

## SECTION 7: APPENDIX



## SECTION 7.1 : APPENDIX

### RESIDENT NEEDS ASSESSMENT



## SECTION 7.1

# Appendix

## RESIDENT NEEDS ASSESSMENT DATA AND ANALYSIS

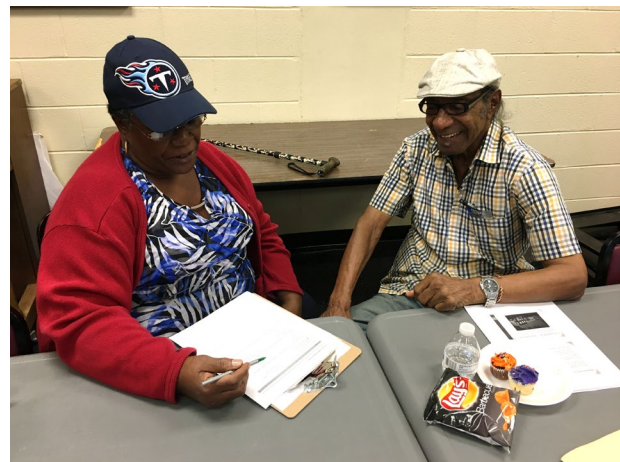
Soon after the Envision Edgehill Apartments planning process launched in July 2017 the People, Housing and Neighborhood Work Groups collaborated with Vanderbilt University graduate students under the leadership of Dr. Kimberly Bess to design a comprehensive resident needs assessment. The resulting resident needs assessment focused on providing key point in time data across the areas of technology access, barriers to everyday life, community resources and services, crime and safety, education, health, employment, the social environment and the proposed redevelopment.

Salama Urban Ministries, in its role as nonprofit community partner and facilitator of the People Work Group, managed the hiring and training of eight residents to serve as survey proctors to administer the survey. Those proctors went door-to-door and attended community events from October through December 2017 in order to collect resident responses. Overall, 312 surveys were completed, with 53 percent of households from Edgehill Apartments participating and 63 percent of households from Gernert Studio Apartments participating.

Initial analysis was completed by the Vanderbilt team and brought to the Work Groups for a collaborative interpretation of results with the community. In order to make the resulting information more easily accessible the Vanderbilt team then created infographics on the various topic areas covered by the resident needs



*Figure 7.1 Recognition for the work of the Survey Proctors in collecting and entering the survey data.*



*Figure 7.2 Survey Proctors administered the survey at events, and door-to-door.*

assessment. Those infographics, as well as the resident needs assessment results are included in this section of the Appendix.

# ENVISION EDGEHILL APARTMENTS

## COMMUNITY RESOURCES & SERVICES

"I get what I need in my neighborhood"

% Agree

**32**

Gernert Towers

**24**

Gernert Cottages

**37**

Edgehill Apartments

**19**

Edgehill Manor

## Top 3 Resource Priorities for Residents



Grocery Store



Medical Clinic & Pharmacy



Job Training Center

**33%**

Believe they can get quality food in Edgehill



## Most Important Services by Age

17-40

**95%**

SNAP

**88%**

Rental Assistance

**83%**

WIC

41-60

**89%**

Rental Assistance

**86%**

SNAP

**86%**

Adult Senior Services

61+

**81%**

Bank

**68%**

SNAP

**68%**

Adult Senior Services

**82%**

Agree that the Edgehill Library helps meet their family's educational and information needs



**59% AGREE**

that there are places in Edgehill where people can go to meet friends

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# ENVISION EDGEHILL APARTMENTS

## TOP BARRIERS IN EVERYDAY LIFE

### GETTING & KEEPING WORK



Transportation



Childcare



Health Issues

### ACCESS TO HEALTHCARE

**27%**

Transportation

17-40

**35%**

Cost

41-60

**18%**

Cost

61+

Age

### ACCESS TO FINANCIAL SERVICES



Transportation

**32%**

### ACCESS TO SUPPORTIVE SERVICES

**40%**

Transportation



### FAMILIES WITH CHILDREN

**Daycare for Pre-K**

- Price
- Availability

**Parent Involvement at School K-12**

- Transportation
- Time Conflicts

**Afterschool Programs K-8**

- Price
- Availability

### COMPUTER ACCESS



Cost & Knowledge/Skill

**31%**

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# ENVISION EDGEHILL APARTMENTS

## SOCIAL ENVIRONMENT

**29%**

Attend community meetings or events regularly or often



Believe people in the neighborhood are good at influencing each other

**33%**

14-40

**48%**

41-60

**43%**

61+

Age

**72%**

Registered to vote

**33%**

Engage in volunteer work

**42%**

17-40

**62%**

41-60

**68%**

61+

Age

Feel like they belong to the neighborhood

**53%**

Believe most people are willing to help their neighbors



Believe people in the neighborhood share the same values

**25%**

14-40

**26%**

41-60

**48%**

61+

Age



**63%**

belong to a church, synagogue, mosque, temple, or other religious group

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# ENVISION EDGEHILL APARTMENTS

## CRIME & SAFETY

### BIGGEST PROBLEMS IN EDGEHILL

- #1 Violence
- #2 Access to Guns
- #3 Drug Trafficking
- #4 Gangs



### WITNESSED HOMICIDE



**17%**

Gernert Towers

**4%**

Gernert Cottages

**18%**

Edgehill Apartments

**9%**

Edgehill Manor

**50%**

Do not feel comfortable taking children to park



### POLICE RESPOND TO CALLS RIGHT AWAY

% Agree



**67**

Gernert Towers

**30**

Gernert Cottages

**48**

Edgehill Apartments

**28**

Edgehill Manor

### WHAT RESIDENTS WANT

- #1 Crime Prevention Initiatives
- #2 Cultural Training for Police
- #3 Community Policing
- #4 Parent Support/Education



Trust people their neighborhood

**25%**

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# ENVISION EDGEHILL APARTMENTS

## HEALTH DATA: AGES 17–40

**49%**

### OVERALL HEALTH

report being in  
very good or  
excellent health



### DOCTORS VISITS



**61%**

see their primary care  
doctor when they need  
healthcare

### DOCTOR

**82%**

have a primary  
care doctor



### INSURANCE

**86%**



have health  
insurance

### CHILDREN'S HEALTH



**96%**

of families with children  
have a regular doctor or  
pediatrician

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# ENVISION EDGEHILL APARTMENTS

## HEALTH DATA: AGES 41–60

**54%**

### OVERALL HEALTH

report having fair  
or poor health



### ER VISITS

**42%**



go to the Emergency  
Room when they are  
sick or need healthcare

### DOCTOR

**78%**

have a primary  
care doctor



### INSURANCE

**27%**

do NOT have health  
insurance

### HEALTH ISSUES

**#2**



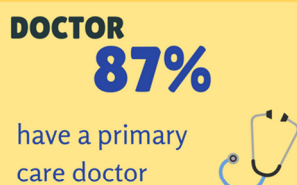
barrier to  
employment



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# ENVISION EDGEHILL APARTMENTS

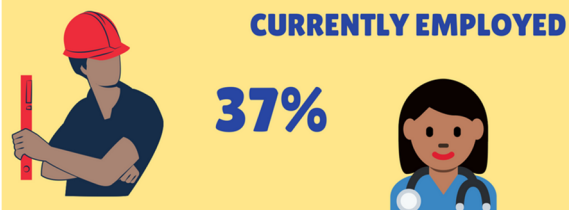
## HEALTH DATA: AGES 61+



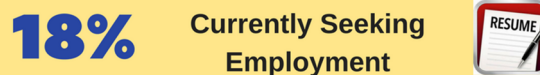
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# ENVISION EDGEHILL APARTMENTS

## JOBS & EMPLOYMENT AGE 17-40



### STATUS IF NOT CURRENTLY EMPLOYED

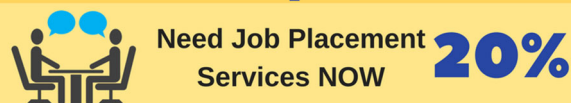


### TOP 4

#### WHERE PEOPLE CURRENTLY WORK



#### WHERE PEOPLE WANT TO WORK



### TOP SEARCH STRATEGIES



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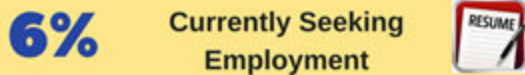


# ENVISION EDGEHILL APARTMENTS

## JOBS & EMPLOYMENT **AGE 41-60**



### STATUS IF **NOT** CURRENTLY EMPLOYED



### TOP 3

#### WHERE PEOPLE CURRENTLY WORK



#### WHERE PEOPLE WANT TO WORK



Need Computer Training NOW **30%**

### TOP SEARCH STRATEGIES

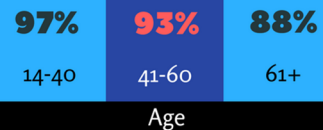


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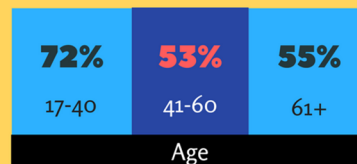
# ENVISION EDGEHILL APARTMENTS

## DIGITAL CONNECTION

**92%** Access to a cell phone



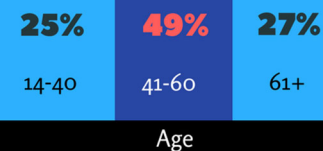
Access to a tablet or computer at home **60%**



Among computer or tablet owners...

**61%** ...have internet access at home

**#1 Barrier to Computer Access: COST**

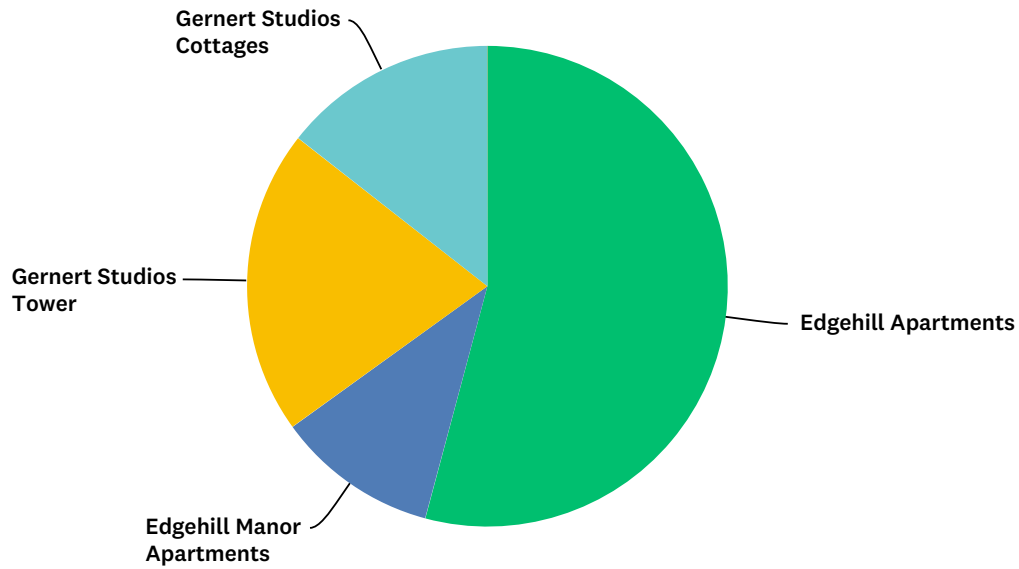


**83%** would likely use a computer center, if one was built for this community

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## Q1 Where do you currently live? (check one)

Answered: 312 Skipped: 0

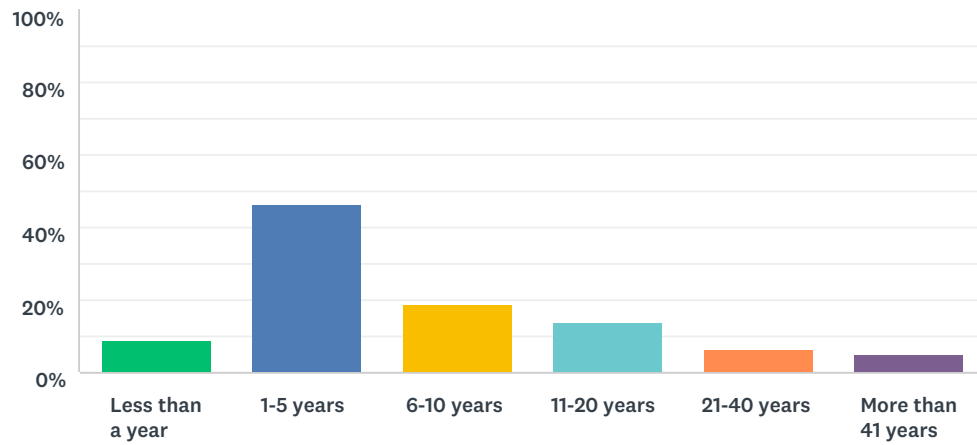


ANSWER CHOICES		RESPONSES	
Edgehill Apartments		54.17%	169
Edgehill Manor Apartments		10.90%	34
Gernert Studios Tower		20.51%	64
Gernert Studios Cottages		14.42%	45
Other (please specify)		0.00%	0
TOTAL			312

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

## Q2 About how many years in total have you lived in the Edgehill Neighborhood? (check one)

Answered: 312 Skipped: 0

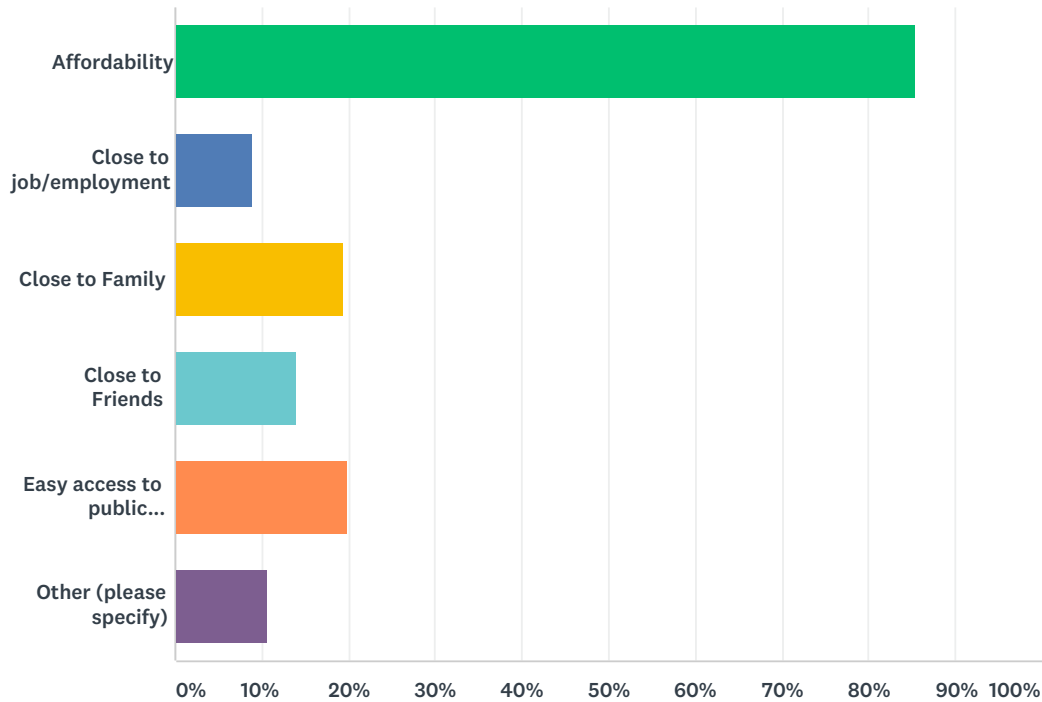


ANSWER CHOICES	RESPONSES	
Less than a year	8.97%	28
1-5 years	46.47%	145
6-10 years	18.91%	59
11-20 years	13.78%	43
21-40 years	6.73%	21
More than 41 years	5.13%	16
TOTAL		312



### Q3 Why do you live in the Edgehill Neighborhood? (check all that apply)

Answered: 308 Skipped: 4



ANSWER CHOICES	RESPONSES	
Affordability	85.39%	263
Close to job/employment	9.09%	28
Close to Family	19.48%	60
Close to Friends	13.96%	43
Easy access to public transportation	19.81%	61
Other (please specify)	10.71%	33
Total Respondents: 308		

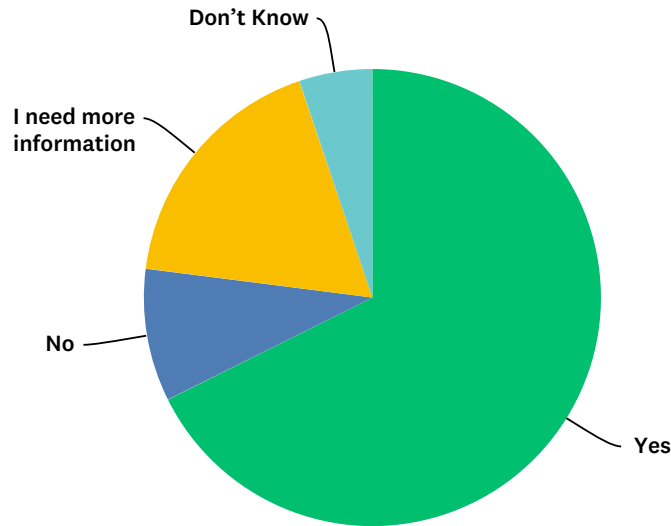
#	OTHER (PLEASE SPECIFY)	DATE
1	close to Edgehill Church	8/21/2019 3:51 AM
2	I like south Nashville	1/5/2018 10:22 AM
3	in school	1/5/2018 8:42 AM
4	handicapped	1/5/2018 8:34 AM
5	medical hardships	1/5/2018 7:24 AM
6	Grew up in South Nashville Edgehill	1/5/2018 5:25 AM
7	was homeless	1/4/2018 4:28 PM
8	a place to stay at the time	1/4/2018 2:50 PM
9	work for MDHA	1/4/2018 2:12 PM

## Envision Edgehill Apartments Resident Needs Assessment

10	my fixed income	1/4/2018 1:33 PM
11	became homeless	1/4/2018 9:30 AM
12	doc order	1/4/2018 6:59 AM
13	close to vanderbilt medical center	1/4/2018 6:16 AM
14	other	1/4/2018 5:49 AM
15	live w/ mother	1/4/2018 3:50 AM
16	transportation, schools, jobs	1/3/2018 10:27 AM
17	love it	1/3/2018 10:09 AM
18	SSI, Disability	1/3/2018 8:02 AM
19	other	1/3/2018 6:09 AM
20	School	1/3/2018 6:01 AM
21	leaving an abusive relationship	1/3/2018 3:48 AM
22	close to Vanderbilt Doctors	1/2/2018 8:55 AM
23	Close to child school, my mother, and places i can walk to with no car	1/2/2018 2:44 AM
24	son to hospital / with a serious health problem	12/29/2017 5:43 AM
25	close to edgehill church	12/29/2017 5:26 AM
26	son been shot	12/29/2017 3:13 AM
27	not specified	12/28/2017 10:49 AM
28	church	12/28/2017 9:45 AM
29	vacant at the time	12/28/2017 9:15 AM
30	somewhere to live	12/28/2017 8:12 AM
31	I Love here	12/28/2017 5:01 AM
32	transferred to area	12/27/2017 9:58 AM
33	Husband passed	12/27/2017 9:44 AM

## Q4 For the Envision Edgehill Apartments redevelopment, are you interested in living in one of the redeveloped units? (check one)

Answered: 309 Skipped: 3

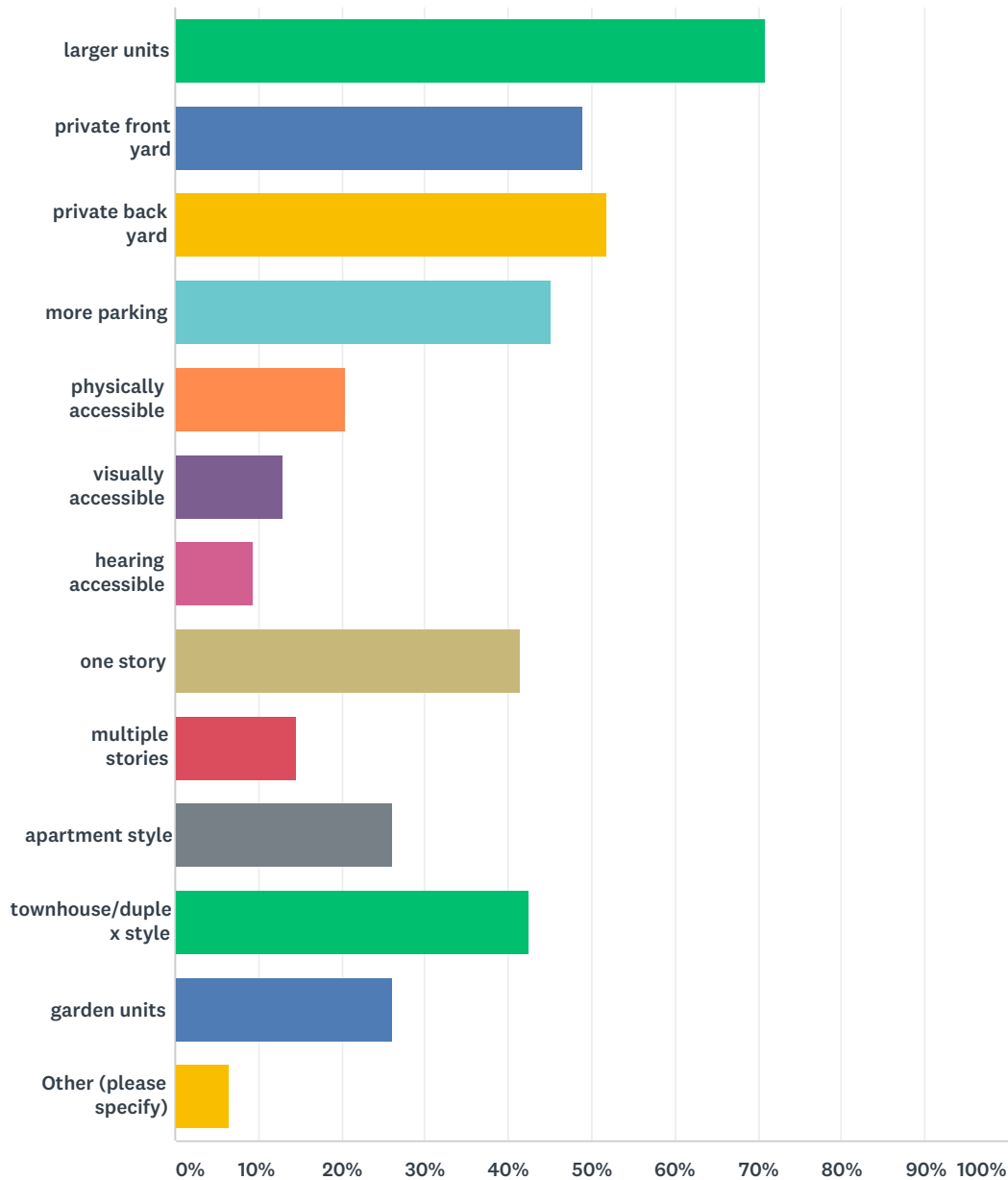


ANSWER CHOICES	RESPONSES	
Yes	67.64%	209
No	9.39%	29
I need more information	17.80%	55
Don't Know	5.18%	16
TOTAL		309



## Q5 For Envision Edgehill Apartments redevelopment, what physical improvements would you like to see in the new units? (check all that apply.)

Answered: 306 Skipped: 6



ANSWER CHOICES	RESPONSES	
larger units	70.92%	217
private front yard	49.02%	150
private back yard	51.96%	159
more parking	45.10%	138

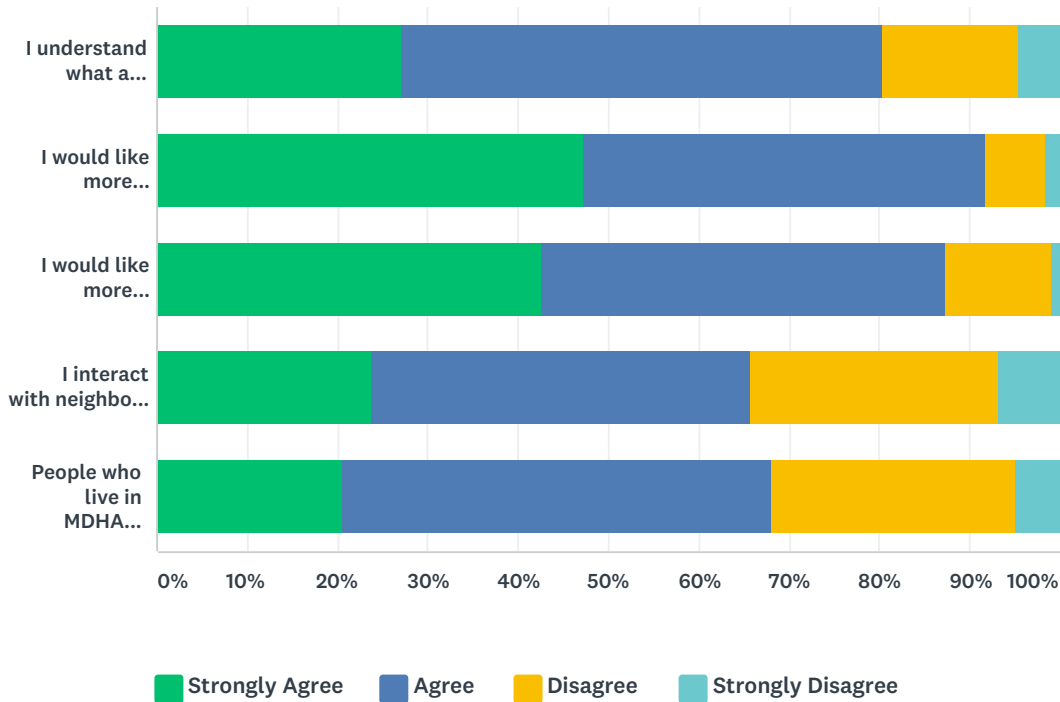
## Envision Edgehill Apartments Resident Needs Assessment

physically accessible	20.59%	63
visually accessible	13.07%	40
hearing accessible	9.48%	29
one story	41.50%	127
multiple stories	14.71%	45
apartment style	26.14%	80
townhouse/duplex style	42.48%	130
garden units	26.14%	80
Other (please specify)	6.54%	20
Total Respondents: 306		

#	OTHER (PLEASE SPECIFY)	DATE
1	Drive-ways	1/5/2018 10:04 AM
2	Houses	1/5/2018 9:37 AM
3	Anything different	1/5/2018 9:27 AM
4	store	1/5/2018 9:05 AM
5	moving	1/5/2018 8:50 AM
6	no concrete walls or hardwood floors	1/5/2018 7:24 AM
7	more for children to do	1/5/2018 6:41 AM
8	carpet on floors	1/5/2018 5:34 AM
9	no stairs, prefer flat	1/4/2018 4:28 PM
10	I'm 88 and my daughter is 64. I'm too old to go up and down stairs	1/3/2018 9:53 AM
11	central heat and air	1/3/2018 9:07 AM
12	Like to see it built like houses, not stacked.	1/3/2018 8:15 AM
13	nice play park for the kids to play and they they would like. Dog area for dogs to go.	1/2/2018 2:44 AM
14	play area for grandkids	12/29/2017 5:26 AM
15	own washer and dryer	12/29/2017 2:38 AM
16	more closet spaces in the one bedrooms	12/28/2017 5:24 AM
17	units that do not look like the "projects", more like homes	12/28/2017 4:20 AM
18	bathtubs	12/27/2017 8:45 AM
19	more bedrooms	12/27/2017 5:45 AM
20	Like the ones by the fairgrounds	12/27/2017 5:35 AM

## Q6 Please indicate whether you strongly agree, agree, disagree, or strongly disagree with the following statements.

Answered: 302 Skipped: 10



	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
I understand what a mixed-income development is.	27.02% 77	53.33% 152	15.09% 43	4.56% 13	285
I would like more information about the Envision Edgehill Apartments redevelopment process.	47.10% 138	44.71% 131	6.48% 19	1.71% 5	293
I would like more information about mixed income housing.	42.61% 121	44.72% 127	11.62% 33	1.06% 3	284
I interact with neighbors in Edgehill who do not live in MDHA properties.	23.76% 67	41.84% 118	27.66% 78	6.74% 19	282
People who live in MDHA properties have positive relations with other neighbors of Edgehill.	20.57% 58	47.52% 134	26.95% 76	4.96% 14	282



## Q7 What do you like most about the Edgehill Community?

Answered: 247    Skipped: 65

#	RESPONSES	DATE
1	Near Edgehill Church UMC	8/21/2019 3:51 AM
2	Its quiet	1/5/2018 11:52 AM
3	Affordable	1/5/2018 11:33 AM
4	Nice People	1/5/2018 11:28 AM
5	The way neighbors and management treat me	1/5/2018 11:28 AM
6	The people	1/5/2018 11:16 AM
7	some people are nice and friendly	1/5/2018 11:09 AM
8	shopping feasible	1/5/2018 11:01 AM
9	own patio area - 2 bathrooms	1/5/2018 10:55 AM
10	Convenience	1/5/2018 10:54 AM
11	really nothing	1/5/2018 10:50 AM
12	Its affordable	1/5/2018 10:47 AM
13	the people	1/5/2018 10:35 AM
14	stuff with kids	1/5/2018 10:35 AM
15	good neighbords	1/5/2018 10:23 AM
16	I like South Nashville. I like Edgehill.	1/5/2018 10:22 AM
17	convenience	1/5/2018 10:11 AM
18	close to everything	1/5/2018 10:04 AM
19	nice and quiet at times	1/5/2018 9:52 AM
20	most neighbors are friendly	1/5/2018 9:41 AM
21	Management	1/5/2018 9:37 AM
22	the cottages I live in	1/5/2018 9:30 AM
23	Schools	1/5/2018 9:27 AM
24	People	1/5/2018 9:20 AM
25	Nothing but cheap rent	1/5/2018 9:12 AM
26	This is home to me	1/5/2018 9:08 AM
27	I like living with the people	1/5/2018 9:05 AM
28	just love living here	1/5/2018 8:58 AM
29	Quiet	1/5/2018 8:57 AM
30	nothing	1/5/2018 8:50 AM
31	colleges close by, vanderbilt	1/5/2018 8:42 AM
32	landscape	1/5/2018 8:34 AM
33	I have not lived here long enough	1/5/2018 8:34 AM
34	community of black people	1/5/2018 8:27 AM
35	Friends/Family	1/5/2018 8:13 AM

## Envision Edgehill Apartments Resident Needs Assessment

36	close to friends	1/5/2018 8:05 AM
37	no complaints	1/5/2018 8:03 AM
38	okay	1/5/2018 7:48 AM
39	home	1/5/2018 7:34 AM
40	the small children	1/5/2018 7:24 AM
41	they have activities for the kids	1/5/2018 7:11 AM
42	quiet	1/5/2018 6:58 AM
43	they like to help each other when needed	1/5/2018 6:41 AM
44	Rent	1/5/2018 6:33 AM
45	Having own place	1/5/2018 6:10 AM
46	crime getting better	1/5/2018 6:04 AM
47	More space peaceful	1/5/2018 6:03 AM
48	Don't know	1/5/2018 5:55 AM
49	location, affordability	1/5/2018 5:50 AM
50	peaceful	1/5/2018 5:45 AM
51	Cheap Rent	1/5/2018 5:37 AM
52	Back to school activities	1/5/2018 5:37 AM
53	people do a lot for the kids-community functions and bike club	1/5/2018 5:34 AM
54	Its home for me, its clean, growing up it was family-oriented	1/5/2018 5:25 AM
55	quiet	1/5/2018 5:24 AM
56	It's alot of kids that gets along with each other.	1/5/2018 5:17 AM
57	Schools	1/5/2018 5:13 AM
58	Nice play area, quiet	1/5/2018 5:06 AM
59	Neighbor	1/5/2018 5:00 AM
60	Where I live is peaceful	1/5/2018 4:52 AM
61	Close to work	1/5/2018 3:34 AM
62	we need a store	1/5/2018 3:24 AM
63	This is my home.	1/5/2018 3:15 AM
64	good neighbors-privacy	1/4/2018 5:44 PM
65	friendliness	1/4/2018 5:34 PM
66	environment	1/4/2018 5:24 PM
67	peaceful	1/4/2018 5:08 PM
68	cleanness and close connection to one another	1/4/2018 4:56 PM
69	they have a lot of great opportunities around	1/4/2018 4:44 PM
70	It helps those in need for housing	1/4/2018 4:28 PM
71	affordable	1/4/2018 3:56 PM
72	UNITY	1/4/2018 3:32 PM
73	people	1/4/2018 3:06 PM
74	peaceful	1/4/2018 2:50 PM
75	born and raised here	1/4/2018 2:33 PM
76	close to everything	1/4/2018 2:22 PM

## Envision Edgehill Apartments Resident Needs Assessment

77	location	1/4/2018 2:12 PM
78	used to it	1/4/2018 2:03 PM
79	everything	1/4/2018 1:55 PM
80	quiet	1/4/2018 1:45 PM
81	bus route	1/4/2018 1:33 PM
82	It is the center of our town. Used to be a better place over the years to many children under the age of 21 years should not be given an apartment.	1/4/2018 10:14 AM
83	office is helpful	1/4/2018 9:30 AM
84	some of the programs at Gernert	1/4/2018 9:00 AM
85	safe	1/4/2018 8:45 AM
86	I like living in the community	1/4/2018 8:11 AM
87	I think we are like to help one another	1/4/2018 7:43 AM
88	The structure of the apartments	1/4/2018 7:20 AM
89	I don't	1/4/2018 6:59 AM
90	it's home	1/4/2018 6:16 AM
91	the people	1/4/2018 6:01 AM
92	It's getting better	1/4/2018 5:55 AM
93	none	1/4/2018 5:43 AM
94	playground	1/4/2018 5:39 AM
95	yes	1/4/2018 5:25 AM
96	Family	1/4/2018 5:17 AM
97	access to metro area, family	1/4/2018 5:16 AM
98	sweet People work in Edgehill	1/4/2018 5:10 AM
99	schools	1/4/2018 5:08 AM
100	cheap rent, nice office people	1/4/2018 5:01 AM
101	people are careless, rude	1/4/2018 4:35 AM
102	apartment manager	1/4/2018 4:25 AM
103	the environment	1/4/2018 4:16 AM
104	friendly	1/4/2018 4:08 AM
105	the peacefulness sometimes	1/4/2018 4:08 AM
106	police precinct	1/4/2018 4:01 AM
107	close to downtown	1/4/2018 3:52 AM
108	I have lived in south nashville all myu life. Its a good place to live if parents was more in control of there children mostly teens	1/4/2018 3:51 AM
109	Friends	1/4/2018 3:50 AM
110	Being where I grew up	1/4/2018 3:41 AM
111	rebuilding	1/4/2018 3:34 AM
112	Affordability	1/4/2018 3:32 AM
113	This is home to me	1/4/2018 3:23 AM
114	close to downtown, schools	1/4/2018 2:47 AM
115	The creativity.	1/3/2018 10:37 AM

## Envision Edgehill Apartments Resident Needs Assessment

116	the management get out and work together for the children	1/3/2018 10:27 AM
117	peaceful	1/3/2018 10:27 AM
118	affordable	1/3/2018 10:19 AM
119	people are friendly	1/3/2018 10:17 AM
120	use to being here	1/3/2018 10:11 AM
121	people, resources	1/3/2018 10:09 AM
122	people inted on staying to there selves	1/3/2018 10:02 AM
123	I'm 88 and did not plan on moving again. I'm close to family	1/3/2018 9:53 AM
124	nice place to live	1/3/2018 9:44 AM
125	low rent	1/3/2018 9:20 AM
126	most of the people are friendly	1/3/2018 9:14 AM
127	affordable	1/3/2018 9:14 AM
128	Close to bus stop	1/3/2018 9:08 AM
129	nice on the inside	1/3/2018 9:07 AM
130	My own Apartment and Support from other organization.	1/3/2018 8:15 AM
131	it's nice, friendly, safe	1/3/2018 8:12 AM
132	neighbors	1/3/2018 8:06 AM
133	Management	1/3/2018 8:02 AM
134	the surroundings	1/3/2018 7:59 AM
135	yes	1/3/2018 7:50 AM
136	It's what I have always known as home	1/3/2018 6:48 AM
137	environment	1/3/2018 6:36 AM
138	i like edgehill because is close to my kids school	1/3/2018 6:09 AM
139	location	1/3/2018 6:01 AM
140	Family do stick together	1/3/2018 4:14 AM
141	close to downtown	1/3/2018 4:07 AM
142	Location to Downtown	1/3/2018 3:56 AM
143	more police	1/3/2018 3:54 AM
144	me living over here	1/3/2018 3:48 AM
145	Affordable rent	1/3/2018 3:46 AM
146	affordability	1/3/2018 3:40 AM
147	affordable	1/3/2018 2:52 AM
148	A lot of churches and assistive programs	1/2/2018 9:11 AM
149	some place to live	1/2/2018 9:04 AM
150	location and affordable	1/2/2018 8:55 AM
151	i like the accessibility	1/2/2018 8:47 AM
152	affordability	1/2/2018 8:35 AM
153	its a community that displays a family	1/2/2018 8:22 AM
154	easy access to public transportation	1/2/2018 8:07 AM
155	n/a	1/2/2018 8:01 AM
156	location, feel safe	1/2/2018 7:53 AM

## Envision Edgehill Apartments Resident Needs Assessment

157	i love my neighbors	1/2/2018 7:45 AM
158	they cut the grass	1/2/2018 7:35 AM
159	not much	1/2/2018 7:20 AM
160	It's ok	1/2/2018 4:38 AM
161	living with no income at all	1/2/2018 4:31 AM
162	the place	1/2/2018 4:25 AM
163	The children having a nice time	1/2/2018 4:09 AM
164	bus line	1/2/2018 3:50 AM
165	I have lived in Edgehill for 13 years	1/2/2018 3:39 AM
166	I away help people	1/2/2018 3:32 AM
167	quiet	1/2/2018 3:28 AM
168	very helpful with the children	1/2/2018 3:13 AM
169	clean up violence	1/2/2018 3:06 AM
170	people in the manager's office are nice	1/2/2018 2:59 AM
171	It's a nice play to live no problems with me. it's outside people who don't belong here.	1/2/2018 2:44 AM
172	the community involvement	1/2/2018 2:30 AM
173	affordability, peace	12/29/2017 9:05 AM
174	The Apts	12/29/2017 9:00 AM
175	close to each other	12/29/2017 8:56 AM
176	Nice area	12/29/2017 8:53 AM
177	being alone	12/29/2017 8:48 AM
178	My job is close.	12/29/2017 8:45 AM
179	It's okay	12/29/2017 8:42 AM
180	activities	12/29/2017 8:41 AM
181	we are all in the same struggle	12/29/2017 8:34 AM
182	they are for their people	12/29/2017 8:33 AM
183	pleasant area	12/29/2017 8:21 AM
184	everyone gets along well	12/29/2017 8:13 AM
185	Manager keeps things intact, no one bothers you	12/29/2017 5:43 AM
186	people	12/29/2017 5:34 AM
187	That me and my family have a roof over our heards	12/29/2017 5:32 AM
188	It is Edgehill!	12/29/2017 5:26 AM
189	location	12/29/2017 5:20 AM
190	nice area	12/29/2017 5:12 AM
191	convenience	12/29/2017 4:57 AM
192	the way police get things done	12/29/2017 3:52 AM
193	born and raised out here; satisfied	12/29/2017 3:30 AM
194	less crime	12/29/2017 3:13 AM
195	convenient for doctors and hospitals	12/29/2017 2:38 AM
196	Children	12/28/2017 11:21 AM
197	good	12/28/2017 10:49 AM

## Envision Edgehill Apartments Resident Needs Assessment

198	family and friendly neighbors know each other	12/28/2017 10:25 AM
199	church	12/28/2017 9:45 AM
200	close to friends	12/28/2017 9:15 AM
201	Affordability	12/28/2017 8:16 AM
202	less violence	12/28/2017 8:12 AM
203	like living here	12/28/2017 7:14 AM
204	i like it	12/28/2017 7:07 AM
205	location	12/28/2017 6:07 AM
206	comfortable	12/28/2017 6:02 AM
207	all good	12/28/2017 5:47 AM
208	the area and people	12/28/2017 5:44 AM
209	not a lot of crime	12/28/2017 5:34 AM
210	people, affordability, transportation	12/28/2017 5:30 AM
211	people	12/28/2017 5:22 AM
212	location	12/28/2017 5:13 AM
213	people	12/28/2017 5:02 AM
214	it's all I know. close to downtown	12/28/2017 5:01 AM
215	the location	12/28/2017 4:50 AM
216	development moving with the times	12/28/2017 4:35 AM
217	It's looking more like average nice neighborhood rather than "poor"	12/28/2017 4:20 AM
218	community functions	12/28/2017 4:15 AM
219	lived in the neighborhood for 60 years	12/28/2017 4:11 AM
220	people	12/28/2017 3:54 AM
221	view	12/28/2017 3:39 AM
222	rent	12/28/2017 3:10 AM
223	friends	12/27/2017 10:45 AM
224	friendliness of tenants	12/27/2017 10:37 AM
225	Roof over my head	12/27/2017 10:27 AM
226	close to hospital	12/27/2017 10:27 AM
227	Central location to get to other parts of Nashville	12/27/2017 10:16 AM
228	nice place to live	12/27/2017 10:07 AM
229	My friends	12/27/2017 10:01 AM
230	better than the one I moved out of	12/27/2017 9:58 AM
231	my housing	12/27/2017 9:55 AM
232	Quiet	12/27/2017 9:44 AM
233	everything is alright	12/27/2017 8:50 AM
234	meeting people	12/27/2017 8:45 AM
235	it is growing	12/27/2017 8:22 AM
236	the people at Gernert high rise	12/27/2017 7:00 AM
237	the view	12/27/2017 6:48 AM
238	The low cost of rent; location near Gulch, 12th S and Vandy	12/27/2017 6:39 AM



## Envision Edgehill Apartments Resident Needs Assessment

239	the people	12/27/2017 5:48 AM
240	raised in area	12/27/2017 5:45 AM
241	peaceful	12/27/2017 5:35 AM
242	affordable people	12/27/2017 5:25 AM
243	Quiet	12/27/2017 4:52 AM
244	I like being with white people because they make you laugh	12/27/2017 4:44 AM
245	safety	12/27/2017 4:25 AM
246	Born and raised here	12/27/2017 4:12 AM
247	nice area	12/27/2017 3:57 AM

