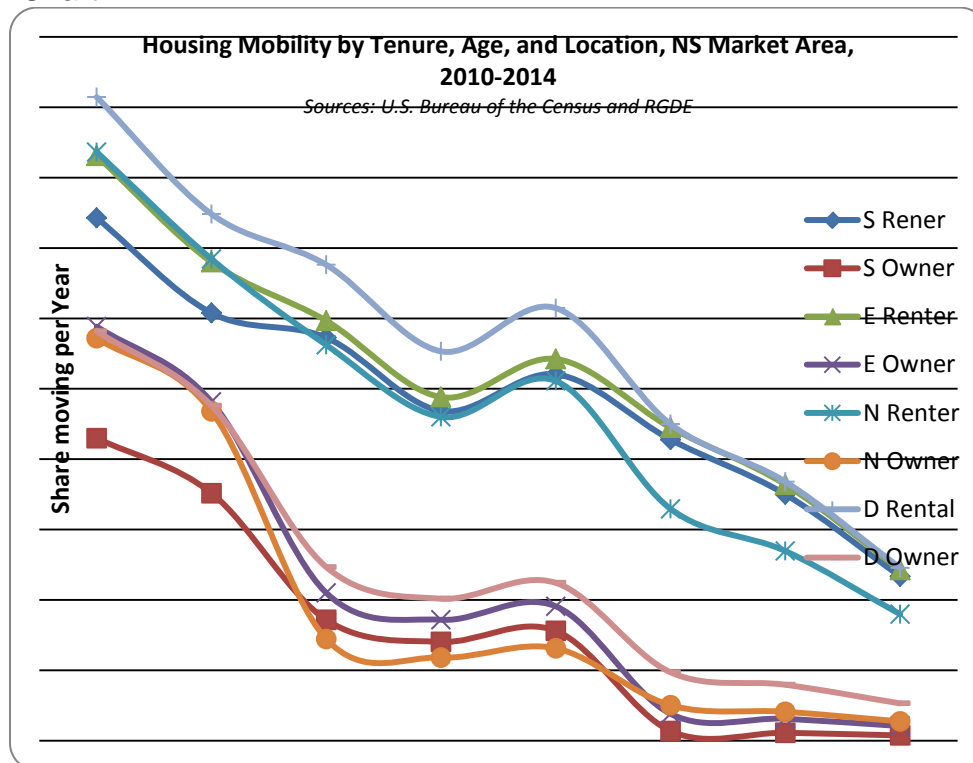
Various household demographic trends and forecasts were examined for each of the geographic sub-markets within the Napier/Sudekum PHMA. These sub-markets included South Nashville, East Nashville, North Nashville, and CBD/Midtown, among others. Household income, age, mobility, place of employment, and various other factors were examined. Several sample findings

are discussed below to provide an indication of the overall past trends and projected changes.

Mobility

Mobility is an important indicator of housing demand, since those most likely to move are more likely to consider housing at a new location. Mobility was examined against tenure, location, age cohort, and other factors. As illustrated below, mobility is naturally much higher among renters (blue/green shades) than among homeowners (red/orange/purple shades).

Chart 1



Mobility within the Napier/Sudekum PHMA is also closely correlated with age. As indicated previously, younger householders are more likely to rent and also to move at least once within any five-year period (here, the 2010-2014 trend is examined). Thus, more than 90% of downtown renters aged 15 to 24 moved at least once between 2010 and 2014. At the other end of the spectrum, nearly 0% of the homeowners aged 85 or over in South Nashville moved during that same period. In terms of location, Downtown/Midtown and East Nashville tend to have higher mobility rates than North Nashville and South Nashville. Thus, it is less likely that an older homeowner in South Nashville will move into new housing at the Site than a young renter from East Nashville. Of course, having attractive, affordable housing available can help spur people to move where they may not have otherwise changed their residence.

Household Base

The Napier/Sudekum PHMA has a total household base of about 67,200, an increase of 7,700 households or 12.9% since 2000. This growth has not been evenly distributed in time or place, with some areas only regaining households recently after many years of decline.

Table 3. HOUSEHOLD TRENDS, SELECTED SUB-MARKETS, NAPIER/SUDEKUM PHMA, 2000-2017				
Area	2000	2017	2000-2017 Change	
			Number	Percent
S Nashville	7,443	7,416	(27)	-0.4%
E Nashville	25,269	26,373	1,104	4.4%
N Nash/Ntns	13,226	15,296	2,070	15.7%
CBD/Midtown	13,617	18,150	4,533	33.3%
TOTAL	59,555	67,235	7,680	12.9%
Sources:	U.S. Bureau of the Census, Nielsen, and Randall Gross / Development Economics.			

South Nashville, for example, has roughly the same household base today that it had 17 years earlier in 2000. However, the area has been regaining households in recent years. East Nashville is the largest of these sub-markets, with about 26,400 households. But despite the apparent boom in real estate re-investment in East Nashville, the area's household base has only increased at an average annual rate of 0.26%, adding about 1,100 households over the 17-year period. North Nashville and The Nations has about 15,300 households but added more than 2,000 since 2000, yielding annual growth of about 0.92%. The downtown and midtown areas have grown much more rapidly, adding about 4,500 to the household base for a total of 18,200 (one-third larger than in 2000), yielding growth of about 2% per year since then.

The household base is expected to grow significantly throughout the Napier/Sudekum PHMA over the next five to seven years. During that time, South Nashville alone will add about 330 households (without any intervention), including about 140 likely renters and 190 likely homeowners. Thus, South Nashville is expected to grow by 4.4%, reversing the long-term decline. East Nashville is expected to add at least 1,400 households, North Nashville 900, and CBD/Midtown: 1,500 households (by far the largest number). Most of this growth will be concentrated in certain age cohorts, especially among Millennials (some of whom will be ages 35 to 44) and Baby Boomers (ages 66 to 74). There will be

a sharp decrease in the numbers aged 25 to 34, a prime market for downtown and central-city housing.

Table 4. HOUSEHOLD FORECASTS BY AGE & TENURE, S NASHVILLE, 2017-2022			
Age Cohort	Renters	Owners	Total
15-24	(6)	(0)	(6)
25-34	(159)	(46)	(205)
35-44	131	40	171
45-54	10	6	16
55-64	18	13	31
65-74	103	123	226
75-84	42	56	98
85+	(1)	(0)	(1)
TOTAL	139	191	330
Sources:	U.S. Bureau of the Census; Claritas; and Randall Gross / Development Economics.		

Household Incomes

Income growth has been uneven within the Napier/Sudekum PHMA. In East Nashville, for example, household incomes increased by only about \$100 (0.3%) between 2000 and 2017, although this sub-market retains the second-highest incomes in the market area. Meanwhile, incomes in the CBD / Midtown area increased by more than \$26,000 or 87% over the same period.

