

# SECTION V. FAIR HOUSING ANALYSIS

## V.A. DEMOGRAPHIC SUMMARY

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### 1. Describe demographic patterns in the jurisdiction and region, and describe trends over time (since 1990).

If you Google “Nashville”, you are likely to find a plethora of information on things to do when visiting this rapidly growing city. If you read or tune-in to a local news outlet on any given day, you are likely to read or hear about an affordable housing crisis or gentrification. Nashville is struggling to find a balance between evolving into a world class city and ensuring that the most basic housing needs of all residents are met.

There are reports that 100 people a day move to Nashville. For example, the recently released *Housing Nashville Report* has the population of Davidson County at 678,889 (274,187 households), a 23.47% increase in population from 2005 to 2015. According to the report, the population is expected to increase between 2016 and 2026. As the AFH was being finalized, *The Tennessean* reported that, based on new Census estimates, Nashville has overtaken Memphis as the largest city in Tennessee and the 24<sup>th</sup> largest city in the country.

Serving as the capital of the State of Tennessee, Nashville (Davidson County) sits in the middle of the state and is part of a thirteen (13) county metropolitan statistical area (MSA) that includes Cannon, Cheatham, Dickson, Hickman, Macon, Maury (Columbia), Robertson, Rutherford (Murfreesboro), Smith, Sumner (Gallatin), Williamson (Franklin), and Wilson (Lebanon) counties. In 1962, Nashville voters approved the consolidation of city and county governments to form a metropolitan government. Since then, Census calculations have been based on the population of Davidson County except for six satellite cities.

For AFH demographic analysis, HUD has provided data (Table 1) showing trends for race/ethnicity, national origin, limited English proficiency, sex, age, and family type from 1990 to 2010. For race/ethnicity, HUD treats Hispanic as a share of the population. Due to timing of the HUD data release and its methodology, population data may differ than what has been reported in more recent studies, such as those cited above.

**HUD Table 1: Demographic Trends (1990-2010)  
Davidson County & Region**

	(Nashville-Davidson, TN CDBG, HOME, ESG) Jurisdiction						(Nashville-Davidson--Murfreesboro--Franklin, TN) Region					
	1990 Trend		2000 Trend		2010 Trend		1990 Trend		2000 Trend		2010 Trend	
<b>Race/Ethnicity</b>	#	%	#	%	#	%	#	%	#	%	#	%
White, Non-Hispanic	378,860	74.16%	371,104	65.11%	359,883	57.43%	919,359	83.33%	1,092,230	79.06%	1,240,988	74.27%
Black, Non-Hispanic	118,737	23.24%	150,428	26.39%	178,389	28.47%	162,535	14.73%	208,629	15.10%	263,729	15.78%
Hispanic	4,697	0.92%	26,035	4.57%	61,117	9.75%	2,024	0.18%	7,794	0.56%	109,276	6.54%
Asian or Pacific Islander, Non-Hispanic	6,843	1.34%	15,896	2.79%	22,559	3.60%	9,780	0.89%	24,346	1.76%	44,049	2.64%
Native American, Non-Hispanic	1,015	0.20%	3,104	0.54%	3,299	0.53%	8,028	0.73%	43,295	3.13%	10,118	0.61%
	510,152	99.86%	566,567	99.40%	625,247	99.78%		99.86%		99.61%		99.84%
<b>National Origin</b>												
Foreign-born	12,663	2.48%	39,595	6.95%	70,318	11.22%	18,491	1.68%	59,988	4.34%	113,979	6.82%
<b>LEP</b>												
Limited English Proficiency	7,545	1.48%	25,168	4.42%	43,358	6.92%	11,965	1.08%	38,576	2.79%	65,056	3.89%
<b>Sex</b>												
Male	242,430	47.46%	275,536	48.35%	303,540	48.44%	532,417	48.27%	676,306	48.96%	816,628	48.87%
Female	268,363	52.54%	294,367	51.65%	323,141	51.56%	570,611	51.73%	704,981	51.04%	854,262	51.13%
<b>Age</b>												
Under 18	116,515	22.81%	131,057	23.00%	136,391	21.76%	276,997	25.11%	354,538	25.67%	407,621	24.40%
18-64	335,043	65.59%	375,301	65.85%	424,887	67.80%	704,654	63.88%	884,471	64.03%	1,082,787	64.80%
65+	59,235	11.60%	63,544	11.15%	65,403	10.44%	121,377	11.00%	142,278	10.30%	180,482	10.80%
<b>Family Type</b>												
Families with children	60,863	46.05%	45,648	46.19%	64,896	44.70%	146,510	48.80%	109,213	47.98%	197,168	45.97%

Note 1: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families.