## Q8 What is one thing you would like to change in Edgehill?

Answered: 235    Skipped: 77

#	RESPONSES	DATE
1	more things and opportunity for children	1/5/2018 11:52 AM
2	Violent	1/5/2018 11:33 AM
3	The young kids acting up/disrespectful	1/5/2018 11:28 AM
4	Visiting	1/5/2018 11:16 AM
5	more quiet	1/5/2018 11:09 AM
6	more youth programs	1/5/2018 11:01 AM
7	change violent atmosphere	1/5/2018 10:55 AM
8	Crime	1/5/2018 10:54 AM
9	Drama which will never change	1/5/2018 10:50 AM
10	privacy gate	1/5/2018 10:47 AM
11	I would like social events	1/5/2018 10:41 AM
12	cut down on friends who come in to sell things	1/5/2018 10:35 AM
13	parking, apartment	1/5/2018 10:35 AM
14	more meeting	1/5/2018 10:23 AM
15	the violence	1/5/2018 10:22 AM
16	negativity	1/5/2018 10:11 AM
17	these new houses being built	1/5/2018 10:04 AM
18	more parking areas and lots	1/5/2018 9:41 AM
19	New buildings	1/5/2018 9:37 AM
20	the violence that go on	1/5/2018 9:30 AM
21	Public transportation	1/5/2018 9:27 AM
22	Improvement inside unit and grocery stores	1/5/2018 9:20 AM
23	Remodeling	1/5/2018 9:12 AM
24	children need to be more respectful	1/5/2018 9:08 AM
25	things are okay at this time	1/5/2018 9:05 AM
26	my back door is not accessible	1/5/2018 8:58 AM
27	Library too small	1/5/2018 8:57 AM
28	enforce lease violations	1/5/2018 8:50 AM
29	crime, gentrification	1/5/2018 8:42 AM
30	new bathrooms	1/5/2018 8:34 AM
31	same as above	1/5/2018 8:34 AM
32	gentrification going around the neighborhood. affordable housing for poor/low income	1/5/2018 8:27 AM
33	stores to buy food	1/5/2018 8:20 AM
34	Buildings	1/5/2018 8:13 AM
35	negative activity	1/5/2018 8:05 AM

## Envision Edgehill Apartments Resident Needs Assessment

36	need a grocery store	1/5/2018 8:03 AM
37	crime	1/5/2018 7:48 AM
38	nothing	1/5/2018 7:34 AM
39	too many changes to list	1/5/2018 7:24 AM
40	more protection	1/5/2018 7:11 AM
41	parking	1/5/2018 6:58 AM
42	the violence	1/5/2018 6:41 AM
43	Violence	1/5/2018 6:33 AM
44	better playground	1/5/2018 6:28 AM
45	Shootings, park closer	1/5/2018 6:10 AM
46	playground	1/5/2018 6:04 AM
47	everything OK	1/5/2018 6:03 AM
48	Curb violence	1/5/2018 5:55 AM
49	loud music/bigger closets	1/5/2018 5:50 AM
50	crime	1/5/2018 5:45 AM
51	Management	1/5/2018 5:37 AM
52	Maintenance workers changed due to nonconcurrence(?)	1/5/2018 5:37 AM
53	violence-come together for the community	1/5/2018 5:34 AM
54	personal space, yards, parking and some neighbors. Peaceful ones. Central air & heat, garage. Storage space, Washer & dryer hook ups	1/5/2018 5:25 AM
55	more policing of area	1/5/2018 5:24 AM
56	violence	1/5/2018 5:17 AM
57	People	1/5/2018 5:13 AM
58	violence	1/5/2018 5:11 AM
59	Commotion down	1/5/2018 5:06 AM
60	Too quiet - don't see people doing things	1/5/2018 5:00 AM
61	gated community with private fences with a code to get in and out	1/5/2018 4:52 AM
62	relationships in the community	1/5/2018 3:34 AM
63	need new playground for the kids	1/5/2018 3:24 AM
64	Drugs in the Neighborhood	1/5/2018 3:15 AM
65	crime	1/4/2018 5:44 PM
66	GROCERY	1/4/2018 5:34 PM
67	everything is cool	1/4/2018 5:24 PM
68	crime	1/4/2018 5:08 PM
69	a nice reasonable grocery store	1/4/2018 4:56 PM
70	stricter on curfew for children or guests	1/4/2018 4:44 PM
71	the waiting list for those who really need a place	1/4/2018 4:28 PM
72	crime	1/4/2018 3:56 PM
73	for the development to go away	1/4/2018 3:32 PM
74	posted lime colored pedestrian crossing signs, like the ones in front of the tennesseans blds. on Broad street	1/4/2018 3:06 PM

## Envision Edgehill Apartments Resident Needs Assessment

75	better access to outdoor grilling	1/4/2018 2:50 PM
76	grocery store shopping	1/4/2018 2:33 PM
77	grocery store	1/4/2018 2:12 PM
78	crime, need grocery stores, bank, clinics	1/4/2018 2:03 PM
79	not much	1/4/2018 1:45 PM
80	the kids being able to walk through here	1/4/2018 1:33 PM
81	crime	1/4/2018 10:47 AM
82	Traffic and a place where we can educate our children especially between the age of 5 yr and 20 yrs old	1/4/2018 10:14 AM
83	gun violence	1/4/2018 9:30 AM
84	Admission key to the tower if you live on the property	1/4/2018 9:13 AM
85	crime	1/4/2018 9:00 AM
86	satisfied with things as they are	1/4/2018 8:45 AM
87	a Kroger, Dollar Store or Save-a-lot	1/4/2018 8:11 AM
88	need higher fence	1/4/2018 7:43 AM
89	crime and creating activities	1/4/2018 7:20 AM
90	stores	1/4/2018 6:59 AM
91	traffic	1/4/2018 6:37 AM
92	shootings	1/4/2018 6:16 AM
93	Shooting	1/4/2018 5:55 AM
94	some of the people that live there	1/4/2018 5:43 AM
95	more space	1/4/2018 5:39 AM
96	I like Edgehill Apartments	1/4/2018 5:25 AM
97	more security	1/4/2018 5:16 AM
98	drugs & crime Parking #1	1/4/2018 5:10 AM
99	neighbors	1/4/2018 5:08 AM
100	buildings	1/4/2018 5:01 AM
101	reconstruct apartments	1/4/2018 4:35 AM
102	stop crime	1/4/2018 4:25 AM
103	neighbors	1/4/2018 4:16 AM
104	communication-working together for a better community. be involved	1/4/2018 4:08 AM
105	crime	1/4/2018 4:08 AM
106	add more stores	1/4/2018 4:01 AM
107	remodel apartments	1/4/2018 3:59 AM
108	high rent around projects	1/4/2018 3:52 AM
109	New rec. center	1/4/2018 3:50 AM
110	New homes around us	1/4/2018 3:41 AM
111	everything	1/4/2018 3:34 AM
112	grocery store	1/4/2018 3:32 AM
113	locks or a gate	1/4/2018 3:23 AM
114	grocery store	1/4/2018 2:47 AM

## Envision Edgehill Apartments Resident Needs Assessment

115	The violence.	1/3/2018 10:37 AM
116	young youth starting trouble and is not a resident or on lease	1/3/2018 10:27 AM
117	Complete update of buildings and infrastructure	1/3/2018 10:27 AM
118	more security	1/3/2018 10:17 AM
119	free neighbor - non working neighbor	1/3/2018 10:11 AM
120	Togetherness	1/3/2018 10:09 AM
121	own yard's, new stoves, refrigerator's, central air and heat	1/3/2018 10:02 AM
122	They need to have stiffer rules on trespasser and violence	1/3/2018 9:53 AM
123	crime	1/3/2018 9:44 AM
124	the violence	1/3/2018 9:20 AM
125	the walking of strangers in our complex	1/3/2018 9:14 AM
126	some of the people	1/3/2018 9:14 AM
127	nothing much	1/3/2018 9:07 AM
128	The violence	1/3/2018 8:15 AM
129	neighborhood store	1/3/2018 8:12 AM
130	neighbors	1/3/2018 8:06 AM
131	Kids running around late night screaming and yelling. 10 PM and after. Ice cream truck late at night.	1/3/2018 8:02 AM
132	like to change crime status	1/3/2018 7:59 AM
133	everything	1/3/2018 7:50 AM
134	violence	1/3/2018 6:36 AM
135	crime	1/3/2018 6:09 AM
136	the inside (dirty)	1/3/2018 6:01 AM
137	play area for the kids	1/3/2018 4:14 AM
138	A Boys and Girls club or something	1/3/2018 3:56 AM
139	lights outside	1/3/2018 3:54 AM
140	bigger apartment	1/3/2018 3:48 AM
141	Young kids need curfew, need to go to school, stop selling drugs on property. Stop renting to teenagers with babies - not responsible adults	1/3/2018 3:46 AM
142	violence	1/3/2018 3:40 AM
143	crime	1/3/2018 2:52 AM
144	removed elderly tenants from their homes	1/2/2018 9:11 AM
145	violence	1/2/2018 9:04 AM
146	stigma and crime	1/2/2018 8:55 AM
147	the amount of crime	1/2/2018 8:47 AM
148	the violence	1/2/2018 8:22 AM
149	nothing	1/2/2018 8:07 AM
150	more parking, safer community	1/2/2018 8:01 AM
151	environment	1/2/2018 7:53 AM
152	Getting people out who don't follow rules of their lease	1/2/2018 7:45 AM
153	the way the outside appears	1/2/2018 7:35 AM

## Envision Edgehill Apartments Resident Needs Assessment

154	the separation of people	1/2/2018 7:20 AM
155	Some of the people	1/2/2018 4:38 AM
156	Its alot of trouble makers here. the people live here and come here all the time	1/2/2018 4:31 AM
157	the housing	1/2/2018 4:25 AM
158	Shooting	1/2/2018 4:09 AM
159	gangs, bullying, drug trafficking	1/2/2018 3:50 AM
160	Parking	1/2/2018 3:39 AM
161	good place	1/2/2018 3:32 AM
162	don't know	1/2/2018 3:28 AM
163	the violence and the environment	1/2/2018 3:13 AM
164	the violence	1/2/2018 2:59 AM
165	People who don't live here always starting trouble. I have been here awhile and where i live people attend to their own. It's peaceful until others want to come in and do their thing. The people taht dont live here is the problem making it hard for the one's who do live here. Need more gates and fences. Make it harder for outsiders to get in. The teenages need to be involved in something to do with their time.	1/2/2018 2:44 AM
166	the random gun shots	1/2/2018 2:30 AM
167	the size	12/29/2017 9:05 AM
168	childcare, grocery, clinics	12/29/2017 8:56 AM
169	Shooting	12/29/2017 8:53 AM
170	Crime go away	12/29/2017 8:48 AM
171	crime	12/29/2017 8:45 AM
172	everything	12/29/2017 8:42 AM
173	violence	12/29/2017 8:41 AM
174	more unity programs	12/29/2017 8:34 AM
175	crime	12/29/2017 8:33 AM
176	the look	12/29/2017 8:21 AM
177	nothing	12/29/2017 8:13 AM
178	violent	12/29/2017 5:43 AM
179	dont know	12/29/2017 5:34 AM
180	The environment isn't the best, neither are some of the residents	12/29/2017 5:32 AM
181	I like it the way it is	12/29/2017 5:26 AM
182	joliate	12/29/2017 5:12 AM
183	nothing	12/29/2017 5:04 AM
184	a Kroger	12/29/2017 4:57 AM
185	tearing the project down	12/29/2017 3:52 AM
186	intruders that don't live here	12/29/2017 3:30 AM
187	negative people	12/29/2017 3:13 AM
188	remove the island in the kitchen	12/29/2017 2:46 AM
189	decent grocery store	12/29/2017 2:38 AM
190	More children	12/28/2017 11:21 AM
191	accessibility to individual homes	12/28/2017 10:25 AM



## Envision Edgehill Apartments Resident Needs Assessment

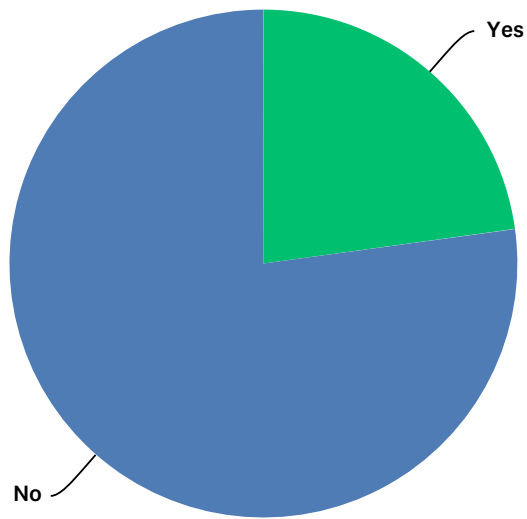
192	stores	12/28/2017 9:45 AM
193	wheelchair accessible	12/28/2017 9:15 AM
194	Crime	12/28/2017 8:16 AM
195	accessible to grocery, more activities for residents	12/28/2017 8:12 AM
196	none	12/28/2017 7:14 AM
197	people	12/28/2017 7:07 AM
198	crime	12/28/2017 6:07 AM
199	nothing	12/28/2017 6:02 AM
200	all of	12/28/2017 5:47 AM
201	crime	12/28/2017 5:44 AM
202	the apartment size	12/28/2017 5:34 AM
203	regular grocery store	12/28/2017 5:30 AM
204	the rent	12/28/2017 5:24 AM
205	grocery store	12/28/2017 5:22 AM
206	crime	12/28/2017 5:13 AM
207	crime, some nice gardens, availability - better surroundings, outdoor picnic	12/28/2017 5:02 AM
208	People standing out selling dope. Gun shots childrens cant play. Pizza man dont come.	12/28/2017 5:01 AM
209	retail availability and development	12/28/2017 4:50 AM
210	sirens	12/28/2017 4:35 AM
211	The stigma of being a poor, crime filled neighborhood	12/28/2017 4:20 AM
212	violence	12/28/2017 4:15 AM
213	Nice grocery store	12/28/2017 4:11 AM
214	violence	12/28/2017 3:54 AM
215	Move AC units to rear in high rise	12/28/2017 3:39 AM
216	I don't know	12/27/2017 10:37 AM
217	Crime	12/27/2017 10:27 AM
218	more Police	12/27/2017 10:27 AM
219	Making it more diverse	12/27/2017 10:16 AM
220	Keep some of the outsiders out	12/27/2017 10:07 AM
221	The young people	12/27/2017 10:01 AM
222	People running through, cutting across the grass, dropping guns in the yards, jumping the fence	12/27/2017 9:58 AM
223	nothing	12/27/2017 9:55 AM
224	Violence	12/27/2017 9:44 AM
225	more intetainment	12/27/2017 9:05 AM
226	Gossip	12/27/2017 8:50 AM
227	school zone issues	12/27/2017 8:45 AM
228	a good grocery store	12/27/2017 7:00 AM
229	I would like to see a greater variety of businesses	12/27/2017 6:39 AM
230	the violence in the community	12/27/2017 5:48 AM
231	parking	12/27/2017 5:45 AM
232	put screen doors	12/27/2017 5:35 AM

## Envision Edgehill Apartments Resident Needs Assessment

233	n/a	12/27/2017 5:25 AM
234	I don't think of changing anything	12/27/2017 4:44 AM
235	More information about the changes in the neighborhood	12/27/2017 4:12 AM

## Q9 Do you have any children zero to five years old? (check one)

Answered: 311 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	22.83%	71
No	77.17%	240
TOTAL		311

## Q10 How many children zero to five do you have?

Answered: 72 Skipped: 240

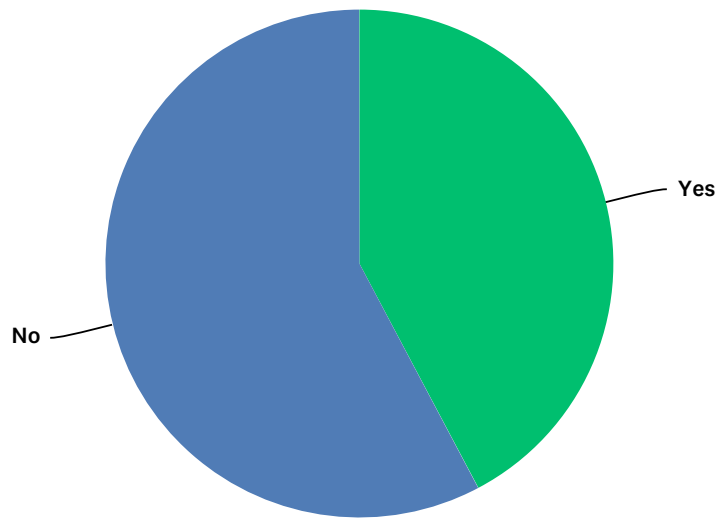
#	RESPONSES	DATE
1	3	1/5/2018 11:52 AM
2	3	1/5/2018 11:19 AM
3	3	1/5/2018 10:55 AM
4	2	1/5/2018 10:50 AM
5	3	1/5/2018 10:48 AM
6	1	1/5/2018 10:04 AM
7	2	1/5/2018 8:35 AM
8	1	1/5/2018 8:13 AM
9	1	1/5/2018 7:58 AM
10	2	1/5/2018 7:11 AM
11	2	1/5/2018 6:58 AM
12	2	1/5/2018 6:29 AM
13	3	1/5/2018 6:11 AM
14	2	1/5/2018 6:04 AM
15	1	1/5/2018 5:52 AM
16	2	1/5/2018 5:38 AM
17	4	1/5/2018 5:34 AM
18	1	1/5/2018 5:24 AM
19	2	1/5/2018 5:17 AM
20	1	1/5/2018 5:12 AM
21	2	1/5/2018 4:57 AM
22	2	1/5/2018 3:50 AM
23	1	1/5/2018 3:35 AM
24	8	1/5/2018 3:25 AM
25	1	1/4/2018 5:44 PM
26	4	1/4/2018 5:08 PM
27	2	1/4/2018 4:44 PM
28	2	1/4/2018 4:29 PM
29	1	1/4/2018 3:42 PM
30	1	1/4/2018 10:33 AM
31	3	1/4/2018 5:43 AM
32	1	1/4/2018 5:28 AM
33	1	1/4/2018 5:26 AM
34	1	1/4/2018 4:45 AM
35	2	1/4/2018 4:35 AM

## Envision Edgehill Apartments Resident Needs Assessment

36	1	1/4/2018 4:22 AM
37	1	1/4/2018 4:01 AM
38	1	1/4/2018 4:00 AM
39	1	1/4/2018 3:50 AM
40	2	1/4/2018 3:40 AM
41	2	1/4/2018 2:47 AM
42	1	1/3/2018 10:28 AM
43	1	1/3/2018 10:17 AM
44	2	1/3/2018 10:04 AM
45	1	1/3/2018 9:30 AM
46	1	1/3/2018 9:07 AM
47	1	1/3/2018 8:03 AM
48	1	1/3/2018 6:48 AM
49	2	1/3/2018 6:10 AM
50	2	1/3/2018 6:01 AM
51	2	1/3/2018 4:08 AM
52	1	1/3/2018 3:40 AM
53	2	1/2/2018 8:23 AM
54	1	1/2/2018 8:08 AM
55	5	1/2/2018 8:01 AM
56	2	1/2/2018 7:45 AM
57	1	1/2/2018 4:31 AM
58	2	1/2/2018 3:13 AM
59	1	1/2/2018 2:31 AM
60	1	12/29/2017 8:56 AM
61	9	12/29/2017 8:42 AM
62	1	12/29/2017 8:33 AM
63	2	12/29/2017 5:43 AM
64	1	12/29/2017 5:32 AM
65	2	12/29/2017 5:08 AM
66	4	12/29/2017 3:13 AM
67	4	12/28/2017 8:16 AM
68	1	12/28/2017 5:45 AM
69	1	12/28/2017 4:15 AM
70	1	12/28/2017 3:54 AM
71	3	12/27/2017 10:28 AM
72	1	12/27/2017 10:02 AM

## Q11 Does your child go to daycare or pre-school? (check one)

Answered: 71 Skipped: 241



ANSWER CHOICES	RESPONSES	
Yes	42.25%	30
No	57.75%	41
TOTAL		71



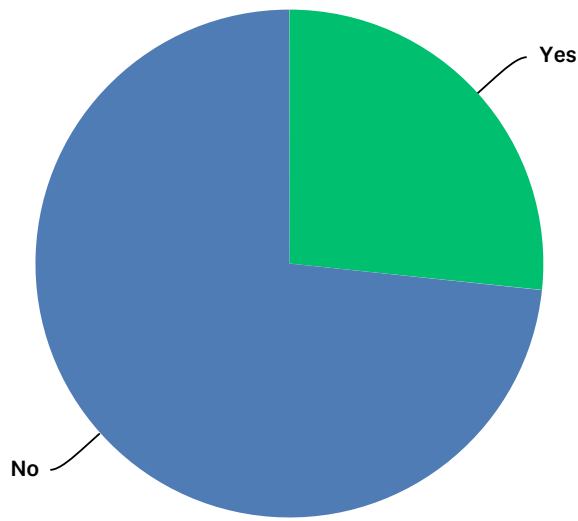
## Q12 What is your child's daycare or pre-school called?

Answered: 28 Skipped: 284

#	RESPONSES	DATE
1	Dudely Headstart	1/5/2018 11:52 AM
2	little kiddies learning center	1/5/2018 11:19 AM
3	Metro Action	1/5/2018 10:56 AM
4	Dudley Head Start	1/5/2018 10:48 AM
5	head start	1/5/2018 6:59 AM
6	new horizon	1/5/2018 6:29 AM
7	Little Kiddies	1/5/2018 6:11 AM
8	dudley	1/5/2018 5:52 AM
9	swab elementary	1/5/2018 5:35 AM
10	Dudley School	1/5/2018 5:17 AM
11	Carter Lawrence	1/5/2018 3:50 AM
12	Eakin	1/4/2018 3:42 PM
13	duley new horizon	1/4/2018 5:43 AM
14	Now	1/4/2018 5:26 AM
15	fredrick douglass	1/4/2018 4:35 AM
16	Richland	1/4/2018 4:22 AM
17	New Day	1/4/2018 4:01 AM
18	Wayne- Reed	1/4/2018 3:51 AM
19	fifteenth ave baptist daycare	1/3/2018 10:17 AM
20	Dudley Head Start	1/3/2018 9:30 AM
21	Schrader Lane	1/3/2018 6:01 AM
22	New Horizon	1/2/2018 3:13 AM
23	Carter Lawrence	1/2/2018 2:31 AM
24	Carter-Lawrence	12/29/2017 8:42 AM
25	The Little Kiddies Daycare	12/28/2017 5:45 AM
26	Dudley	12/28/2017 4:16 AM
27	Dudley	12/28/2017 3:55 AM
28	Carter Lawerence	12/27/2017 10:28 AM

## Q13 Is it located in the Edgehill Neighborhood? (check one)

Answered: 30 Skipped: 282



ANSWER CHOICES	RESPONSES	
Yes	26.67%	8
No	73.33%	22
TOTAL		30

## Q14 Why did you choose it? (check all that apply)

Answered: 29 Skipped: 283



ANSWER CHOICES	RESPONSES	
Availability	65.52%	19
Quality	20.69%	6
Price	24.14%	7
Location	58.62%	17
Hours of Operation	17.24%	5
Other (please specify)	3.45%	1
Total Respondents: 29		

#	OTHER (PLEASE SPECIFY)	DATE
1	income	12/28/2017 4:16 AM

## Q15 What do you see as barriers to accessing childcare in your community? (check all that apply)

Answered: 53    Skipped: 259

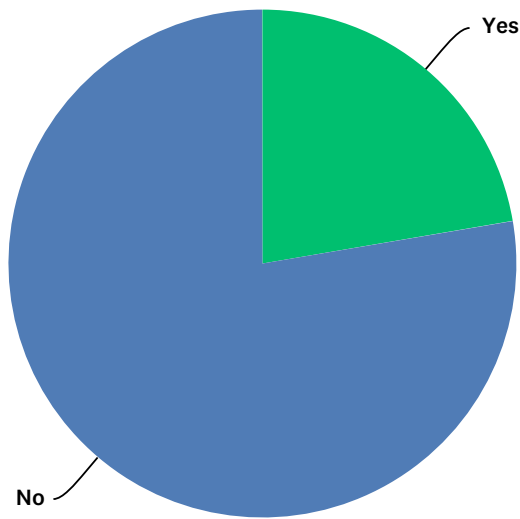


ANSWER CHOICES	RESPONSES	
Availability	43.40%	23
Quality	18.87%	10
Price	56.60%	30
Location	30.19%	16
Hours of Operation	22.64%	12
Transportation	32.08%	17
Other (please specify)	7.55%	4
Total Respondents: 53		

#	OTHER (PLEASE SPECIFY)	DATE
1	none	1/5/2018 10:48 AM
2	not old enough	1/5/2018 5:24 AM
3	not interested	1/4/2018 5:08 PM
4	dont need	1/3/2018 6:10 AM

## Q16 Do you have any children in elementary school? (check one)

Answered: 309 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	22.33%	69
No	77.67%	240
TOTAL		309

## Q17 How many children do you have in elementary school?

Answered: 68 Skipped: 244

#	RESPONSES	DATE
1	2	1/5/2018 11:21 AM
2	3	1/5/2018 10:56 AM
3	1	1/5/2018 10:52 AM
4	2	1/5/2018 9:27 AM
5	2	1/5/2018 9:13 AM
6	1	1/5/2018 8:48 AM
7	1	1/5/2018 8:42 AM
8	1	1/5/2018 8:35 AM
9	1	1/5/2018 8:28 AM
10	2	1/5/2018 7:13 AM
11	1	1/5/2018 7:01 AM
12	2	1/5/2018 6:42 AM
13	1	1/5/2018 6:30 AM
14	2	1/5/2018 6:19 AM
15	2	1/5/2018 6:16 AM
16	1	1/5/2018 6:04 AM
17	1	1/5/2018 6:00 AM
18	1	1/5/2018 5:55 AM
19	1	1/5/2018 5:38 AM
20	1	1/5/2018 5:36 AM
21	1	1/5/2018 5:26 AM
22	1	1/5/2018 5:07 AM
23	2	1/5/2018 4:58 AM
24	1	1/5/2018 4:53 AM
25	1	1/5/2018 3:25 AM
26	4	1/4/2018 5:09 PM
27	2	1/4/2018 4:45 PM
28	1	1/4/2018 4:29 PM
29	3	1/4/2018 4:11 PM
30	2	1/4/2018 3:43 PM
31	2	1/4/2018 3:07 PM
32	1	1/4/2018 10:34 AM
33	1	1/4/2018 9:30 AM
34	1	1/4/2018 5:47 AM
35	1	1/4/2018 5:17 AM

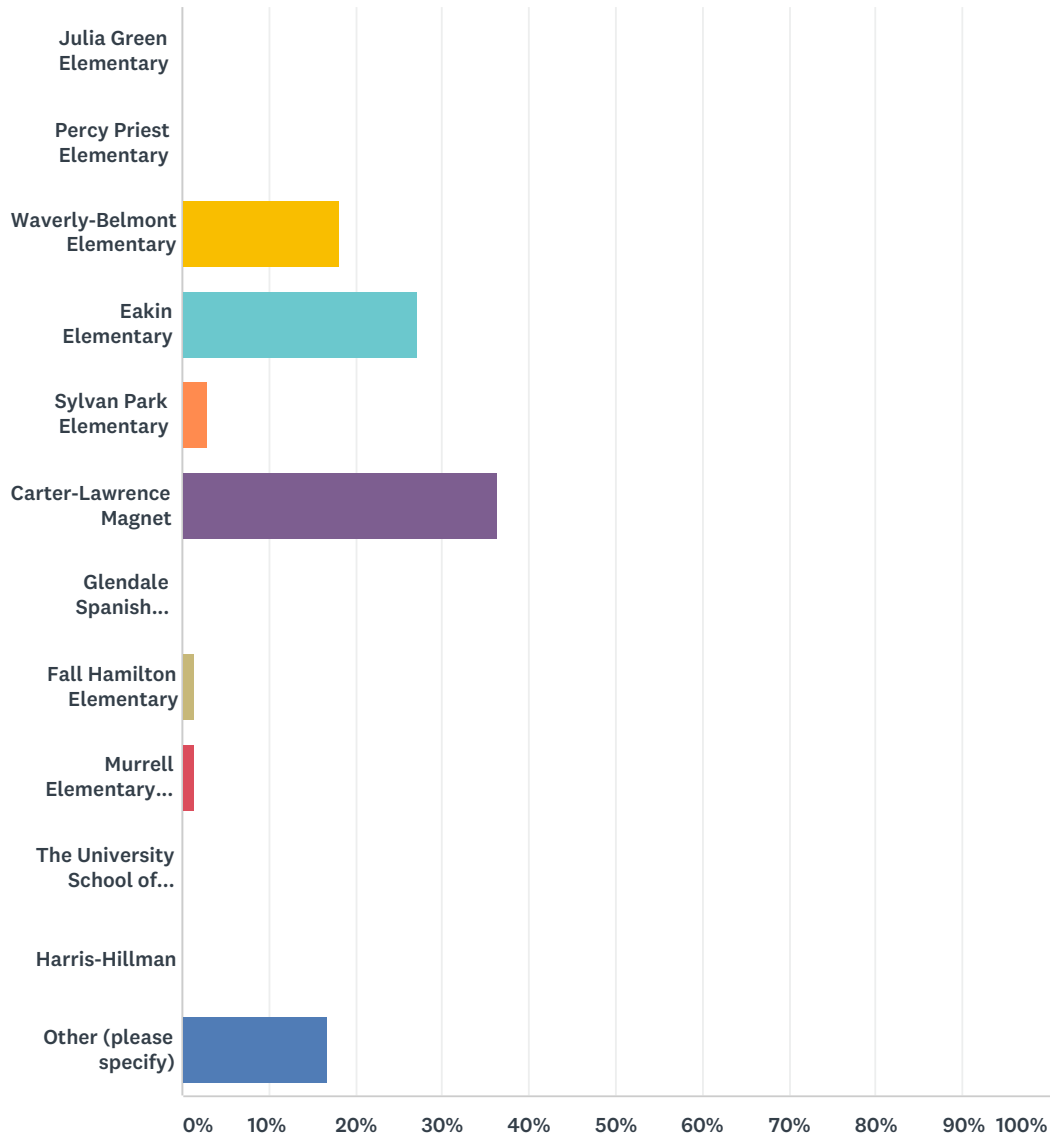


## Envision Edgehill Apartments Resident Needs Assessment

36	2	1/4/2018 5:01 AM
37	1	1/4/2018 4:55 AM
38	1	1/4/2018 4:36 AM
39	1	1/4/2018 3:41 AM
40	1	1/4/2018 2:48 AM
41	7	1/3/2018 10:29 AM
42	2	1/3/2018 10:04 AM
43	3	1/3/2018 9:31 AM
44	1	1/3/2018 9:08 AM
45	1	1/3/2018 8:04 AM
46	1	1/3/2018 6:49 AM
47	1	1/3/2018 6:10 AM
48	1	1/3/2018 4:08 AM
49	1	1/3/2018 3:54 AM
50	2	1/3/2018 3:41 AM
51	1	1/2/2018 8:36 AM
52	1	1/2/2018 8:08 AM
53	2	1/2/2018 8:02 AM
54	2	1/2/2018 7:36 AM
55	1	1/2/2018 7:21 AM
56	2	1/2/2018 4:38 AM
57	1	1/2/2018 2:45 AM
58	2	1/2/2018 2:31 AM
59	2	12/29/2017 8:57 AM
60	4	12/29/2017 8:42 AM
61	1	12/29/2017 8:34 AM
62	1	12/29/2017 5:33 AM
63	1	12/29/2017 5:09 AM
64	1	12/28/2017 8:17 AM
65	1	12/28/2017 4:16 AM
66	1	12/28/2017 3:55 AM
67	3	12/27/2017 10:29 AM
68	1	12/27/2017 10:03 AM

## Q18 Where does your child or children attend school? (check all that apply)

Answered: 66 Skipped: 246



ANSWER CHOICES	RESPONSES	
Julia Green Elementary	0.00%	0
Percy Priest Elementary	0.00%	0
Waverly-Belmont Elementary	18.18%	12
Eakin Elementary	27.27%	18
Sylvan Park Elementary	3.03%	2
Carter-Lawrence Magnet	36.36%	24
Glendale Spanish Immersion	0.00%	0

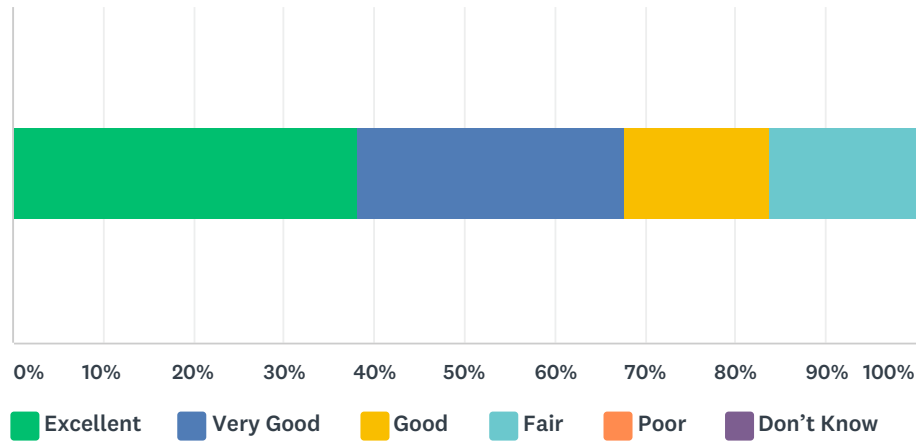
## Envision Edgehill Apartments Resident Needs Assessment

Fall Hamilton Elementary	1.52%	1
Murrell Elementary School	1.52%	1
The University School of Nashville	0.00%	0
Harris-Hillman	0.00%	0
Other (please specify)	16.67%	11
Total Respondents: 66		

#	OTHER (PLEASE SPECIFY)	DATE
1	park ave e.O. school	1/5/2018 7:13 AM
2	swab elem	1/5/2018 5:36 AM
3	Genesis	1/4/2018 5:09 PM
4	john padeia	1/4/2018 3:07 PM
5	Caldwell Elementary	1/4/2018 4:55 AM
6	Gallatin	1/4/2018 4:36 AM
7	J.T Moore Middle	1/3/2018 10:29 AM
8	Hickman Elementary	1/3/2018 3:41 AM
9	Napier	1/2/2018 7:21 AM
10	Glengary	12/28/2017 4:16 AM
11	Glengary	12/28/2017 3:55 AM

## Q19 How would you describe the education your child/children receive at his/her school? (check one)

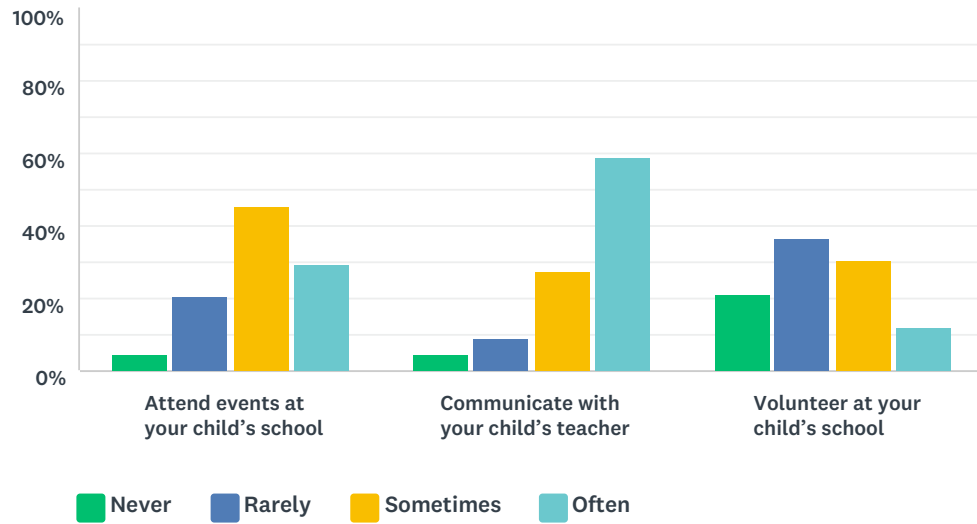
Answered: 68 Skipped: 244



ANSWER CHOICES	RESPONSES	
Excellent	38.24%	26
Very Good	29.41%	20
Good	16.18%	11
Fair	16.18%	11
Poor	0.00%	0
Don't Know	0.00%	0
TOTAL		68

## Q20 Please indicate how often do you do the following:

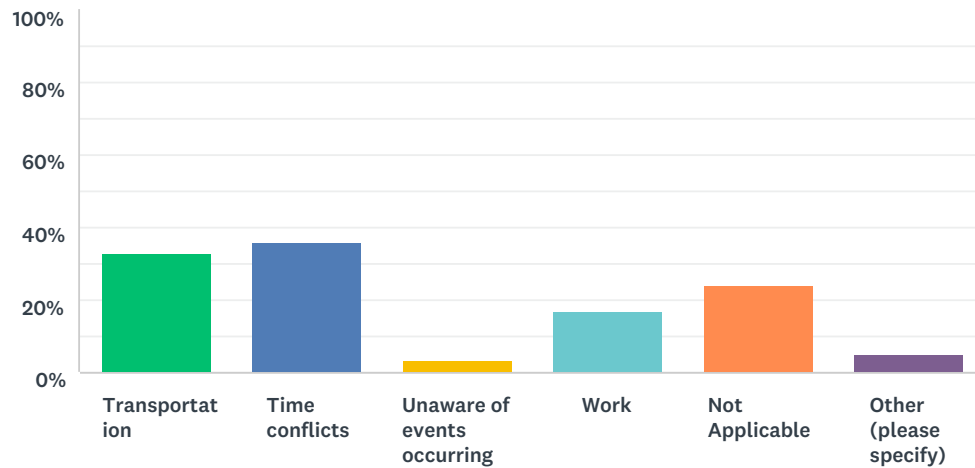
Answered: 68 Skipped: 244



	NEVER	RARELY	SOMETIMES	OFTEN	TOTAL
Attend events at your child's school	4.41% 3	20.59% 14	45.59% 31	29.41% 20	68
Communicate with your child's teacher	4.55% 3	9.09% 6	27.27% 18	59.09% 39	66
Volunteer at your child's school	21.21% 14	36.36% 24	30.30% 20	12.12% 8	66

## Q21 If you rarely or never attend events at your child's school, what are the barriers to attendance? (check all that apply)

Answered: 58 Skipped: 254

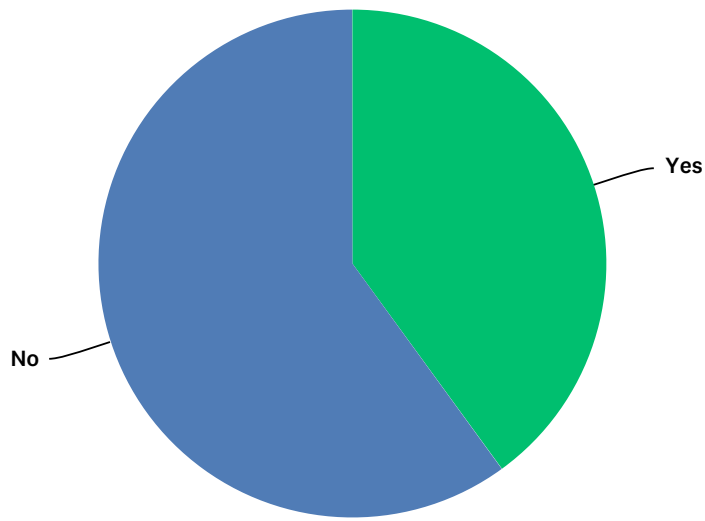


ANSWER CHOICES	RESPONSES	
Transportation	32.76%	19
Time conflicts	36.21%	21
Unaware of events occurring	3.45%	2
Work	17.24%	10
Not Applicable	24.14%	14
Other (please specify)	5.17%	3
Total Respondents: 58		

#	OTHER (PLEASE SPECIFY)	DATE
1	forget	1/5/2018 5:26 AM
2	health	1/5/2018 5:07 AM
3	language	12/29/2017 8:42 AM

## Q22 Does your child/children attend after school program? (check one)

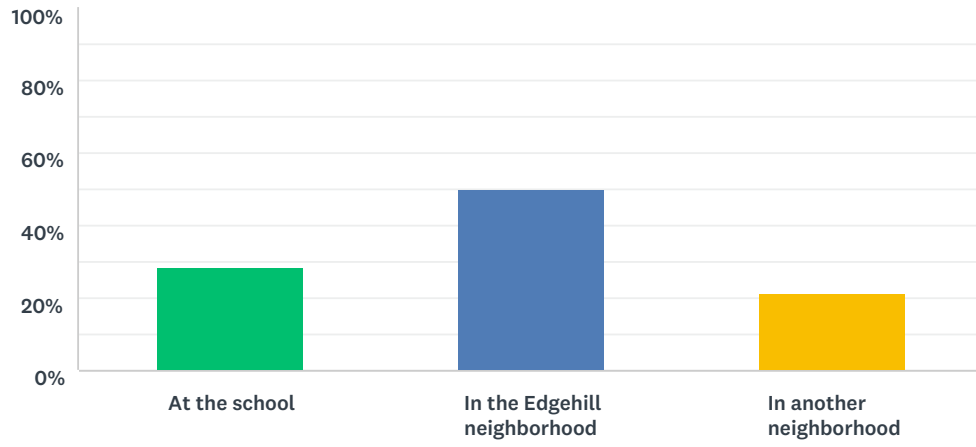
Answered: 70 Skipped: 242



ANSWER CHOICES	RESPONSES	
Yes	40.00%	28
No	60.00%	42
TOTAL		70

## Q23 Where is your child/children's after school program located? (check one)

Answered: 28 Skipped: 284



ANSWER CHOICES	RESPONSES	
At the school	28.57%	8
In the Edgehill neighborhood	50.00%	14
In another neighborhood	21.43%	6
TOTAL		28



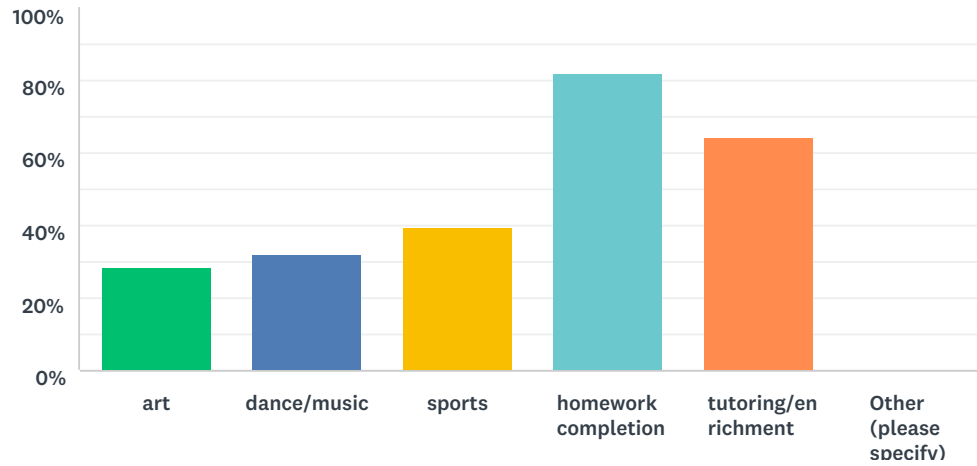
## Q24 What is the name of the program?