Table 5. HOUSEHOLD INCOME TRENDS AND FORECASTS, MARKET AREA, 2000-2021			
Area	2000	2017	2022
S Nashville	\$ 24,204	\$ 30,006	\$ 32,740
East Nash	\$ 41,301	\$ 41,409	\$ 45,649
North Nash	\$ 22,837	\$ 33,980	\$ 37,558
CBD/Midtn	\$ 30,077	\$ 56,248	\$ 62,952
Sources:	U.S. Bureau of the Census; Nielsen; and Randall Gross / Development Economics.		

Household incomes in South Nashville are now the lowest of the four key sub-markets, at about \$30,000. Even so, this amount represents growth of about 24% or \$5,600 since 2000. Incomes in North Nashville & The Nations increased by about \$11,100 or 49% since 2000.

Income growth is expected to continue throughout the market area over the next five to seven years. This growth does not necessarily increase the growth in any particular household's income; but rather, the impact of new, more affluent households moving into these existing neighborhoods. Incomes in South Nashville are expected to increase by more than 9.1% by 2022. Those in East Nashville will increase by 10.2%, North Nashville by 10.5% and CBD/Midtown by about 12%.

Household incomes were also forecasted by cohorts for each of the sub-markets. Within East Nashville, the largest numbers of households will be added in the \$50,000 to \$75,000 income range by 2022, while there will likely be fewer households having incomes of less than \$15,000 (partly due to the effects of inflation).

Table 6. HOUSEHOLD FORECASTS BY INCOME COHORT, S NASHVILLE, 2017-2022			
Income Cohort	2017	2022	Change
<\$15,000	2,127	2,034	(93)
\$15-\$25,000	1,223	1,266	43
\$25-\$35,000	904	900	(4)
\$35-\$50,000	1,111	1,113	2
\$50-\$75,000	1,017	1,128	111
\$75-\$100,000	445	524	79
\$100-\$125,000	247	314	67
\$125-\$150,000	104	154	50
\$150-\$200,000	96	121	25
\$200,000+	142	192	50
TOTAL	7,416	7,746	330
Sources:	U.S. Bureau of the Census; Claritas; and Randall Gross / Development Economics.		

Employment Forecasts

As noted earlier, proximity to downtown-area jobs is a key indicator of demand for housing at the Napier/Sudekum Site. Many workers want to live close to their jobs, especially if they can avoid long commutes. So, if the downtown-area jobs base expands in the future, then so will demand for housing nearby.

The existing downtown employment base is estimated at 43,200. More than 50% of those jobs are in local, state, and federal government agencies. Therefore, the decisions of government agencies, with respect to employment growth, will continue to have a major impact on housing demand near downtown Nashville.

Table 7.		DOWNTOWN AREA JOB GROWTH PROJECTIONS, 2017-2022		
Industry Sector	2017	2022	2017-2011 Change	
			Number	Percent
Construction	219	228	9	4.3%
Manufacturing	172	124	(48)	-28.2%
Wholesale Trade	724	774	51	7.0%
Retail Trade	510	490	(20)	-4.0%
Transport & Warehousing	89	102	13	14.9%
Information Services	1,479	1,510	32	2.1%
Finance & Insurance	2,078	2,182	104	5.0%
Real Estate	608	598	(11)	-1.8%
Prof, Sci, Tech Services	4,886	5,774	888	18.2%
Management	433	509	76	17.6%
Admin Support, Waste	3,127	3,636	509	16.3%
Education	319	305	(15)	-4.6%
Health & Social Services	1,022	1,147	125	12.2%
Arts, Enter, Rec	366	404	37	10.2%
Accomm & Foodservice	3,185	3,674	490	15.4%
Other Services	1,342	1,407	65	4.8%
Public Admin	22,687	22,579	(108)	-0.5%
TOTAL	43,244	45,440	2,196	5.1%
Sources:	U.S. Bureau of the Census; TN Department of Labor and Employment Security; and Randall Gross / Development Economics.			

Aside from government, many downtown-area jobs are in professional & technical services, accommodation & foodservice (e.g., hotels and restaurants), administrative services, and finance & insurance. Based on data supplied by the U.S. Bureau of the Census as well as the Tennessee Department of Employment and Labor Security, it is forecasted that the downtown area will add about 2,200 jobs over the next five years. This growth is forecasted despite a conservatively-estimated decrease in overall government employment over that period (mainly due to a continued draw-down in Tennessee State Government employment).

Most of the growth will be in those same sectors that generate the largest number of private-sector jobs today. For example, professional and technical services is expected to add about 900 jobs, administrative services 500, hotels & restaurants 500, health care 125, and finance & insurance 100. The fastest percentage growth will be in professional & technical services, followed by management services (e.g., corporate headquarters). Some of these forecasts are conservative.

For example, there are about 4,400 hotel rooms under construction or proposed in the downtown area. If all of those rooms were to be built in the next five years, they could yield total employment estimated at about 3,410 or significantly more than the 500 forecasted (for both accommodation *and* foodservice) based on federal and state projections. Either way, growth in the downtown hospitality industries will clearly generate significant downtown job growth and that growth is likely to yield demand for affordable housing for service workers. The growth in hospitality industries can become a source of employment for many urban neighborhood residents, such as those currently residing at Napier/Sudekum and in surrounding neighborhoods. As is typical of booming tourism centers, hospitality service workers are the ones most commonly pushed to seek housing further from the city center as prices escalate downtown.

Market Area Housing Demand

Based on demographic and employment forecasts within key target niches within primary and secondary sub-markets, as well as on data relating to housing replacement and occupancy, overall housing demand was forecasted within the Napier/Sudekum Primary Housing Market Area (PHMA). Demand is disaggregated below for rental versus for-sale housing.

Rental Housing

Overall rental housing demand within the PHMA is forecasted at 4,190 net new units within the next five to seven years. This number includes demand for approximately 690+ units generated by householders moving “up” or “down” within the market (such as people graduating from college and renting their first apartment or those engaged in life cycle events (e.g., divorce) that are moving

from houses to rental units). Demand for another 2,020 units would be generated by new households that will have formed within the market area. Finally, demand for about 1,480 units will be “induced” by new employment opportunities generated within the downtown area over the next five to seven years. Demand for the latter is generated by those who would specifically prefer to live close to where they work.

For-Sale Housing

Demand for for-sale housing was also forecasted for the Napier/Sudekum Primary Housing Market Area. Total net demand for 2,940 units was forecasted over the next five to seven years. This number includes demand for about 1,360 units for move-ups and move-downs (such as empty nesters moving from a larger home with a big yard down to a smaller home or condominium). Another 860 units would be generated by new households and 720 units “induced” by downtown-area employment growth. This total does not include an estimated 980 to 1,000 investors who might purchase properties to hold or as rentals.