Note 2: Data Sources: Decennial Census; ACS

Note 3: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

## Total Population Trends

- **Nashville**

- According to HUD Table 1, Nashville's population has increased by 115,888 people (22.7%) between 1990 and 2010, from 510,793 to 626,681. Between 1990 and 2000, the population grew by 59,109 people (11.6%) and increase by 56,779 people between 2000 and 2010. In Nashville, the overall population has increased since 1990. American Community Survey population estimates as of July 1, 2016, lists the population at 660,388.

- **Nashville-Davidson—Murfreesboro—Franklin, TN Region**

- In the region, the overall population has grown by over 50% in twenty years, from 1,103,028 to 1,670,890. In 2000, the population of the MSA was 1,381,287, an increase of 278,259 people (25.2%) since 1990 and grew by 289,603 between 2000 and 2010.

## Race/Ethnicity – Demographic Trends

- **Nashville**

- In Nashville, the White population has been the only group to experience a population decline. From 1990 to 2000, the White population decreased from 378,860 to 371,104 people (2%), and from 2000-2010, it decreased from 371,104 to 359,883 people (3%). However, 2016 ACS data shows the population estimate for White at 405,778, indicating a reversal of the population decline.
- The Black population increased from 118,737 to 150,428 people (26.7%) between 1990 and 2000 and by another 27,961 people (to 178,389) between 2000 and 2010. The 2016 ACS data estimate for the Black population is 185,656.
- The Hispanic population has seen the largest growth, from 4,697 to 26,035 people (454%) between 1990 and 2000. Population growth between 2000 and 2010 went from 26,035 to 61,117 people (135%). The 2016 ACS data estimate for the Black population is 185,656.
- The Native American population experienced large population growth between 1990 and 2000, increasing from 1,015 to 3,104 people (206%); however, population growth slowed between 2000 and 2010, from 3,104 to 3,299 (6.3%). 2016 ACS data shows an increase in the Native American population, with an estimate of 4,456.

- The Asian-Pacific Islander population increased from 6,843 to 15,896 people (132%) between 1990 and 2000 and from 15,896 to 22,559 people (41.9%). The 2016 ACS estimate is 29,667.

- **Nashville-Davidson—Murfreesboro—Franklin, TN Region**

- From 1990 to 2000, every racial and ethnic group experienced an increase in population; from 2000 to 2010, the Native American population was the only group to experience a population decline.
- From 1990-2000, the White population increased from 919,359 to 1,092,230 people (18.8%) and increased from 1,092,230 to 1,240,988 people (13.6%).
- The Black population increased from 162,535 to 208,629 people (28.4%) from 1990-2000 and from 208,629 to 263,729 people (26.4%) between 2000 and 2010.
- As in Nashville, the Hispanic population increased greatly between 1990 and 2000, from 2,024 to 7,794 people (285%) and experienced an even more dramatic increase from 2000-2010, from 7,794 to 109,276 people (1,302%).
- Between 1990 and 2000, the Asian-Pacific Islander population increased from 9,780 to 24,346 people (149%); population growth from 2000-2010 increased from 24,346 to 44,049 people (80.9%).
- The Native American population increased from 8,028 to 43,295 people (439%) between 1990 and 2000 but dropped between 2000 and 2010, going from 43,295 to 10,118 people (76.6%).