Answered: 23 Skipped: 289

#	RESPONSES	DATE
1	Salama	1/5/2018 10:56 AM
2	Salama	1/5/2018 9:28 AM
3	YMCA	1/5/2018 9:13 AM
4	Community Center	1/5/2018 8:43 AM
5	ptm	1/5/2018 7:13 AM
6	idc	1/5/2018 7:01 AM
7	Community Center East	1/5/2018 6:20 AM
8	Easley Community Center	1/5/2018 5:56 AM
9	Edgehill Church	1/5/2018 4:59 AM
10	Brighter Day	1/5/2018 3:51 AM
11	center	1/4/2018 10:34 AM
12	Salama	1/4/2018 5:48 AM
13	Horizons School Program	1/4/2018 5:17 AM
14	East Community Center	1/4/2018 5:09 AM
15	Backfield in Motion	1/4/2018 4:55 AM
16	after tutoring	1/3/2018 10:30 AM
17	Salama	1/3/2018 6:49 AM
18	Woodmont Church	1/3/2018 6:11 AM
19	Ms Nancy	1/3/2018 4:08 AM
20	Church	1/3/2018 3:55 AM
21	Harvest Hands CDC	1/2/2018 7:21 AM
22	Salama	12/29/2017 5:09 AM
23	Briter Days	12/27/2017 10:30 AM

## Q25 Which of the following activities does the after school program offer? (check all that apply)

Answered: 28 Skipped: 284

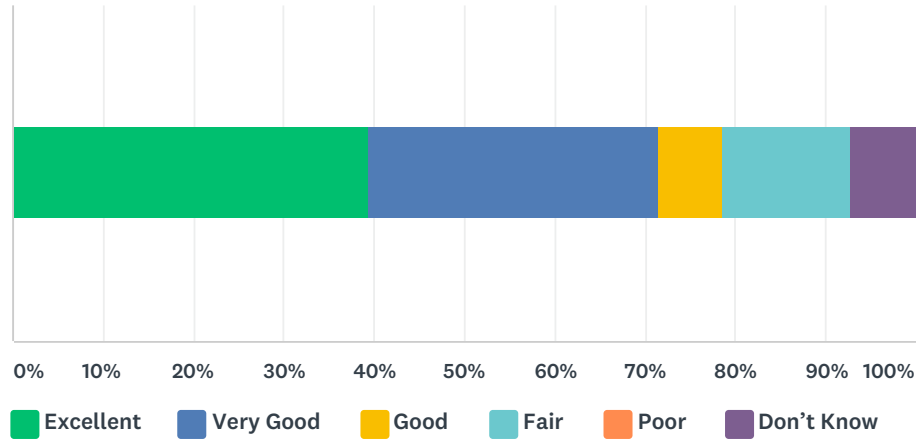


ANSWER CHOICES	RESPONSES	
art	28.57%	8
dance/music	32.14%	9
sports	39.29%	11
homework completion	82.14%	23
tutoring/enrichment	64.29%	18
Other (please specify)	0.00%	0
Total Respondents: 28		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

## Q26 How would you describe the quality of the program? (check one)

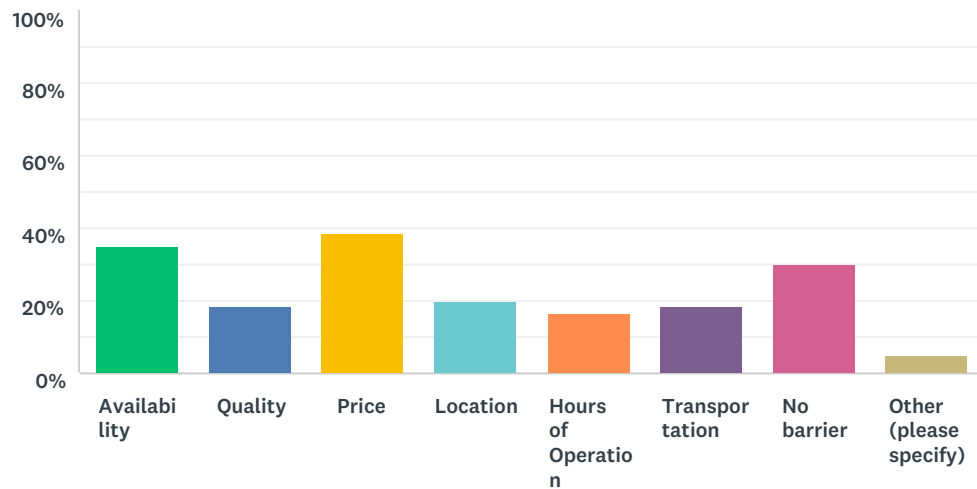
Answered: 28 Skipped: 284



ANSWER CHOICES	RESPONSES	
Excellent	39.29%	11
Very Good	32.14%	9
Good	7.14%	2
Fair	14.29%	4
Poor	0.00%	0
Don't Know	7.14%	2
TOTAL		28

## Q27 What barriers do you see as barriers to accessing after school programs for elementary school children in your neighborhood? (check all that apply)

Answered: 60 Skipped: 252

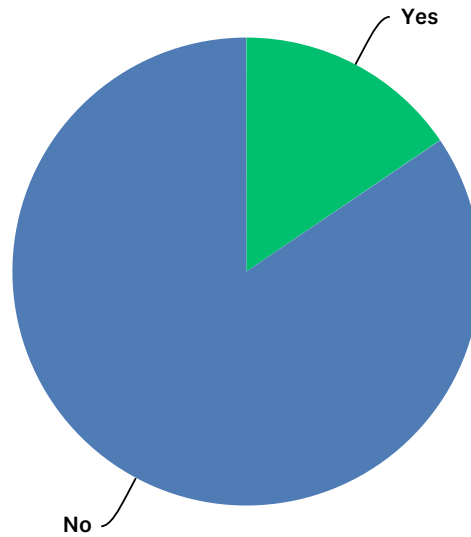


ANSWER CHOICES	RESPONSES	
Availability	35.00%	21
Quality	18.33%	11
Price	38.33%	23
Location	20.00%	12
Hours of Operation	16.67%	10
Transportation	18.33%	11
No barrier	30.00%	18
Other (please specify)	5.00%	3
Total Respondents: 60		

#	OTHER (PLEASE SPECIFY)	DATE
1	Disability	1/5/2018 6:04 AM
2	Always at home	1/5/2018 5:38 AM
3	too young	1/5/2018 5:36 AM

## Q28 Do you have any children in middle school? (check one)

Answered: 309 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	15.53%	48
No	84.47%	261
TOTAL		309

## Q29 How many children to do you have in middle school?

Answered: 49 Skipped: 263

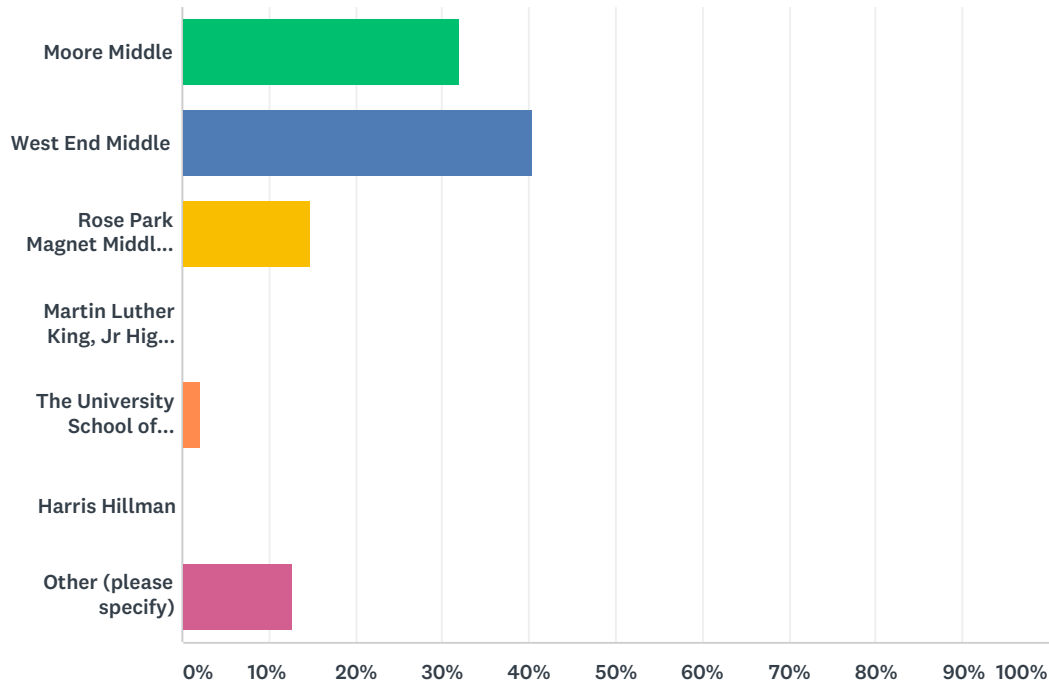
#	RESPONSES	DATE
1	1	1/5/2018 10:57 AM
2	1	1/5/2018 10:52 AM
3	1	1/5/2018 10:36 AM
4	1	1/5/2018 10:05 AM
5	2	1/5/2018 9:56 AM
6	1	1/5/2018 9:13 AM
7	1	1/5/2018 8:49 AM
8	1	1/5/2018 7:50 AM
9	1	1/5/2018 7:35 AM
10	2	1/5/2018 6:43 AM
11	2	1/5/2018 6:17 AM
12	3	1/5/2018 6:05 AM
13	1	1/5/2018 5:56 AM
14	1	1/5/2018 5:38 AM
15	2	1/5/2018 5:16 AM
16	1	1/5/2018 5:08 AM
17	0	1/4/2018 5:10 PM
18	1	1/4/2018 3:44 PM
19	1	1/4/2018 2:12 PM
20	1	1/4/2018 5:40 AM
21	1	1/4/2018 5:36 AM
22	2	1/4/2018 5:18 AM
23	1	1/4/2018 4:56 AM
24	1	1/4/2018 4:25 AM
25	1	1/4/2018 4:12 AM
26	2	1/4/2018 3:53 AM
27	1	1/4/2018 2:48 AM
28	6	1/3/2018 10:30 AM
29	2	1/3/2018 10:05 AM
30	1	1/3/2018 9:08 AM
31	1	1/3/2018 6:12 AM
32	1	1/3/2018 6:02 AM
33	2	1/3/2018 5:47 AM
34	2	1/3/2018 3:56 AM
35	1	1/3/2018 3:55 AM

## Envision Edgehill Apartments Resident Needs Assessment

36	1	1/2/2018 7:46 AM
37	1	1/2/2018 7:36 AM
38	1	1/2/2018 7:21 AM
39	1	1/2/2018 4:39 AM
40	2	1/2/2018 2:32 AM
41	2	12/29/2017 9:06 AM
42	2	12/29/2017 8:42 AM
43	2	12/29/2017 8:34 AM
44	1	12/29/2017 8:22 AM
45	2	12/29/2017 8:13 AM
46	1	12/29/2017 5:33 AM
47	2	12/29/2017 3:15 AM
48	1	12/28/2017 3:56 AM
49	2	12/27/2017 10:30 AM

### Q30 Where does your child or children attend middle school? (check all that apply)

Answered: 47    Skipped: 265



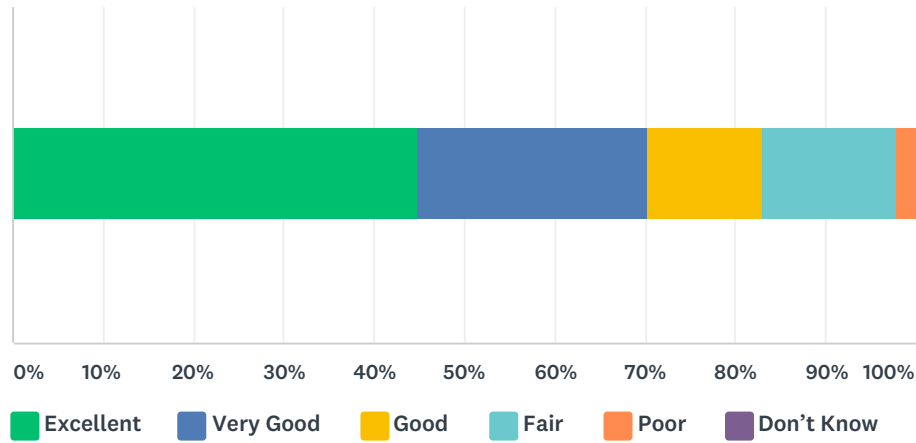
ANSWER CHOICES	RESPONSES	
Moore Middle	31.91%	15
West End Middle	40.43%	19
Rose Park Magnet Middle School	14.89%	7
Martin Luther King, Jr High School	0.00%	0
The University School of Nashville	2.13%	1
Harris Hillman	0.00%	0
Other (please specify)	12.77%	6
Total Respondents: 47		

#	OTHER (PLEASE SPECIFY)	DATE
1	Wright	1/5/2018 10:36 AM
2	hit wrong button-no kids in middle school	1/4/2018 5:10 PM
3	Haynes Middle School	1/4/2018 4:56 AM
4	J.I.M.	1/3/2018 6:12 AM
5	Donelson	1/2/2018 7:21 AM
6	blank	12/29/2017 5:33 AM



## Q31 How would you describe the education your child/children receive at his/her school? (check one)

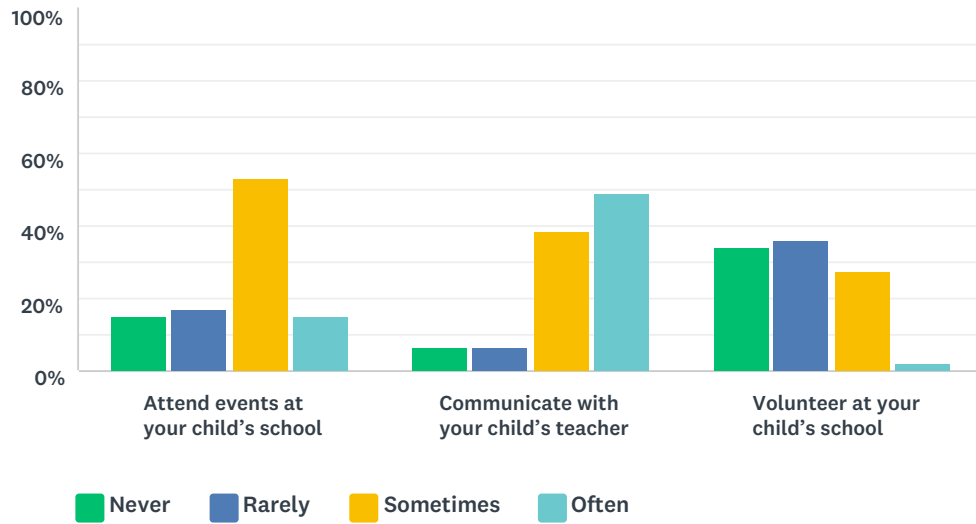
Answered: 47 Skipped: 265



ANSWER CHOICES	RESPONSES	
Excellent	44.68%	21
Very Good	25.53%	12
Good	12.77%	6
Fair	14.89%	7
Poor	2.13%	1
Don't Know	0.00%	0
TOTAL		47

## Q32 Please indicate how often do you do the following:

Answered: 47 Skipped: 265



	NEVER	RARELY	SOMETIMES	OFTEN	TOTAL
Attend events at your child's school	14.89% 7	17.02% 8	53.19% 25	14.89% 7	47
Communicate with your child's teacher	6.38% 3	6.38% 3	38.30% 18	48.94% 23	47
Volunteer at your child's school	34.04% 16	36.17% 17	27.66% 13	2.13% 1	47

### Q33 If you rarely or never attend events at your child's school, what are the barriers to attendance? (check all that apply)

Answered: 42 Skipped: 270

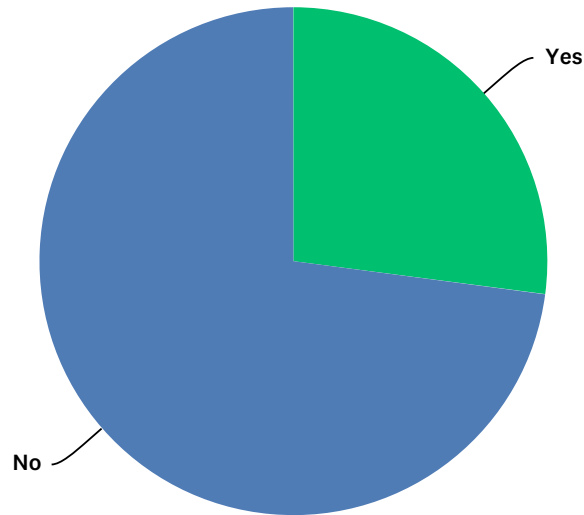


ANSWER CHOICES	RESPONSES	
Transportation	33.33%	14
Time conflicts	30.95%	13
Unaware of events occurring	9.52%	4
Work	9.52%	4
Not Applicable	28.57%	12
Other (please specify)	7.14%	3
Total Respondents: 42		

#	OTHER (PLEASE SPECIFY)	DATE
1	health	1/5/2018 5:08 AM
2	always involved w/my child's school so they can make it on time to school	1/4/2018 4:56 AM
3	language	12/29/2017 8:42 AM

# Q34 Does your child/children attend an after school program? (check one)

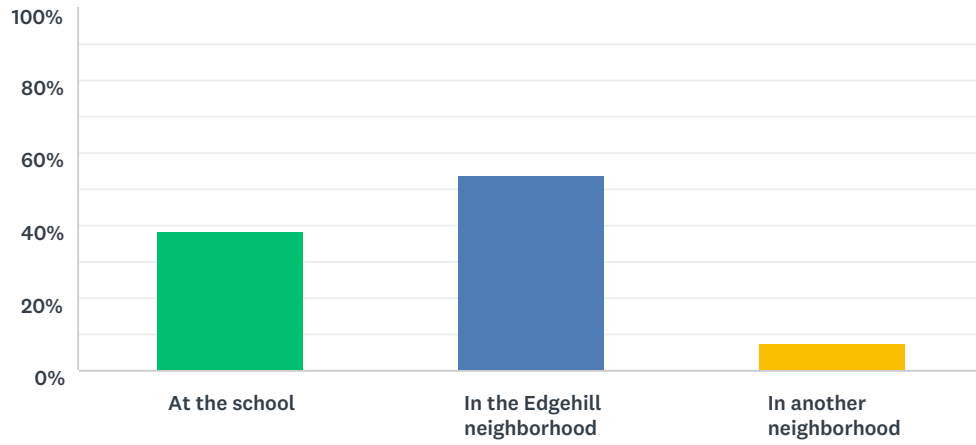
Answered: 48 Skipped: 264



ANSWER CHOICES	RESPONSES	
Yes	27.08%	13
No	72.92%	35
TOTAL		48

## Q35 Where is your child/children's after school program located? (check one)

Answered: 13 Skipped: 299



ANSWER CHOICES	RESPONSES	
At the school	38.46%	5
In the Edgehill neighborhood	53.85%	7
In another neighborhood	7.69%	1
TOTAL		13

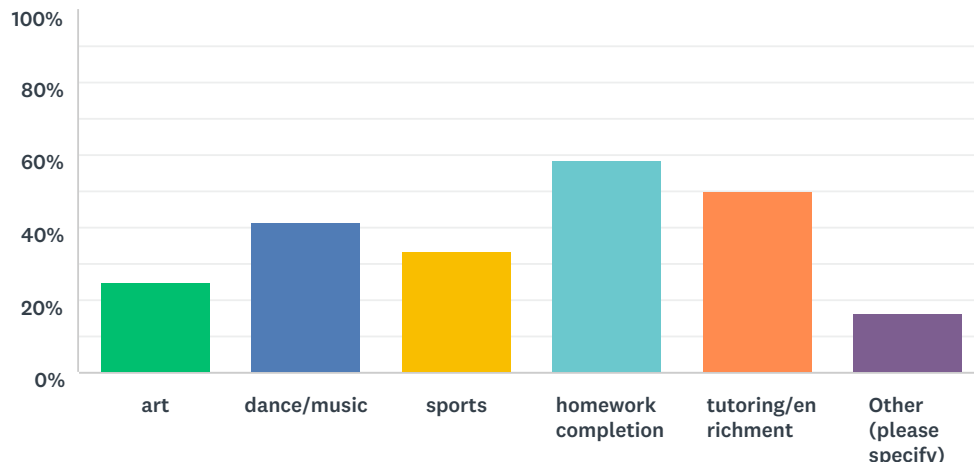
## Q36 What is the name of the program?

Answered: 10   Skipped: 302

#	RESPONSES	DATE
1	Boy's Program	1/5/2018 10:57 AM
2	yes	1/5/2018 10:36 AM
3	Easley Community Center	1/5/2018 5:57 AM
4	don't know	1/4/2018 3:44 PM
5	football team	1/4/2018 2:13 PM
6	Edgehill tutoring	1/4/2018 4:26 AM
7	after tutoring	1/3/2018 10:30 AM
8	Easley	1/3/2018 6:03 AM
9	Hip Hop Dancers	1/3/2018 3:57 AM
10	Church of Christ	1/3/2018 3:56 AM

### Q37 Which of the following activities does the after school program offer? (check all that apply)

Answered: 12 Skipped: 300

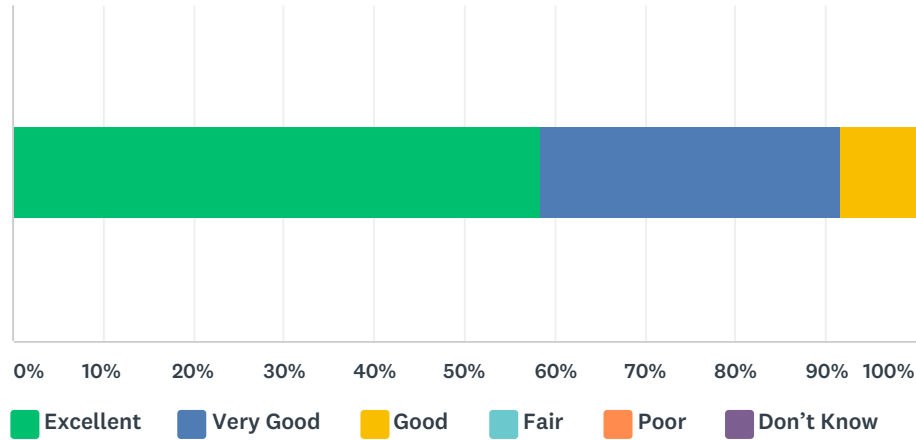


ANSWER CHOICES	RESPONSES	
art	25.00%	3
dance/music	41.67%	5
sports	33.33%	4
homework completion	58.33%	7
tutoring/enrichment	50.00%	6
Other (please specify)	16.67%	2
Total Respondents: 12		

#	OTHER (PLEASE SPECIFY)	DATE
1	mentoring	1/5/2018 10:57 AM
2	other	1/4/2018 5:36 AM

## Q38 How would you describe the quality of the program? (check one)

Answered: 12 Skipped: 300

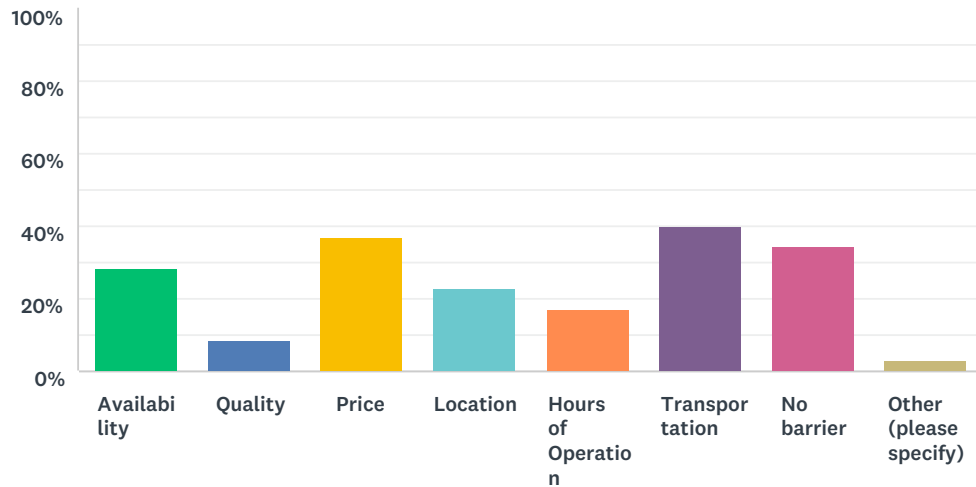


ANSWER CHOICES	RESPONSES	
Excellent	58.33%	7
Very Good	33.33%	4
Good	8.33%	1
Fair	0.00%	0
Poor	0.00%	0
Don't Know	0.00%	0
<b>TOTAL</b>		<b>12</b>



### Q39 What barriers do you see as barriers to accessing after school programs for middle school children in your neighborhood? (check all that apply)

Answered: 35 Skipped: 277

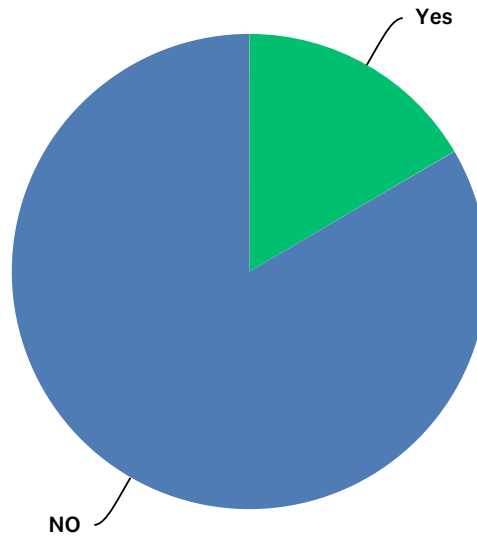


ANSWER CHOICES	RESPONSES	
Availability	28.57%	10
Quality	8.57%	3
Price	37.14%	13
Location	22.86%	8
Hours of Operation	17.14%	6
Transportation	40.00%	14
No barrier	34.29%	12
Other (please specify)	2.86%	1
Total Respondents: 35		

#	OTHER (PLEASE SPECIFY)	DATE
1	Always at home	1/5/2018 5:39 AM

## Q40 Do you have any children in high school? (check one)

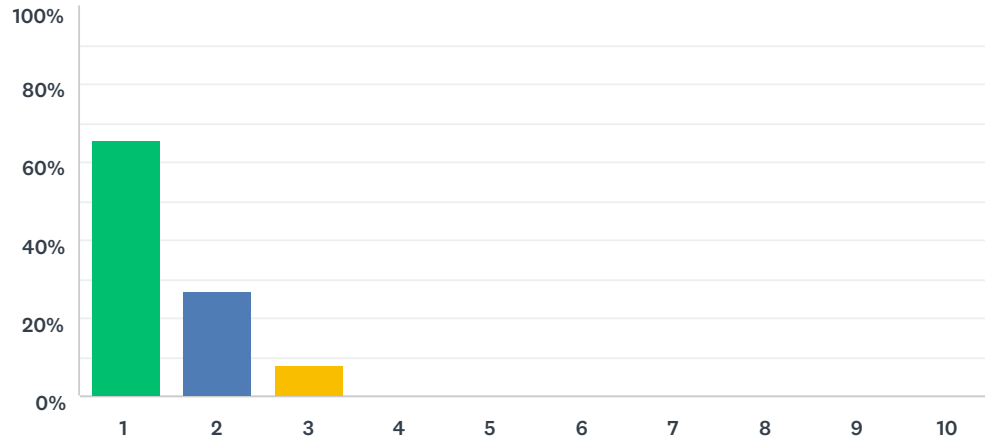
Answered: 308 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	16.56%	51
NO	83.44%	257
TOTAL		308

## Q41 How many children do you have in high school?

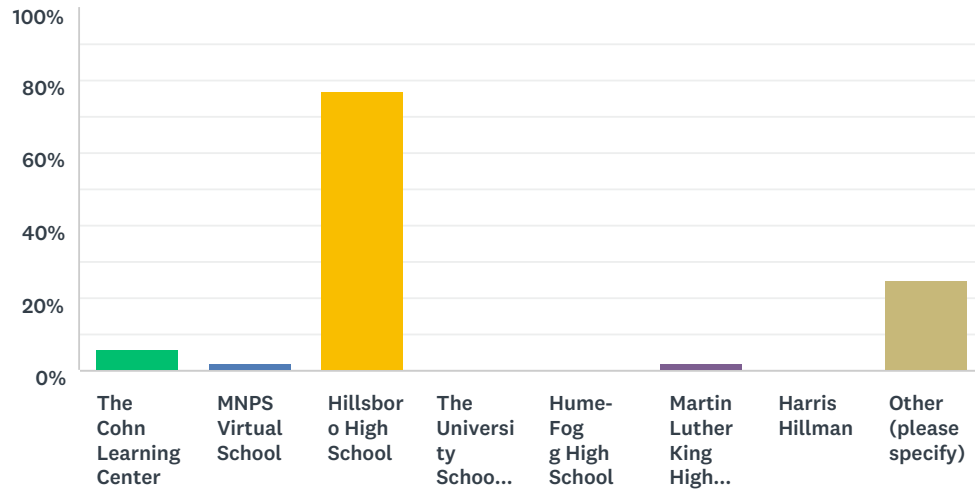
Answered: 52 Skipped: 260



ANSWER CHOICES	RESPONSES	
1	65.38%	34
2	26.92%	14
3	7.69%	4
4	0.00%	0
5	0.00%	0
6	0.00%	0
7	0.00%	0
8	0.00%	0
9	0.00%	0
10	0.00%	0
TOTAL		52

## Q42 Where does your child or children attend high school? (check all that apply)

Answered: 52 Skipped: 260



ANSWER CHOICES	RESPONSES	
The Cohn Learning Center	5.77%	3
MNPS Virtual School	1.92%	1
Hillsboro High School	76.92%	40
The University School of Nashville	0.00%	0
Hume-Fogg High School	0.00%	0
Martin Luther King High School	1.92%	1
Harris Hillman	0.00%	0
Other (please specify)	25.00%	13
Total Respondents: 52		

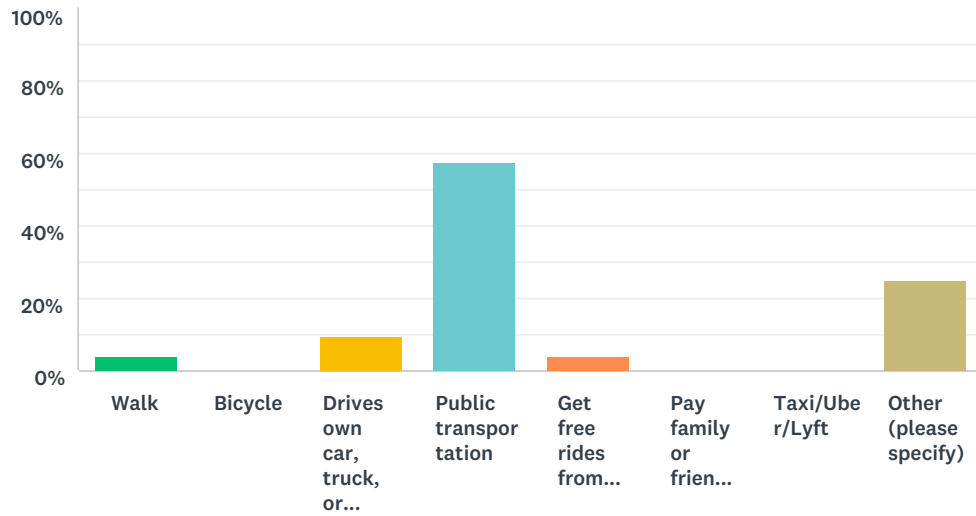
#	OTHER (PLEASE SPECIFY)	DATE
1	New Jersey (State)	1/5/2018 6:13 AM
2	MaGavock	1/5/2018 5:57 AM
3	pearl	1/4/2018 4:12 PM
4	McGavock	1/4/2018 9:31 AM
5	blank	1/4/2018 5:11 AM
6	East High School	1/4/2018 4:57 AM
7	Gensis Academy	1/3/2018 10:31 AM
8	Stratford	1/3/2018 10:18 AM
9	Bass High School	1/3/2018 7:52 AM
10	1 is homeschool	1/3/2018 3:58 AM
11	Academy	1/3/2018 2:53 AM

## Envision Edgehill Apartments Resident Needs Assessment

12	Cora Howe	1/2/2018 8:56 AM
13	East High, Pearl High	1/2/2018 4:42 AM

## Q43 How does your child/children get to high school? (check one)

Answered: 52 Skipped: 260



ANSWER CHOICES	RESPONSES	
Walk	3.85%	2
Bicycle	0.00%	0
Drives own car, truck, or motorcycle	9.62%	5
Public transportation	57.69%	30
Get free rides from family or friends	3.85%	2
Pay family or friends for rides	0.00%	0
Taxi/Uber/Lyft	0.00%	0
Other (please specify)	25.00%	13
<b>TOTAL</b>		<b>52</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Bus	1/5/2018 10:58 AM
2	Bus in New Jersey	1/5/2018 6:13 AM
3	school bus	1/5/2018 5:46 AM
4	school bus	1/4/2018 5:11 PM
5	school bus	1/4/2018 5:56 AM
6	school bus	1/4/2018 5:40 AM
7	school bus	1/4/2018 4:38 AM
8	school bus	1/4/2018 4:27 AM
9	bus	1/3/2018 10:31 AM
10	School bus	1/3/2018 6:14 AM
11	school bus	1/3/2018 3:58 AM
12	Bus	12/29/2017 8:14 AM

## Envision Edgehill Apartments Resident Needs Assessment

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13

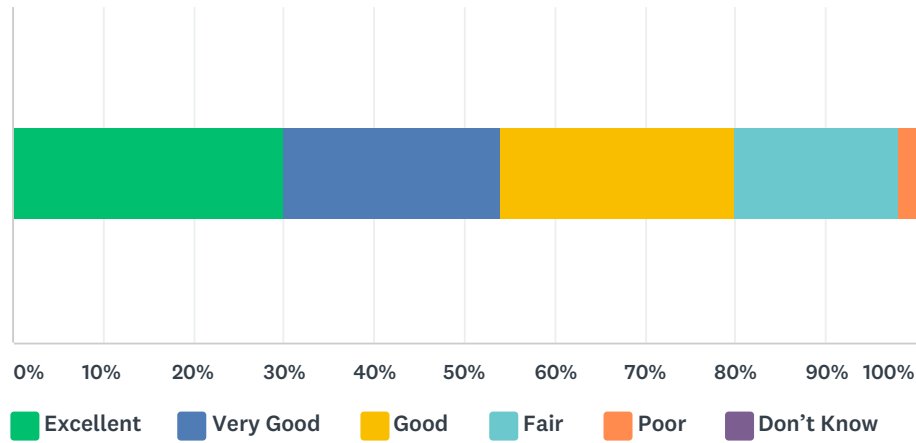
school bus

12/29/2017 3:16 AM

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## Q44 How would you describe the education your child/children receive at his/her school? (check one)

Answered: 50 Skipped: 262

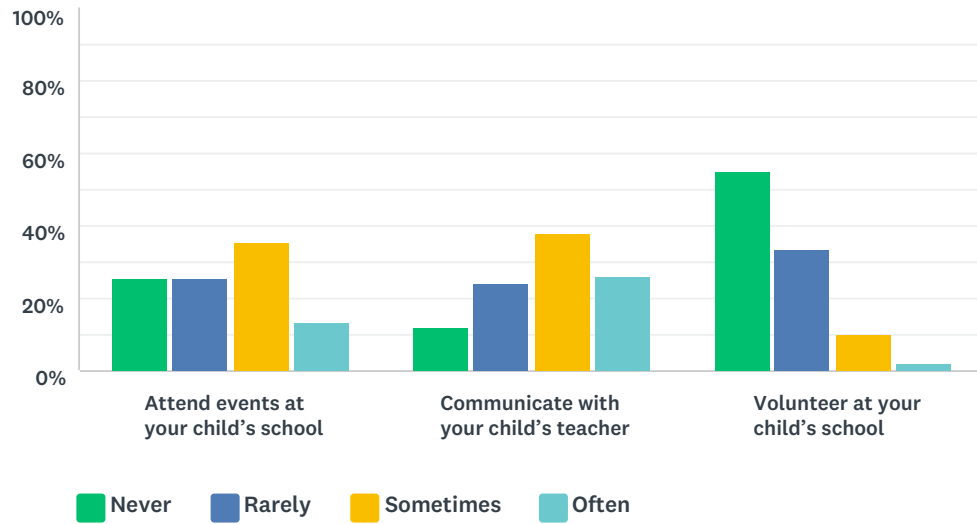


ANSWER CHOICES	RESPONSES	
Excellent	30.00%	15
Very Good	24.00%	12
Good	26.00%	13
Fair	18.00%	9
Poor	2.00%	1
Don't Know	0.00%	0
TOTAL		50



## Q45 Please indicate how often do you do the following:

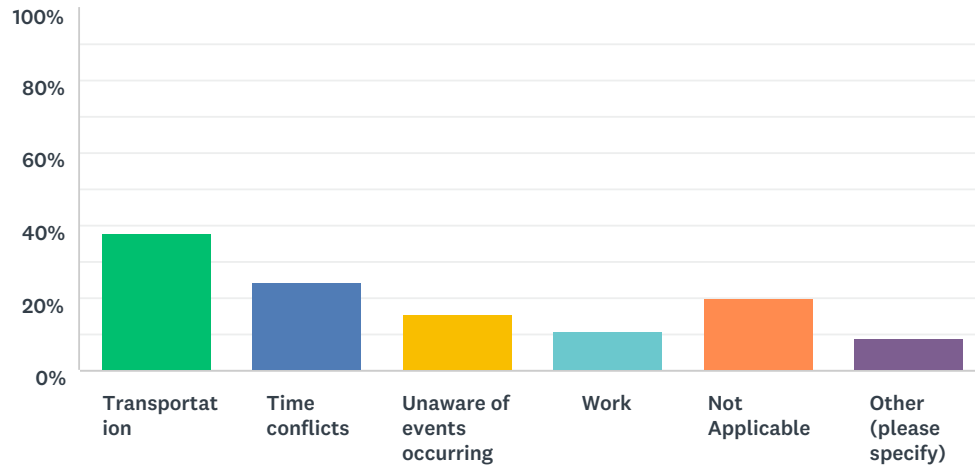
Answered: 51 Skipped: 261



	NEVER	RARELY	SOMETIMES	OFTEN	TOTAL
Attend events at your child's school	25.49% 13	25.49% 13	35.29% 18	13.73% 7	51
Communicate with your child's teacher	12.00% 6	24.00% 12	38.00% 19	26.00% 13	50
Volunteer at your child's school	54.90% 28	33.33% 17	9.80% 5	1.96% 1	51

## Q46 If you rarely or never attend events at your child's school, what are the barriers to attendance? (check all that apply)

Answered: 45   Skipped: 267

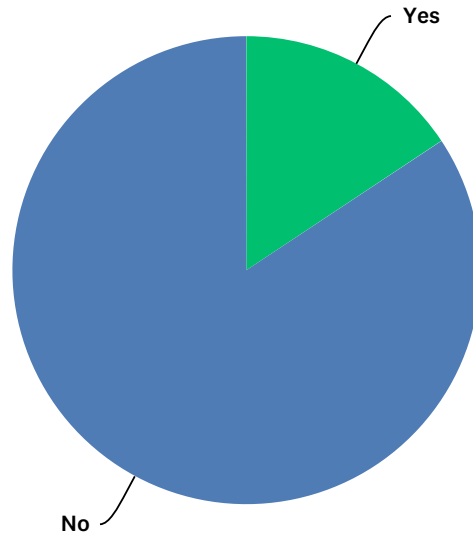


ANSWER CHOICES	RESPONSES	
Transportation	37.78%	17
Time conflicts	24.44%	11
Unaware of events occurring	15.56%	7
Work	11.11%	5
Not Applicable	20.00%	9
Other (please specify)	8.89%	4
Total Respondents: 45		

#	OTHER (PLEASE SPECIFY)	DATE
1	Different state	1/5/2018 6:13 AM
2	she don't attend aftercare	1/4/2018 4:57 AM
3	work schedule varies	1/4/2018 4:38 AM
4	language	12/29/2017 8:42 AM

## Q47 Does your child/children attend an after school program? (check one)

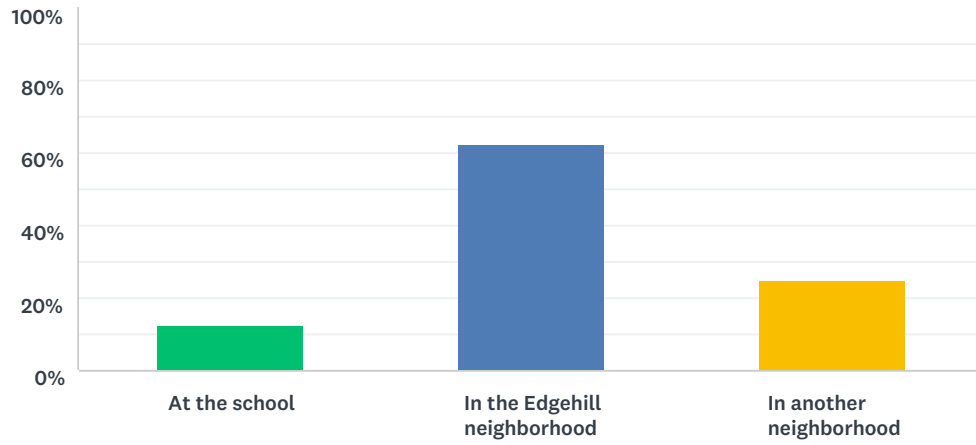
Answered: 51 Skipped: 261



ANSWER CHOICES	RESPONSES	
Yes	15.69%	8
No	84.31%	43
TOTAL		51

## Q48 Where is your child/children's after school program located? (check one)

Answered: 8 Skipped: 304



ANSWER CHOICES		RESPONSES	
At the school		12.50%	1
In the Edgehill neighborhood		62.50%	5
In another neighborhood		25.00%	2
TOTAL			8

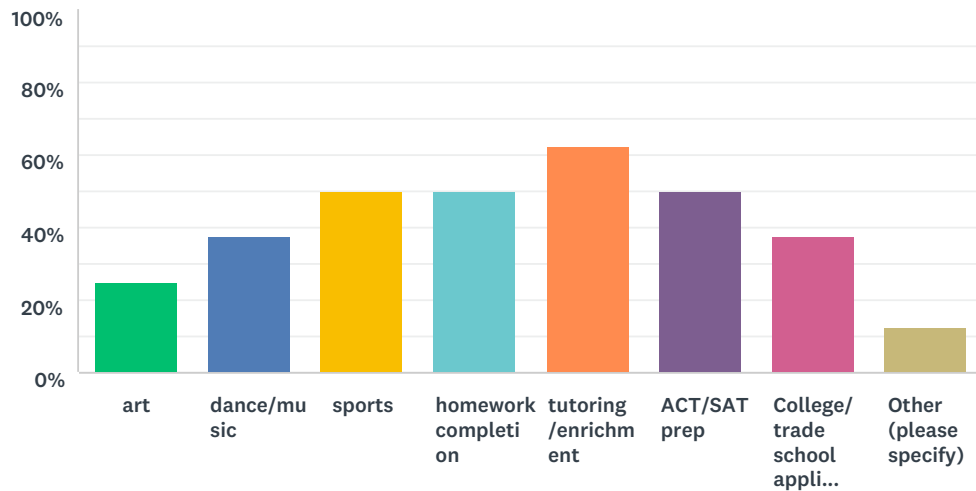
## Q49 What is the name of the program?