Competitive Housing Framework

There is significant and growing competition, especially for rental housing, within the market including parts of South Nashville. Approximately 13,000 rental apartments are currently under construction in the Nashville area and another 13,000+ units are proposed. Of those under construction, 3,500 are located within the Inner Loop (downtown) and 200 are located in the East Sub-Market (which includes the Napier/Sudekum Site). Of the proposed rental apartments, 3,400 are located in the Inner Loop and 600 are located in the East Sub-Market.



New housing under construction in neighboring Chestnut Hill.

Sample rental apartment projects include the following (among many under development or proposed in the region):

- Monterra (Valley Brook) 250 units
- Olmstead SoBro 328 units
- LC SoBro 500 units
- LC Germantown 400 units
- 6th South 297 units
- Elmington Capital E Nashville 270 units
- River House, Rolling Mill Hill 245 units
- Elmington Capital Old Hickory 210 units
- Outpost Nashville 360 units
- Bells Bluff 402 units
- Wedgewood Lofts 150 units

There is a smaller number of townhouse and condominium developments under construction or proposed in the downtown area or central core neighborhoods. Financing constraints for condominiums, in particular, have limited development in comparison to the 2004-2006 “condo boom” the built (and later auctioned off) portions of The Gulch. Townhouse development has been constrained in part by the lack of large, available sites and a rapid escalation in land prices that have made some areas less profitable as townhouse sites. Even so, Nashville has lagged behind comparable cities in townhouse development overall. Townhouses are typically offered as a more affordable for-sale housing product that can be built at mid-densities in urban areas. Among the competitive new or proposed for-sale housing developments relevant to this Site include the following (among others):

- Core Development Fairgrounds (180 units)
- City Lights (71)
- Southview on 2nd (11)
- 1240 2nd Avenue South
- 604 2nd Avenue South
- 1260 Martin Street

A significant amount of housing rehabilitation as well as property subdivisions, (“tall & skinny” houses), help increase competition for the for-sale market.

Napier/Sudekum Site Housing Potentials

Rental housing potentials for the Napier/Sudekum Site were forecasted based on the Site’s capture of demand within the market and a certain amount of market “inflow” from other areas. Potentials are disaggregated by housing tenure below.

Rental Housing Needs and Potential

It was determined that the Napier/Sudekum Site could capture demand for 630 to 1,080 rental housing units within the next five to seven years. This capture includes about 140 to 280 “job-induced” units, demand for which would depend on Nashville’s continued job growth and the competitiveness of downtown to attract certain jobs.

The Site Potentials would include 420 market rate units, with rents likely in the \$800 to \$1,500+ range. There are certain pre-conditions that would need to be met in order to maximize market-rate demand. Such requirements are discussed later in this report. The potentials also include 380 to 440 subsidized units (not counting the existing +/-780 on-site replacement units), with rents generally below \$700 per month. Of this number, about 250 to 325 would be offered to those with 30% of Area Median Income or higher and 130 to 215 “workforce” units for those with higher incomes. This potential is summarized below.

Table 8. RENTAL HOUSING POTENTIALS, NAPIER & SUDEKUM, 2017-2022			
Rent Range	Area Capture		Market Rate
	Moderate	High	
\$ 300	187	233	-
\$ 500	64	91	-
\$ 600	73	118	
\$ 700	53	95	
\$ 800	52	99	75
\$ 1,100	24	49	36
\$ 1,200	21	52	37
\$ 1,500	18	59	39
Sub-Total	492	796	187
<i>ELI</i>	251	325	
<i>Workforce</i>	126	213	
Job Induced	141	281	231
TOTAL	632	1,077	417
Sources:	U.S. Bureau of the Census; Claritas; and Randall Gross / Development Economics.		

Pro Forma Apartment Size and Rents

A more detailed pro forma analysis yields market-rate apartment rents in the average range of \$1,240 to \$2,748 for studios through one bedroom units. Absorption of unit at the upper end of this range would be much slower than those priced below \$1,600. Workforce apartment rents are shown below based on Local (South Nashville Area) Median Incomes (LMI), as indicated in the previous analysis. These incomes would support average rents in the \$550 to \$850 range.

Table 9. PRO FORMA APARTMENT RENTS BY INCOME COHORT AND SIZE, NAPIER & SUDEKUM			
Cohort and # Bedrooms	Rent	Square Ft	Rent/SF
<u>Workforce</u>			
Studio	\$ 550	544	\$ 1.01
1 Bedroom	\$ 650	629	\$ 1.03
2 Bedroom	\$ 750	997	\$ 0.75
3 Bedroom	\$ 850	1,679	\$ 0.51
<u>Market-Rate</u>			
Studio	\$ 1,240	586	\$ 2.11
1 Bedroom	\$ 1,630	709	\$ 2.30
2 Bedroom	\$ 2,231	1,214	\$ 1.84
3 Bedroom	\$ 2,748	1,994	\$ 1.38
Note:	Workforce Rents based on local MI and not AMI.		
Sources:	Comparable and competitive apartments, Claritas Inc., and Randall Gross / Dev. Economics.		

Because these numbers represent average rents, the range would extend below and above these figures, depending on the depth of the market. Market-rate units would offer slightly larger units (590-1,990 square feet) as compared with the workforce units (540-1,680 square feet), which provides a cushion in the pro forma for subsidizing the rents. Rent per square foot would range from \$1.38 to \$2.11 for market-rate units and from \$0.51 to \$1.01 for workforce units.

If, due to grant or policy restrictions, MDHA is bound to income requirements set by the U.S. Department of Housing and Urban Development (HUD), then workforce apartment rents would need to be based on Area Median Income (AMI). Because incomes in the Nashville MSA are much higher than those in South Nashville, the definition of workforce housing changes dramatically. As shown below. Workforce rents using AMI would be closer to \$1,125 to \$2,270 per month, or \$1.22 to \$2.07 per square foot. Thus, rents would be slightly lower than market but higher on a square-foot basis (unless the sizes of workforce units were to be shifted upward or equivalent to market-rate units).

Table 10. PRO FORMA APARTMENT RENTS BY INCOME COHORT AND SIZE, NAPIER & SUDEKUM			
Cohort and # Bedrooms	Ave. Rent	Ave Sq Ft	Rent/SF
<u>Workforce</u>			
Studio	\$ 1,125	544	\$ 2.07
1 Bedroom	\$ 1,428	629	\$ 2.27
2 Bedroom	\$ 1,999	1,108	\$ 1.80
3 Bedroom	\$ 2,270	1,866	\$ 1.22
<u>Market-Rate</u>			
Studio	\$ 1,240	586	\$ 2.11
1 Bedroom	\$ 1,630	709	\$ 2.30
2 Bedroom	\$ 2,231	1,214	\$ 1.84
3 Bedroom	\$ 2,748	1,994	\$ 1.38
Sources:	Comparable and competitive apartments, Claritas Inc., and Randall Gross / Dev. Economics.		

Clearly, the use of AMI rather than LMI to define workforce rents will greatly diminish the ability of existing residents in South Nashville to afford living in the Napier/Sudekum redevelopment.