### National Origin – Demographic Trends

- **Nashville**

- From 1990 to 2000, the number of foreign-born residents increased from 12,663 to 39,595 people (213%).
- Between 2000 and 2010, the number of foreign-born residents increased from 39,595 to 70,318 (77.6%).
- From 2010 to 2013, the number of foreign-born residents increased from 70,318 to 74,425 (5.8%).
- The top three countries of origin for foreign-born residents are:
  1. Mexico           21,026
  2. El Salvador     4,241
  3. Egypt            4,030

In its 2017 Metro Language Access report, the Metro Human Relations Commission (MHRC) notes that a significant segment of the foreign-born in Nashville arriving as refugees. Indeed, an estimated 12% of Nashville's population growth is a result of refugee resettlement. In 2015, the largest shares of new refugees to Tennessee came from Burma (24.6%), Iraq (20.7%), Somalia (13.4%), and DR Congo (12.9%). The majority, 71%, of these new refugees were resettled in Davidson County (from the Tennessee Office for Refugees, 2015 Year in Review).

- **Nashville-Davidson—Murfreesboro—Franklin, TN Region**

- From 1990 to 2000, the number of foreign-born residents increased from 18,491 to 59,988 people (224%).
- From 2000 to 2010, the number of foreign-born residents increased from 59,988 to 113,979 people (90%).
- From 2010 to 2013, the number of foreign-born residents increased from 113,979 to 123,973 people (8.8%).
- The top three countries of origin for foreign-born residents are:
  1. Mexico 36,087
  2. India 6,904
  3. El Salvador 5,833

#### Limited English Proficiency – Demographic Trends

- **Nashville**

- In 1990, the number of residents with limited English proficiency was 7,545, or 1.5% of Nashville's total population.
- In 2000, the number of residents with limited English proficiency was 25,168, or 4.4% of the total population.
- In 2010, the number of residents with limited English proficiency was 43,358, or 6.9% of the total population.
- The top three languages spoken by people with limited English proficiency (according to HUD data) are:
  1. Spanish
  2. Arabic
  3. African

- **Nashville-Davidson—Murfreesboro—Franklin, TN Region**

- In 1990, the number of residents with limited English proficiency was 11,965, or 1.1% of the region’s total population.
- In 2000, the number of residents with limited English proficiency was 38,576, or 2.8% of the total population.
- In 2010, the number of residents with limited English proficiency was 65,056, or 3.9% of the total population.
- The top three languages spoken by people with limited English proficiency (according to HUD) are:
  1. Spanish
  2. Arabic
  3. African

Sex – Demographic Trends

- **Nashville**

- Although the male and female populations have grown in absolute numbers, their proportions of the population have remained relatively steady from 1990 to 2010. Female residents have consistently outnumbered male residents.
- In 1990, there were 242,430 males, comprising 47.5% of the population. There were 268,363 females, comprising 52.5% of the population.
- In 2000, there were 275,536 males, comprising 48.4% of the population. There were 294,367 females, comprising 51.7% of the population.
- In 2010, there were 303,540 males, comprising 48.4% of the population. There were 323,141 females, comprising 51.6% of the population.
- 2016 ACS data show a consistent trend, with 328,580 females (51.8%) and 305,932 males (48.2%).

<b><u>Sex</u></b>	<b><u>1990</u></b>	<b><u>2000</u></b>	<b><u>2010</u></b>
Male	242,430 (47.5%)	275,536 (48.4%)	303,540 (48.4%)
Female	268,363 (52.5%)	294,367 (51.7%)	323,141 (51.6%)

- **Nashville-Davidson—Murfreesboro—Franklin, TN Region**

- As in Nashville, both male and female populations have grown in absolute numbers, and their proportions of the population have remained relatively steady from 1990 to 2010. Female residents have consistently outnumbered male residents.
- In 1990, there were 532,417 males, comprising 48.3% of the population. There were 570,611 females, comprising 51.7% of the population.
- In 2000, there were 676,306 males, comprising 49% of the population. There were 704,981 females, comprising 51% of the population.
- In 2010, there were 816,628 males, comprising 48.9% of the population. There were 854,262 females, comprising 51.1% of the population.

<b><u>Sex</u></b>	<b><u>1990</u></b>	<b><u>2000</u></b>	<b><u>2010</u></b>
Male	532,417 (48.3%)	676,306 (49%)	816,628 (48.9%)
Female	570,611 (51.7%)	704,981 (51%)	854,262 (51.1%)

Age – Demographic Trends

- **Nashville (1990-2000)**

- From 1990 to 2000, the number of residents under the age of 18 increased from 116,515 to 131,057 people (12.5%). They comprised 22.8% of the total population in 1990 and 23% in 2000.
- From 1990 to 2000, the number of residents aged 18 to 64 increased from 335,043 to 375,301 people (12%). They comprised 65.6% of the total population in 1990 and 65.9% in 2000.
- From 1990 to 2000, the number of residents aged 65 and older increased from 59,235 to 63,544 people (7.3%). They comprised 11.6% of the total population in 1990 and 11.1% in 2000.