Answered: 5   Skipped: 307

#	RESPONSES	DATE
1	The Spot	1/5/2018 10:58 AM
2	Y.E.S.	1/5/2018 10:37 AM
3	half-timers	1/5/2018 6:19 AM
4	battleground	1/5/2018 5:54 AM
5	The Spot	1/2/2018 7:47 AM

## Q50 Which of the following activities does the afterschool program offer? (check all that apply)

Answered: 8 Skipped: 304

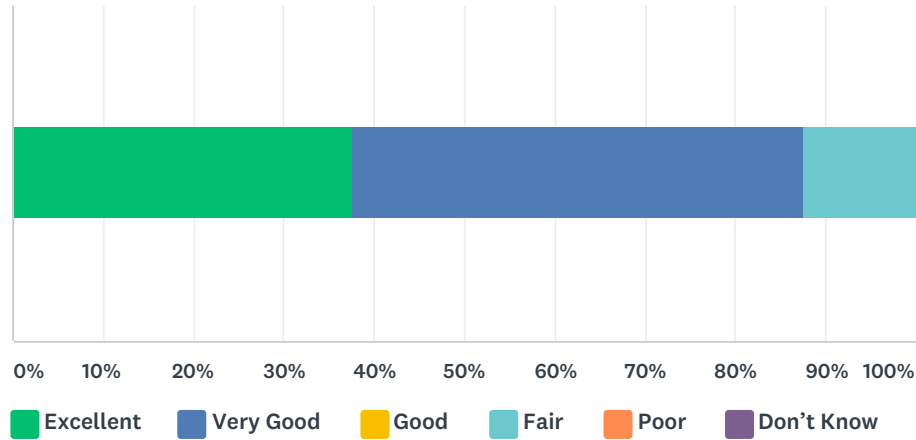


ANSWER CHOICES	RESPONSES	
art	25.00%	2
dance/music	37.50%	3
sports	50.00%	4
homework completion	50.00%	4
tutoring/enrichment	62.50%	5
ACT/SAT prep	50.00%	4
College/trade school application support	37.50%	3
Other (please specify)	12.50%	1
Total Respondents: 8		

#	OTHER (PLEASE SPECIFY)	DATE
1	Church	1/5/2018 10:37 AM

## Q51 How would you describe the quality of the program? (check one)

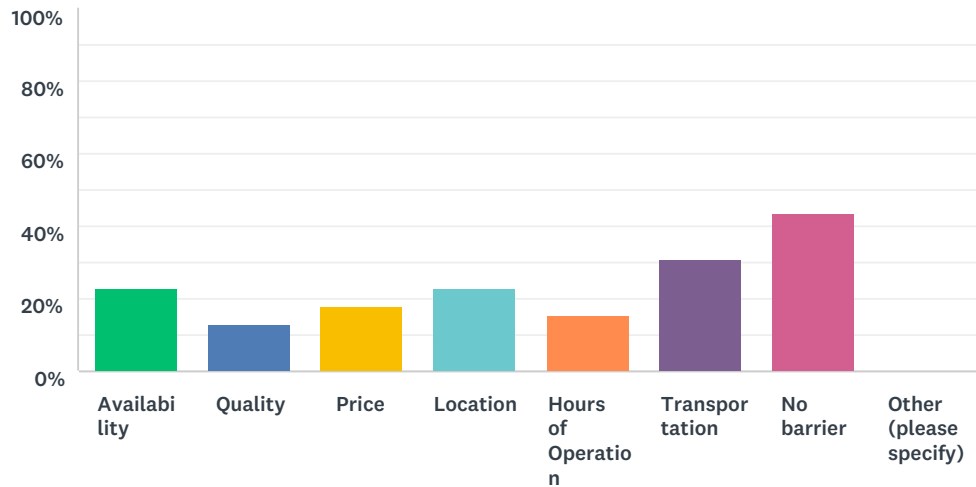
Answered: 8 Skipped: 304



ANSWER CHOICES	RESPONSES	
Excellent	37.50%	3
Very Good	50.00%	4
Good	0.00%	0
Fair	12.50%	1
Poor	0.00%	0
Don't Know	0.00%	0
TOTAL		8

## Q52 What barriers do you see as barriers to accessing after school programs for high school students in your community? (check all that apply)

Answered: 39 Skipped: 273



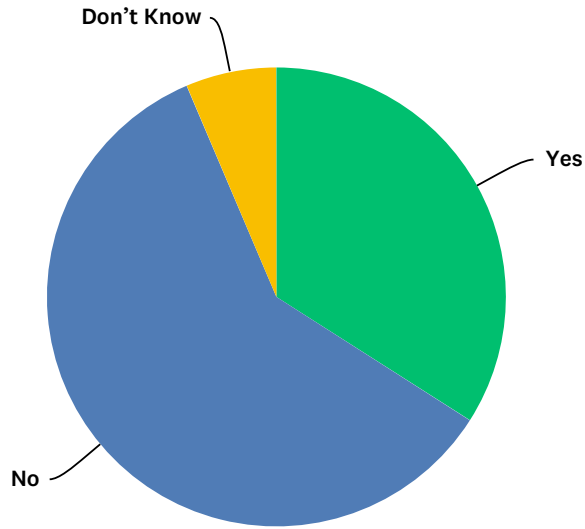
ANSWER CHOICES		RESPONSES	
Availability		23.08%	9
Quality		12.82%	5
Price		17.95%	7
Location		23.08%	9
Hours of Operation		15.38%	6
Transportation		30.77%	12
No barrier		43.59%	17
Other (please specify)		0.00%	0
Total Respondents: 39			

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	



## Q53 Does your child have a job outside of school? (check one)

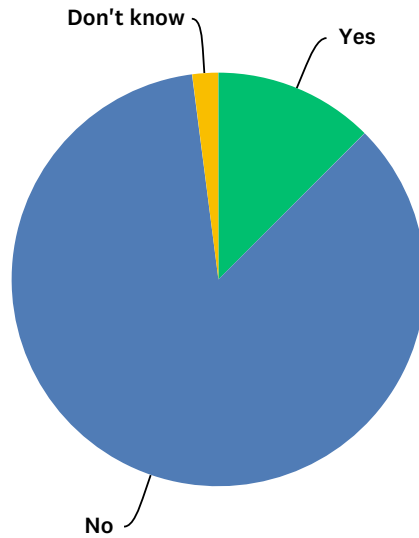
Answered: 47 Skipped: 265



ANSWER CHOICES	RESPONSES	
Yes	34.04%	16
No	59.57%	28
Don't Know	6.38%	3
TOTAL		47

## Q54 Are you or any other adults in your household currently going to school? (check one)

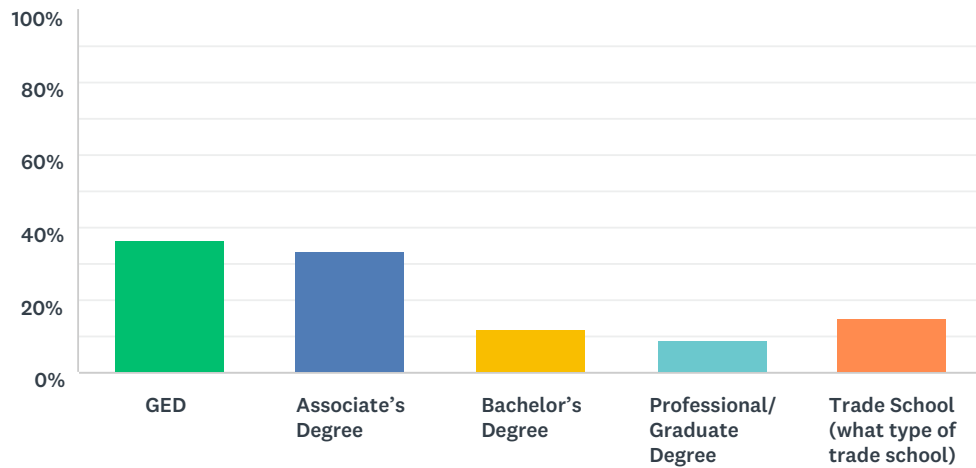
Answered: 296 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	12.50%	37
No	85.47%	253
Don't know	2.03%	6
TOTAL		296

## Q55 If yes, what type of program are you/they enrolled in? (check all that apply)

Answered: 33    Skipped: 279

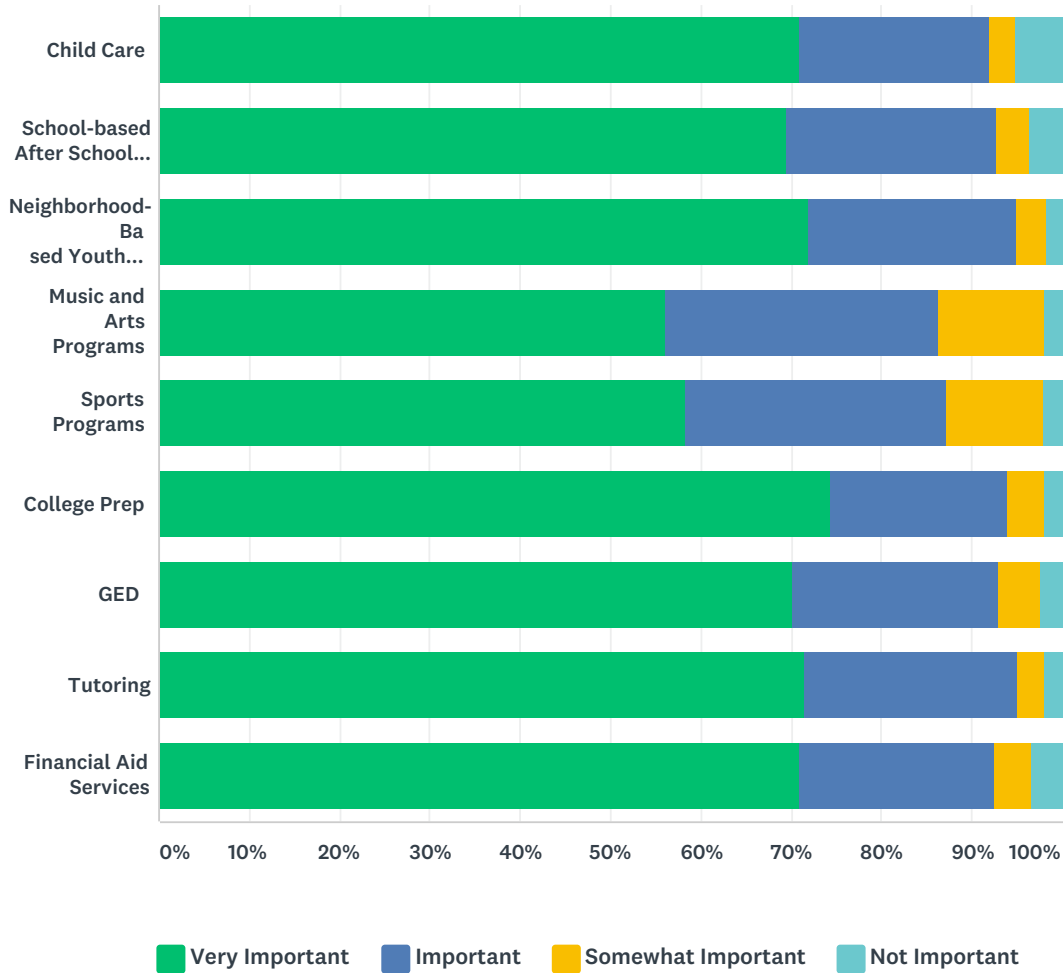


ANSWER CHOICES	RESPONSES	
GED	36.36%	12
Associate's Degree	33.33%	11
Bachelor's Degree	12.12%	4
Professional/Graduate Degree	9.09%	3
Trade School (what type of trade school)	15.15%	5
Total Respondents: 33		

#	TRADE SCHOOL (WHAT TYPE OF TRADE SCHOOL)	DATE
1	IT	1/5/2018 6:04 AM
2	Cosmotology School	1/4/2018 4:01 AM
3	Adult High School	1/3/2018 6:14 AM
4	TCAT Nashville- Nursing School	1/3/2018 6:03 AM
5	blank	12/27/2017 10:31 AM

# Q56 Tell us how important each educational program or service is for your community. Then select the three that are most important to you.

Answered: 261 Skipped: 51



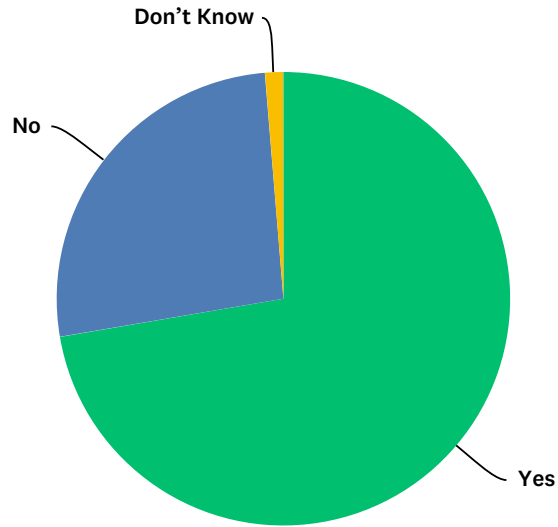
	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
Child Care	70.89% 151	21.13% 45	2.82% 6	5.16% 11	213
School-based After School Programs	69.41% 152	23.29% 51	3.65% 8	3.65% 8	219
Neighborhood-Based Youth Programs	71.82% 158	23.18% 51	3.18% 7	1.82% 4	220
Music and Arts Programs	56.06% 111	30.30% 60	11.62% 23	2.02% 4	198
Sports Programs	58.25% 113	28.87% 56	10.82% 21	2.06% 4	194
College Prep	74.37% 148	19.60% 39	4.02% 8	2.01% 4	199
GED	70.00% 140	23.00% 46	4.50% 9	2.50% 5	200

## Envision Edgehill Apartments Resident Needs Assessment

Tutoring	71.43% 145	23.65% 48	2.96% 6	1.97% 4	203
Financial Aid Services	70.79% 143	21.78% 44	3.96% 8	3.47% 7	202

## Q57 Are you a registered voter? (check one)

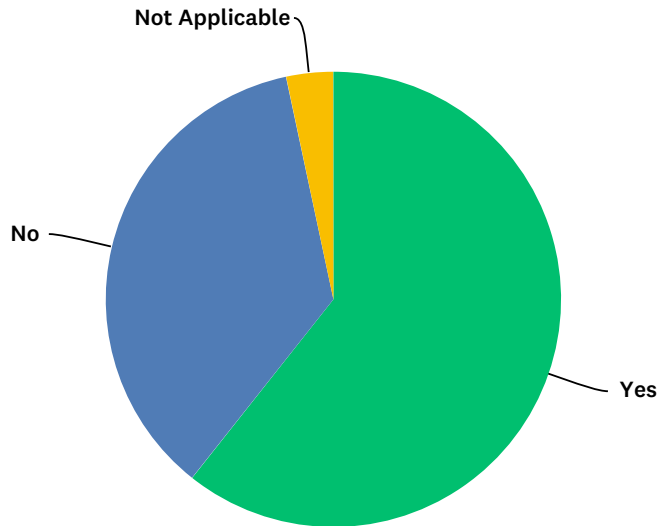
Answered: 307 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	72.31%	222
No	26.38%	81
Don't Know	1.30%	4
TOTAL		307

# Q58 Have you voted 1 or more times in the last 4 years (e.g., in a local, state or federal election)? (check one)

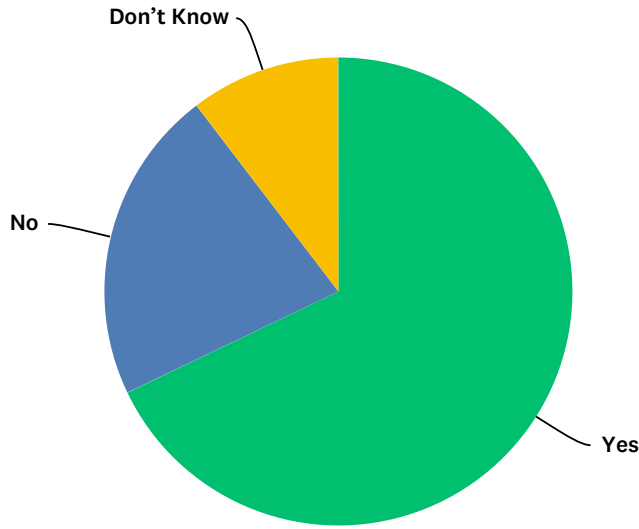
Answered: 300 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	60.67%	182
No	36.00%	108
Not Applicable	3.33%	10
TOTAL		300

## Q59 Do you know where your polling location is in Edgehill? (check one)

Answered: 299 Skipped: 13

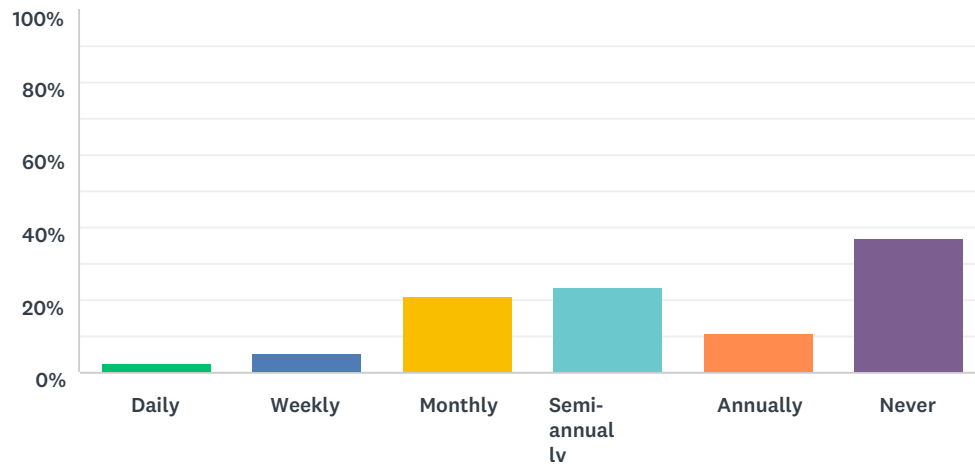


ANSWER CHOICES		RESPONSES	
Yes		67.89%	203
No		21.74%	65
Don't Know		10.37%	31
TOTAL			299



## Q60 About how often do you attend community meetings or events in Edgehill? (check one)

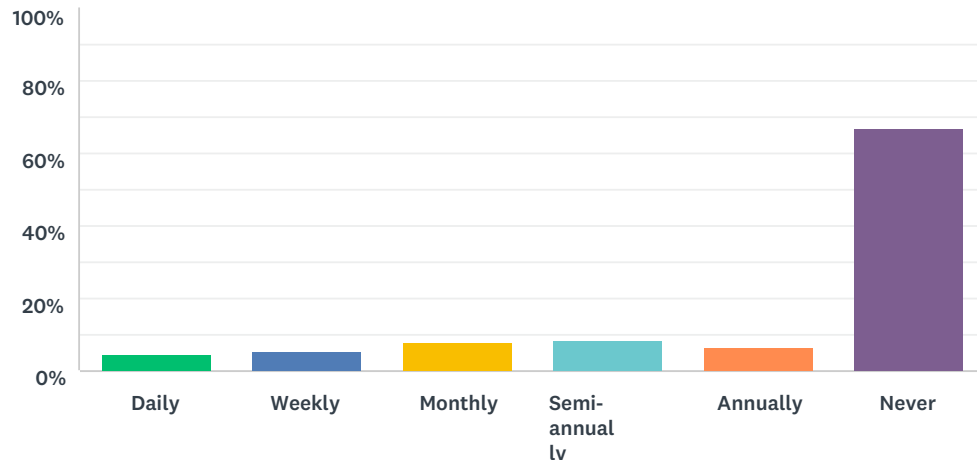
Answered: 303 Skipped: 9



ANSWER CHOICES	RESPONSES	
Daily	2.31%	7
Weekly	5.28%	16
Monthly	21.12%	64
Semi-annually	23.43%	71
Annually	10.89%	33
Never	36.96%	112
TOTAL		303

## Q61 About how often do you do volunteer work? (check one)

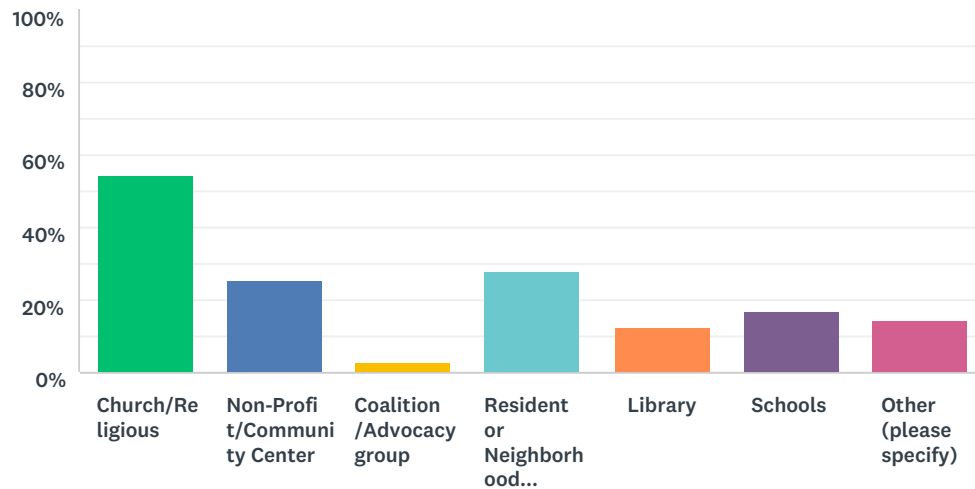
Answered: 301 Skipped: 11



ANSWER CHOICES	RESPONSES	
Daily	4.32%	13
Weekly	5.65%	17
Monthly	7.97%	24
Semi-annually	8.64%	26
Annually	6.64%	20
Never	66.78%	201
TOTAL		301

## Q62 If you volunteer, what types of organizations do you volunteer with? (check all that apply)

Answered: 154 Skipped: 158



ANSWER CHOICES	RESPONSES	
Church/Religious	54.55%	84
Non-Profit/Community Center	25.32%	39
Coalition/Advocacy group	3.25%	5
Resident or Neighborhood Association	27.92%	43
Library	12.34%	19
Schools	16.88%	26
Other (please specify)	14.29%	22
Total Respondents: 154		

#	OTHER (PLEASE SPECIFY)	DATE
1	N/A	1/5/2018 11:54 AM
2	schools	1/5/2018 11:22 AM
3	veterans services	1/5/2018 10:43 AM
4	special activities	1/5/2018 9:42 AM
5	handicapped	1/5/2018 8:35 AM
6	Operation Stand Down	1/5/2018 8:07 AM
7	bike club	1/5/2018 5:37 AM
8	don't know any	1/4/2018 4:31 PM
9	OSDN	1/4/2018 3:09 PM
10	computer company	1/4/2018 9:14 AM
11	other	1/4/2018 5:50 AM
12	other	1/4/2018 5:37 AM

## Envision Edgehill Apartments Resident Needs Assessment

13	Creative Mornings	1/3/2018 10:38 AM
14	other	1/3/2018 6:29 AM
15	Edgehill Bike Club, O.N.E.	1/3/2018 4:16 AM
16	Foodbank	1/3/2018 3:59 AM
17	Pickup trash (Park/Community)	1/3/2018 3:48 AM
18	Vanderbilt	12/29/2017 9:15 AM
19	hospitals, medial services	12/29/2017 5:35 AM
20	small black owned businesses	12/28/2017 5:36 AM
21	No	12/27/2017 4:14 AM
22	N/A	12/27/2017 4:00 AM

## Q63 Please list any organizations you volunteer with that are located in Edgehill:

Answered: 45    Skipped: 267

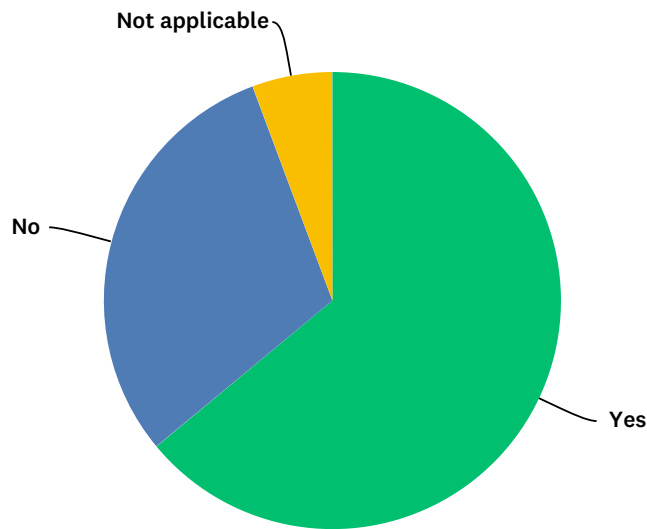
#	RESPONSES	DATE
1	RA	1/5/2018 11:18 AM
2	Operation Standdown	1/5/2018 10:43 AM
3	gemert studios	1/5/2018 9:42 AM
4	Watson Grove Church	1/5/2018 8:51 AM
5	mdha	1/5/2018 6:05 AM
6	bike club	1/5/2018 5:37 AM
7	N/A	1/5/2018 5:19 AM
8	schools	1/5/2018 3:27 AM
9	ONE-board member organize neighborhood of Edgehill	1/4/2018 3:34 PM
10	OSDN	1/4/2018 3:09 PM
11	gemert r.a.	1/4/2018 2:51 PM
12	salama computer class	1/4/2018 1:35 PM
13	R.A.	1/4/2018 10:48 AM
14	resident assoc - different church	1/4/2018 10:16 AM
15	i don't	1/4/2018 7:01 AM
16	RA, Salama	1/4/2018 5:49 AM
17	Watson Grove Missionary Baptist; JT Moore Middle	1/4/2018 5:19 AM
18	Carter Lawrence School, or around the Edgehill property	1/4/2018 4:58 AM
19	watson grove	1/4/2018 4:53 AM
20	Brenda Morrow, Watson Grove	1/4/2018 4:10 AM
21	Terry Keys Edgehill Bike Club	1/3/2018 4:10 AM
22	N/A	1/3/2018 3:48 AM
23	Resident Assoc	1/2/2018 7:55 AM
24	Easley Center, Operation Stand Down	1/2/2018 2:47 AM
25	Mother's of Edgehill	12/29/2017 8:58 AM
26	none	12/29/2017 8:36 AM
27	Operation Stand Down, NOAH and Edgehill Church	12/29/2017 5:28 AM
28	Belmont Church	12/29/2017 4:58 AM
29	new Hope MB Church	12/28/2017 10:26 AM
30	RA, Church	12/28/2017 9:46 AM
31	RA	12/28/2017 6:09 AM
32	Res Association	12/28/2017 5:31 AM
33	Watson Grove	12/28/2017 5:25 AM
34	Pray with children at the buss stop.	12/28/2017 5:06 AM

## Envision Edgehill Apartments Resident Needs Assessment

35	Edgehill Mother Program	12/27/2017 10:32 AM
36	RA	12/27/2017 10:08 AM
37	Yes	12/27/2017 10:06 AM
38	R.A. Association and Food Bank	12/27/2017 9:59 AM
39	Watson Grove	12/27/2017 9:46 AM
40	none	12/27/2017 8:47 AM
41	RA	12/27/2017 7:01 AM
42	The Spot, Brighter Days, Room in the Inn	12/27/2017 5:53 AM
43	neighborhood association	12/27/2017 5:45 AM
44	none	12/27/2017 5:33 AM
45	none	12/27/2017 4:14 AM

## Q64 Do you belong to a church, synagogue, mosque, temple or religious group? (check one)

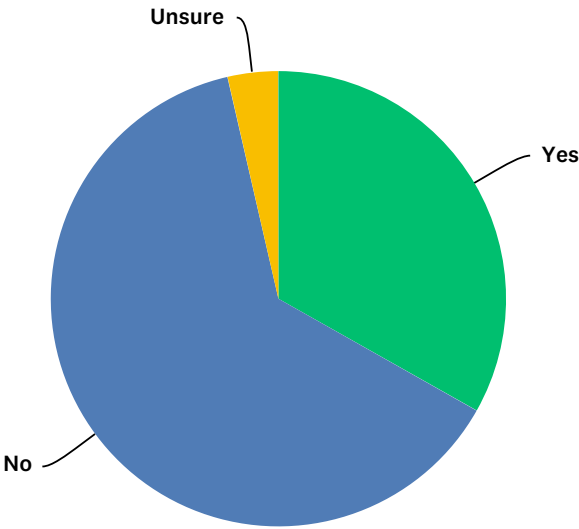
Answered: 300 Skipped: 12



ANSWER CHOICES		RESPONSES	
Yes		64.00%	192
No		30.33%	91
Not applicable		5.67%	17
TOTAL			300

Q65 If yes, is it located in Edgehill? (check one)

Answered: 223    Skipped: 89

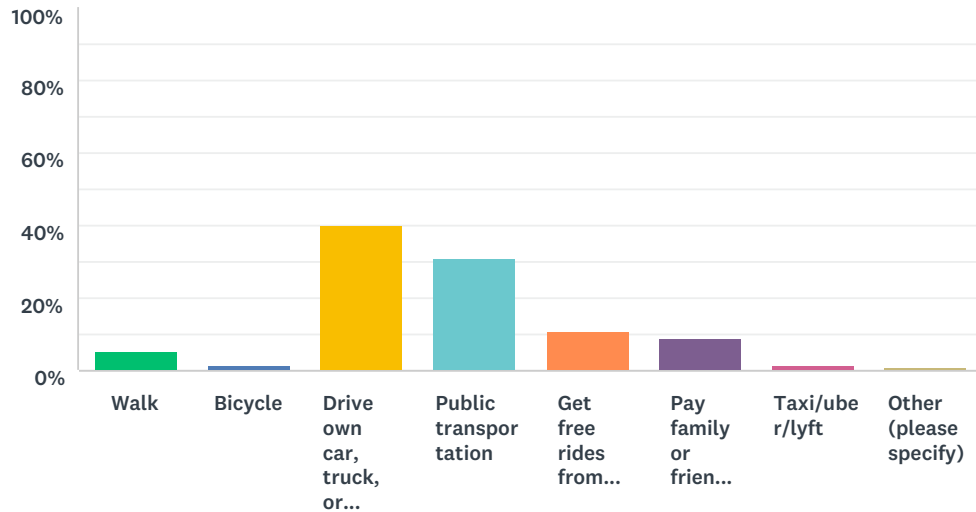


ANSWER CHOICES		RESPONSES	
Yes		33.18%	74
No		63.23%	141
Unsure		3.59%	8
TOTAL			223



## Q66 What is the primary type of transportation you use to get around the city? (check one)

Answered: 304 Skipped: 8

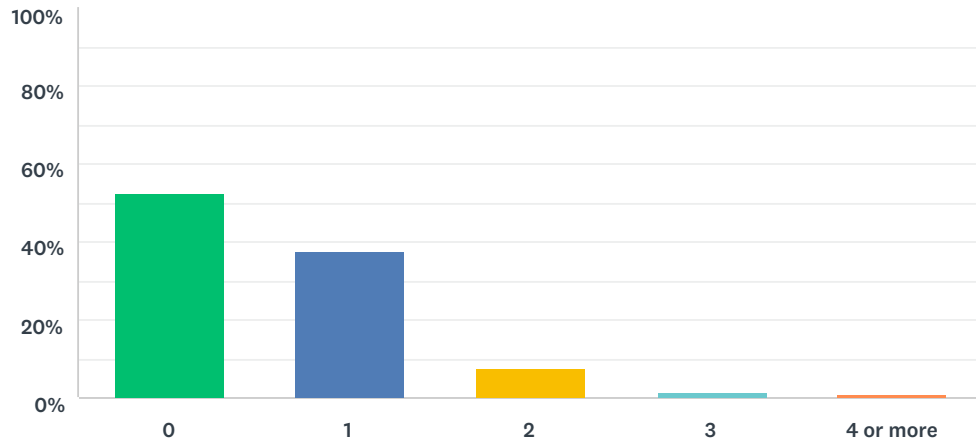


ANSWER CHOICES	RESPONSES	
Walk	5.26%	16
Bicycle	1.32%	4
Drive own car, truck, or motorcycle	39.80%	121
Public transportation	30.92%	94
Get free rides from family or friends	10.86%	33
Pay family or friends for rides	9.21%	28
Taxi/uber/lyft	1.64%	5
Other (please specify)	0.99%	3
<b>TOTAL</b>		<b>304</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	M + A	1/3/2018 9:38 AM
2	medic insurance	1/3/2018 8:29 AM
3	walk, bike, drives, public transportation	12/27/2017 6:51 AM

## Q67 How many drivable vehicles (car, truck, motorcycle) does your household have? (check one)

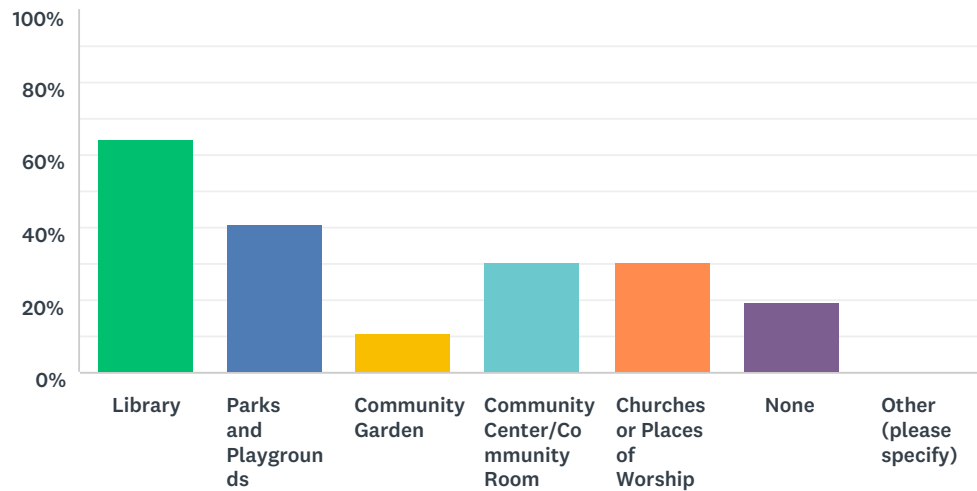
Answered: 301 Skipped: 11



ANSWER CHOICES	RESPONSES	
0	52.49%	158
1	37.87%	114
2	7.31%	22
3	1.33%	4
4 or more	1.00%	3
TOTAL		301

## Q68 Which of the following community resources do you or members of your household use in Edgehill? (check all that apply)

Answered: 294 Skipped: 18

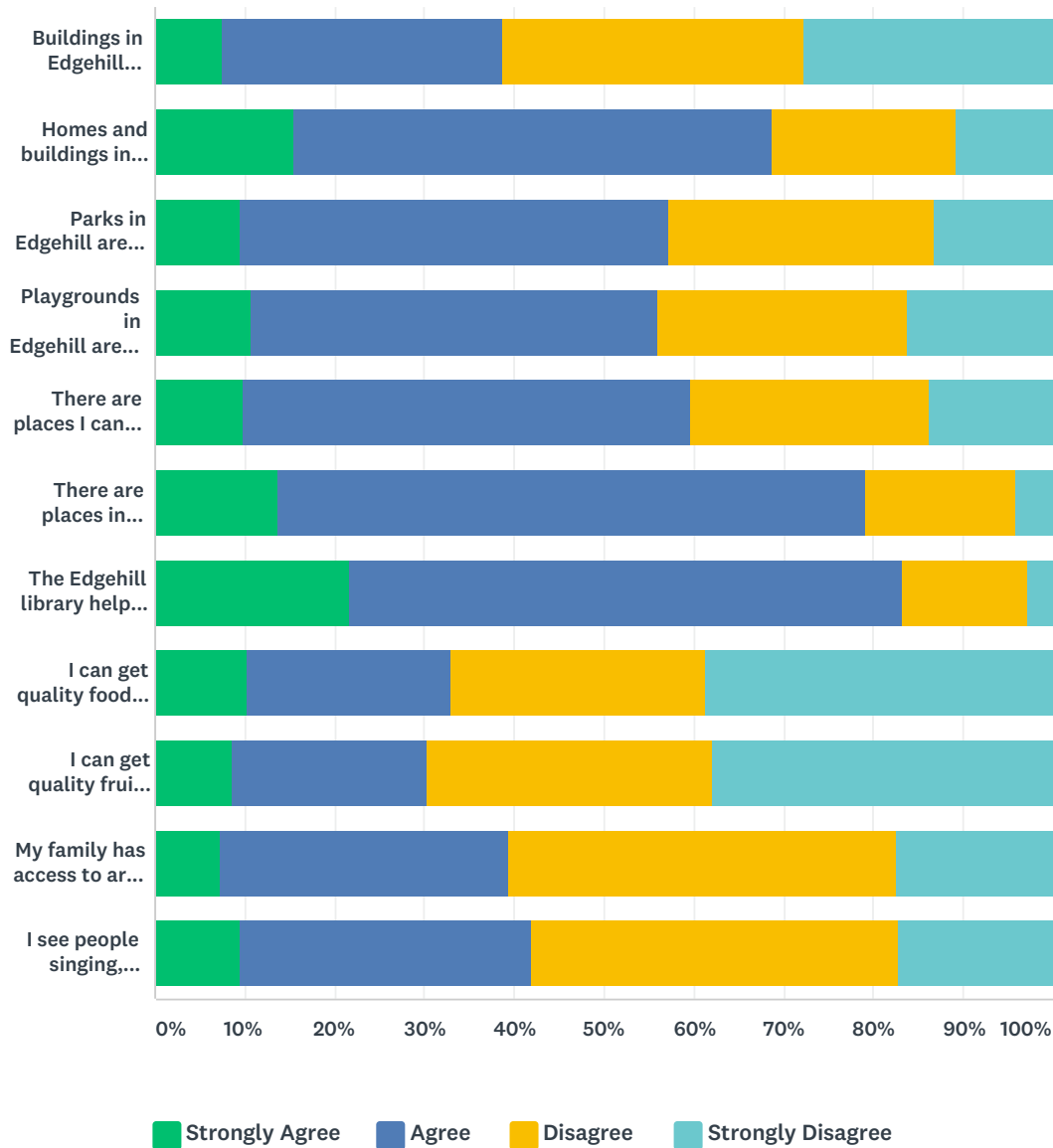


ANSWER CHOICES		RESPONSES	
Library		64.63%	190
Parks and Playgrounds		40.82%	120
Community Garden		11.22%	33
Community Center/Community Room		30.61%	90
Churches or Places of Worship		30.27%	89
None		19.39%	57
Other (please specify)		0.34%	1
Total Respondents: 294			

#	OTHER (PLEASE SPECIFY)	DATE
1	Salama	1/5/2018 8:30 AM

## Q69 Please indicate whether you strongly agree, agree, disagree, or strongly disagree with the following statements.

Answered: 303 Skipped: 9



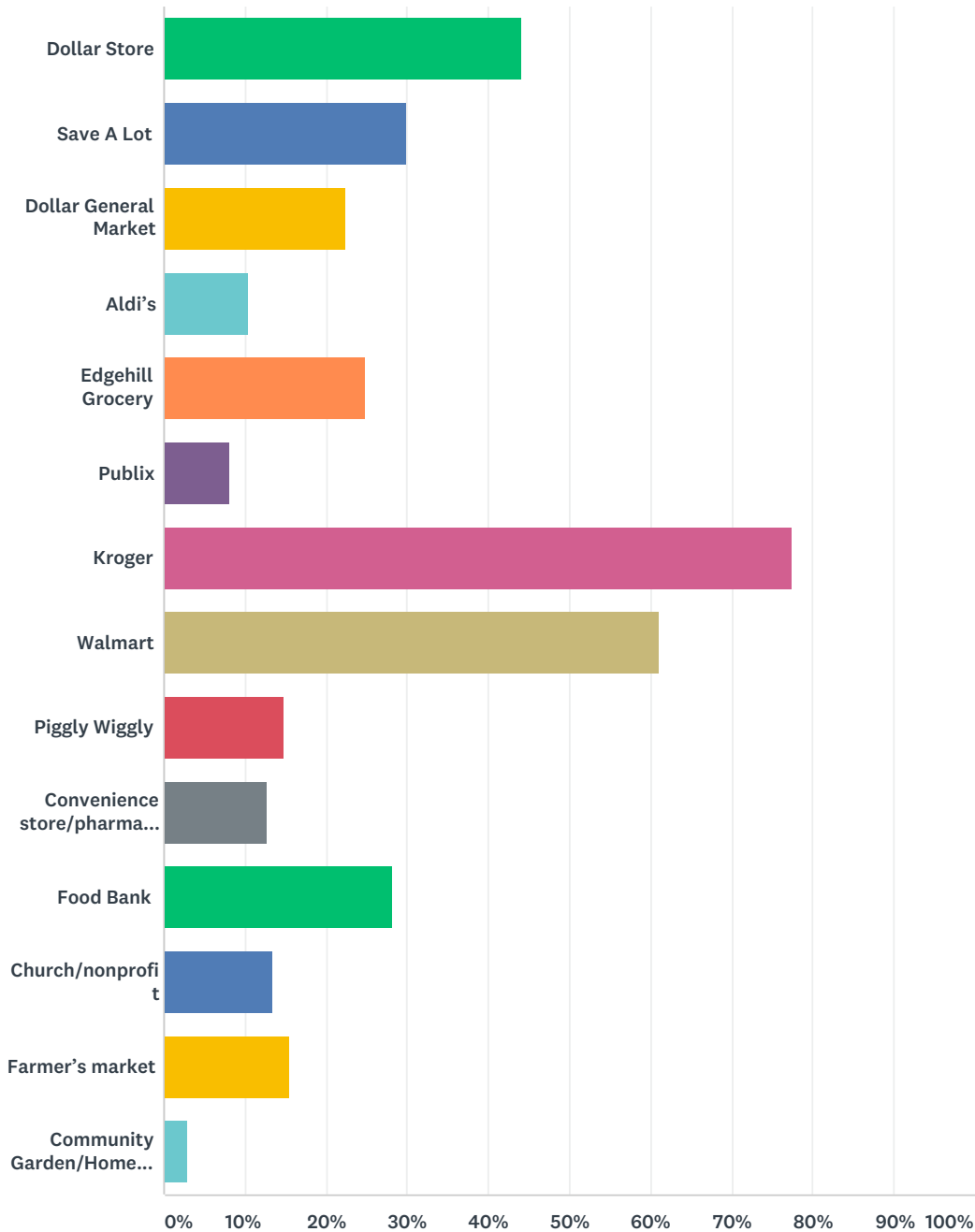
	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Buildings in Edgehill Apartments are in good shape.	7.43% 22	31.42% 93	33.45% 99	27.70% 82	296
Homes and buildings in the surrounding community are in good shape.	15.44% 44	53.33% 152	20.35% 58	10.88% 31	285
Parks in Edgehill are in good shape.	9.35% 26	47.84% 133	29.50% 82	13.31% 37	278
Playgrounds in Edgehill are well-maintained.	10.55% 29	45.45% 125	27.64% 76	16.36% 45	275
There are places I can go in Edgehill to meet friends.	9.93% 28	49.65% 140	26.60% 75	13.83% 39	282