Pro Forma Townhouse Size and Rents

A pro forma analysis also provides an indication of rent structures for townhouses at the site. The market analysis did not assume a rental market for townhouses other than to account for investor purchase (with the result being the addition of rental apartments). Nevertheless, the following analysis provides some indication of prospective market and workforce rents for townhouses.

Table 11. PRO FORMA TOWNHOUSE RENTS BY INCOME COHORT AND SIZE, NAPIER & SUDEKUM			
Cohort and # Bedrooms	Rent	Square Ft	Rent/SF
<u>Workforce</u>			
1 Bedroom	\$ 1,200	850	\$ 1.41
2 Bedroom	\$ 1,500	1,100	\$ 1.36
3 Bedroom	\$ 2,100	1,850	\$ 1.14
<u>Market-Rate</u>			
1 Bedroom	\$ 1,400	950	\$ 1.47
2 Bedroom	\$ 1,676	1,221	\$ 1.37
3 Bedroom	\$ 2,425	2,077	\$ 1.17
Sources:	Comparable and competitive townhouses, Claritas Inc., and Randall Gross / Dev. Economics.		

Market-rate rents would range from \$1,400 to \$2,225, while workforce rents would range from \$1,200 to \$2,100 per month. Market-rate rents per square foot would range from \$1.17 to \$1.47 while workforce rents would range from \$1.14 to \$1.41 per square foot. Here again, workforce townhouse rents have been determined based on Area Median Income (AMI).

For-Sale Housing Needs & Potentials

The Napier/Sudekum Site could capture demand for 200 to 350 for-sale housing units over the next five to seven years. Demand for about 80 to 140 of these units would be “induced” through downtown-area employment growth. Potentials include demand for about 100 to 205 market-rate units, priced in the \$250,000 to \$500,000+ range. As noted previously, certain pre-conditions would need to be met in order for the site to maximize this market-rate potential. These requirements are discussed later in this report. The Site could also capture demand for at least 95 to 145 subsidized for-sale units priced below \$300,000, including 50 to 60 for those earning more than 30% of AMI and another 45 to 85 workforce units.

Table 12. FOR-SALE HOUSING POTENTIALS, NAPIER & SUDEKUM, 2017-2022			
Price Point	Moderate	Area Capture High	Market Rate
\$ 106,250	49	61	-
\$ 156,250	22	31	-
\$ 218,750	21	53	-
\$ 247,500	15	30	22
\$ 288,750	10	20	15
\$ 367,500	8	19	14
Sub-Total	125	215	51
<i>ELI</i>	49	61	
Job-Induced	82	136	122
TOTAL	207	351	174
Sources:	U.S. Bureau of the Census; Claritas; and Randall Gross / Development Economics.		

There would be a correlation between price and demand, such that the more affordably-priced the units, the higher the demand volumes that could be captured on site. Given the dearth of for-sale housing available for the

burgeoning number of downtown service workers, demand will continue to outstrip supply in the near term. At the lower end of the income ranges, issues relating to credit history and asset base can severely stifle financing even if there is significant need and market demand. This analysis accounts for these existing constraints on the market. There are ways to expand access to housing for lower-income households through down payment assistance, credit clearance, and other homeownership development programs that are often sponsored by local governments but are not available as yet in Nashville.

Pro Forma Townhouse Size and Sale Prices

Prospective pro forma sale prices for townhouses at the Napier/Sudekum site were also determined. Average market rate 2 and 3-4 bedroom units would range in price from \$385,000 to \$507,200. Again, these are average prices, so there could be premium units sold at higher prices, although absorption would be slower. The units would range in size from 1,690 to 2,230 square feet, with average prices per square foot at around \$230.

Table 13. PRO FORMA TOWNHOUSE PRICES BY INCOME COHORT AND SIZE, NAPIER & SUDEKUM			
Cohort and # Bedrooms	Sale Price	Square Ft	Price/SF
<u>Workforce</u>			
2 Bedroom	\$ 277,376	1,300	\$ 213.37
3 Bedroom	\$ 416,064	1,950	\$ 213.37
<u>Market-Rate</u>			
2 Bedroom	\$ 385,000	1,691	\$ 227.68
3-4 Bedroom	\$ 507,200	2,226	\$ 227.87
Sources:	Comparable and competitive townhouses, Claritas Inc., and Randall Gross / Dev. Economics.		

Workforce townhouse prices were determined based on Area Median Income (AMI), to range from \$277,400 (2 bedroom) to \$416,000 (3-4 bedroom), with square footage of 1,300 to 1,950 and prices per square foot at around \$213. It is important to note that move-up and homeownership opportunities for South Nashville residents (including those who live at Napier and Sudekum) are diminished when AMI (rather than LMI) is used to define workforce prices.

Section 3. RETAIL MARKET ANALYSIS

A retail market analysis was conducted to determine the potential for retail and mixed-use development at the Napier/Sudekum Site. The Site is located adjacent to the Lafayette Street corridor, which already has some commercial uses. The existing community has expressed a desire for more diverse and appropriate retail to serve their needs, and a key question is the potential for retail that would serve those needs while also appealing to potential new housing residents. Existing businesses and conditions were inventoried. The trade area for retail at the Site and along the adjoining Lafayette Street corridor was defined. Demographic trends and forecasts within this trade area were examined, and total household retail expenditure potential (demand) was projected. Area employee- and tourist-generated demand was also projected. Finally, the potential for retail uses in the corridor was forecasted within the competitive market, and a prospective business mix was recommended based on those market findings.

Existing Retail and Business Conditions

The Lafayette Corridor adjacent to the Site is dominated by gas stations & convenience stores (including several stores selling liquor and tobacco products). There are also four used car lots, beauty supply, and fast food restaurants. There is also about 10,000 square feet of existing vacant space (in non-retail buildings).



Much of the existing retail format conforms to the suburban highway model for strip commercial development, with large and under-utilized parking lots and billboard signage fronting onto much of the south/west side of Lafayette Street. Despite the fact that this commercial strip is located adjacent to large housing developments where many residents lack their own vehicles, that it is located

within walking distance of downtown and the rapidly-developing SoBro area, and that it is just one mile or a 20-minute walk from Music City Center; this area is not pedestrian friendly. Lafayette Street lacks pedestrian accommodation and is not aesthetically pleasing. The monotony of commercial development along this stretch of Lafayette Street could be found along any of the Nashville area's

commercial corridors even 30 miles further out of the city. Yet, this area is literally across the “street” from downtown Nashville.

Existing Business Mix

As noted above, the existing commercial mix is dominated by car lots and convenience uses. Eddie's CeeBee Food Store, located at 109 Lafayette Street, offers more than the typical urban convenience store; but at 13,400 square feet, it lacks much of the fresh produce, meat and variety of goods found in a true grocery store.