- **Nashville (2000-2010)**

- From 2000 to 2010, the number of residents under the age of 18 increased from 131,057 to 136,391 people (4.1%). They comprised 23% of the total population in 2000 and 21.8% in 2010.
- From 2000 to 2010, the number of residents aged 18 to 64 increased from 375,301 to 424,887 people (13.2%). They comprised 65.9% of the total population in 2000 and 67.8% in 2010.



- From 2000 to 2010, the number of residents aged 65 and older increased from 63,544 to 65,403 people (2.9%). They comprised 11.1% of the total population in 2000 and 10.4% in 2010.
- **Nashville (2016 ACS Data)**
  - 137,140 residents are reported to be under the age of 18 (22% of the population).
  - 429,621 residents are reported to be between the ages of 18 and 64 (68% of the population).
  - 67,751 residents are reported to be over age 65 (10% of the population).
- **Nashville-Davidson—Murfreesboro—Franklin, TN Region (1990-2000)**
  - From 1990 to 2000, the number of residents under the age of 18 increased from 276,997 to 354,538 people (28%). They comprised 25.1% of the total population in 1990 and 25.7% in 2000.
  - From 1990 to 2000, the number of residents aged 18 to 64 increased from 704,654 to 884,471 people (25.5%). They comprised 63.9% of the total population in 1990 and 64% in 2000.
  - From 1990 to 2000, the number of residents aged 65 and older increased from 121,377 to 142,278 people (17.2%). They comprised 11% of the total population in 1990 and 10.3% in 2000.
- **Nashville-Davidson—Murfreesboro—Franklin, TN Region (2000-2010)**
  - From 2000 to 2010, the number of residents under the age of 18 increased from 354,538 to 407,621 people (15%). They comprised 25.7% of the total population in 2000 and 24.4% in 2010.
  - From 2000 to 2010, the number of residents aged 18 to 64 increased from 884,471 to 1,082,787 people (22.4%). They comprised 64% of the total population in 2000 and 64.8% in 2010.
  - From 2000 to 2010, the number of residents aged 65 and older increased from 142,278 to 180,482 people (26.9%). They comprised 10.3% of the total population in 2000 and 10.8% in 2010.

## Individuals with Disabilities – Demographic Trends

- **Nashville**

- There are 137,270 people with disabilities in the city of Nashville, representing 23.5% of the total population.
- The most common disabilities are as follows:
  1. Ambulatory difficulty 38,580 (6.6%)
  2. Cognitive difficulty 28,452 (4.9%)
  3. Independent living difficulty 26,415 (4.5%)
  4. Hearing difficulty 17,179 (2.9%)
  5. Self-care difficulty 14,103 (2.4%)
  6. Vision difficulty 12,541 (2.2%)

- **Nashville-Davidson—Murfreesboro—Franklin, TN Region**

- There are 370,028 people with disabilities in the region, representing 23.6% of the total population.
- The most common disabilities are as follows:
  1. Ambulatory difficulty 103,806 (6.6%)
  2. Cognitive difficulty 72,531 (4.6%)
  3. Independent living difficulty 69,518 (4.4%)
  4. Hearing difficulty 51,455 (3.3%)
  5. Self-care difficulty 38,431 (2.5%)
  6. Vision difficulty 34,287 (2.2%)

## Families with Children – Demographic Trends

- **Nashville**

- The number of families with children in Nashville has slowly decreased since 1990:

▪ 1990	60,863	46.05%
▪ 2000	45,648	46.19%
▪ 2010	64,896	44.7%
▪ 2014	64,896	44.7%

- **Nashville-Davidson—Murfreesboro—Franklin, TN Region**

- Similarly, the number of families in the region is declining:

▪ 1990	146,510	48.8%
▪ 2000	109,213	47.98%
▪ 2010	197,168	45.97%
▪ 2014	197,168	45.97%