## Envision Edgehill Apartments Resident Needs Assessment

There are places in Edgehill where people can hold meetings or have events.	13.75% 40	65.29% 190	16.84% 49	4.12% 12	291
The Edgehill library helps meet my family's educational and informational needs.	21.72% 63	61.38% 178	14.14% 41	2.76% 8	290
I can get quality food in Edgehill.	10.31% 30	22.68% 66	28.18% 82	38.83% 113	291
I can get quality fruits and vegetables in Edgehill.	8.71% 25	21.60% 62	31.71% 91	37.98% 109	287
My family has access to arts, music, and dance activities in my neighborhood.	7.32% 21	32.06% 92	43.21% 124	17.42% 50	287
I see people singing, dancing, and showing interest in art and music in my neighborhood.	9.34% 27	32.53% 94	40.83% 118	17.30% 50	289

## Q70 Where do you currently get food for your household? (check all that apply.)

Answered: 304 Skipped: 8



ANSWER CHOICES	RESPONSES	
Dollar Store	44.08%	134
Save A Lot	29.93%	91
Dollar General Market	22.37%	68
Aldi's	10.53%	32

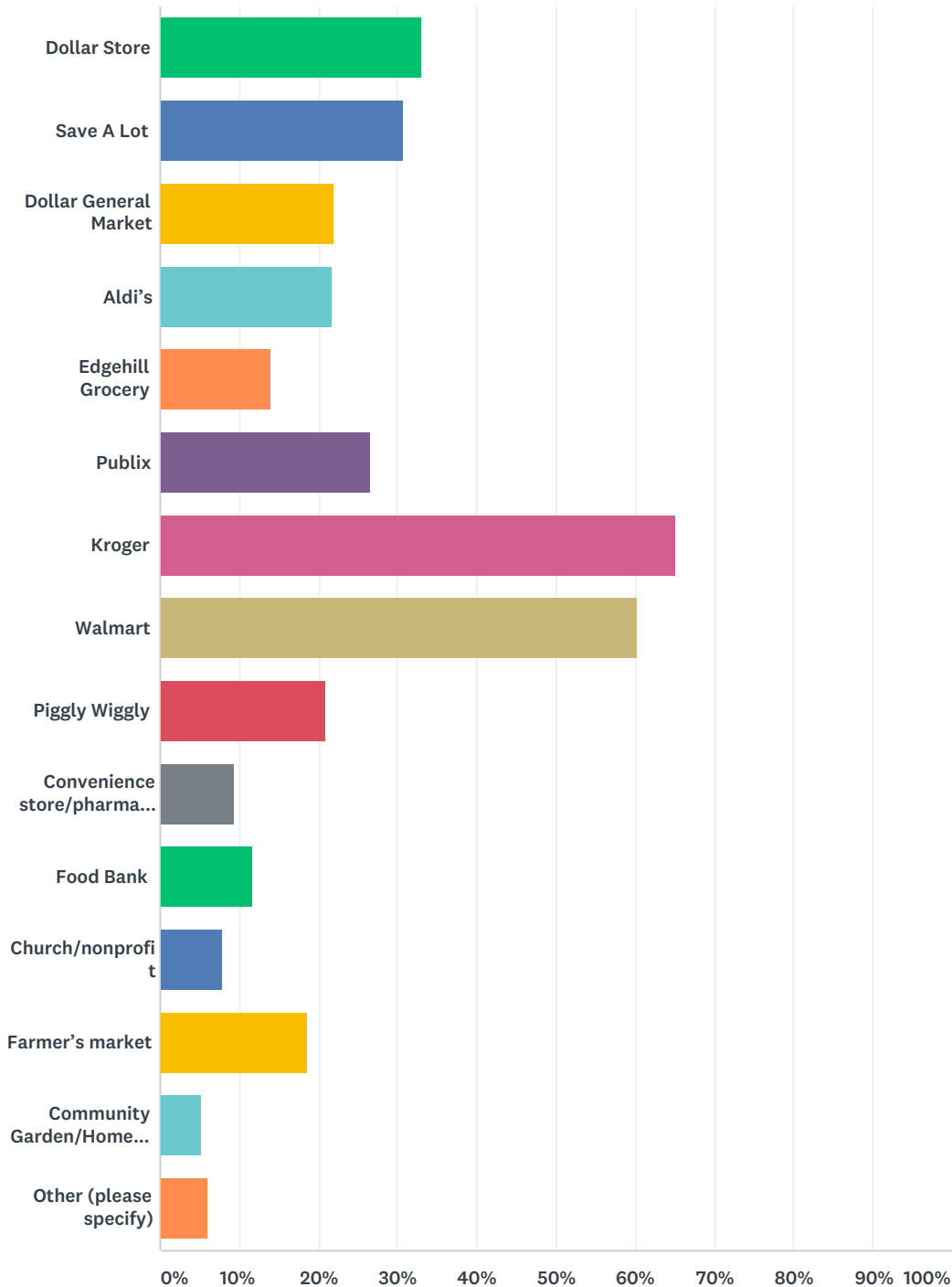
## Envision Edgehill Apartments Resident Needs Assessment

Edgehill Grocery	25.00%	76
Publix	8.22%	25
Kroger	77.30%	235
Walmart	61.18%	186
Piggly Wiggly	14.80%	45
Convenience store/pharmacy (like CVS or Walgreens)	12.83%	39
Food Bank	28.29%	86
Church/nonprofit	13.49%	41
Farmer's market	15.46%	47
Community Garden/Home garden	2.96%	9
Total Respondents: 304		

#	OTHER (PLEASE SPECIFY)	DATE
1	Service station	1/5/2018 11:30 AM
2	Foodland	1/5/2018 11:01 AM
3	Buy Rite	1/5/2018 10:32 AM
4	Foodland	1/5/2018 8:08 AM
5	dollar tree	1/5/2018 6:48 AM
6	CB on Murfreesboro Rd.	1/5/2018 5:02 AM
7	sam's	1/4/2018 5:15 PM
8	Maplewood H.G. Hill	1/4/2018 4:41 AM
9	Sam's Club	1/3/2018 10:07 AM
10	Sam's Club	1/3/2018 6:05 AM
11	Trader Joe's	12/29/2017 5:29 AM
12	H.G. Hill	12/29/2017 2:48 AM
13	Trader Joe's	12/28/2017 3:42 AM
14	Whole foods	12/27/2017 10:20 AM

## Q71 Where would you like to get food for your household? (check all that apply)

Answered: 300 Skipped: 12



ANSWER CHOICES	RESPONSES	
Dollar Store	33.00%	99
Save A Lot	30.67%	92



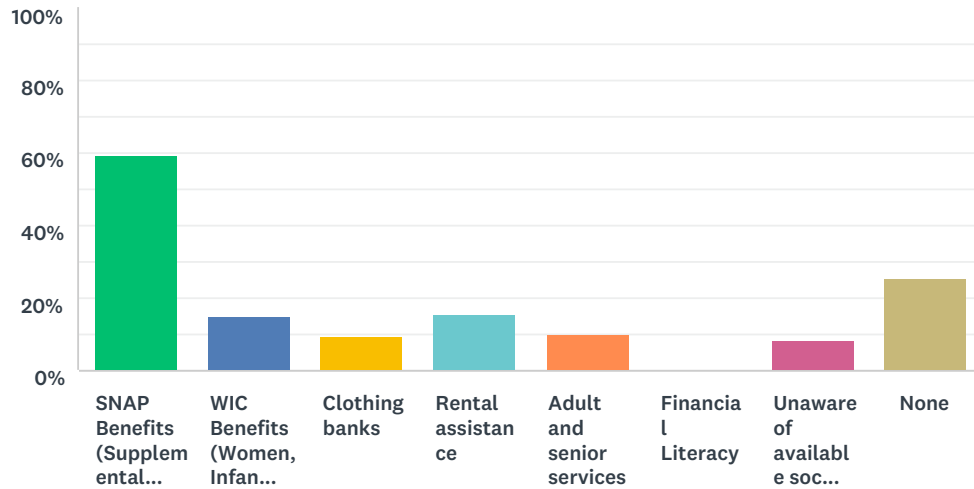
## Envision Edgehill Apartments Resident Needs Assessment

Dollar General Market	22.00%	66
Aldi's	21.67%	65
Edgehill Grocery	14.00%	42
Publix	26.67%	80
Kroger	65.00%	195
Walmart	60.33%	181
Piggly Wiggly	21.00%	63
Convenience store/pharmacy (like CVS or Walgreens)	9.33%	28
Food Bank	11.67%	35
Church/nonprofit	8.00%	24
Farmer's market	18.67%	56
Community Garden/Home garden	5.33%	16
Other (please specify)	6.00%	18
Total Respondents: 300		

#	OTHER (PLEASE SPECIFY)	DATE
1	Foodland	1/5/2018 11:01 AM
2	Buy Rite	1/5/2018 10:32 AM
3	in Edgehill	1/5/2018 10:26 AM
4	blank	1/5/2018 8:53 AM
5	whole foods, trader joe's	1/5/2018 7:27 AM
6	in neighborhood	1/5/2018 5:51 AM
7	places you can get the pick 5 special	1/4/2018 7:03 AM
8	other	1/4/2018 5:51 AM
9	we need a neighborhood grocery store	1/3/2018 10:02 AM
10	Sam's CLub	1/3/2018 9:10 AM
11	in neighborhood	1/2/2018 7:57 AM
12	another big store in the neighborhood	1/2/2018 7:31 AM
13	H.G. Hill	12/29/2017 2:48 AM
14	closer chain grocery - kroger/publix	12/28/2017 4:24 AM
15	real supermarket in Edgehill	12/28/2017 3:42 AM
16	Whole Foods; Turnip Truck	12/27/2017 6:42 AM
17	dollar tree	12/27/2017 5:29 AM
18	Whole Foods	12/27/2017 4:16 AM

## Q72 Do you or others in your household use any of the following supportive social services? (check all that apply)

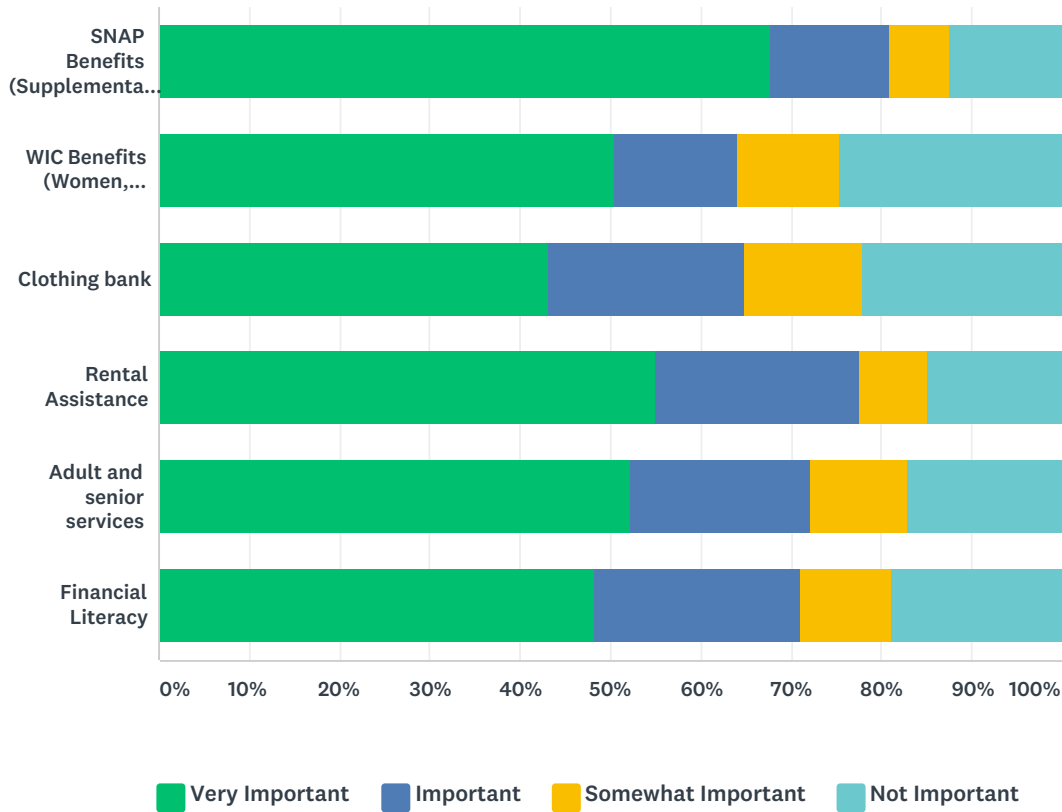
Answered: 288 Skipped: 24



ANSWER CHOICES	RESPONSES	
SNAP Benefits (Supplemental Nutrition Assistance Program)	59.38%	171
WIC Benefits (Women, Infants, Children Supplemental Nutrition Program)	14.93%	43
Clothing banks	9.38%	27
Rental assistance	15.28%	44
Adult and senior services	10.07%	29
Financial Literacy	0.35%	1
Unaware of available social services	8.68%	25
None	25.69%	74
Total Respondents: 288		

## Q73 Please indicate how important each of the following supportive social services is to you.

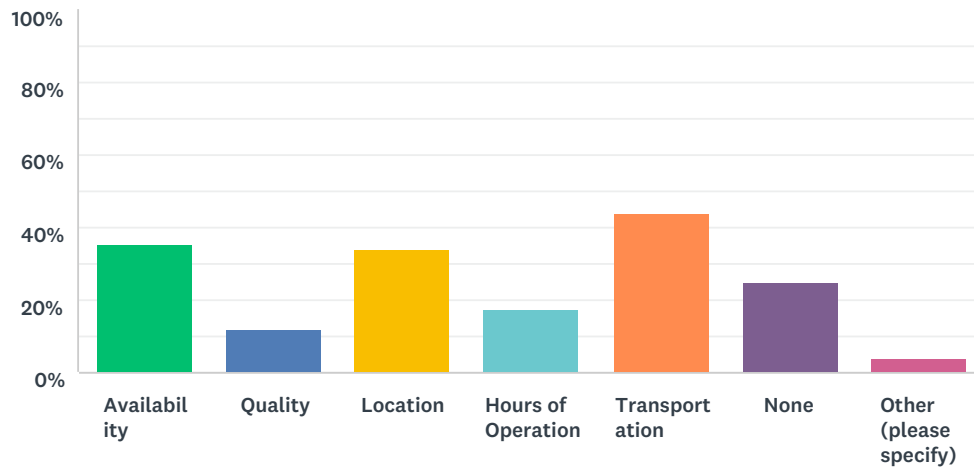
Answered: 295 Skipped: 17



	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
SNAP Benefits (Supplemental Nutrition Assistance Program)	67.74% 189	13.26% 37	6.45% 18	12.54% 35	279
WIC Benefits (Women, Infants, Children) Supplemental Nutrition Program)	50.41% 122	13.64% 33	11.16% 27	24.79% 60	242
Clothing bank	43.22% 102	21.61% 51	13.14% 31	22.03% 52	236
Rental Assistance	54.96% 144	22.52% 59	7.63% 20	14.89% 39	262
Adult and senior services	52.23% 129	19.84% 49	10.93% 27	17.00% 42	247
Financial Literacy	48.12% 115	23.01% 55	10.04% 24	18.83% 45	239

## Q74 What do you see as barriers to accessing these supportive social services? (check all that apply)

Answered: 285 Skipped: 27

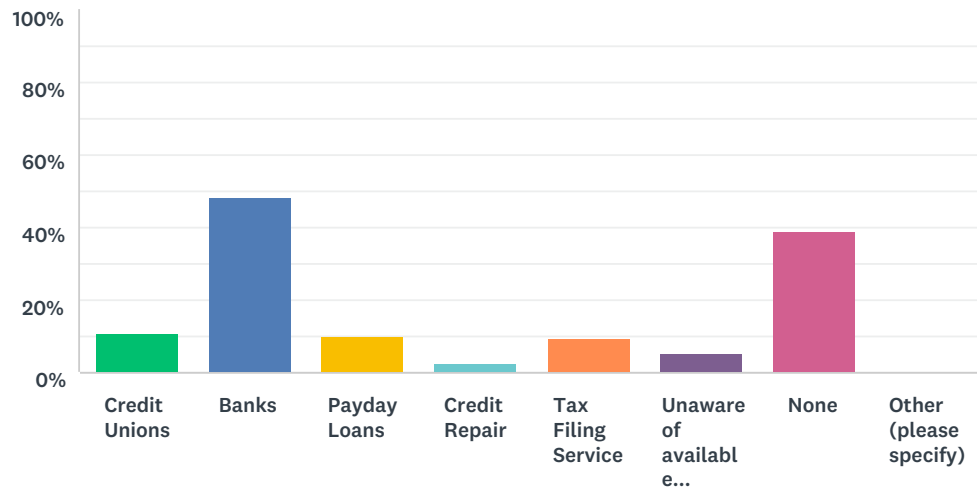


ANSWER CHOICES	RESPONSES	
Availability	35.44%	101
Quality	11.93%	34
Location	34.04%	97
Hours of Operation	17.54%	50
Transportation	43.86%	125
None	24.91%	71
Other (please specify)	3.86%	11
Total Respondents: 285		

#	OTHER (PLEASE SPECIFY)	DATE
1	not sure that other people know	1/5/2018 10:39 AM
2	Not reading	1/5/2018 5:11 AM
3	atm	1/4/2018 2:53 PM
4	awareness	1/4/2018 4:41 AM
5	Not qualified	1/3/2018 10:30 AM
6	cost	1/2/2018 8:50 AM
7	language	12/29/2017 8:42 AM
8	not aware	12/28/2017 8:15 AM
9	Don't want people to know they are illiterate	12/27/2017 8:53 AM
10	Not being aware of these services	12/27/2017 6:42 AM
11	n/a	12/27/2017 4:29 AM

## Q75 Do you or others in your household use any of the following financial services? (check all that apply)

Answered: 286 Skipped: 26

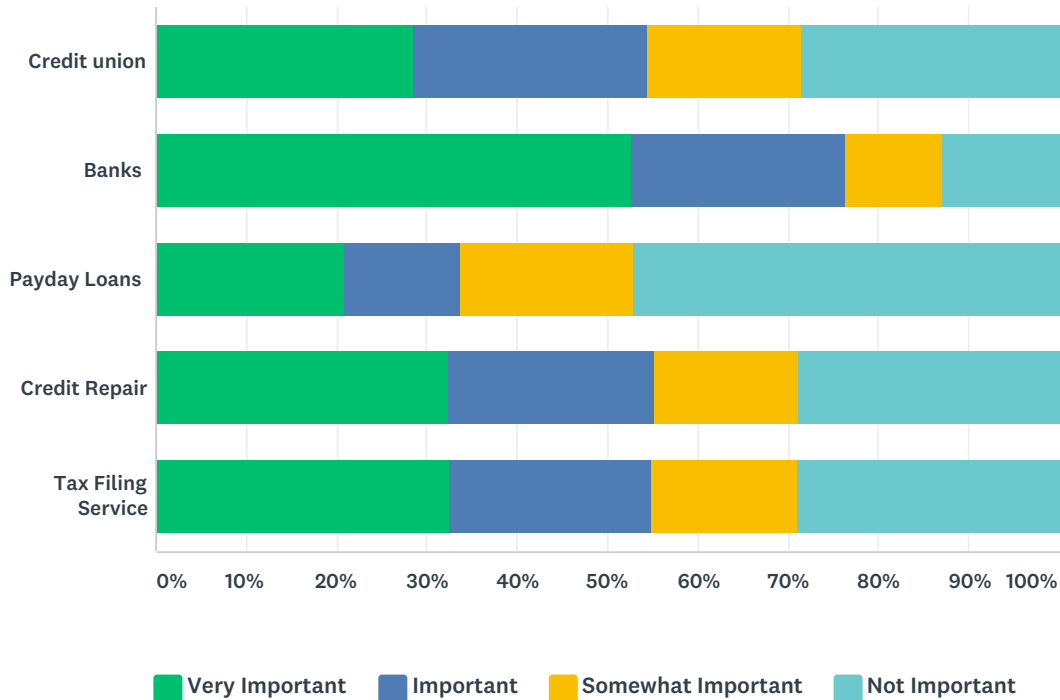


ANSWER CHOICES	RESPONSES	
Credit Unions	10.84%	31
Banks	48.25%	138
Payday Loans	9.79%	28
Credit Repair	2.45%	7
Tax Filing Service	9.44%	27
Unaware of available financial services	5.59%	16
None	38.81%	111
Other (please specify)	0.70%	2
Total Respondents: 286		

#	OTHER (PLEASE SPECIFY)	DATE
1	other	1/4/2018 5:51 AM
2	short term loans	1/4/2018 5:21 AM

## Q76 Please indicate how important each of the following financial services are to you.

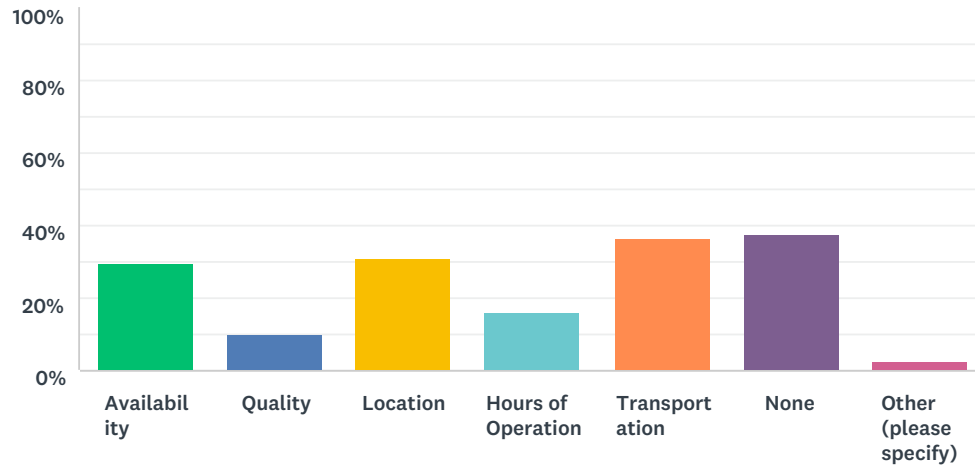
Answered: 285 Skipped: 27



	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
Credit union	28.51% 67	25.96% 61	17.02% 40	28.51% 67	235
Banks	52.55% 144	23.72% 65	10.95% 30	12.77% 35	274
Payday Loans	20.95% 44	12.86% 27	19.05% 40	47.14% 99	210
Credit Repair	32.24% 69	22.90% 49	15.89% 34	28.97% 62	214
Tax Filing Service	32.56% 70	22.33% 48	16.28% 35	28.84% 62	215

## Q77 What do you see as barriers to accessing these financial services? (check all that apply)

Answered: 271 Skipped: 41



ANSWER CHOICES	RESPONSES	
Availability	29.52%	80
Quality	9.96%	27
Location	31.00%	84
Hours of Operation	15.87%	43
Transportation	36.53%	99
None	37.27%	101
Other (please specify)	2.58%	7
Total Respondents: 271		

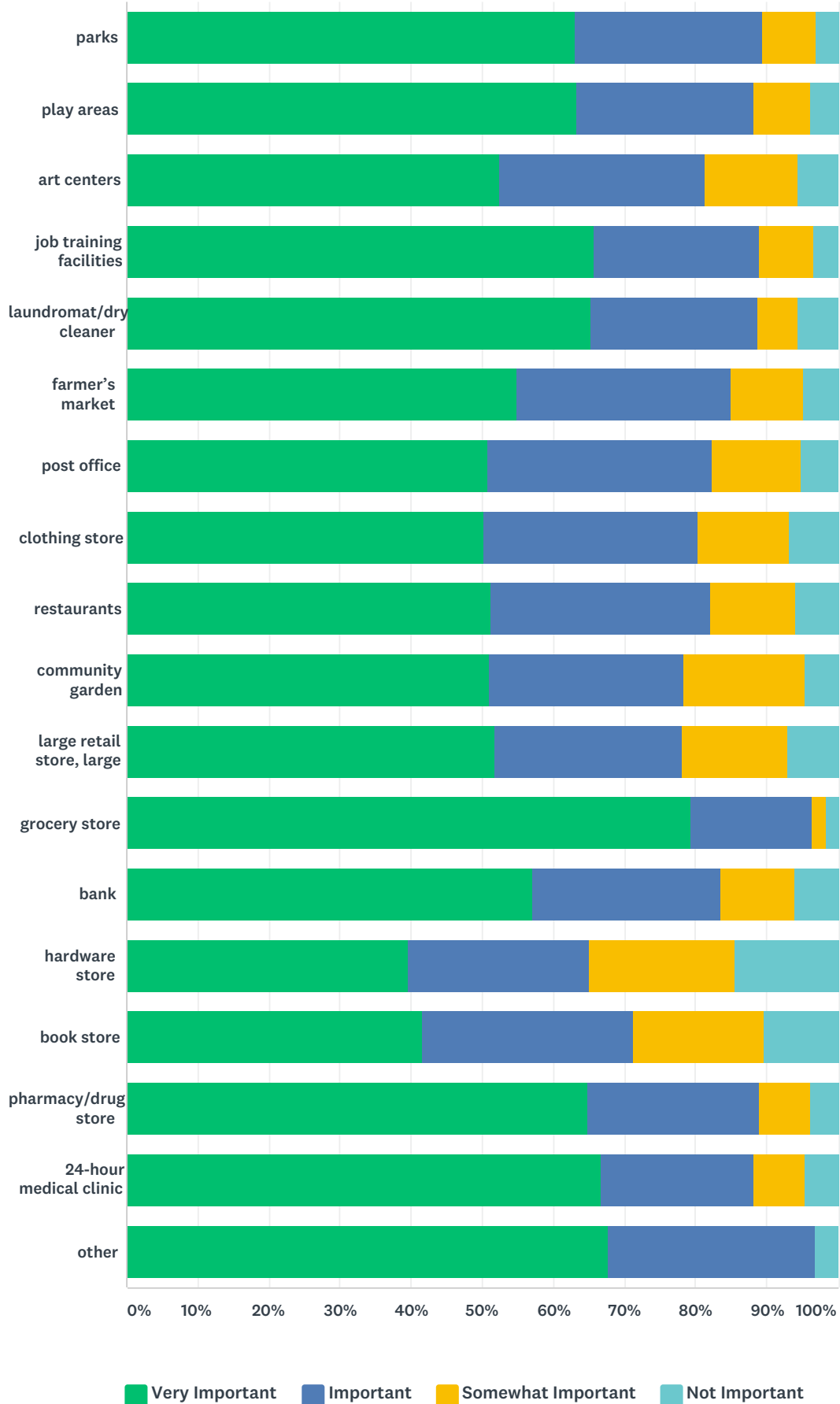
#	OTHER (PLEASE SPECIFY)	DATE
1	Not financially informed	1/5/2018 6:16 AM
2	jobs	1/4/2018 5:21 AM
3	awareness	1/4/2018 4:41 AM
4	other	1/3/2018 9:16 AM
5	unaware	12/29/2017 9:09 AM
6	financial charge	12/27/2017 8:53 AM
7	unawareness	12/27/2017 6:42 AM

**Q78 For Envision Edgehill Apartments redevelopment, tell us how important each neighborhood improvement is to you.**

Answered: 301   Skipped: 11



## Envision Edgehill Apartments Resident Needs Assessment



Very Important Important Somewhat Important Not Important

VERY IMPORTANT

IMPORTANT

SOMEWHAT IMPORTANT

NOT IMPORTANT

TOTAL

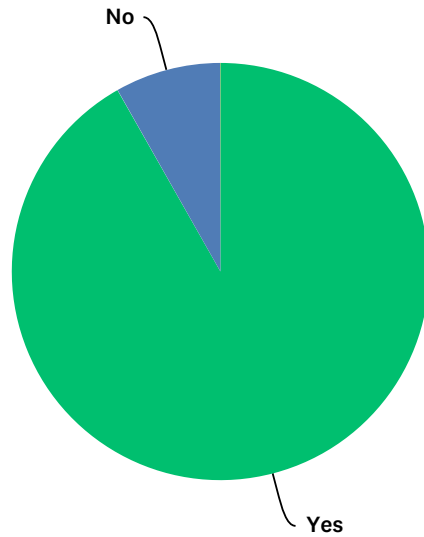
## Envision Edgehill Apartments Resident Needs Assessment

parks	63.10% 183	26.21% 76	7.59% 22	3.10% 9	290
play areas	63.32% 183	24.91% 72	7.96% 23	3.81% 11	289
art centers	52.43% 140	28.84% 77	13.11% 35	5.62% 15	267
job training facilities	65.63% 189	23.26% 67	7.64% 22	3.47% 10	288
laundromat/dry cleaner	65.26% 186	23.51% 67	5.61% 16	5.61% 16	285
farmer's market	54.79% 160	30.14% 88	10.27% 30	4.79% 14	292
post office	50.87% 147	31.49% 91	12.46% 36	5.19% 15	289
clothing store	50.17% 146	30.24% 88	12.71% 37	6.87% 20	291
restaurants	51.23% 146	30.88% 88	11.93% 34	5.96% 17	285
community garden	51.06% 144	27.30% 77	17.02% 48	4.61% 13	282
large retail store, large	51.77% 146	26.24% 74	14.89% 42	7.09% 20	282
grocery store	79.26% 237	17.06% 51	2.01% 6	1.67% 5	299
bank	57.04% 162	26.41% 75	10.56% 30	5.99% 17	284
hardware store	39.58% 112	25.44% 72	20.49% 58	14.49% 41	283
book store	41.58% 116	29.75% 83	18.28% 51	10.39% 29	279
pharmacy/drug store	64.95% 189	24.05% 70	7.22% 21	3.78% 11	291
24-hour medical clinic	66.67% 190	21.40% 61	7.37% 21	4.56% 13	285
other	67.74% 21	29.03% 9	0.00% 0	3.23% 1	31

#	OTHER (PLEASE SPECIFY)	DATE
1	daycare	1/5/2018 8:38 AM
2	Leaders to implement the change they talk about	1/5/2018 6:16 AM
3	auto mechanic shop	1/4/2018 5:21 AM
4	More Daycare	1/4/2018 4:17 AM
5	dentist office	1/4/2018 3:30 AM
6	stop drugs	1/3/2018 3:50 AM
7	personal laundry/hook-ups in the apartment	12/28/2017 5:33 AM

## Q79 Do you have access to a cell phone? (check one)

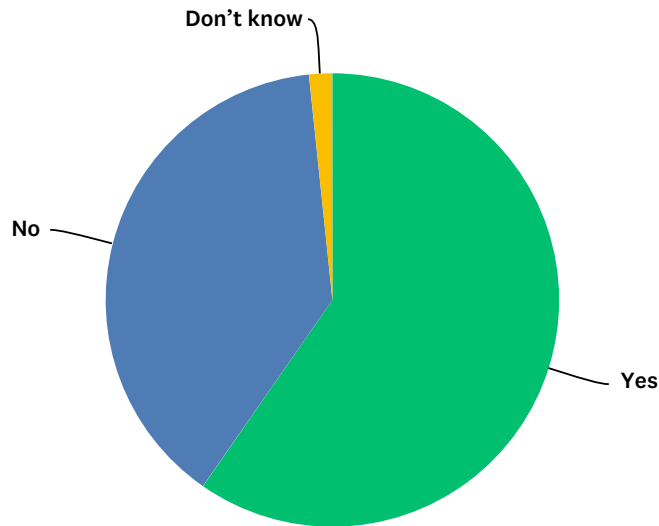
Answered: 305 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	91.80%	280
No	8.20%	25
Don't know	0.00%	0
TOTAL		305

# Q80 Do you have access to a computer or tablet in your home that you can use to do word processing, write emails, or complete a job application? (check one)

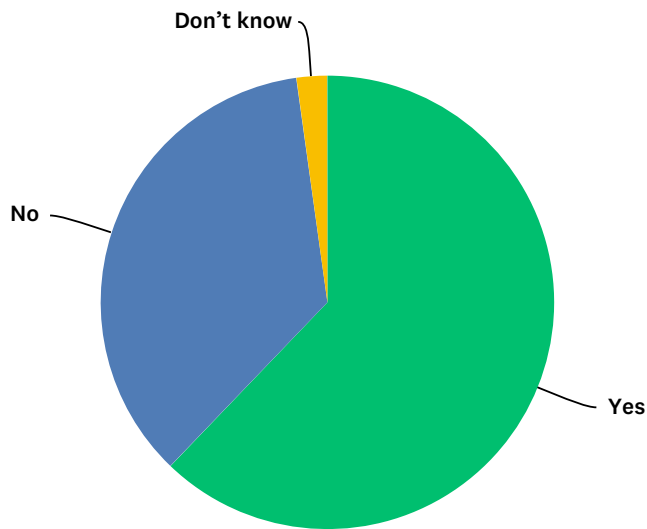
Answered: 305 Skipped: 7



ANSWER CHOICES		RESPONSES	
Yes		59.67%	182
No		38.69%	118
Don't know		1.64%	5
TOTAL			305

## Q81 If yes, do you have access to the internet in your home (other than through your phone)? (check one)

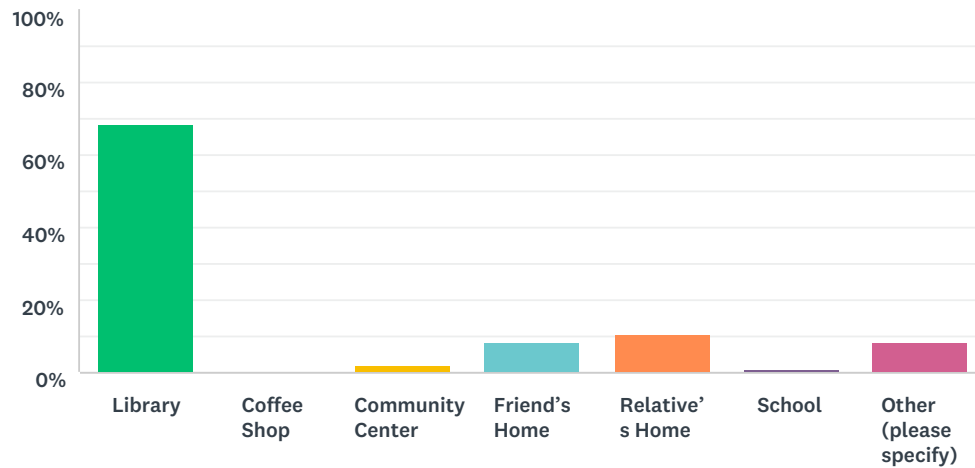
Answered: 275 Skipped: 37



ANSWER CHOICES		RESPONSES	
Yes		62.18%	171
No		35.64%	98
Don't know		2.18%	6
TOTAL			275

## Q82 If no, where do you go to access a computer or use the internet? (check one)

Answered: 162 Skipped: 150



ANSWER CHOICES	RESPONSES	
Library	68.52%	111
Coffee Shop	0.62%	1
Community Center	1.85%	3
Friend's Home	8.64%	14
Relative's Home	10.49%	17
School	1.23%	2
Other (please specify)	8.64%	14
<b>TOTAL</b>		<b>162</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	None	1/5/2018 11:21 AM
2	don't know how to use it	1/5/2018 10:27 AM
3	don't need it	1/5/2018 10:14 AM
4	don't do computers	1/5/2018 8:37 AM
5	phone	1/5/2018 5:51 AM
6	gernert downstairs	1/4/2018 2:36 PM
7	restaurants	1/4/2018 5:00 AM
8	none	1/3/2018 10:22 AM
9	go to daughter for assistance	1/3/2018 10:02 AM
10	No where	1/3/2018 9:18 AM
11	Gernert	12/29/2017 5:00 AM
12	n/a	12/29/2017 3:35 AM
13	nowhere	12/27/2017 8:54 AM

## Envision Edgehill Apartments Resident Needs Assessment

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14

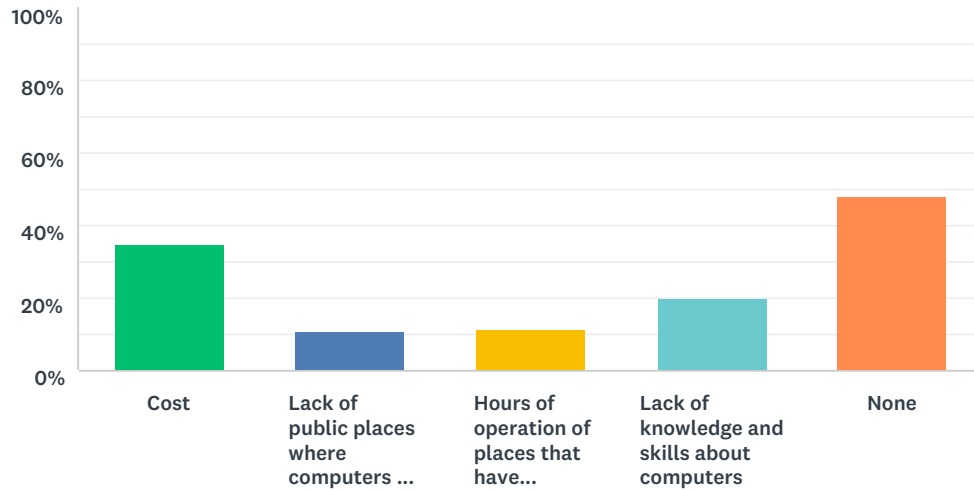
have a computer

12/27/2017 5:36 AM

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## Q83 What are the barriers you and/or members of your household face to having computer access? (check all that apply)

Answered: 278 Skipped: 34

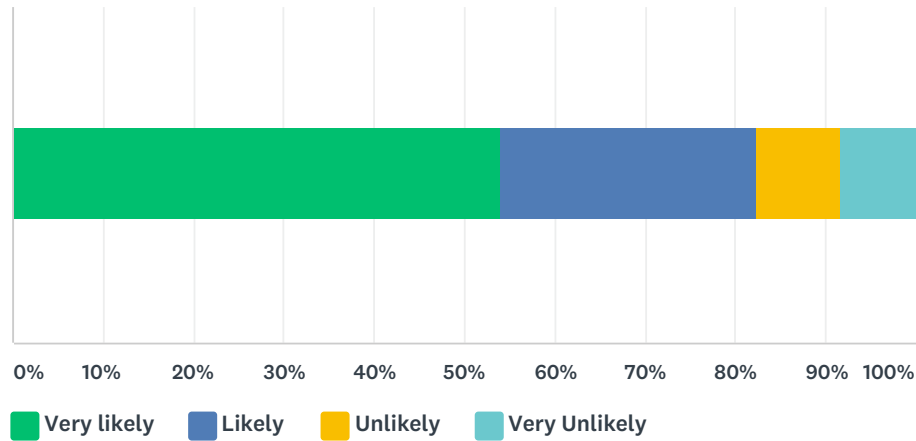


ANSWER CHOICES	RESPONSES	
Cost	34.89%	97
Lack of public places where computers are available for resident use in the Edgehill community	11.15%	31
Hours of operation of places that have publically available computers	11.51%	32
Lack of knowledge and skills about computers	20.14%	56
None	48.20%	134
Total Respondents: 278		



## Q84 How likely would you use a computer center if one were built in this community? (check one)

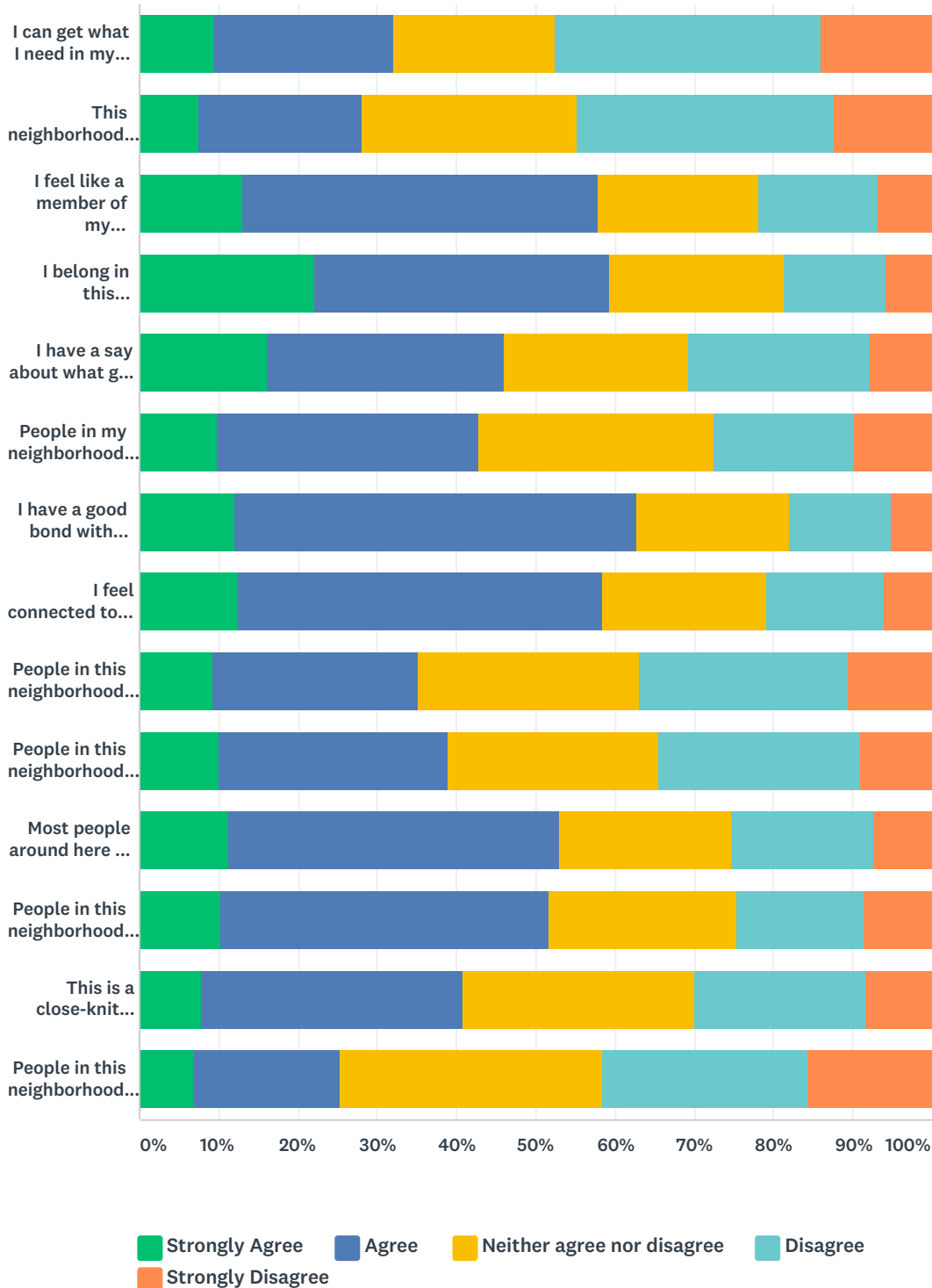
Answered: 294 Skipped: 18



ANSWER CHOICES	RESPONSES	
Very likely	54.08%	159
Likely	28.23%	83
Unlikely	9.18%	27
Very Unlikely	8.50%	25
TOTAL		294