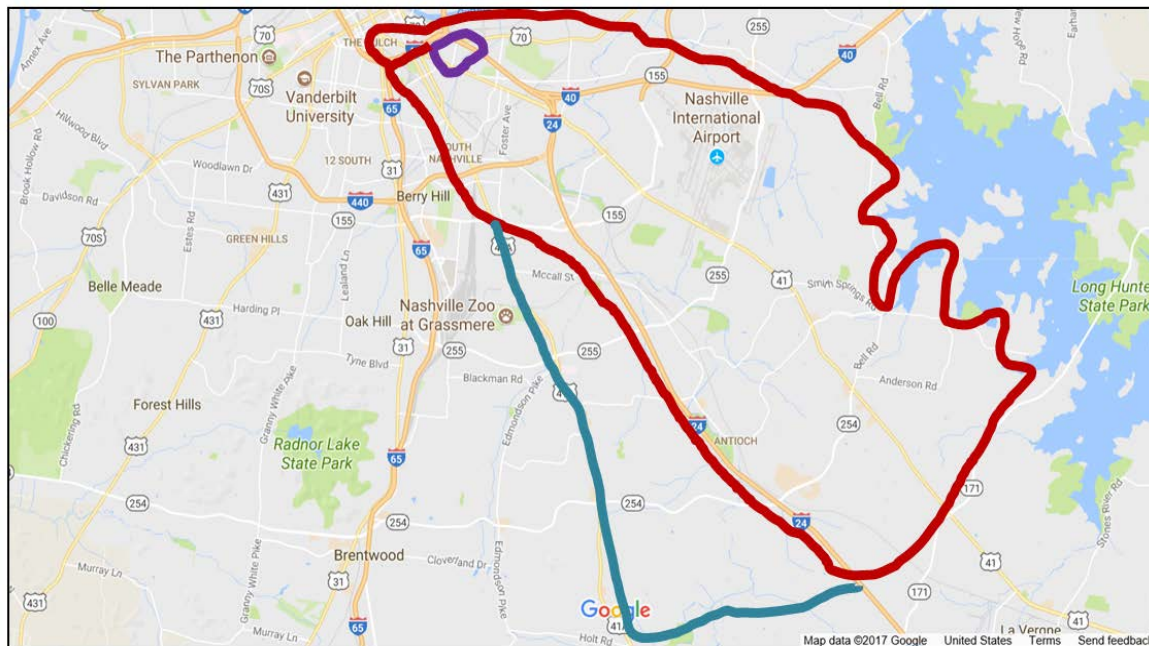


Overall, this area has a total of about 93,900 square feet of retail business space. Nearly 64% or about 60,000 square feet is in convenience stores, with 30,000 square feet in shopper's goods stores. Normally, the shopper's goods category includes a broad range of businesses including apparel & accessories, furniture and home furnishings, gifts, toys & games and other goods for which consumers will comparison shop. However, the shopper's goods businesses in this area mainly offer used cars, automotive supplies, cell phone supplies, and discount merchandise (i.e., Dollar General).

Table 14. RETAIL BUSINESS SPACE BY CATEGORY, LAFAYETTE CORRIDOR, 2017			
Category	Number	Sq. Feet	Percent
Convenience	13	59,920	63.8%
Shoppers Goods	11	29,349	31.2%
Eating & Drinking	3	4,653	5.0%
Entertainment	-	-	0.0%
Personal Services	-	-	0.0%
Vacant	-	-	0.0%
TOTAL	27	93,922	100.0%
Sources:	Metro Nashville Assessor, businesses, & Randall Gross / Development Economics.		

Aside from these uses, there is also about 4,600 square feet of eating & drinking space, in fast food restaurants. There is no or limited entertainment or

The natural household trade area for the Napier/Sudekum Site and adjoining portions of Lafayette Street includes several sub-markets. A “convenience” trade area (indicated in purple on the map below) includes primarily that area within a 10- to 15-minute walk from the site. Again, the area is not particularly pedestrian-friendly at present but offers the potential for an attractive, walkable environment.



In addition to the household trade areas, the Site has potential to draw from an employment base located in surrounding industrial areas, Trevecca Nazarene University, and SoBro. In other words, area workers might visit the area, particularly on their lunch breaks, for restaurants, personal services, or shopping. Trevecca University students may also generate some opportunities for businesses in this area.

Finally, being located so close to Music City Center and SoBro's growing hotel base provides the Site with opportunities to capture some of the downtown-

area tourist trade. Having the interchanges of major interstate highways adjacent to the site, and Nashville's growing international airport located just eight minutes (six miles) away also generates potential opportunities for visitor inflow. Ironically, U.S. 41 ("Dixie Highway") served as a major tourist route into Nashville for many years before being replaced by Interstate highways, and remnants of this mid-20th Century tourism past still litter Murfreesboro Pike (Drake Motel, Lee Motel, Scottish Inn, Midway (Reed) Motel, Rodeway Motel, etc).

Trade Area Demographic Trends & Forecasts

Like much of the Nashville area, the Napier/Sudekum Retail Trade Area (RTA) has seen a growing population and household base in recent years. However, that growth has been uneven within the trade area. For example the number of households within the "convenience" trade area increased by just 30 or 2.8% since 2010, to a total of about 1,100. Meanwhile, areas of Antioch closer to Nolensville Pike have seen nearly a 15% increase in households since 2010, adding almost 4,300 households over seven years. Due in part to rapid "gentrification" in South Nashville, household incomes have risen dramatically within the convenience trade area (even after accounting for inflation). Within that seven-year period since 2010, household incomes in this area increased by \$3,400 or nearly 31% in constant dollars, although they remain by far the lowest in the overall trade area. Household incomes near the Site are just 37% of those in the primary trade area (B).

Table 15. DEMOGRAPHIC TRENDS, RETAIL TRADE AREA, NAPIER-SUDEKUM, 2010-2017				
Factor	2010	2017	2010-2017 Change	
			Number	Percent
Trade Area A				
Population	2,900	2,986	86	3.0%
Households	1,069	1,099	30	2.8%
HH Income	\$ 11,127	\$ 14,533	\$ 3,406	30.6%
Trade Area B				
Population	46,236	50,231	3,995	8.6%
Households	18,370	19,987	1,617	8.8%
HH Income	\$ 38,768	\$ 39,106	\$ 339	0.9%
Trade Area C				
Population	77,427	90,333	12,906	16.7%
Households	29,181	33,462	4,281	14.7%
HH Income	\$ 48,980	\$ 48,766	\$ (214)	-0.4%
Note:	Income expressed in constant 2016 dollars.			
Sources:	Nielsen and Randall Gross / Development Economics.			

Not surprisingly, incomes did not increase as quickly in the primary market area, although they did increase slightly faster than the rate of inflation since 2010. Further out in trade area C, incomes fell in real dollar terms (after accounting for inflation). This may be a result of people moving from lower-income areas further out of the downtown area to take advantage of newer and more affordable housing opportunities in this area.