# Q85 Please indicate whether you strongly agree, agree, disagree, or strongly disagree with the following statements.

Answered: 301 Skipped: 11



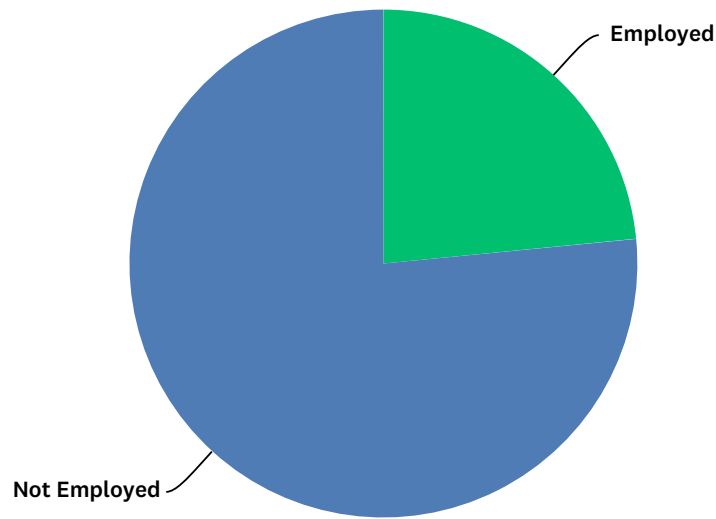
	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
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## Envision Edgehill Apartments Resident Needs Assessment

I can get what I need in my neighborhood.	9.40% 28	22.82% 68	20.13% 60	33.56% 100	14.09% 42	298
This neighborhood helps me fulfill my needs.	7.46% 22	20.68% 61	27.12% 80	32.20% 95	12.54% 37	295
I feel like a member of my neighborhood.	13.15% 38	44.64% 129	20.42% 59	14.88% 43	6.92% 20	289
I belong in this neighborhood.	22.15% 64	37.02% 107	22.15% 64	12.80% 37	5.88% 17	289
I have a say about what goes on in my neighborhood.	16.04% 47	30.03% 88	23.21% 68	22.87% 67	7.85% 23	293
People in my neighborhood are good at influencing each other.	9.83% 29	32.88% 97	29.83% 88	17.63% 52	9.83% 29	295
I have a good bond with others in my neighborhood.	11.99% 35	50.68% 148	19.18% 56	13.01% 38	5.14% 15	292
I feel connected to my neighborhood.	12.42% 37	45.97% 137	20.81% 62	14.77% 44	6.04% 18	298
People in this neighborhood share the same values.	9.15% 26	26.06% 74	27.82% 79	26.41% 75	10.56% 30	284
People in this neighborhood believe the same things are important.	10.00% 29	28.97% 84	26.55% 77	25.52% 74	8.97% 26	290
Most people around here are willing to help their neighbors.	11.15% 33	41.89% 124	21.62% 64	17.91% 53	7.43% 22	296
People in this neighborhood generally get along with each other.	10.31% 30	41.24% 120	23.71% 69	16.15% 47	8.59% 25	291
This is a close-knit neighborhood.	7.75% 22	33.10% 94	29.23% 83	21.48% 61	8.45% 24	284
People in this neighborhood can be trusted.	6.83% 20	18.43% 54	33.11% 97	25.94% 76	15.70% 46	293

## Q86 What is your employment status? (check one)

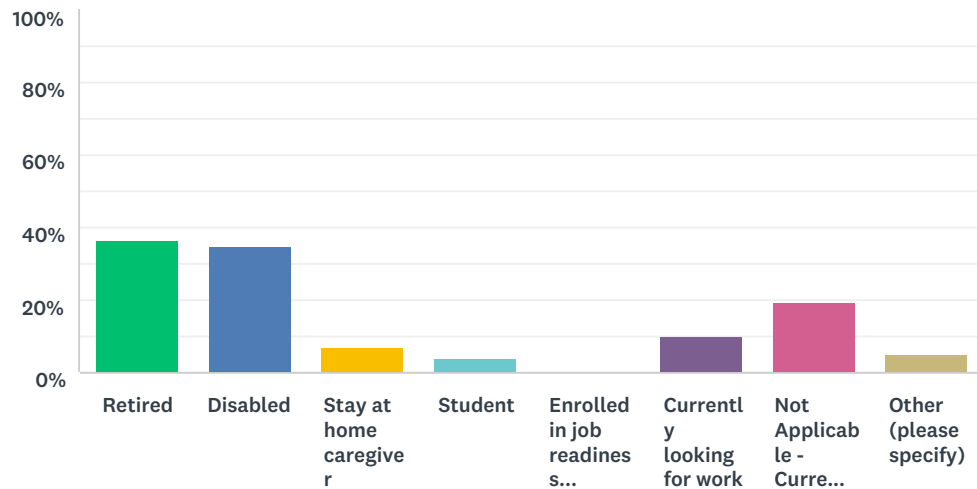
Answered: 307 Skipped: 5



ANSWER CHOICES	RESPONSES	
Employed	23.45%	72
Not Employed	76.55%	235
TOTAL		307

## Q87 If you are not currently employed, which of the following best describes your situation? (check all that apply.)

Answered: 267 Skipped: 45



ANSWER CHOICES	RESPONSES	
Retired	36.33%	97
Disabled	34.83%	93
Stay at home caregiver	7.12%	19
Student	4.12%	11
Enrolled in job readiness program	0.00%	0
Currently looking for work	10.11%	27
Not Applicable - Currently Employed	19.48%	52
Other (please specify)	5.24%	14
Total Respondents: 267		

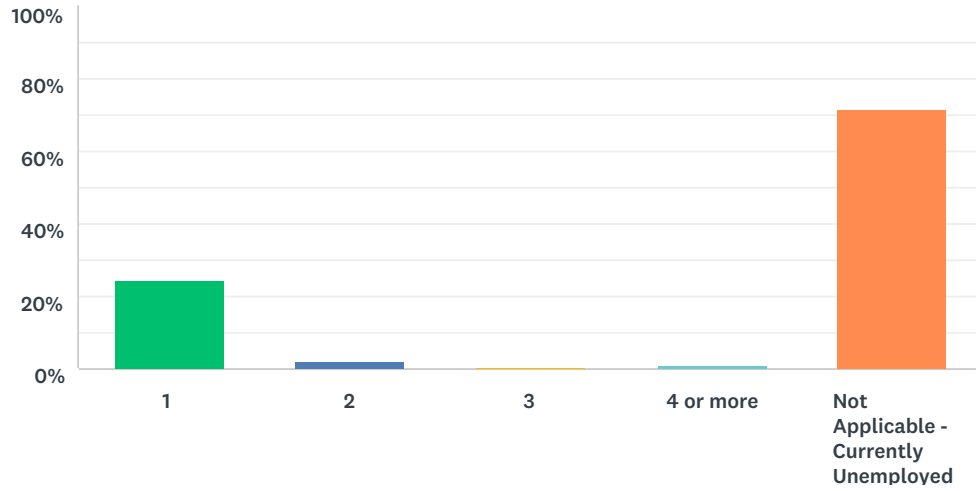
#	OTHER (PLEASE SPECIFY)	DATE
1	SSI	1/5/2018 11:11 AM
2	self employed	1/5/2018 9:01 AM
3	filing for disability	1/5/2018 5:32 AM
4	child care	1/4/2018 4:34 PM
5	other	1/4/2018 5:52 AM
6	pregnant	1/4/2018 4:48 AM
7	88 years old	1/3/2018 10:02 AM
8	other	1/3/2018 9:17 AM
9	SSI	1/2/2018 3:42 AM
10	stay at home mom	12/29/2017 8:43 AM
11	not listed	12/29/2017 8:37 AM

## Envision Edgehill Apartments Resident Needs Assessment

12	nonprofit work	12/29/2017 5:30 AM
13	widow	12/27/2017 9:50 AM
14	occasionally self-employed	12/27/2017 6:43 AM

## Q88 How many jobs do you currently have? (check one)

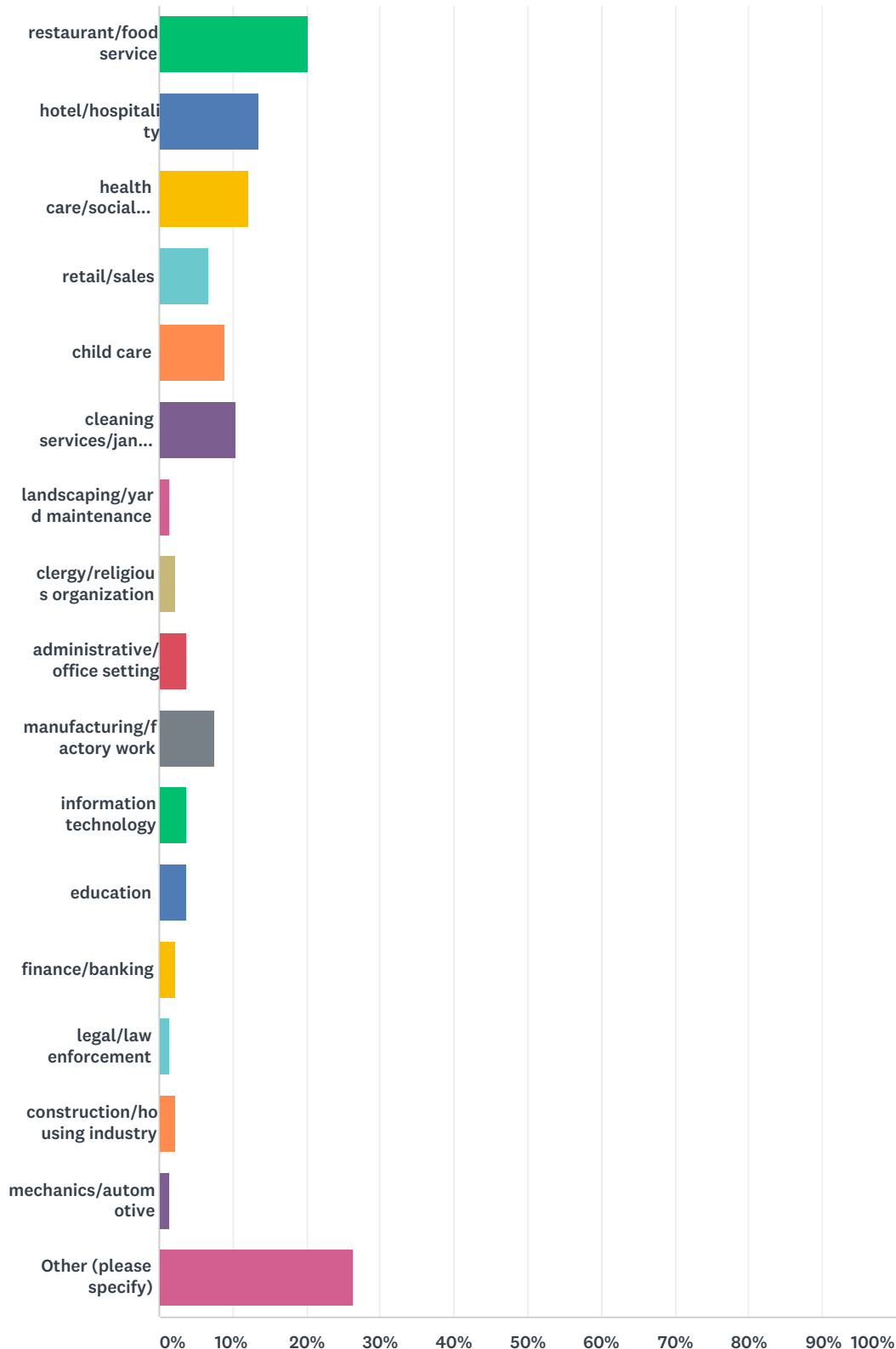
Answered: 282 Skipped: 30



ANSWER CHOICES	RESPONSES	
1	24.47%	69
2	2.13%	6
3	0.71%	2
4 or more	1.06%	3
Not Applicable - Currently Unemployed	71.63%	202
TOTAL		282

## Q89 Which of the following best describes the field(s) in which you are currently working? (check all that apply.)

Answered: 133 Skipped: 179





## Envision Edgehill Apartments Resident Needs Assessment

ANSWER CHOICES	RESPONSES	
restaurant/food service	20.30%	27
hotel/hospitality	13.53%	18
health care/social services	12.03%	16
retail/sales	6.77%	9
child care	9.02%	12
cleaning services/janitorial	10.53%	14
landscaping/yard maintenance	1.50%	2
clergy/religious organization	2.26%	3
administrative/office setting	3.76%	5
manufacturing/factory work	7.52%	10
information technology	3.76%	5
education	3.76%	5
finance/banking	2.26%	3
legal/law enforcement	1.50%	2
construction/housing industry	2.26%	3
mechanics/automotive	1.50%	2
Other (please specify)	26.32%	35
Total Respondents: 133		

#	OTHER (PLEASE SPECIFY)	DATE
1	not employed	1/5/2018 11:37 AM
2	Painter	1/5/2018 11:33 AM
3	None	1/5/2018 11:22 AM
4	N/A	1/5/2018 10:51 AM
5	Don't work	1/5/2018 10:48 AM
6	retired	1/5/2018 10:26 AM
7	disabled	1/5/2018 10:15 AM
8	N/A	1/5/2018 9:09 AM
9	blank	1/5/2018 9:01 AM
10	none	1/5/2018 8:09 AM
11	security	1/5/2018 7:56 AM
12	none	1/4/2018 4:35 PM
13	maintenance	1/4/2018 2:17 PM
14	uber	1/4/2018 1:58 PM
15	none	1/4/2018 5:44 AM
16	N/A	1/4/2018 5:22 AM
17	customer service	1/3/2018 10:32 AM

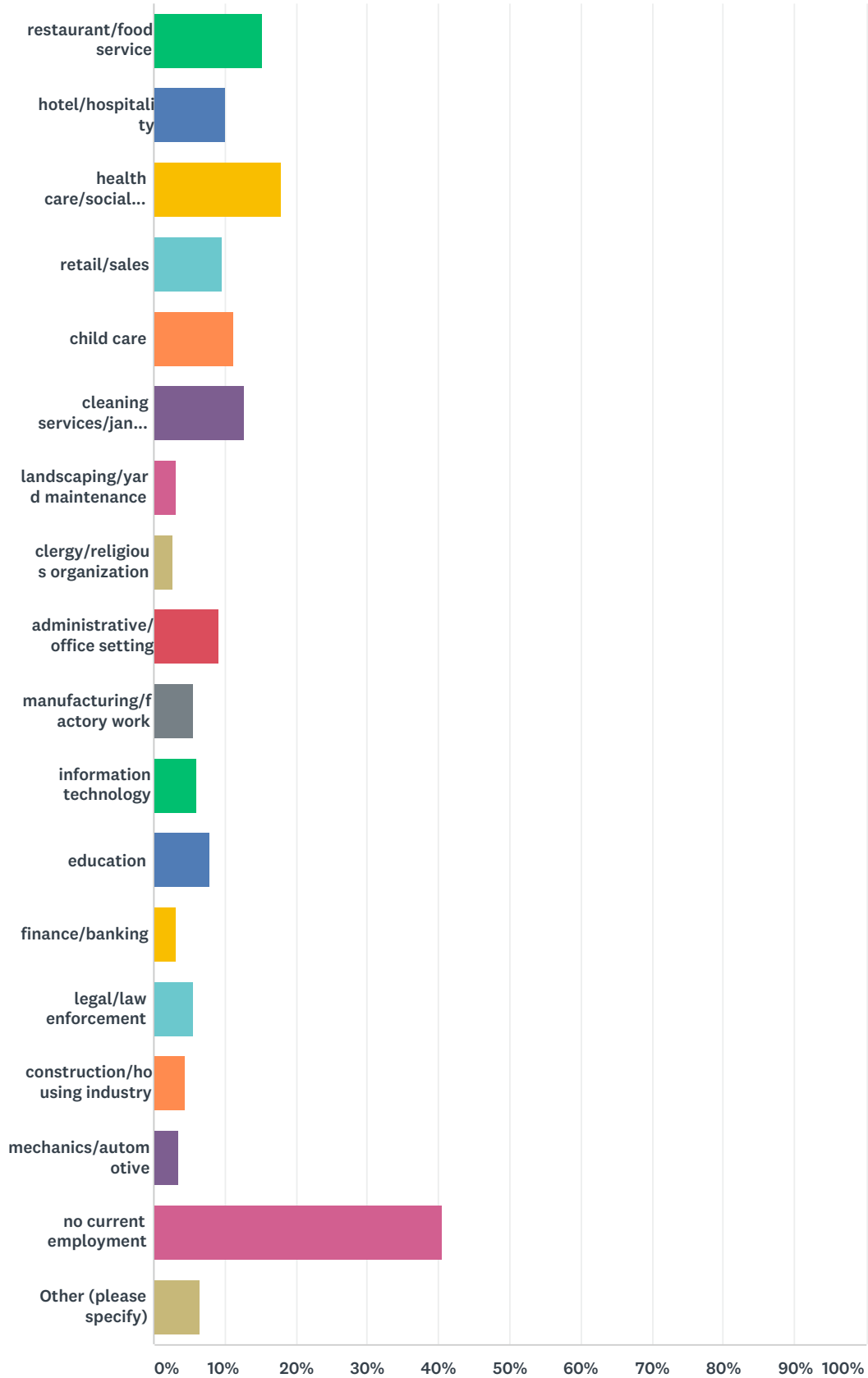
## Envision Edgehill Apartments Resident Needs Assessment

18	hair salon	1/3/2018 10:14 AM
19	community organizer, director of resource ctr	1/3/2018 10:14 AM
20	N/A	1/3/2018 8:22 AM
21	N.A.	1/3/2018 8:08 AM
22	none	1/3/2018 6:48 AM
23	other	1/3/2018 4:13 AM
24	retired	1/3/2018 3:51 AM
25	customer service	1/2/2018 8:51 AM
26	Diiet Clerk II	1/2/2018 3:24 AM
27	disabled	1/2/2018 3:02 AM
28	disable	12/29/2017 8:40 AM
29	Externship	12/29/2017 5:38 AM
30	retired	12/28/2017 9:19 AM
31	not listed	12/28/2017 5:50 AM
32	not working	12/28/2017 5:29 AM
33	none	12/27/2017 10:11 AM
34	security	12/27/2017 10:03 AM
35	art	12/27/2017 6:44 AM

**Q90 Which of the following best describes the field(s) in which you would like to be working? (check all that apply.)**

Answered: 249   Skipped: 63

## Envision Edgehill Apartments Resident Needs Assessment



ANSWER CHOICES	RESPONSES	
restaurant/food service	15.26%	38

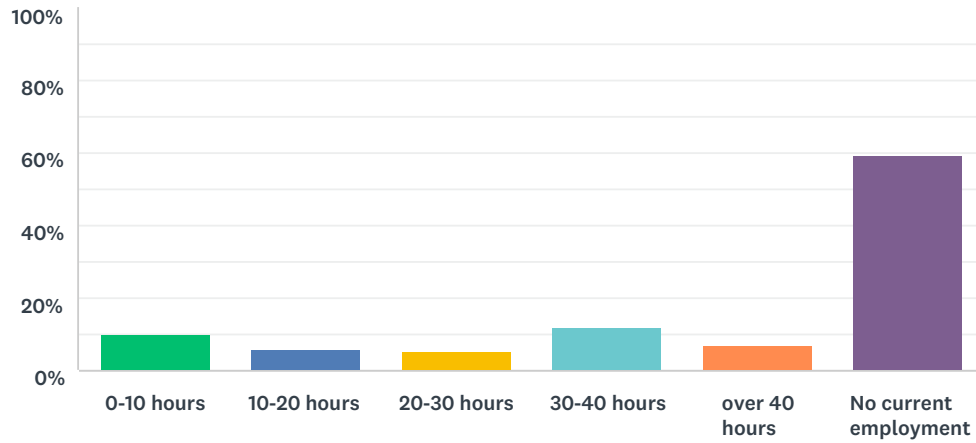
## Envision Edgehill Apartments Resident Needs Assessment

hotel/hospitality	10.04%	25
health care/social services	18.07%	45
retail/sales	9.64%	24
child care	11.24%	28
cleaning services/janitorial	12.85%	32
landscaping/yard maintenance	3.21%	8
clergy/religious organization	2.81%	7
administrative/office setting	9.24%	23
manufacturing/factory work	5.62%	14
information technology	6.02%	15
education	8.03%	20
finance/banking	3.21%	8
legal/law enforcement	5.62%	14
construction/housing industry	4.42%	11
mechanics/automotive	3.61%	9
no current employment	40.56%	101
Other (please specify)	6.43%	16
Total Respondents: 249		

#	OTHER (PLEASE SPECIFY)	DATE
1	Painter/Retired	1/5/2018 11:33 AM
2	None	1/5/2018 11:22 AM
3	None	1/5/2018 10:48 AM
4	disabled	1/5/2018 10:15 AM
5	none	1/4/2018 5:39 PM
6	uber	1/4/2018 1:58 PM
7	CNA	1/4/2018 5:52 AM
8	nursing	1/4/2018 3:44 AM
9	Graphic Design/ Illustration	1/3/2018 10:48 AM
10	customer service	1/3/2018 10:32 AM
11	none	1/3/2018 10:14 AM
12	Artist/ Tattoos	1/3/2018 8:08 AM
13	disabled	1/3/2018 6:48 AM
14	satisfied	12/29/2017 5:01 AM
15	none	12/27/2017 10:03 AM
16	none	12/27/2017 6:44 AM

## Q91 How many hours per week does the primary earner in your household work? (check one)

Answered: 277 Skipped: 35

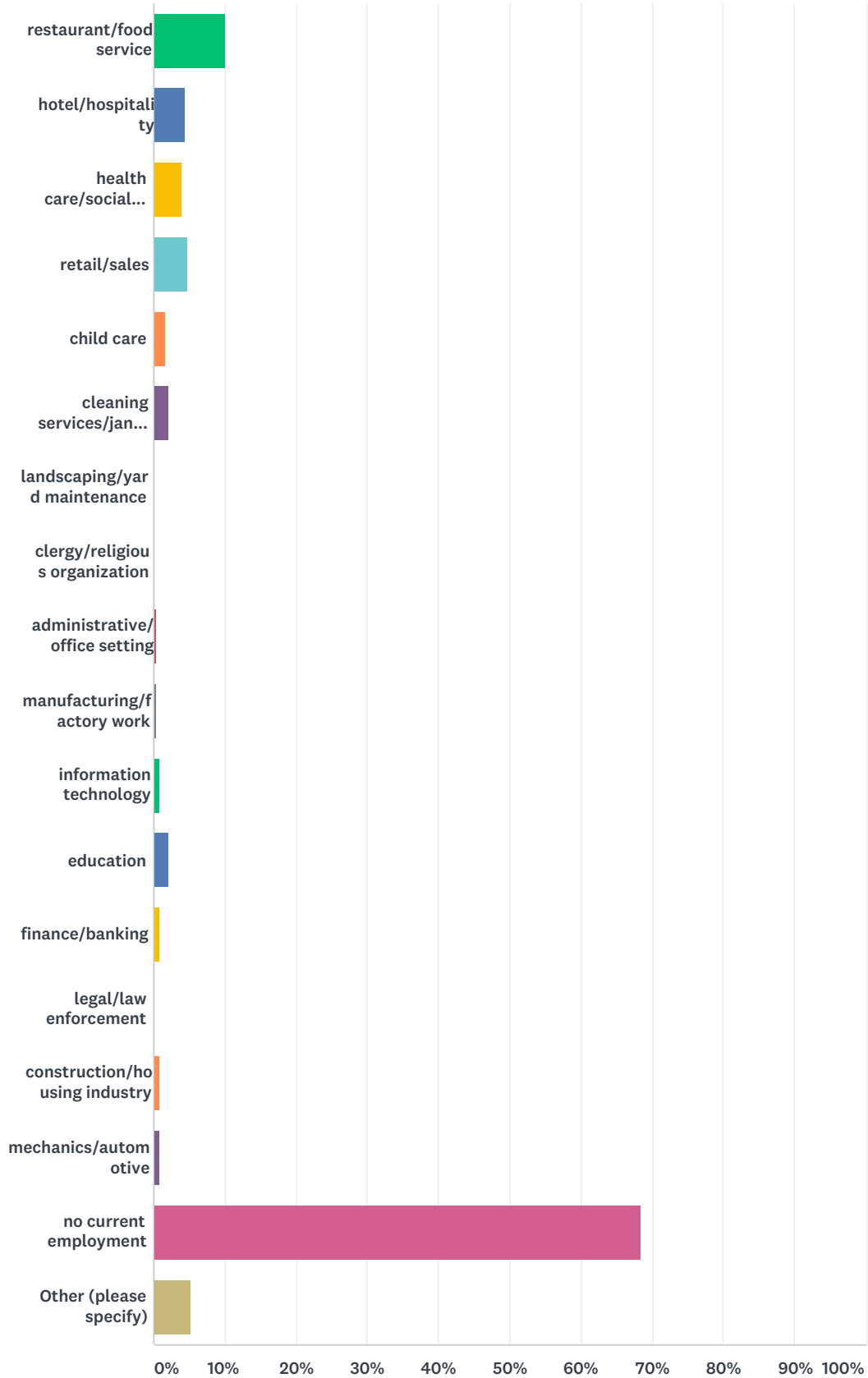


ANSWER CHOICES	RESPONSES	
0-10 hours	10.11%	28
10-20 hours	5.78%	16
20-30 hours	5.42%	15
30-40 hours	11.91%	33
over 40 hours	7.22%	20
No current employment	59.57%	165
TOTAL		277

**Q92 Which of the following best describes the field(s) in which others members of your household are currently working? (check all that apply.)**

Answered: 228   Skipped: 84

## Envision Edgehill Apartments Resident Needs Assessment



ANSWER CHOICES	RESPONSES	
restaurant/food service	10.09%	23



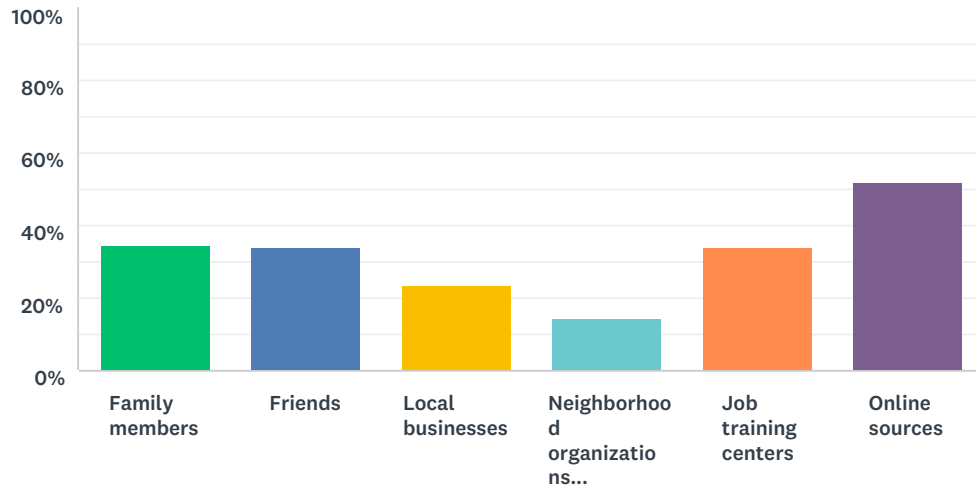
## Envision Edgehill Apartments Resident Needs Assessment

hotel/hospitality	4.39%	10
health care/social services	3.95%	9
retail/sales	4.82%	11
child care	1.75%	4
cleaning services/janitorial	2.19%	5
landscaping/yard maintenance	0.00%	0
clergy/religious organization	0.00%	0
administrative/office setting	0.44%	1
manufacturing/factory work	0.44%	1
information technology	0.88%	2
education	2.19%	5
finance/banking	0.88%	2
legal/law enforcement	0.00%	0
construction/housing industry	0.88%	2
mechanics/automotive	0.88%	2
no current employment	68.42%	156
Other (please specify)	5.26%	12
Total Respondents: 228		

#	OTHER (PLEASE SPECIFY)	DATE
1	don't work	1/5/2018 11:47 AM
2	None	1/5/2018 11:23 AM
3	None	1/5/2018 10:49 AM
4	no others work me only	1/5/2018 10:32 AM
5	N/A	1/5/2018 9:09 AM
6	uber	1/4/2018 1:59 PM
7	none	1/3/2018 10:15 AM
8	Just me	1/3/2018 9:20 AM
9	other	1/3/2018 9:17 AM
10	Tattoo Artist	1/3/2018 8:09 AM
11	none	12/27/2017 10:03 AM
12	none	12/27/2017 5:39 AM

## Q93 If you or members of your household are looking for work, where do you/they go for help? (check all that apply)

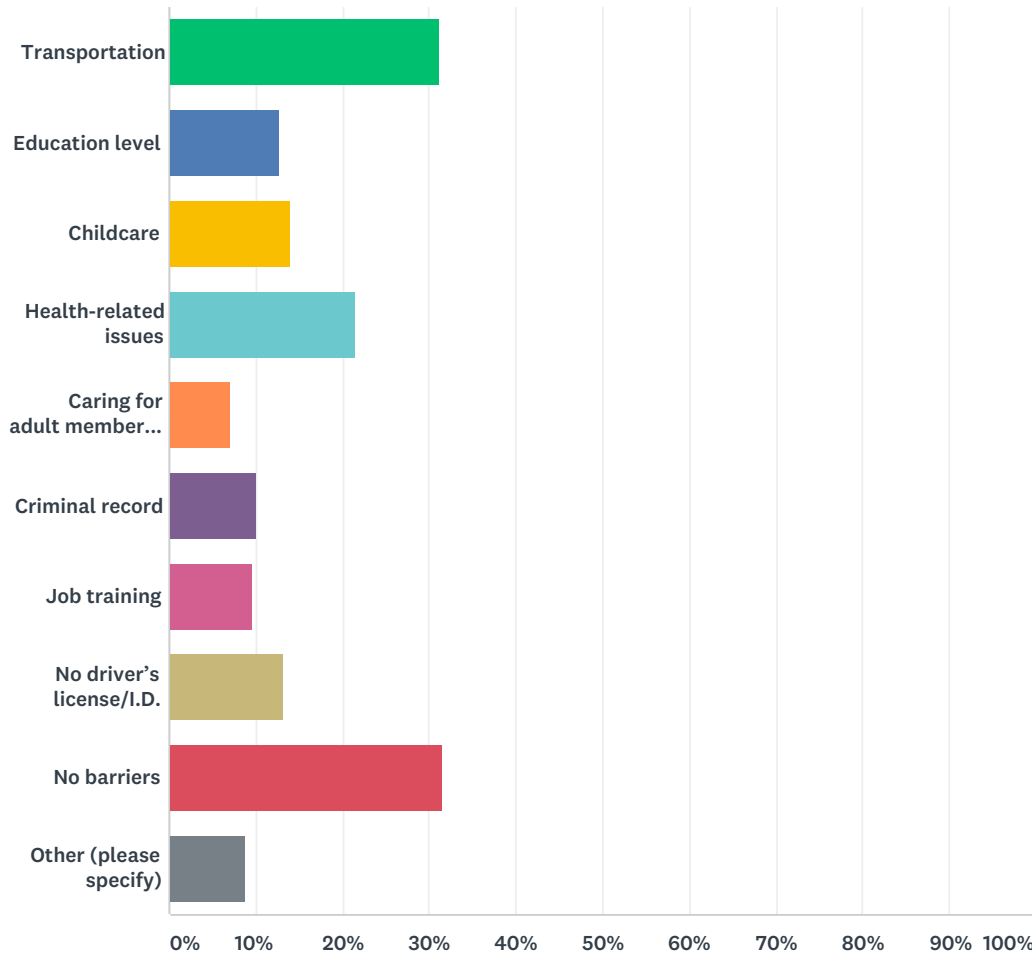
Answered: 193 Skipped: 119



ANSWER CHOICES	RESPONSES	
Family members	34.72%	67
Friends	34.20%	66
Local businesses	23.32%	45
Neighborhood organizations (churches, community center)	14.51%	28
Job training centers	34.20%	66
Online sources	51.81%	100
Total Respondents: 193		

## Q94 What are the things that make it difficult for you or other adults in your household to find and keep work? (check all that apply.)

Answered: 228 Skipped: 84



ANSWER CHOICES	RESPONSES	
Transportation	31.14%	71
Education level	12.72%	29
Childcare	14.04%	32
Health-related issues	21.49%	49
Caring for adult member /disabled member in household	7.02%	16
Criminal record	10.09%	23
Job training	9.65%	22
No driver's license/I.D.	13.16%	30
No barriers	31.58%	72
Other (please specify)	8.77%	20

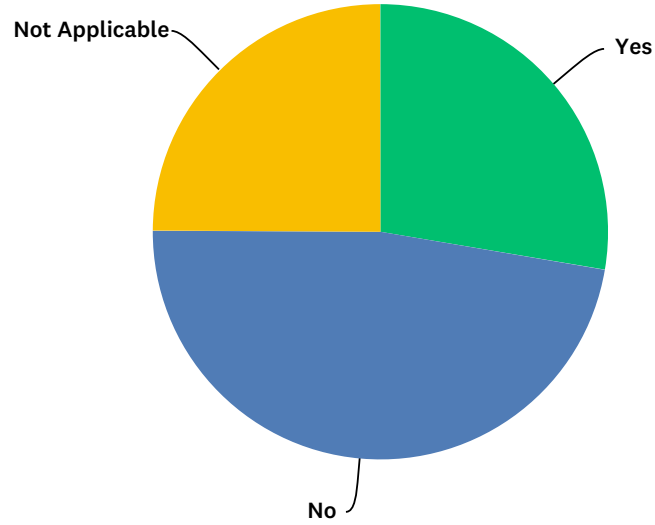
# Envision Edgehill Apartments Resident Needs Assessment

Total Respondents: 228

#	OTHER (PLEASE SPECIFY)	DATE
1	None	1/5/2018 11:23 AM
2	N/A	1/5/2018 10:49 AM
3	age 85	1/5/2018 10:35 AM
4	disabled	1/5/2018 10:15 AM
5	N/A	1/5/2018 9:09 AM
6	N/A	1/4/2018 5:14 AM
7	N/A	1/3/2018 10:23 AM
8	no problem	1/3/2018 9:20 AM
9	other	1/3/2018 9:17 AM
10	N/A	1/3/2018 8:22 AM
11	disabled	1/2/2018 3:03 AM
12	retirement	12/29/2017 8:40 AM
13	age	12/29/2017 5:31 AM
14	not working	12/28/2017 5:30 AM
15	na	12/28/2017 5:26 AM
16	age	12/28/2017 3:43 AM
17	na	12/27/2017 6:44 AM
18	age	12/27/2017 5:49 AM
19	disabled	12/27/2017 4:19 AM
20	N/A	12/27/2017 4:03 AM

## Q95 Are you aware of job training opportunities in your neighborhood? (check one)

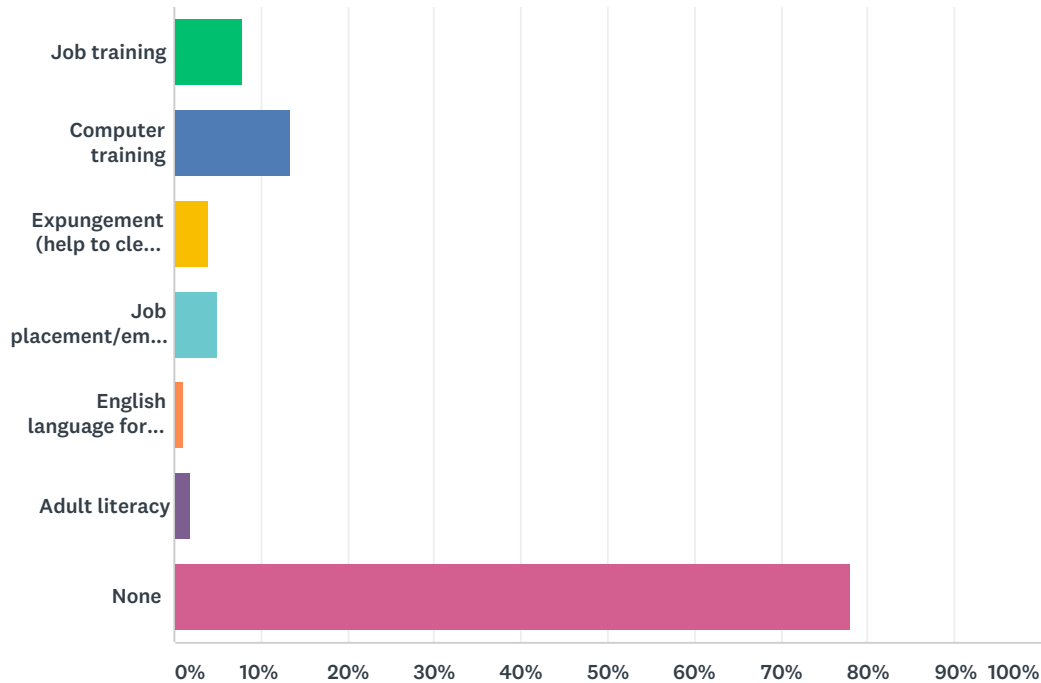
Answered: 289 Skipped: 23



ANSWER CHOICES	RESPONSES	
Yes	27.68%	80
No	47.40%	137
Not Applicable	24.91%	72
TOTAL		289

## Q96 Do you or members of your household use any of the following services? (check all that apply)

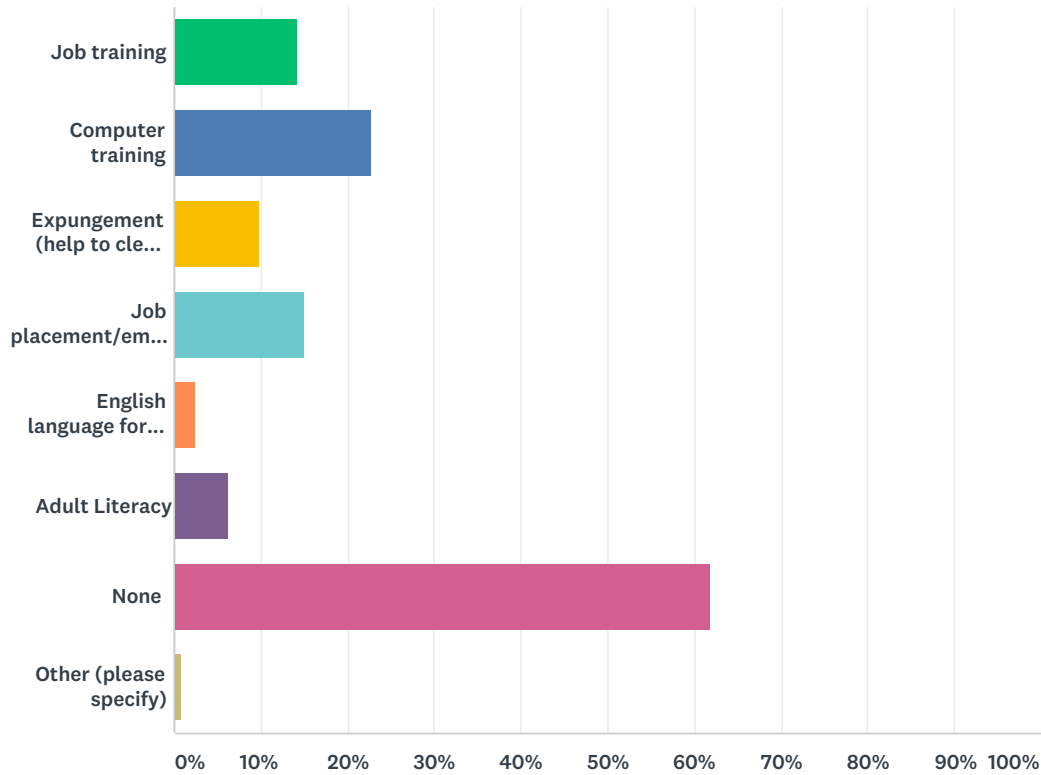
Answered: 277 Skipped: 35



ANSWER CHOICES	RESPONSES	
Job training	7.94%	22
Computer training	13.36%	37
Expungement (help to clear criminal record)	3.97%	11
Job placement/employment services/employment readiness programs	5.05%	14
English language for adult learners (ELL)	1.08%	3
Adult literacy	1.81%	5
None	77.98%	216
Total Respondents: 277		

## Q97 Which of the following services do you or members of your household need right now? (check all that apply)

Answered: 273 Skipped: 39

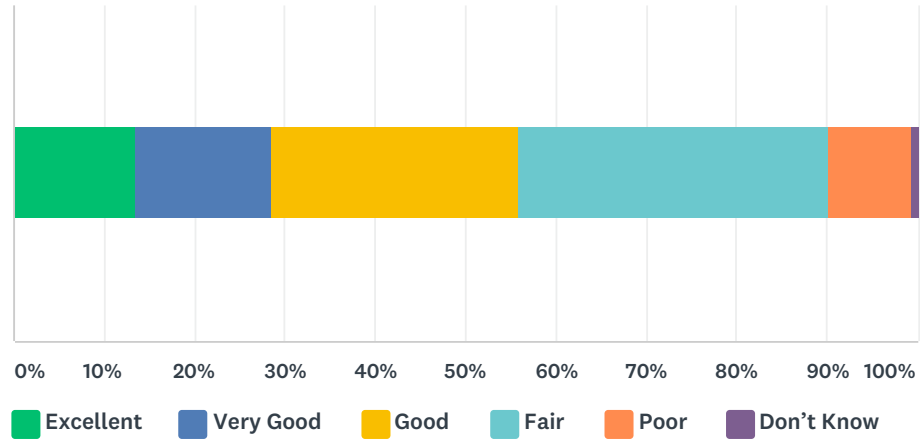


ANSWER CHOICES		RESPONSES	
Job training		14.29%	39
Computer training		22.71%	62
Expungement (help to clear criminal record)		9.89%	27
Job placement/employment services		15.02%	41
English language for adult learners (ELL)		2.56%	7
Adult Literacy		6.23%	17
None		61.90%	169
Other (please specify)		0.73%	2
Total Respondents: 273			

#	OTHER (PLEASE SPECIFY)	DATE
1	N/A	1/5/2018 9:09 AM
2	GED	1/3/2018 9:52 AM

## Q98 In general, would you say your health is: (check one)

Answered: 305 Skipped: 7

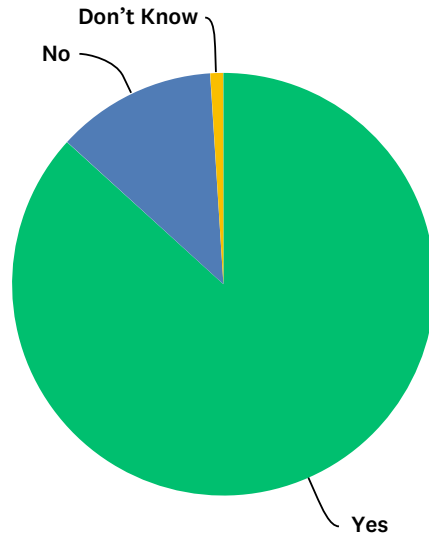


ANSWER CHOICES	RESPONSES	
Excellent	13.44%	41
Very Good	15.08%	46
Good	27.21%	83
Fair	34.43%	105
Poor	9.18%	28
Don't Know	0.66%	2
TOTAL		305



## Q99 Do you currently have medical insurance? (check one)

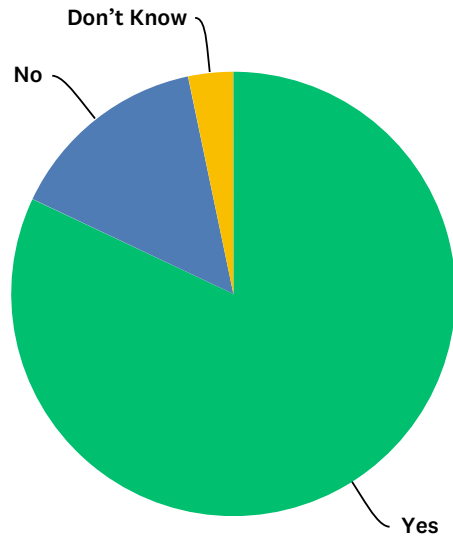
Answered: 302 Skipped: 10



ANSWER CHOICES		RESPONSES	
Yes		86.75%	262
No		12.25%	37
Don't Know		0.99%	3
TOTAL			302

# Q100 Do you have a regular doctor or primary care physician that you can go to? (check one)

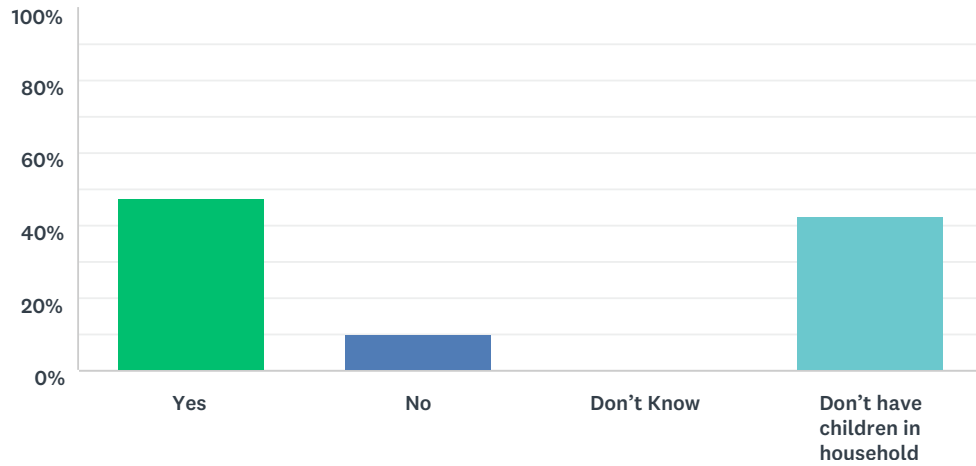
Answered: 306 Skipped: 6



ANSWER CHOICES		RESPONSES	
Yes		82.03%	251
No		14.71%	45
Don't Know		3.27%	10
TOTAL			306

# Q101 If you have children that live in your household, do they have a regular doctor or pediatrician they go to for medical care? (check one)

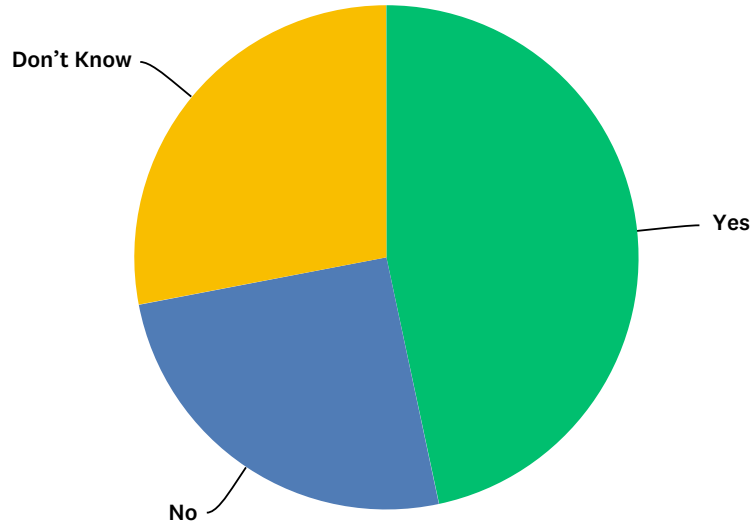
Answered: 276 Skipped: 36



ANSWER CHOICES	RESPONSES	
Yes	47.46%	131
No	9.78%	27
Don't Know	0.36%	1
Don't have children in household	42.39%	117
TOTAL		276

## Q102 Are there any medical services, doctors or healthcare clinics in this neighborhood? (check one)

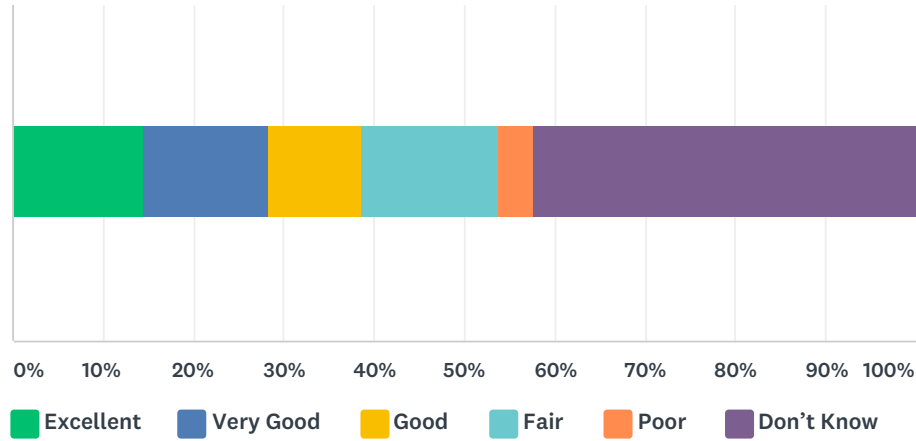
Answered: 300 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	46.67%	140
No	25.33%	76
Don't Know	28.00%	84
TOTAL		300

## Q103 If yes, how would you describe the medical services in your neighborhood? (check one)

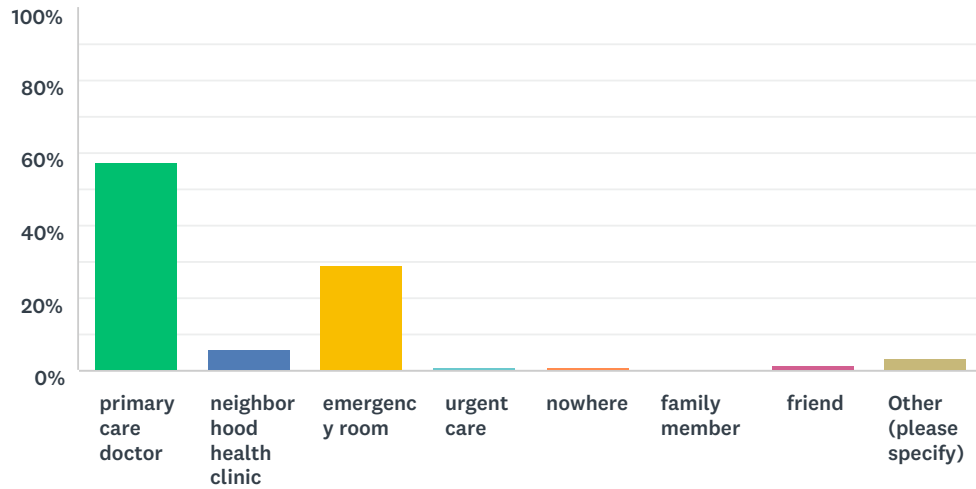
Answered: 236 Skipped: 76



ANSWER CHOICES	RESPONSES	
Excellent	14.41%	34
Very Good	13.98%	33
Good	10.17%	24
Fair	15.25%	36
Poor	3.81%	9
Don't Know	42.37%	100
TOTAL		236

## Q104 Where do you and members of your household go most often when you are sick or in need of healthcare? (check one)

Answered: 299 Skipped: 13

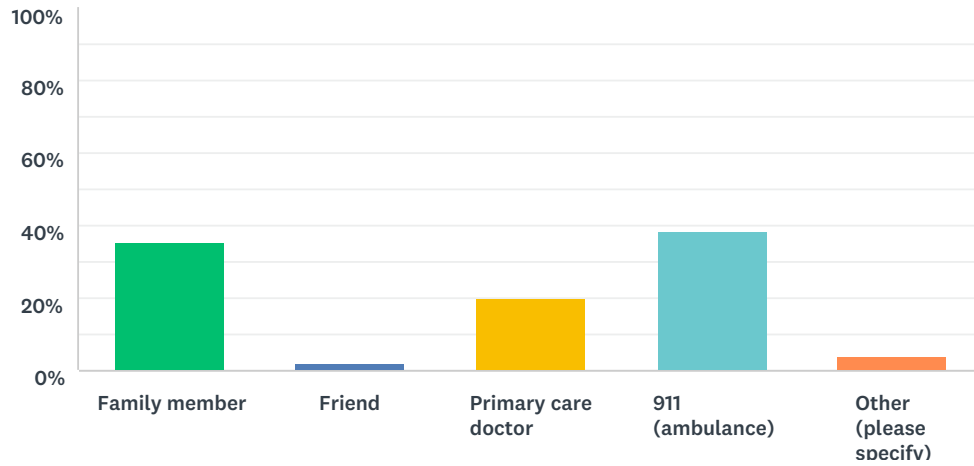


ANSWER CHOICES	RESPONSES	
primary care doctor	57.53%	172
neighborhood health clinic	6.02%	18
emergency room	29.10%	87
urgent care	1.00%	3
nowhere	1.00%	3
family member	0.33%	1
friend	1.34%	4
Other (please specify)	3.68%	11
<b>TOTAL</b>		<b>299</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Veteran Clinic	1/5/2018 10:51 AM
2	matthew walker	1/5/2018 10:46 AM
3	centennial hosp	1/4/2018 5:30 PM
4	General	1/4/2018 6:51 AM
5	other	1/4/2018 5:53 AM
6	deal, suffer with it	1/3/2018 9:21 AM
7	other	1/3/2018 9:18 AM
8	VA	12/29/2017 8:41 AM
9	VAMC	12/29/2017 5:32 AM
10	walk-in clinic	12/27/2017 6:45 AM
11	God	12/27/2017 5:50 AM

## Q105 If you have a medical concern or emergency, who you do call first? (check one)

Answered: 299 Skipped: 13

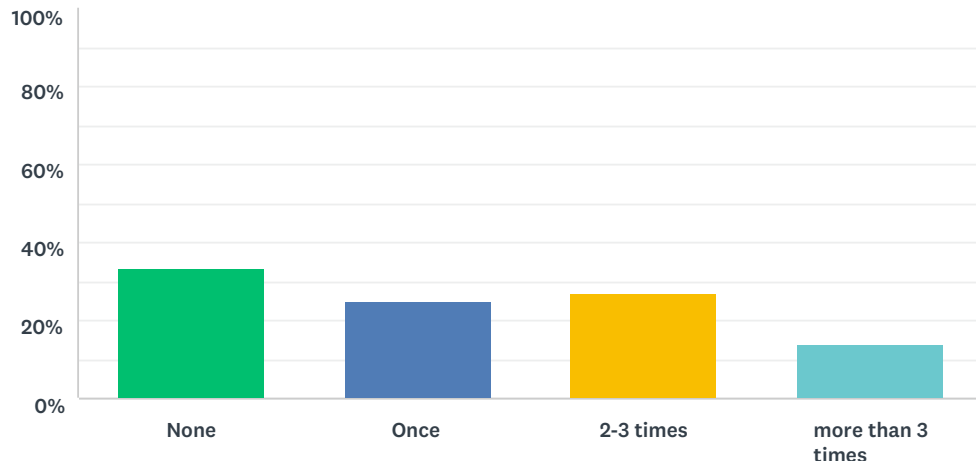


ANSWER CHOICES	RESPONSES	
Family member	35.45%	106
Friend	2.01%	6
Primary care doctor	20.07%	60
911 (ambulance)	38.46%	115
Other (please specify)	4.01%	12
TOTAL		299

#	OTHER (PLEASE SPECIFY)	DATE
1	i take them	1/5/2018 10:58 AM
2	grandmom	1/5/2018 8:18 AM
3	taxi cab to hospital	1/4/2018 9:20 AM
4	other	1/4/2018 5:41 AM
5	I'll go to the emergency room	1/4/2018 5:02 AM
6	number	1/3/2018 10:35 AM
7	medical alert	1/3/2018 9:21 AM
8	VA nurse	12/29/2017 8:41 AM
9	jesus	12/29/2017 3:29 AM
10	cab	12/28/2017 7:12 AM
11	God	12/27/2017 5:50 AM
12	emergency button	12/27/2017 5:40 AM

# Q106 During the past year, how many times have you, or someone in your household, been to the emergency room or urgent care? (check one)

Answered: 298 Skipped: 14

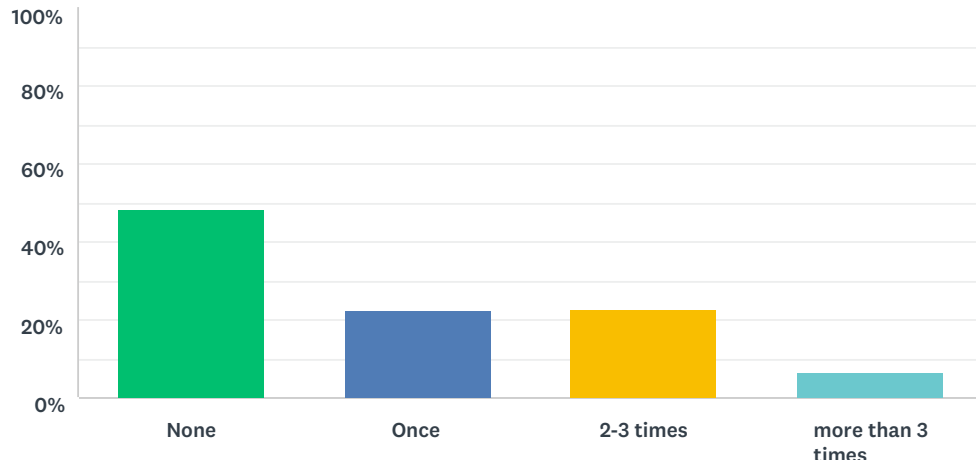


ANSWER CHOICES	RESPONSES	
None	33.56%	100
Once	25.17%	75
2-3 times	27.18%	81
more than 3 times	14.09%	42
TOTAL		298



## Q107 During the past year, how many times have you, or someone in your household, been in the hospital? (check one)

Answered: 298 Skipped: 14

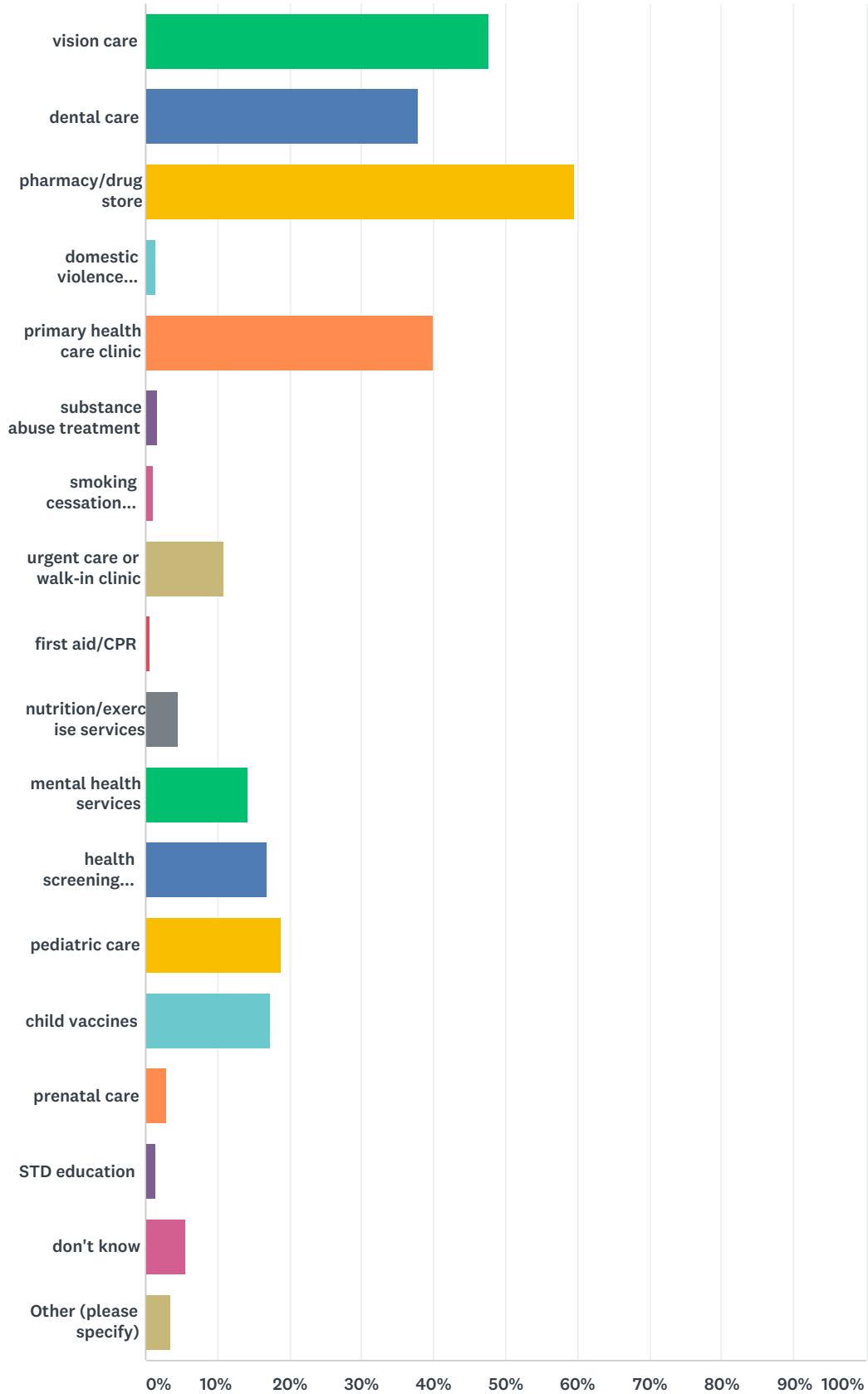


ANSWER CHOICES	RESPONSES	
None	48.32%	144
Once	22.15%	66
2-3 times	22.82%	68
more than 3 times	6.71%	20
TOTAL		298

**Q108 What healthcare services do you currently use? (check all that apply)**

Answered: 283   Skipped: 29

## Envision Edgehill Apartments Resident Needs Assessment



### ANSWER CHOICES

vision care

### RESPONSES

47.70%

135

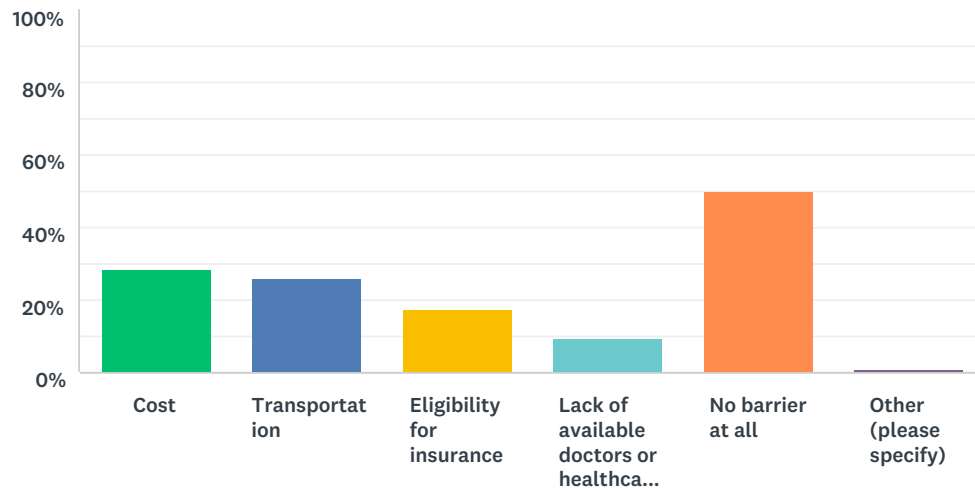
## Envision Edgehill Apartments Resident Needs Assessment

dental care	37.81%	107
pharmacy/drug store	59.72%	169
domestic violence services	1.41%	4
primary health care clinic	39.93%	113
substance abuse treatment	1.77%	5
smoking cessation services	1.06%	3
urgent care or walk-in clinic	10.95%	31
first aid/CPR	0.71%	2
nutrition/exercise services	4.59%	13
mental health services	14.13%	40
health screening services	16.96%	48
pediatric care	18.73%	53
child vaccines	17.31%	49
prenatal care	2.83%	8
STD education	1.41%	4
don't know	5.65%	16
Other (please specify)	3.53%	10
Total Respondents: 283		

#	OTHER (PLEASE SPECIFY)	DATE
1	hospital	1/5/2018 6:09 AM
2	none	1/5/2018 5:33 AM
3	V.A. HOSPITAL	1/4/2018 3:14 PM
4	not any	1/4/2018 1:40 PM
5	neighborhood clinic	1/4/2018 9:20 AM
6	United	1/3/2018 10:07 AM
7	Don't have any	1/3/2018 9:21 AM
8	United Health	1/3/2018 8:10 AM
9	none	12/27/2017 10:32 AM
10	chiropracty	12/27/2017 6:45 AM

## Q109 What, if any, barriers or obstacles do you face in accessing healthcare? (check all that apply)

Answered: 289 Skipped: 23

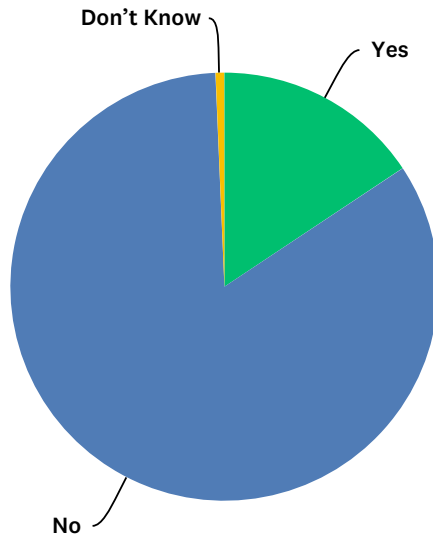


ANSWER CHOICES	RESPONSES	
Cost	28.37%	82
Transportation	25.95%	75
Eligibility for insurance	17.65%	51
Lack of available doctors or healthcare clinics	9.34%	27
No barrier at all	50.17%	145
Other (please specify)	1.04%	3
Total Respondents: 289		

#	OTHER (PLEASE SPECIFY)	DATE
1	I'm not sick	1/5/2018 5:04 AM
2	Family children supply transportation	1/3/2018 10:02 AM
3	changing doctors alot. always different doctor because they are no longer there	1/2/2018 2:52 AM

# Q110 Have you, or someone in your household, experienced a fall within the last 3 months? (check one)

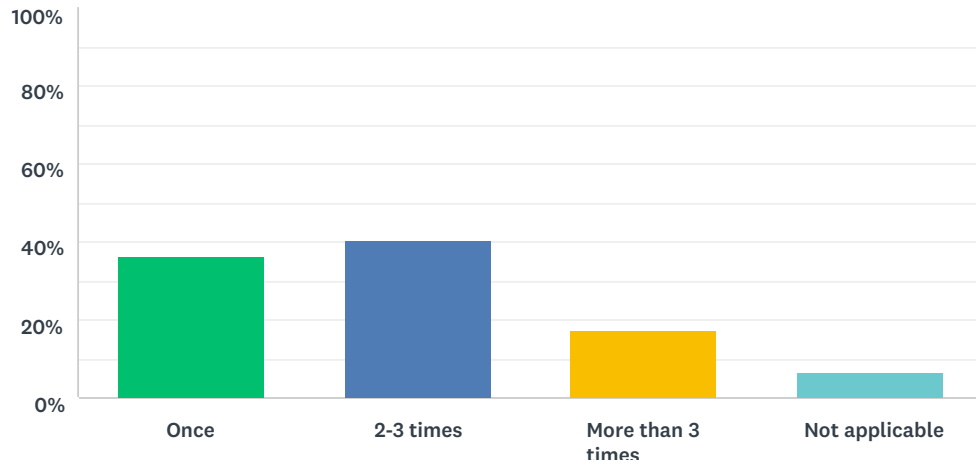
Answered: 300 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	15.67%	47
No	83.67%	251
Don't Know	0.67%	2
TOTAL		300

## Q111 How many times have you, or someone in your household, fallen in the last 3 months? (check one)

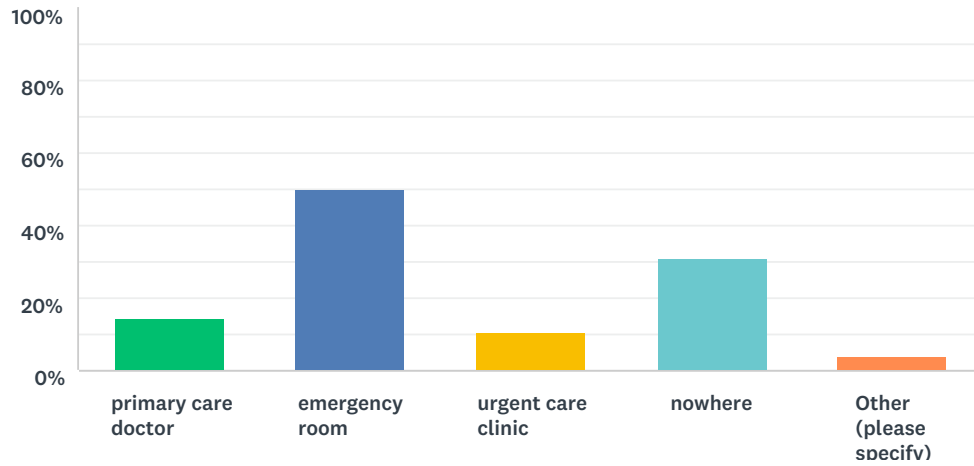
Answered: 47 Skipped: 265



ANSWER CHOICES	RESPONSES	
Once	36.17%	17
2-3 times	40.43%	19
More than 3 times	17.02%	8
Not applicable	6.38%	3
TOTAL		47

## Q112 Where did you or member of your household go for medical care after the fall occurred? (check all that apply)

Answered: 48 Skipped: 264



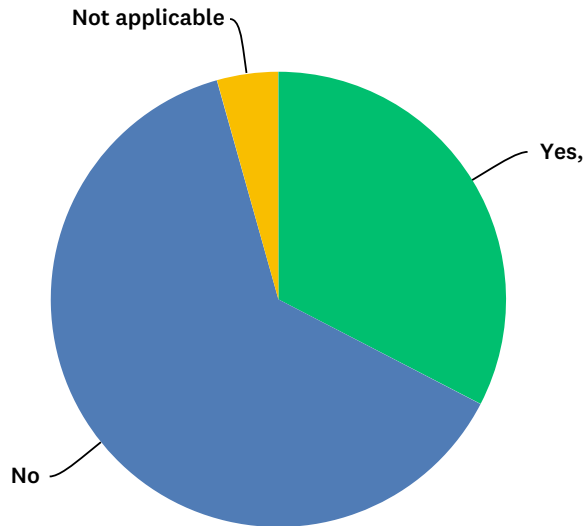
ANSWER CHOICES	RESPONSES	
primary care doctor	14.58%	7
emergency room	50.00%	24
urgent care clinic	10.42%	5
nowhere	31.25%	15
Other (please specify)	4.17%	2
Total Respondents: 48		

#	OTHER (PLEASE SPECIFY)	DATE
1	Specialist	1/5/2018 5:43 AM
2	they came to house	1/3/2018 6:50 AM



# Q113 Were you or you family member admitted to a hospital because of the fall? (check one)

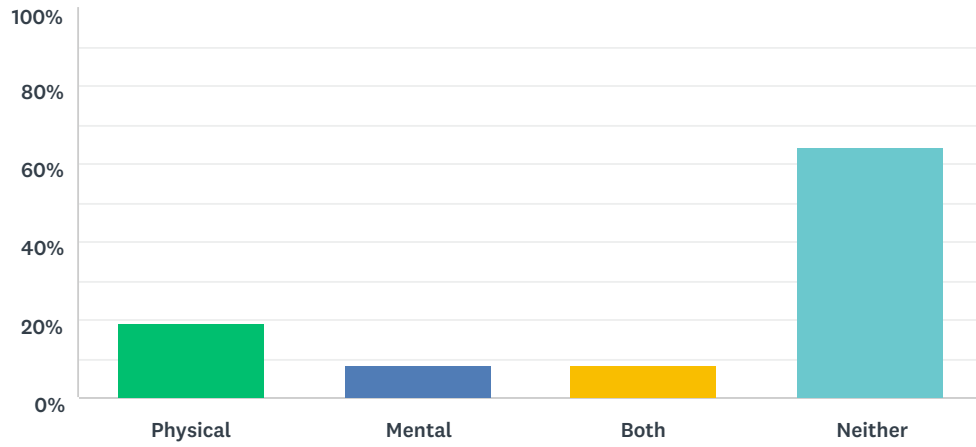
Answered: 46 Skipped: 266



ANSWER CHOICES	RESPONSES	
Yes,	32.61%	15
No	63.04%	29
Not applicable	4.35%	2
TOTAL		46

## Q114 Does anyone in your household have a physical or mental disability? (check one)

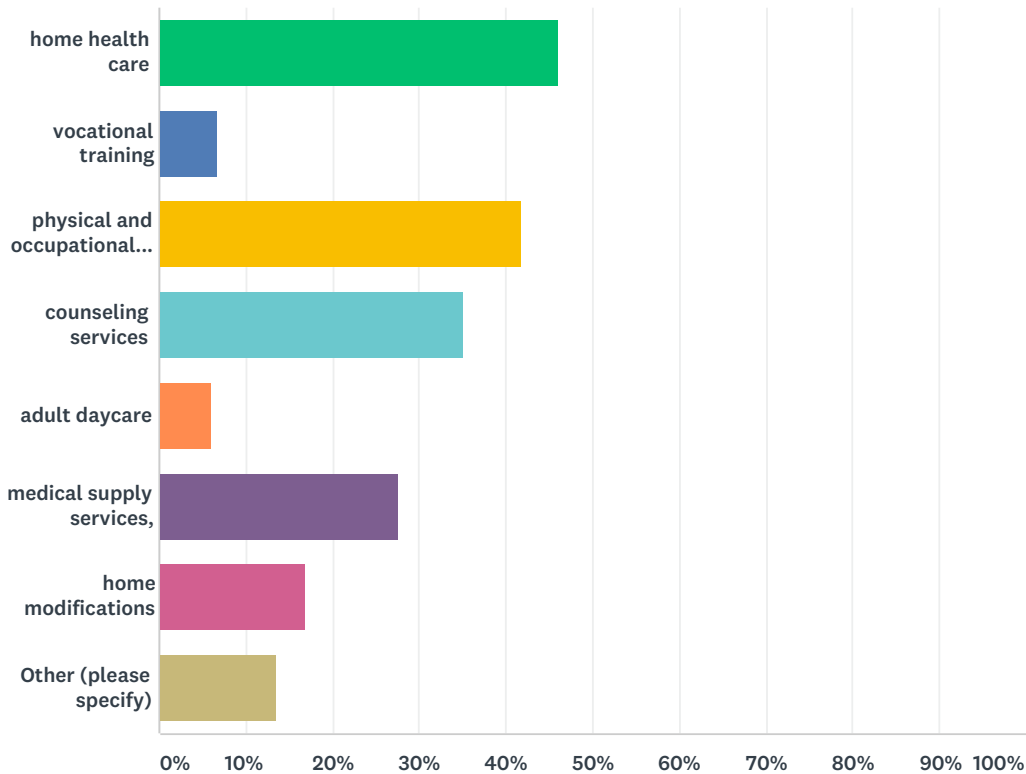
Answered: 291 Skipped: 21



ANSWER CHOICES		RESPONSES	
Physical		19.24%	56
Mental		8.25%	24
Both		8.25%	24
Neither		64.26%	187
TOTAL			291

**Q115 If someone in your household has a disability, of any kind, what services would best assist them with managing their day to day activities?  
(check all that apply)**

Answered: 148 Skipped: 164



ANSWER CHOICES	RESPONSES	
home health care	45.95%	68
vocational training	6.76%	10
physical and occupational therapy	41.89%	62
counseling services	35.14%	52
adult daycare	6.08%	9
medical supply services,	27.70%	41
home modifications	16.89%	25
Other (please specify)	13.51%	20
Total Respondents: 148		

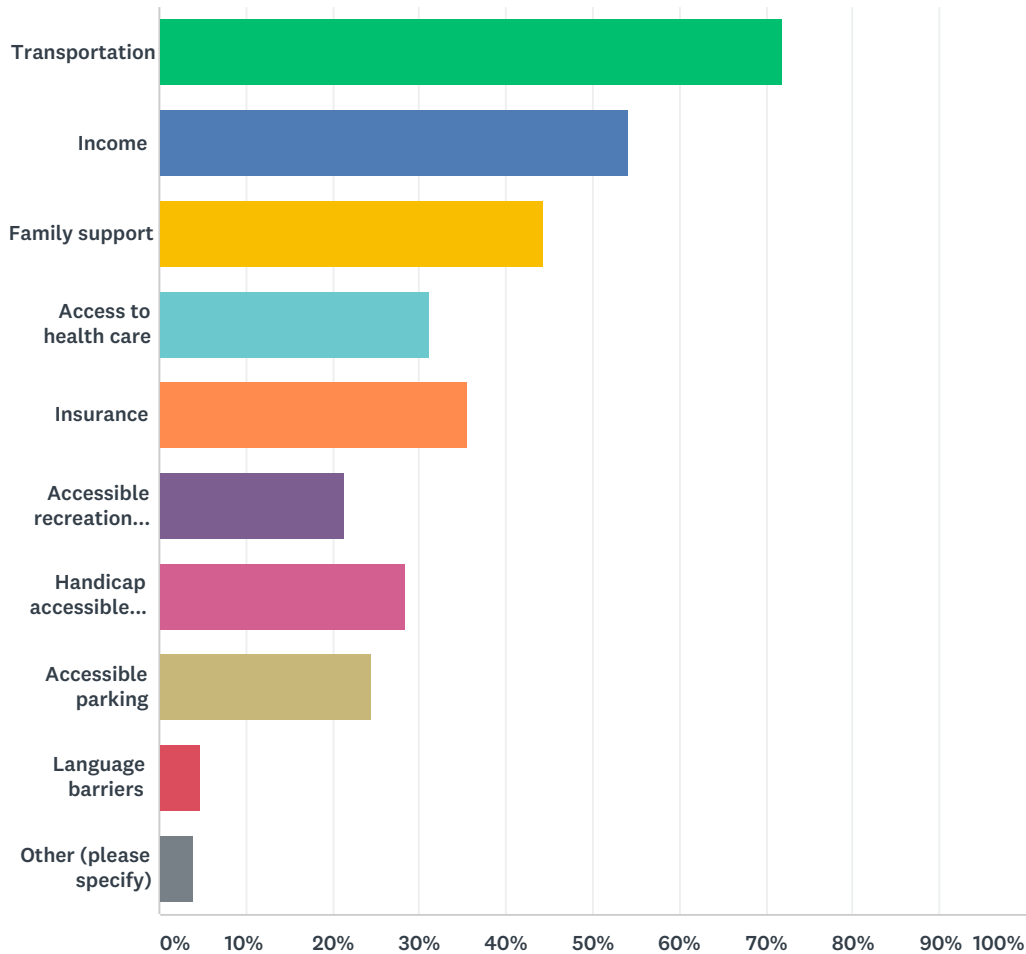
#	OTHER (PLEASE SPECIFY)	DATE
1	N/A	1/5/2018 12:00 PM
2	None	1/5/2018 11:35 AM
3	N/A	1/5/2018 10:53 AM

## Envision Edgehill Apartments Resident Needs Assessment

4	VA Hospital	1/5/2018 10:51 AM
5	none	1/5/2018 10:33 AM
6	N/A	1/5/2018 9:10 AM
7	don't know	1/5/2018 8:11 AM
8	N/A	1/5/2018 3:52 AM
9	need surgery	1/4/2018 2:38 PM
10	none	1/4/2018 10:22 AM
11	none	1/3/2018 10:07 AM
12	none	1/3/2018 9:23 AM
13	no problem	1/3/2018 9:21 AM
14	N/A	1/3/2018 8:23 AM
15	self	1/3/2018 8:11 AM
16	other	1/3/2018 6:33 AM
17	na	12/28/2017 5:27 AM
18	blank	12/27/2017 10:37 AM
19	no	12/27/2017 8:54 AM
20	na	12/27/2017 4:49 AM

## Q116 What do you see as the most important issues affecting disabled individuals that you know? (check all that apply)

Answered: 225 Skipped: 87



ANSWER CHOICES	RESPONSES	
Transportation	72.00%	162
Income	54.22%	122
Family support	44.44%	100
Access to health care	31.11%	70
Insurance	35.56%	80
Accessible recreation options	21.33%	48
Handicap accessible housing	28.44%	64
Accessible parking	24.44%	55
Language barriers	4.89%	11
Other (please specify)	4.00%	9

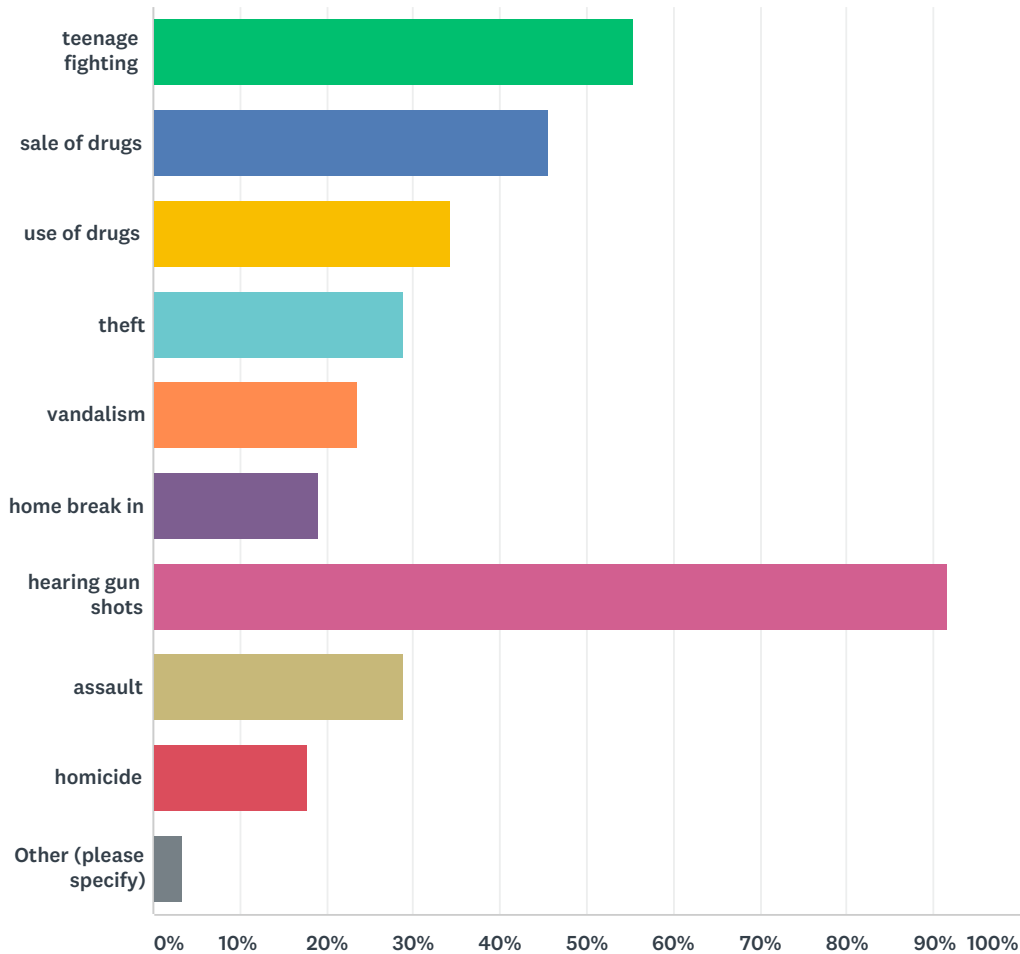
## Envision Edgehill Apartments Resident Needs Assessment

Total Respondents: 225

#	OTHER (PLEASE SPECIFY)	DATE
1	N/A	1/5/2018 12:00 PM
2	blank	1/5/2018 11:03 AM
3	N/A	1/5/2018 10:53 AM
4	I don't know	1/4/2018 3:56 AM
5	my family supports this issue	1/3/2018 10:02 AM
6	A store that sells everything you need in meat, produce, house supplies, animal supplies. You have to go across town to get what you need.	1/2/2018 2:53 AM
7	none	12/29/2017 3:39 AM
8	none	12/27/2017 8:54 AM
9	dont know	12/27/2017 5:40 AM

## Q117 Have you witnessed any of the following crimes? (check all that apply)

Answered: 263 Skipped: 49



ANSWER CHOICES	RESPONSES	
teenage fighting	55.51%	146
sale of drugs	45.63%	120
use of drugs	34.22%	90
theft	28.90%	76
vandalism	23.57%	62
home break in	19.01%	50
hearing gun shots	91.63%	241
assault	28.90%	76
homicide	17.87%	47
Other (please specify)	3.42%	9