Population and household growth are expected to continue throughout the trade area over the next five to seven years. The fastest demographic growth will be in South Nashville, areas within walking distance or a short drive of the Site. The convenience trade area will see nearly a 30% increase in households over the next five to seven years. A number of new infill and other housing developments promise to add more than 300 households in the area.

Table 16. DEMOGRAPHIC FORECASTS, RETAIL TRADE AREA, NAPIER-SUDEKUM, 2017-2022				
Factor	2017	2022	2017-2022 Change	
			Number	Percent
<u>Trade Area A</u>				
Population	2,986	3,549	563	18.9%
Households	1,099	1,422	323	29.4%
HH Income	\$ 14,533	\$ 20,203	\$ 5,670	39.0%
<u>Trade Area B</u>				
Population	50,231	53,000	2,769	5.5%
Households	19,987	21,095	1,108	5.5%
HH Income	\$ 39,106	\$ 39,473	\$ 366	0.9%
<u>Trade Area C</u>				
Population	90,333	97,959	7,626	8.4%
Households	33,462	36,081	2,619	7.8%
HH Income	\$ 48,766	\$ 50,288	\$ 1,522	3.1%
Note:	Income expressed in constant 2016 dollars.			
Sources:	Nielsen & Randall Gross / Development Economics.			

The other portions of the trade area will also continue to see demographic growth, with Trade Area B adding over 1,100 households and Trade Area C adding 2,600 households in coming years. Income growth will remain rapid within the immediate convenience trade area, with average household incomes expected to increase by 39%. Even then, average household incomes will only then exceed \$20,000 per year, which is still extremely low for the city and the region.

Retail Expenditure Potential

Based on the demographic forecasts, total personal income (TPI) should increase by 10% within the trade area over the next five to seven years. Trade Area TPI will total \$2,675,800,000 by 2022, an increase of about \$246.4 million in five years. However, TPI will grow by 80% (\$12.8 million) within the convenience trade area and the South Nashville sub-market. This growth is attributable to the combination of rapid household growth, coupled with rapid income growth. Still, by 2022, the convenience trade area will only account for about 1.0% of total trade area income.

Table 17. TPI FORECASTS, RETAIL TRADE AREAS, NAPIER-SUDEKUM TRADE AREA, 2017-2022				
Trade Area	2017	TPI (000) 2022	2017-2022 Change	
			Amount	Percent
A	\$ 15,972	\$ 28,736	\$ 12,764	79.9%
B	\$ 781,621	\$ 832,678	\$ 51,057	6.5%
C	\$ 1,631,804	\$ 1,814,426	\$ 182,623	11.2%
Total	\$ 2,429,396	\$ 2,675,841	\$ 246,444	10.1%
Notes:	Total personal income (TPI) expressed in thousands of constant 2016 dollars.			
Source:	Randall Gross / Development Economics.			

The amount of income spent on retail goods, or the “Retail Expenditure Potential” of the trade area will grow by \$126.2 million or 10.3% by 2022. Total retail expenditure potential will be about \$1.35 billion by 2022.

Competitive Retail Framework

There is a dearth of high-quality convenience (e.g., supermarket) businesses to compete directly with the Site for expenditures generated by the convenience market. However, there is significant competition for convenience, shopper’s goods, personal services, and entertainment expenditures generated by households within the broader trade area (as well as for those generated by area employees and tourists).

Among the regional competitors of significance for this broad trade area are Opry Mills, 100 Oaks, and Global Mall at the Crossings. Community retail centers and nodes competing for this market include Hickory Plaza, Dover Pointe, Crossgate Village, Priest Lake Plaza, Tusculum Square, Elysian Plaza,

Elysian Fields Shopping Center, Bell Forge Square, Mill Creek Center, and others; as well as much of the commercial uses along Nolensville Pike, Lebanon Road, and Murfreesboro Pike. Downtown offers surprisingly few convenience, shopper's goods, and entertainment businesses that compete for local household expenditures in the trade area. There are new department stores (H&M) and other shopper's goods stores along with a supermarket (Whole Foods) and cinemas planned on Broadway that will draw people from the trade area for some of their destination shopping.

Napier/Sudekum Site Potentials

Two scenarios were created to test the potential for retail/commercial and mixed-use development at the Napier/Sudekum Site and adjoining portions of Lafayette Street. These two scenarios differ based to some extent based on whether there are destination marketing, recruitment, and branding strategies employed along Lafayette Street or not. In both scenarios, it is assumed that light rail transit would gradually carry passengers along Lafayette Street and that there would be a pro-active effort to recruit Transit-Oriented Development (TOD) around transit stations in the corridor.

In the "Lafayette Destination District" scenario, the SoBro portion of Lafayette Street would see upgraded infrastructure and streetscaping investment (such as through the TIF and extension of the redevelopment district). Pro-active master planning and facilitation with property owners would brand and orient the area towards development of a walk-able and attractive regional destination shopping district. As recommended in the Strategic Plan presented to MDHA for Downtown/SoBro in 2012, Lafayette Street represents the last remaining opportunity for downtown Nashville to accommodate a destination retail shopping district. Ground-floor retail anchors, dining, entertainment, and specialty shopping would become part of mixed-use development along Lafayette Street between the traffic circle and the interstate. Anchor retailers including department stores, cinemas, restaurants, and others would be attracted to the area as it develops. Housing and services for homeless populations as well as other affordable housing would be accommodated within the area as recommended in the 2012 report.

If this district were built out and marketed as a regional destination, it would generate significant destination inflow traffic. As a result, there could be a "spillover" effect on the Napier/Sudekum Site and adjoining portions of Lafayette Street, creating opportunities for commercial/mixed use that might not otherwise be supportable in the local market. The opportunities for spill-over would be maximized if it were possible to take full advantage of interstate highway access and exposure afforded by improved ingress and egress from Lafayette Street. Perhaps most importantly, having destination traffic in the area would help build a market to support retail desired by the community, such as a larger grocery store with a wider selection. It would also present more opportunities for job creation

and economic development that would benefit MDHA residents as well as other residents within the immediate South Nashville neighborhoods near the Site.

For comparison, a separate scenario modeled the potential for retail in the absence of such as destination marketing and development strategy for Lafayette Street. In this “local demand” scenario, there would be no pro-actively marketed district for attracting destination shoppers. The corridor would be much more dependent on traditional Lafayette/Murfreesboro Pike Primary Trade Area households and commuters. The opportunities are more likely to focus on meeting the growing need for convenience uses generated by growth in TPI in the immediate area. There is still the assumption in this model that Lafayette Street would be redesigned or otherwise improved as an urban thoroughfare with transit-oriented development (TOD) to better accommodate pedestrian access and walk-ability.

Employee and Tourist-Generated Demand

Based on an analysis and forecasts of SoBro and area employment, it is anticipated that area employees will generate demand for about 85,000 square feet of retail space at the Site or adjoining portions of Lafayette Street by 2022.

Table 18. AREA EMPLOYEE-GENERATED RETAIL DEMAND, SOBRO/LAFAYETTE, 2017 & 2022				
Type of Good	Employee Expenditures		Sq. Footage Demand	
	2017	2022	2017	2022
Convenience	\$ 6,789,487	\$ 7,307,334	40,740	43,847
Shoppers Goods	\$ 3,622,497	\$ 3,898,792	21,653	23,304
Eating & Drinking	\$ 2,611,756	\$ 2,810,959	11,097	11,943
Entertainment	\$ 225,058	\$ 242,224	1,500	1,615
Personal Service	\$ 260,097	\$ 279,936	2,890	3,110
TOTAL	\$ 13,508,896	\$ 14,539,244	77,880	83,820
Source:	Randall Gross / Development Economics.			

There is already potential (mostly untapped) for 77,900 square feet, so the increase represents growth in demand for another 5-6,000 square feet. This demand is calculated based on total site-captured employee expenditures of about \$14.5 million per year, primarily in convenience goods.

Tourism, under the destination shopping scenario, will initially generate potential for 20,000 to 30,000 additional square feet of retail space at the Site. This amount represents part of the “spillover effect” of marketing SoBro’s Lafayette Street as a shopping destination. As Lafayette Street were built out and maximized as a destination, tourism spin-off could grow over time.

Table 19. TOURISM-GENERATED RETAIL POTENTIAL, SUDEKUM-NAPIER, 2022				
Category	Factor		Capture	
OT Shoppers			210,000	
Total Spend	\$	319.89	\$	67,177,557
Restaurants	\$	102.37	\$	21,496,818
Retail Trade	\$	36.15	\$	7,591,064
Entertainment	\$	34.55	\$	7,255,176
CBD Capture				
Restaurants		15%	\$	3,224,523
Retail Trade		8%	\$	607,285
Entertainment		30%	\$	2,176,553
Demand (Square Feet)				
Restaurants	\$	550	5,863	2,638
Retail Trade	\$	250	2,429	1,093
Entertainment	\$	180	12,092	5,441
TOTAL			20,384	9,173
Source:	Randall Gross / Development Economics.			

Retail Market Potentials: Lafayette Destination District / TOD Scenario

Under the destination district scenario, the Site could capture potential demand for 150,000 to 220,000 square feet by 2022 (where Lafayette Street is being pro-actively branded and marketed, but only beginning to develop as a regional shopping destination).

Table 20. SUMMARY RETAIL POTENTIAL BY PRIMARY USE NAPIER-SUDEKUM LAFAYETTE DISTRICT, 2017-2022				
Type of Good	Gross Demand (SF)		Existing Uses	Warranted Demand
	2017	2022		
Convenience	92,456	103,855	59,920	43,935
Shoppers Goods	64,422	74,679	29,349	45,330
Eating/Drinking	32,144	37,231	4,653	32,578
Limited Service	13,808	15,318	4,653	10,664
Full Service	15,770	19,111	-	19,111
Entertainment	17,836	24,365	-	24,365
Personal Services	6,952	7,563	-	7,563
TOTAL	213,809	247,693	93,922	153,772
Existing Vacant			-	
Net New Space				153,772
Source:	Randall Gross / Development Economics.			

Randall Gross / Development Economics

As noted above, there would be net demand for about 44,000 square feet of convenience use, 45,000 square feet of shopper's goods, 33,000 square feet in eating & drinking, 24,000 square feet of entertainment, and about 8,000 square feet of personal services.

Recommended Tenant Mix. In this scenario, the recommended business mix would include the following to not only capture spin-off destination demand and employee/tourist expenditures, but also to help satisfy the needs of existing MDHA residents.

- Expanded grocery
- Pharmacy / health care
- Specialty food store
- Hobby / toy / games
- Sporting goods
- Restaurants
- Personal services
- Coffee shop / entertainment
- Apparel & accessories
- Office supply, stationary
- Home furnishings

Retail Market Potentials: Local, Non-Marketed Scenario

In the scenario where there is limited destination marketing or spin-off from SoBro development, the Site would capture net new potential for about 20,000 to 50,000 square feet of retail/commercial use. New retail would be attracted to mixed-use projects as part of Transit-Oriented Development in either scenario.

Table 21. SUMMARY RETAIL DEMAND BY USE SUDEKUM-NAPIER NON-MARKETED, 2017-2022				
Type of Good	Gross Demand (SF)		Existing Uses	Warranted Demand
	2016	2021		
Convenience	47,483	55,563	59,920	(4,357)
Shoppers Goods	41,641	49,989	29,349	20,640
Eating/Drinking	13,626	15,377	4,653	10,724
Limited Service	6,438	7,080	4,653	2,427
Full-Service	6,116	7,047	-	7,047
Entertainment	2,682	3,702	-	3,702
Personal Services	2,083	2,533	-	2,533
TOTAL	107,513	127,163	93,922	33,241
Existing Vacant			-	
Net New Space				33,241
Source:	Randall Gross / Development Economics.			

As noted above, there would be net new potential for about 20,600 square feet of shopper's goods, 10,000 square feet of eating & drinking, and some limited personal services and entertainment.

Recommended Tenant Mix. There is an existing over-supply of convenience goods and automotive, but new or re-merchandised businesses could replace some of the existing uses as part of a larger redevelopment opportunity. Recommended additions to the retail mix would include the following:

- Health care
- Sports/apparel
- Personal services
- Coffee / limited service (e.g., TOD)

Section 4. OVERALL RECOMMENDED DEVELOPMENT PROGRAM AND MARKETING CONCEPTS

An overall development program is recommended for the Site, based on the findings of the housing and retail market analyses and cognizant of overall MDHA objectives. The recommended development program does not include the +/-780 MDHA units which would be replaced on site. Rather, the program focuses on the market-rate and affordable housing and commercial components above and beyond the MDHA units. Initial marketing concepts are also provided as an indication of how best to capture and maximize the market potentials forecasted herein.

Recommended Development Program

The recommended program assumes some combination of the two commercial scenarios, to take advantage of pent-up destination commercial potentials in the Lafayette Street corridor. It is not assumed that a full redevelopment program is implemented for a destination shopping district, but there is the assumption that some effort will be made to enhance the physical/pedestrian urban environment in Lafayette Street (both within the Inner Loop and adjoining the Site) and that there would also be an effort to brand and market Lafayette Street as a destination retail shopping district.

The program would focus on opportunities for transit-oriented development (TOD) around proposed transit stations on the proposed Murfreesboro Pike light rail line. It is assumed that funding for the development of light rail would be approved by voters in 2018, but even if it is not, every effort would be made to create TOD "light" opportunities around existing urban bus transit stops. Around these stations or stops would be developed mid-rise, mixed-use buildings with approximately 400 to 500 affordable and market-rate rental housing units (and perhaps integrating 380 MDHA units). These TOD developments would also include a total of about 140,000 square feet of retail/commercial use (including redevelopment).

Within the Site, there would be development recommended of 230 to 600 affordable and market-rate rental apartment units plus integration of 350 MDHA subsidized housing units. Also within the Site would be development of 240 affordable and market-rate townhouse units plus perhaps 40 subsidized MDHA townhouse units.

There is also demand for up to 130 for-sale detached housing units, and if these cannot be accommodated on site, then perhaps there are opportunities for infill and development in surrounding neighborhoods. There is relatively high demand among downtown-area workers for single-family and duplex housing near the downtown area, so accommodating more single-family and duplex

housing is an opportunity for revitalization of surrounding neighborhoods like Napier and Chestnut Hill. The for-sale housing would include 65 single-family units (affordable and market-rate) and 65 duplex (or possibly condominium) units. There could also be MDHA programmatic efforts to encourage homeownership among existing residents, offering 5 to 10 units as move-up properties.

Finally, there is the recommendation for development of some 10,000 square feet of “neighborhood retail” in a community-oriented node within the Site. Without direct exposure, such a retail node will not survive, but there is a need to offer amenity value through small retail/commercial uses (e.g., coffee shop, cleaners) on Site. Perhaps the best location for such on-site retail would be in a node associated with the library and other civic uses along Charles E. David Boulevard. A summary of the recommended development program is provided below.

Summary

- **TOD-Mid-Rise, Mixed-Use Buildings (Lafayette)**
 - Rental units: 400-500 (Aff/MR) + 380 (MDHA)
 - Retail: 140,000 sq. ft. (includes redevelopment)
- **Apartment Buildings**
 - Rental units: 230-600 (Aff/MR) + 350 (MDHA)
- **Townhouses**
 - 240 (Aff/MR) + 40 (MDHA)
- **Detached Houses: 130 units possibly could be accommodated in surrounding neighborhoods**
 - Single-Family: 65 (Aff/MR)
 - Duplex: 65 (Aff/MR) + 5-10 (MDHA)
- **Neighborhood Retail: 10,000 sq. ft.**

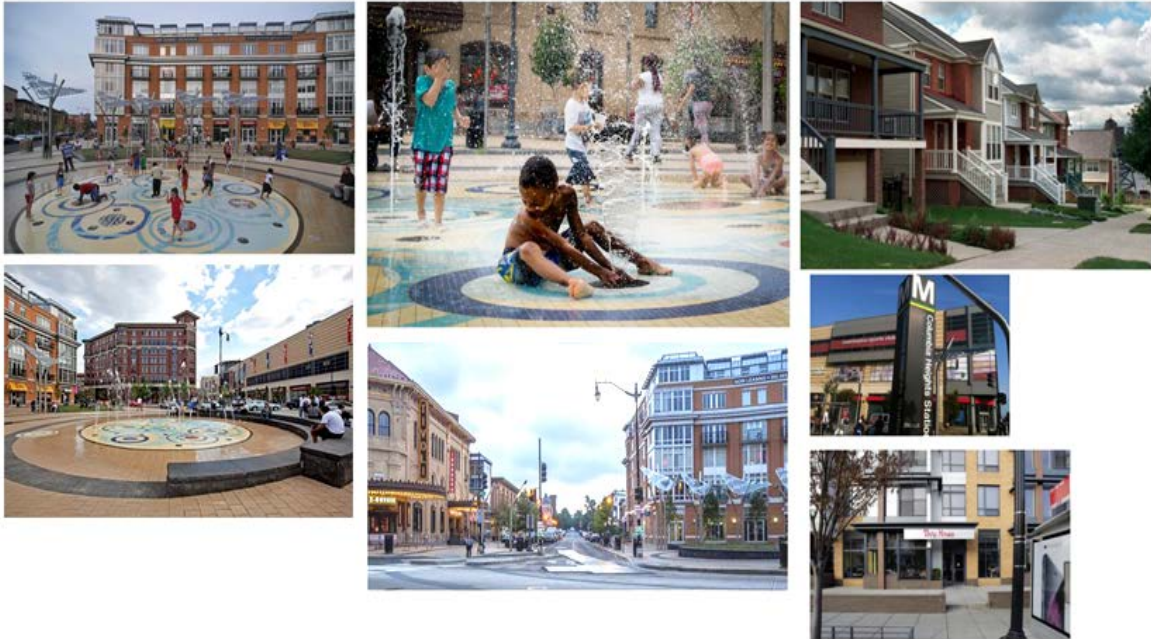
Initial Marketing Concepts

Several initial marketing concepts are provided, based on the findings of the market analyses and recommended development program, as a guide for maximizing the Site’s market potentials.

TOD/Civic Center

Clearly, the best opportunities for mixed-use development, branding and identity relate to the establishment of a Transit-Oriented Development (TOD) at a light rail station (or other transportation hub). One concept would cluster mixed-use development as indicated above around the station while establishing a community civic hub to help establish a unique identity for the Napier/Sudekum area. Creating a new, activated public space can bring people together from the community as well as destination visitors. A well-designed civic space can also

“open” up the Site to ensure that interior blocks gain exposure and alleviate safety concerns from development of “walls” along Lafayette Street. Finally a public civic space would provide significant amenity value, including play areas for children, public art, outdoor dining spaces, and other public spaces.



Images of transit-oriented development in Columbia Heights, Washington, D.C. Surrounding uses include mixed-income rental housing, townhouses, retail, restaurants, Gala Hispanic Theatre

Other Development Concepts

Aside from a civic space, the other mixed-use opportunities along Lafayette Street would incorporate housing and ground-floor retail in a way that builds on the pedestrian environment. Apartment and/or condominium buildings would be developed along Lafayette Street with ground-floor retail that creates amenity value for existing and potential new residents. Much of this development would also be transit-oriented.

Townhouse style development would help sustain the densities necessary to support urban retail and create a sense of community. Townhouses are a product that can work as a “keystone” connecting higher-density mixed-use and commercial areas along Lafayette Street to lower-density single family in the Napier neighborhood. Images of both mixed-use and townhouse style developments that would be marketable in the Napier/Sudekum area are shown below.



Ultimately, the marketability of the Site is dependent in part on creating attractive, open, and accessible public spaces that add amenity value to the Site's prospective uses.

7 APPENDIX

On-Site Development Plan Option



OPEN SPACE / COMMUNITY AREAS

2-3 STORY TOWNHOMES/FLATS

3 STORY GARDEN APARTMENTS

2/3/4 STORY APARTMENTS

3 STORY APARTMENTS OVER 2 STORY PARKING PODIUM (WRAPPED PODIUM)

4-5 STORY MIXED-USE

2 STORY RETAIL/OFFICE

PROPOSED COMMUNITY CENTER

EXISTING PED BRIDGE

PROPOSED GREENWAY

Number of housing units: Approx. 1,500 - 1,700



CONCEPTUAL ON-SITE DEVELOPMENT PLAN

Envision Napier & Sudekum Choice Neighborhoods
Metropolitan Development and Housing Agency, Nashville, TN