## Envision Edgehill Apartments Resident Needs Assessment

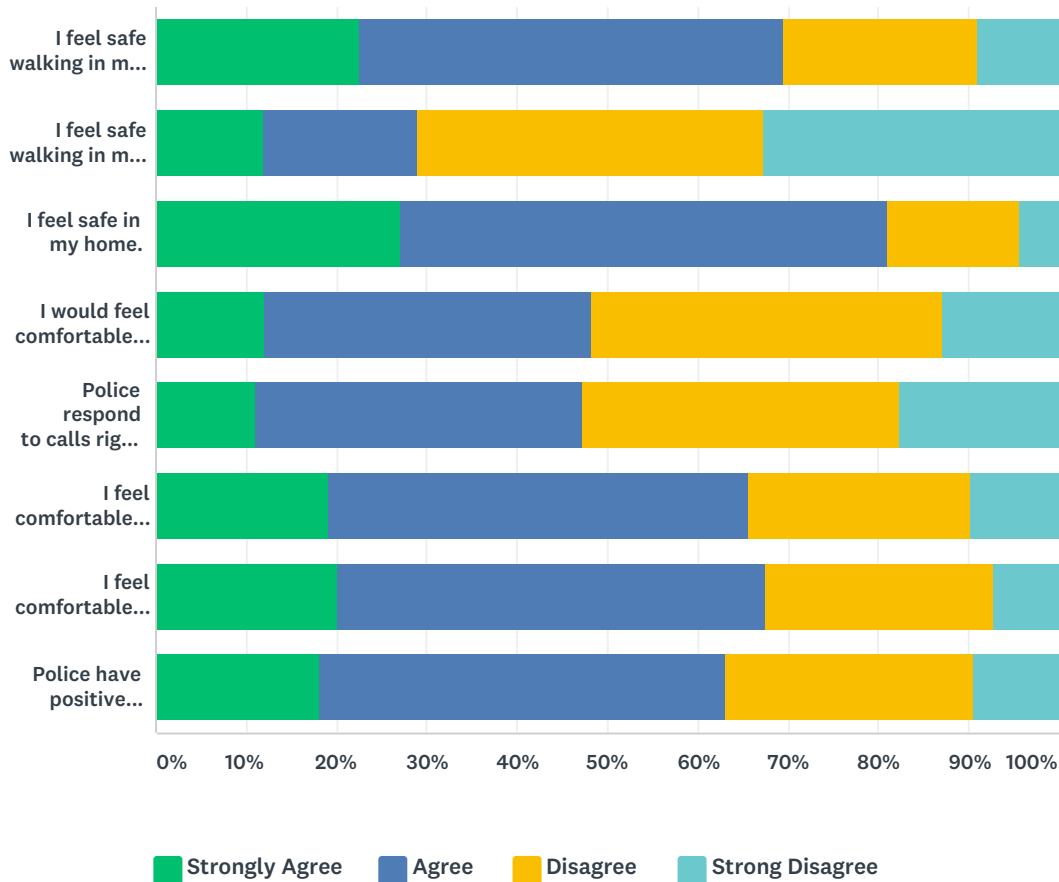
Total Respondents: 263

#	OTHER (PLEASE SPECIFY)	DATE
1	domestic violence	1/5/2018 10:48 AM
2	blank	1/5/2018 8:48 AM
3	none	1/5/2018 8:41 AM
4	none	1/5/2018 7:07 AM
5	saw a boy die and dead bodies	1/5/2018 6:19 AM
6	none	1/4/2018 2:28 PM
7	none	1/3/2018 10:08 AM
8	Kids not in school	1/3/2018 3:54 AM
9	Panhandeling for drug money	12/28/2017 3:46 AM



# Q118 For the following, please indicate whether you strongly agree, agree, disagree, or strongly disagree.

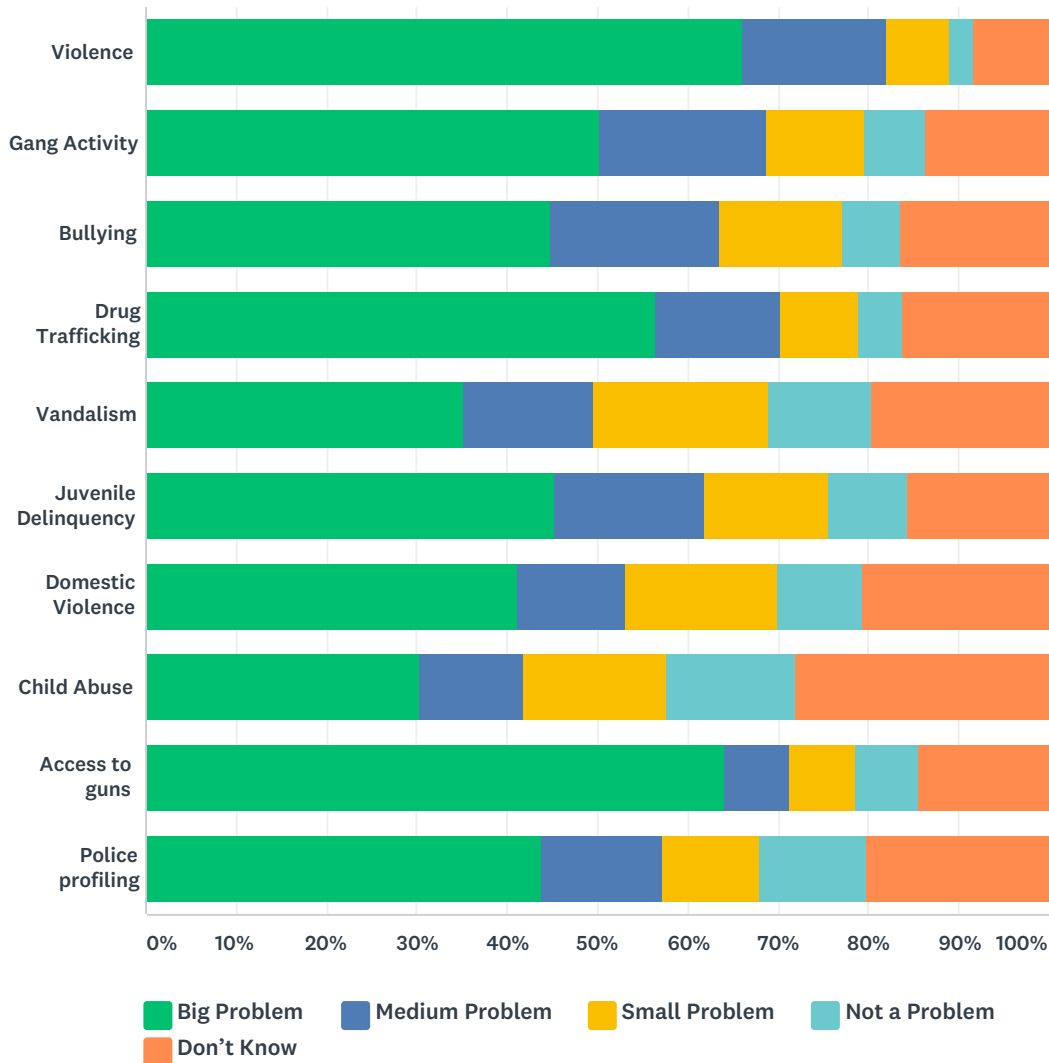
Answered: 302 Skipped: 10



	STRONGLY AGREE	AGREE	DISAGREE	STRONG DISAGREE	TOTAL
I feel safe walking in my neighborhood during the day.	22.41% 67	47.16% 141	21.40% 64	9.03% 27	299
I feel safe walking in my neighborhood at night.	11.78% 35	17.17% 51	38.38% 114	32.66% 97	297
I feel safe in my home.	27.11% 74	53.85% 147	14.65% 40	4.40% 12	273
I would feel comfortable taking my child (or other children) to play at the park in my neighborhood.	12.04% 33	36.13% 99	39.05% 107	12.77% 35	274
Police respond to calls right away.	10.99% 30	36.26% 99	35.16% 96	17.58% 48	273
I feel comfortable reporting problems to authorities.	18.98% 56	46.78% 138	24.41% 72	9.83% 29	295
I feel comfortable interacting with police in my neighborhood.	20.07% 58	47.40% 137	25.26% 73	7.27% 21	289
Police have positive interactions with the community outside of emergency issues.	17.99% 52	44.98% 130	27.68% 80	9.34% 27	289

# Q119 Please indicate how big of a problem each of the following is in your neighborhood.

Answered: 297 Skipped: 15



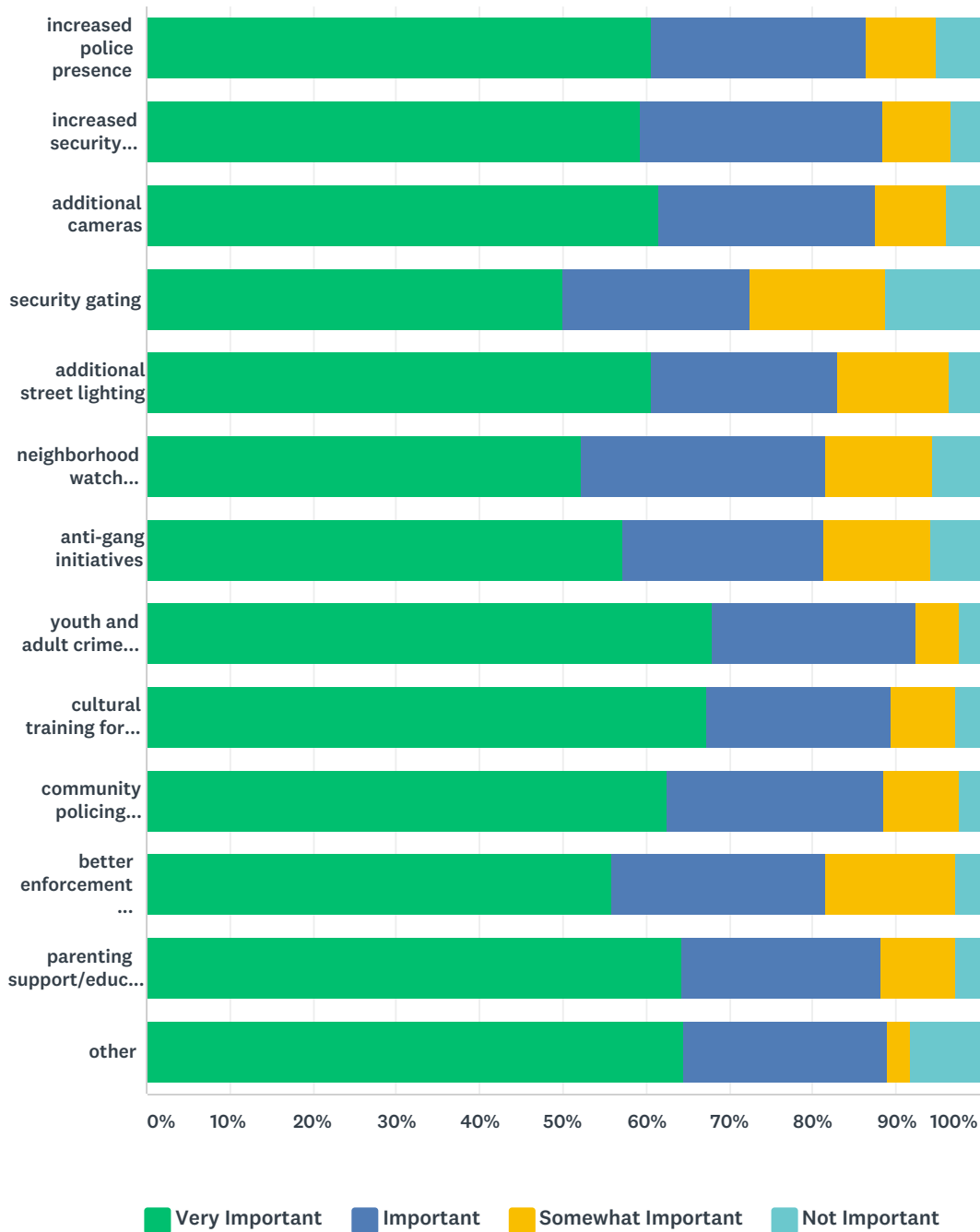
	BIG PROBLEM	MEDIUM PROBLEM	SMALL PROBLEM	NOT A PROBLEM	DON'T KNOW	TOTAL
Violence	65.97% 190	15.97% 46	6.94% 20	2.78% 8	8.33% 24	288
Gang Activity	50.17% 144	18.47% 53	10.80% 31	6.97% 20	13.59% 39	287
Bullying	44.80% 125	18.64% 52	13.62% 38	6.45% 18	16.49% 46	279
Drug Trafficking	56.40% 163	13.84% 40	8.65% 25	4.84% 14	16.26% 47	289
Vandalism	35.19% 95	14.44% 39	19.26% 52	11.48% 31	19.63% 53	270
Juvenile Delinquency	45.20% 127	16.73% 47	13.52% 38	8.90% 25	15.66% 44	281

## Envision Edgehill Apartments Resident Needs Assessment

Domestic Violence	41.09% 113	12.00% 33	16.73% 46	9.45% 26	20.73% 57	275
Child Abuse	30.26% 82	11.44% 31	15.87% 43	14.39% 39	28.04% 76	271
Access to guns	64.01% 185	7.27% 21	7.27% 21	6.92% 20	14.53% 42	289
Police profiling	43.77% 123	13.52% 38	10.68% 30	11.74% 33	20.28% 57	281

## Q120 Please indicate how important each of the strategies listed below are for making your neighborhood safer.

Answered: 295 Skipped: 17



	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
increased police presence	60.63% 174	25.78% 74	8.36% 24	5.23% 15	287
increased security systems	59.30% 169	29.12% 83	8.07% 23	3.51% 10	285

## Envision Edgehill Apartments Resident Needs Assessment

additional cameras	61.43% 172	26.07% 73	8.57% 24	3.93% 11	280
security gating	50.00% 138	22.46% 62	16.30% 45	11.23% 31	276
additional street lighting	60.71% 170	22.14% 62	13.57% 38	3.57% 10	280
neighborhood watch initiatives	52.13% 147	29.43% 83	12.77% 36	5.67% 16	282
anti-gang initiatives	57.30% 157	24.09% 66	12.77% 35	5.84% 16	274
youth and adult crime prevention programs	67.94% 195	24.39% 70	5.23% 15	2.44% 7	287
cultural training for police	67.27% 185	22.18% 61	7.64% 21	2.91% 8	275
community policing (residents and police proactively working together)	62.50% 180	26.04% 75	9.03% 26	2.43% 7	288
better enforcement of lease violations	55.83% 158	25.80% 73	15.55% 44	2.83% 8	283
parenting support/education classes	64.16% 179	24.01% 67	8.96% 25	2.87% 8	279
other	64.38% 47	24.66% 18	2.74% 2	8.22% 6	73

## Q121 What is your age?

Answered: 297 Skipped: 15

#	RESPONSES	DATE
1	22	1/5/2018 12:01 PM
2	62	1/5/2018 11:51 AM
3	55	1/5/2018 11:39 AM
4	66	1/5/2018 11:36 AM
5	86	1/5/2018 11:33 AM
6	29	1/5/2018 11:29 AM
7	70	1/5/2018 11:27 AM
8	64	1/5/2018 11:17 AM
9	67	1/5/2018 11:14 AM
10	57	1/5/2018 11:07 AM
11	37	1/5/2018 11:04 AM
12	77	1/5/2018 11:04 AM
13	32	1/5/2018 11:00 AM
14	20	1/5/2018 10:53 AM
15	68	1/5/2018 10:53 AM
16	58	1/5/2018 10:48 AM
17	70	1/5/2018 10:47 AM
18	34	1/5/2018 10:42 AM
19	85	1/5/2018 10:40 AM
20	59	1/5/2018 10:34 AM
21	61	1/5/2018 10:32 AM
22	77	1/5/2018 10:28 AM
23	47	1/5/2018 10:17 AM
24	56	1/5/2018 10:17 AM
25	24	1/5/2018 10:09 AM
26	48	1/5/2018 10:03 AM
27	79	1/5/2018 9:58 AM
28	47	1/5/2018 9:50 AM
29	67	1/5/2018 9:49 AM
30	70	1/5/2018 9:39 AM
31	29	1/5/2018 9:35 AM
32	62	1/5/2018 9:27 AM
33	71	1/5/2018 9:25 AM
34	27	1/5/2018 9:18 AM
35	65	1/5/2018 9:15 AM

## Envision Edgehill Apartments Resident Needs Assessment

36	90	1/5/2018 9:11 AM
37	76	1/5/2018 9:06 AM
38	40	1/5/2018 8:57 AM
39	79	1/5/2018 8:55 AM
40	31	1/5/2018 8:48 AM
41	26	1/5/2018 8:41 AM
42	78	1/5/2018 8:41 AM
43	61	1/5/2018 8:33 AM
44	39	1/5/2018 8:26 AM
45	80	1/5/2018 8:24 AM
46	18	1/5/2018 8:19 AM
47	61	1/5/2018 8:12 AM
48	68	1/5/2018 8:10 AM
49	77	1/5/2018 8:04 AM
50	52	1/5/2018 8:00 AM
51	52	1/5/2018 7:57 AM
52	47	1/5/2018 7:47 AM
53	43	1/5/2018 7:32 AM
54	34	1/5/2018 7:21 AM
55	23	1/5/2018 7:07 AM
56	33	1/5/2018 6:53 AM
57	43	1/5/2018 6:47 AM
58	26	1/5/2018 6:39 AM
59	35	1/5/2018 6:31 AM
60	39	1/5/2018 6:26 AM
61	32	1/5/2018 6:19 AM
62	30	1/5/2018 6:16 AM
63	48	1/5/2018 6:11 AM
64	32	1/5/2018 6:10 AM
65	32	1/5/2018 6:03 AM
66	27	1/5/2018 6:03 AM
67	21	1/5/2018 5:56 AM
68	56	1/5/2018 5:54 AM
69	26	1/5/2018 5:45 AM
70	33	1/5/2018 5:44 AM
71	27	1/5/2018 5:36 AM
72	50	1/5/2018 5:34 AM
73	27	1/5/2018 5:32 AM
74	25	1/5/2018 5:23 AM
75	31	1/5/2018 5:22 AM
76	51	1/5/2018 5:16 AM

## Envision Edgehill Apartments Resident Needs Assessment

77	36	1/5/2018 5:09 AM
78	63	1/5/2018 5:05 AM
79	46	1/5/2018 4:58 AM
80	33	1/5/2018 3:58 AM
81	33	1/5/2018 3:58 AM
82	66	1/5/2018 3:53 AM
83	56	1/5/2018 3:35 AM
84	65	1/5/2018 3:21 AM
85	24	1/4/2018 5:51 PM
86	74	1/4/2018 5:42 PM
87	54	1/4/2018 5:32 PM
88	31	1/4/2018 5:19 PM
89	52	1/4/2018 5:06 PM
90	28	1/4/2018 4:53 PM
91	27	1/4/2018 4:38 PM
92	65	1/4/2018 4:18 PM
93	35	1/4/2018 3:53 PM
94	66	1/4/2018 3:41 PM
95	64	1/4/2018 3:15 PM
96	82	1/4/2018 2:58 PM
97	67	1/4/2018 2:40 PM
98	70	1/4/2018 2:28 PM
99	48	1/4/2018 2:20 PM
100	62	1/4/2018 2:09 PM
101	71	1/4/2018 2:01 PM
102	71	1/4/2018 1:52 PM
103	66	1/4/2018 1:42 PM
104	61	1/4/2018 10:54 AM
105	39	1/4/2018 10:41 AM
106	71	1/4/2018 10:25 AM
107	37	1/4/2018 9:38 AM
108	69	1/4/2018 9:22 AM
109	82	1/4/2018 9:11 AM
110	70	1/4/2018 8:53 AM
111	69	1/4/2018 8:21 AM
112	79	1/4/2018 7:56 AM
113	61	1/4/2018 7:39 AM
114	66	1/4/2018 7:08 AM
115	70	1/4/2018 6:53 AM
116	61	1/4/2018 6:10 AM
117	46	1/4/2018 6:01 AM



## Envision Edgehill Apartments Resident Needs Assessment

118	32	1/4/2018 5:54 AM
119	41	1/4/2018 5:54 AM
120	41	1/4/2018 5:48 AM
121	46	1/4/2018 5:46 AM
122	30	1/4/2018 5:42 AM
123	21	1/4/2018 5:33 AM
124	32	1/4/2018 5:25 AM
125	55	1/4/2018 5:24 AM
126	48	1/4/2018 5:16 AM
127	28	1/4/2018 5:14 AM
128	34	1/4/2018 5:05 AM
129	32	1/4/2018 5:03 AM
130	51	1/4/2018 4:58 AM
131	20	1/4/2018 4:50 AM
132	46	1/4/2018 4:45 AM
133	25	1/4/2018 4:42 AM
134	40	1/4/2018 4:34 AM
135	60	1/4/2018 4:29 AM
136	26	1/4/2018 4:24 AM
137	19	1/4/2018 4:21 AM
138	23	1/4/2018 4:21 AM
139	83	1/4/2018 4:19 AM
140	70	1/4/2018 4:15 AM
141	33	1/4/2018 4:07 AM
142	19	1/4/2018 4:06 AM
143	71	1/4/2018 4:05 AM
144	46	1/4/2018 3:58 AM
145	17	1/4/2018 3:57 AM
146	51	1/4/2018 3:48 AM
147	25	1/4/2018 3:45 AM
148	85	1/4/2018 3:40 AM
149	40	1/4/2018 3:39 AM
150	32	1/4/2018 3:33 AM
151	30	1/3/2018 10:51 AM
152	35	1/3/2018 10:36 AM
153	41	1/3/2018 10:34 AM
154	81	1/3/2018 10:26 AM
155	37	1/3/2018 10:24 AM
156	69	1/3/2018 10:17 AM
157	60	1/3/2018 10:16 AM
158	33	1/3/2018 10:09 AM

## Envision Edgehill Apartments Resident Needs Assessment

159	57	1/3/2018 10:08 AM
160	88	1/3/2018 10:02 AM
161	30	1/3/2018 9:55 AM
162	73	1/3/2018 9:54 AM
163	83	1/3/2018 9:29 AM
164	39	1/3/2018 9:25 AM
165	71	1/3/2018 9:25 AM
166	44	1/3/2018 9:23 AM
167	47	1/3/2018 9:19 AM
168	35	1/3/2018 9:13 AM
169	68	1/3/2018 9:06 AM
170	55	1/3/2018 8:25 AM
171	49	1/3/2018 8:12 AM
172	75	1/3/2018 8:11 AM
173	61	1/3/2018 8:05 AM
174	51	1/3/2018 7:58 AM
175	32	1/3/2018 7:57 AM
176	30	1/3/2018 6:54 AM
177	91	1/3/2018 6:52 AM
178	24	1/3/2018 6:34 AM
179	30	1/3/2018 6:08 AM
180	34	1/3/2018 5:53 AM
181	39	1/3/2018 4:21 AM
182	41	1/3/2018 4:15 AM
183	39	1/3/2018 4:05 AM
184	56	1/3/2018 4:00 AM
185	64	1/3/2018 3:54 AM
186	53	1/3/2018 3:53 AM
187	35	1/3/2018 3:47 AM
188	43	1/3/2018 2:58 AM
189	62	1/2/2018 9:17 AM
190	77	1/2/2018 9:10 AM
191	44	1/2/2018 9:02 AM
192	25	1/2/2018 8:53 AM
193	36	1/2/2018 8:42 AM
194	73	1/2/2018 8:34 AM
195	20	1/2/2018 8:27 AM
196	65	1/2/2018 8:14 AM
197	26	1/2/2018 8:06 AM
198	62	1/2/2018 8:00 AM
199	38	1/2/2018 7:52 AM

## Envision Edgehill Apartments Resident Needs Assessment

200	33	1/2/2018 7:41 AM
201	57	1/2/2018 7:34 AM
202	37	1/2/2018 7:27 AM
203	71	1/2/2018 7:19 AM
204	66	1/2/2018 4:43 AM
205	45	1/2/2018 4:37 AM
206	52	1/2/2018 4:30 AM
207	58	1/2/2018 4:15 AM
208	32	1/2/2018 3:38 AM
209	86	1/2/2018 3:38 AM
210	60	1/2/2018 3:28 AM
211	20	1/2/2018 3:19 AM
212	45	1/2/2018 3:12 AM
213	51	1/2/2018 3:05 AM
214	43	1/2/2018 2:55 AM
215	30	1/2/2018 2:39 AM
216	64	12/29/2017 9:20 AM
217	25	12/29/2017 9:16 AM
218	36	12/29/2017 9:03 AM
219	65	12/29/2017 8:59 AM
220	86	12/29/2017 8:54 AM
221	48	12/29/2017 8:47 AM
222	67	12/29/2017 8:43 AM
223	38	12/29/2017 8:43 AM
224	30	12/29/2017 8:39 AM
225	47	12/29/2017 8:27 AM
226	36	12/29/2017 8:20 AM
227	28	12/29/2017 5:51 AM
228	82	12/29/2017 5:44 AM
229	30	12/29/2017 5:41 AM
230	74	12/29/2017 5:39 AM
231	65	12/29/2017 5:25 AM
232	66	12/29/2017 5:17 AM
233	36	12/29/2017 5:17 AM
234	78	12/29/2017 5:10 AM
235	70	12/29/2017 5:03 AM
236	73	12/29/2017 3:57 AM
237	80	12/29/2017 3:40 AM
238	66	12/29/2017 3:31 AM
239	38	12/29/2017 3:25 AM
240	81	12/29/2017 2:44 AM

## Envision Edgehill Apartments Resident Needs Assessment

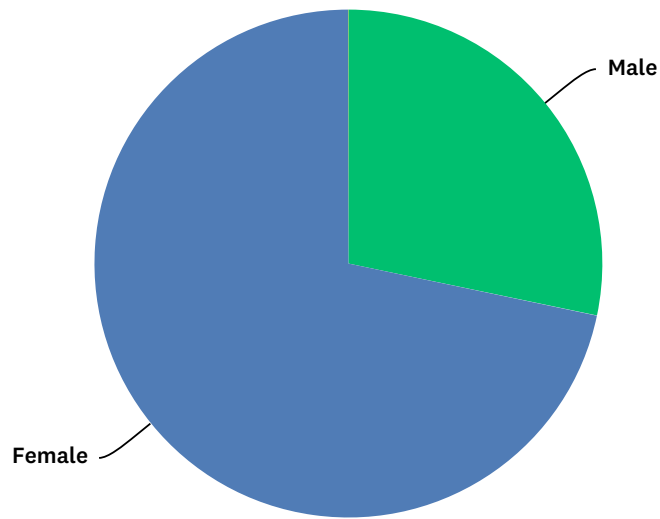
241	72	12/28/2017 11:31 AM
242	82	12/28/2017 11:05 AM
243	80	12/28/2017 10:35 AM
244	71	12/28/2017 9:43 AM
245	65	12/28/2017 9:21 AM
246	35	12/28/2017 8:35 AM
247	65	12/28/2017 8:19 AM
248	74	12/28/2017 7:19 AM
249	77	12/28/2017 7:13 AM
250	69	12/28/2017 6:13 AM
251	72	12/28/2017 6:06 AM
252	72	12/28/2017 6:00 AM
253	51	12/28/2017 5:54 AM
254	50	12/28/2017 5:41 AM
255	69	12/28/2017 5:37 AM
256	64	12/28/2017 5:32 AM
257	81	12/28/2017 5:28 AM
258	67	12/28/2017 5:19 AM
259	58	12/28/2017 5:15 AM
260	67	12/28/2017 5:08 AM
261	71	12/28/2017 4:56 AM
262	66	12/28/2017 4:42 AM
263	74	12/28/2017 4:28 AM
264	35	12/28/2017 4:25 AM
265	80	12/28/2017 4:17 AM
266	41	12/28/2017 4:04 AM
267	74	12/28/2017 3:46 AM
268	67	12/28/2017 3:35 AM
269	68	12/27/2017 10:51 AM
270	68	12/27/2017 10:44 AM
271	57	12/27/2017 10:39 AM
272	67	12/27/2017 10:33 AM
273	61	12/27/2017 10:24 AM
274	55	12/27/2017 10:11 AM
275	68	12/27/2017 10:06 AM
276	69	12/27/2017 10:05 AM
277	54	12/27/2017 9:54 AM
278	69	12/27/2017 9:13 AM
279	67	12/27/2017 8:59 AM
280	65	12/27/2017 8:57 AM
281	65	12/27/2017 8:35 AM

## Envision Edgehill Apartments Resident Needs Assessment

282	73	12/27/2017 8:11 AM
283	64	12/27/2017 7:08 AM
284	68	12/27/2017 6:54 AM
285	77	12/27/2017 6:47 AM
286	64	12/27/2017 6:37 AM
287	77	12/27/2017 6:29 AM
288	19	12/27/2017 6:01 AM
289	65	12/27/2017 5:52 AM
290	79	12/27/2017 5:41 AM
291	28	12/27/2017 5:41 AM
292	72	12/27/2017 5:33 AM
293	65	12/27/2017 5:00 AM
294	77	12/27/2017 4:51 AM
295	63	12/27/2017 4:40 AM
296	69	12/27/2017 4:23 AM
297	89	12/27/2017 4:07 AM

## Q122 What do you consider your gender? (check one)

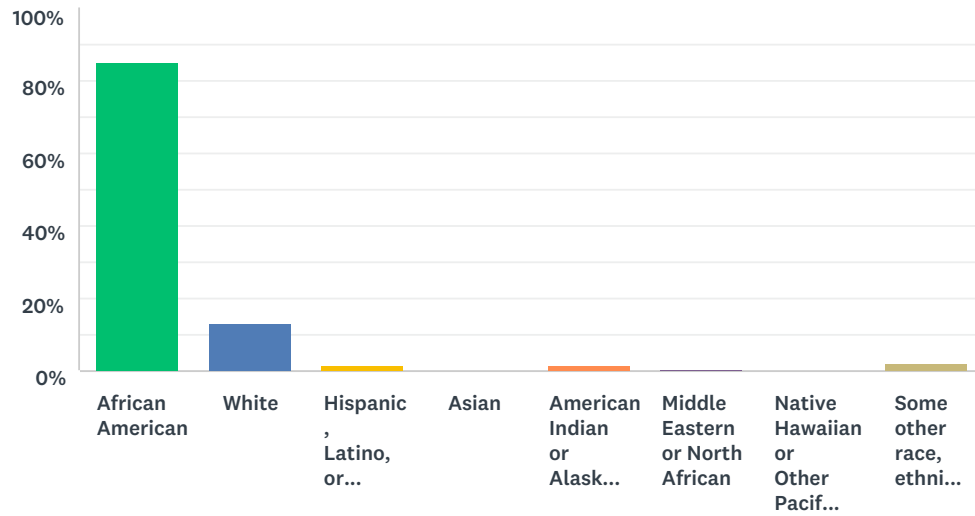
Answered: 304 Skipped: 8



ANSWER CHOICES		RESPONSES	
Male		28.29%	86
Female		71.71%	218
Other		0.00%	0
TOTAL			304

## Q123 Which categories best describe you? (check all that apply)

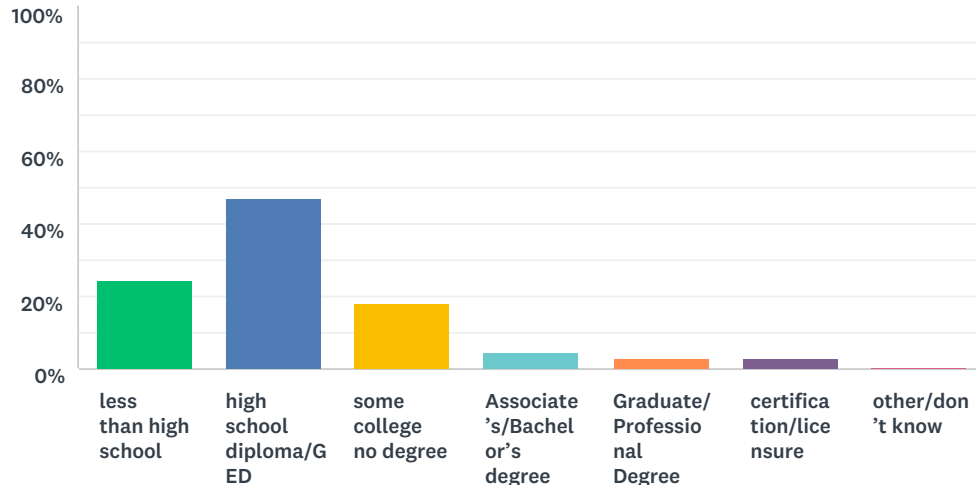
Answered: 303 Skipped: 9



ANSWER CHOICES	RESPONSES	
African American	84.82%	257
White	13.20%	40
Hispanic, Latino, or Spanish origin	1.65%	5
Asian	0.00%	0
American Indian or Alaskan Native	1.32%	4
Middle Eastern or North African	0.33%	1
Native Hawaiian or Other Pacific Islander	0.00%	0
Some other race, ethnicity, or origin	1.98%	6
Total Respondents: 303		

## Q124 What is your highest level of education? (check one)

Answered: 303 Skipped: 9

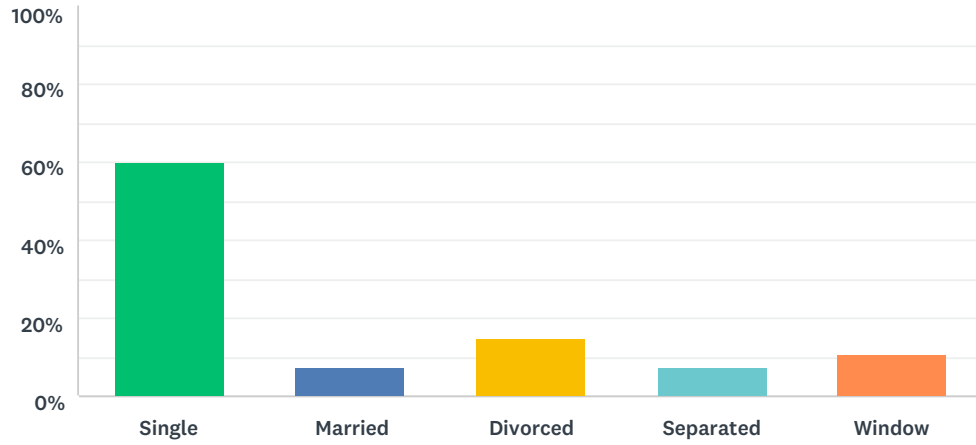


ANSWER CHOICES	RESPONSES	
less than high school	24.42%	74
high school diploma/GED	46.86%	142
some college no degree	17.82%	54
Associate's/Bachelor's degree	4.29%	13
Graduate/Professional Degree	2.97%	9
certification/licensure	2.97%	9
other/don't know	0.66%	2
<b>TOTAL</b>		<b>303</b>



## Q125 What is your marital status? (check one)

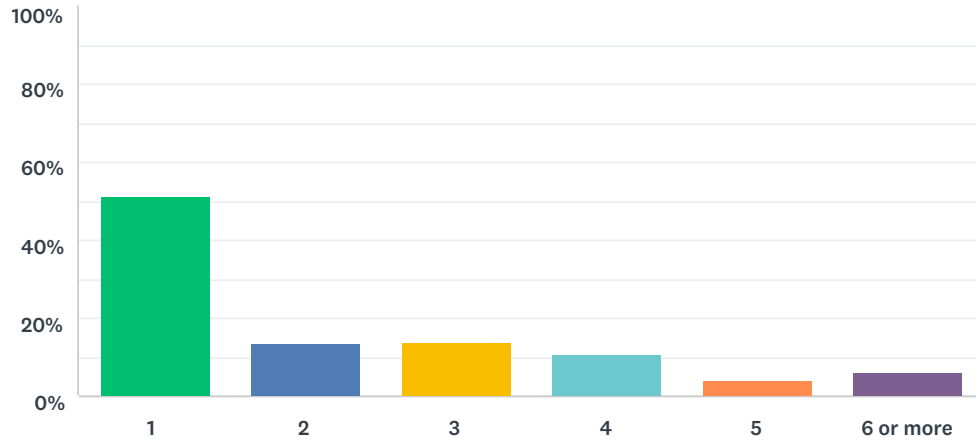
Answered: 304 Skipped: 8



ANSWER CHOICES		RESPONSES	
Single		60.20%	183
Married		7.24%	22
Divorced		14.80%	45
Separated		7.24%	22
Window		10.53%	32
TOTAL			304

## Q126 How many people live in your household? (check one)

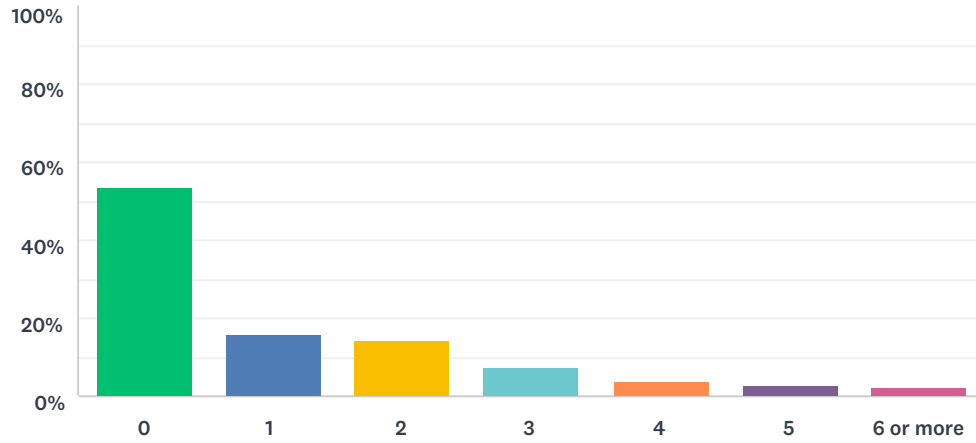
Answered: 304 Skipped: 8



ANSWER CHOICES	RESPONSES	
1	51.32%	156
2	13.49%	41
3	13.82%	42
4	10.86%	33
5	4.28%	13
6 or more	6.25%	19
TOTAL		304

## Q127 How many people in your household are 18 & under? (check one)

Answered: 290 Skipped: 22



ANSWER CHOICES		RESPONSES	
0		53.45%	155
1		15.86%	46
2		14.48%	42
3		7.24%	21
4		3.79%	11
5		2.76%	8
6 or more		2.41%	7
TOTAL			290

## SECTION 7.2 : APPENDIX

**MARKET STUDY**

# Envision Edgehill

## Market Assessment

*Volume 1*

*Introduction & Executive Summary*



## Acknowledgements

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This work was produced by Pillars Development in cooperation with Barge Design Services, and the fellow consultants of the Envision Edgehill Master Plan. Our firm would like to thank Barge Design Solutions and the Metropolitan Development and Housing Authority for the opportunity.

Pillars Development would also like to express our sincere appreciation to the residents, community members, and industry professionals who committed their time and talent to this process. Our collective efforts will help shape a neighborhood and strengthen a community.

Pillars Development, LLC  
info@pillarsdevelopment.com  
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## Introduction

### Location

The Edgehill neighborhood is located to the south of Downtown Nashville, and while exact boundaries are debated, it is known historically to span from interstate 440, the southern border of downtown, to Wedgewood Avenue. It includes Fort Negley to the east and extends west toward Music Row.

Specific areas throughout the neighborhood are controlled by the Metropolitan Department of Housing and Development (MDHA). Sites encompassing Gernert Studio Apartments and Gernert Cottages lie to the east, south and west. South of Edgehill Avenue and north of Horton and Summit Avenue, confined to the west by 14<sup>th</sup> Avenue South and what was and likely will return to 10<sup>th</sup> Avenue to the East, and divided by 12<sup>th</sup> Avenue South rests the site of Edgehill Apartments.

### Historical Context

Edgehill is one of the oldest neighborhoods in Nashville. It has been predominantly occupied by Black or African American people since the later part of the 19<sup>th</sup> century. Historically, the neighborhood has been home to educators, entrepreneurs, social and political figures, and various other professions, and to people of varying means and affiliations.

The area flourished in the early 20<sup>th</sup> century as it developed into a residential and commercial center that boasted numerous dwellings, retail, and entertainment services of all sorts. The neighborhood was later bound on its western border as what would come to be known as Music Row began to establish itself. During the mid-20<sup>th</sup> century, the Edgehill neighborhood was altered significantly from its trajectory under the controversial Urban Renewal Program, an initiative that resulted in displacement and disparity at a national level. For Edgehill, this meant a landscape forever altered to benefit the population commuting through the area rather than those living there.

Despite the challenges brought by Urban Renewal Policy, the neighborhood retains memories and reverence of past influential figures, as well as several historical structures. Edgehill holds great importance in the racial, religious, cultural, and collective story of Nashville. The rich history of this community is apparent, abundant, and significant – something to be preserved, shared, and honored for present and future generations.



### Current State

In recent years, the neighborhood has been part of another major storyline in Nashville. The current affordability and displacement crisis that is facing the city is on full display here. A neighborhood study and report conducted in 2016 conveyed that the Edgehill community is in “a state of emergency” due to its rapid escalation in home prices and the high rate of property transactions. The average property sale since 2010 is above \$450,000, compared to \$330,000 from 2000 to 2009, and \$224,000 in throughout the 1990s. That drastic increase is accompanied by some 900 properties sold in Edgehill since 2010, according to the report, compared to around 450 from 2000 to 2009. This volume of transactions and pace of building has created some tension within the community and apprehension related to development.

While the housing and affordability challenges are of the utmost significance to the city and this area, another very real and very evident problem is crime and residents’ sense, or seeming lack, of safety. According to Metro Nashville Police data crime rates have increased in nearly every category for the neighborhood, and while statistics may not tell the whole story, many residents affirm that it is clearly worse than in years past. While strides are being made collectively and in a variety of ways to address these struggles, there are changes afoot and opportunities arising to positively impact the area.

Specifically, on the property controlled by MDHA, excluding Gernert Studio Apartments, there is low density, low-rise, one and two-story residential. Within this area there are no commercial uses and no thoroughfares or nodes with significant amenities or features to act as destinations. This leads to little or no organic generation of the energy and activity that comes from congregation and interaction. Improving this and creating places that are better oriented for people to see into and traverse across the property will work to not only provide a sense of safety, but will foster a welcoming and inviting atmosphere.

Outside of the property controlled by MDHA, in seemingly every direction, there is activity. As mentioned before, the amount of residential transactions is high, as is the associated renovation and building. Commercially, the growth has not been as strong in Edgehill, but the retail that has appeared is more aligned with affluent patrons who are now living in and commuting to the area. While there is revitalization and creation of structures and atmospheres anew just minutes away from Edgehill Apartments, the residents are not able to recognize a benefit. The combination of disbanding businesses, that once provided convenience and affordability, along with stagnation of new and accessible retail offerings in immediate proximity highlights a lack of vibrancy for this community and creates or amplifies the feeling of seclusion and exclusion.

The current state of Edgehill Apartments and the surrounding blocks has created a sense of this section of the 12<sup>th</sup> Avenue Corridor and Edgehill Ave as a passthrough for those who are not residents – those who attend the churches or work at the schools or NGOs in the community. This is an unacceptable state for an area with so much to offer; with its rich history, amazing people and organizations, as well as its potential for the future.

## Executive Summary

This Market Assessment was derived from observation of the site and its physical condition, and through evaluation of the surrounding areas, the current perceptions, and the neighborhood's historical context. The assessment has also considered previous and current planning efforts or studies, traffic patterns and connectivity, along with information specifically beneficial to MDHA's goals of redeveloping with housing for a mix of income levels and providing square footage for a mix of commercial uses, all in an economically viable and sustainable manner<sup>1</sup>.

It is important to note that the approach taken was not simply to gather data and review documents; a significant portion of this process was spent actively communicating with MDHA residents, members of the community, other stakeholders, and industry professionals to gather a clearer and more encompassing overview. This has led to a valuable examination that reflects market trends and forces on a broader level, as well as insights particular to the Edgehill neighborhood and Edgehill Apartments.

This Market Assessment has found that the surrounding areas have undergone a large amount of transition into mixed-use districts with large institutional and government-owned properties currently in, or planning, development activity. However, key issues for this transection still remain. A lack of commercial or social activity, along with the scale and placement of the current structures in comparison to the street has created a sense of the area and the community being perceived and treated as a passthrough.

While there are significant hurdles to clear in order to become the vibrant community envisioned, there are numerous positive factors to build on, and this assessment has recognized a few areas that should be emphasized moving forward and some of the opportunities they offer.

### Identity

*(Re)cultivating a sense of community*

Since the beginning of our involvement with the Envision Edgehill planning process, one thing was very evident: the people in this area strongly believe in the potential of their community. It didn't take long to find out why: Edgehill has been a vibrant and prosperous area before; in fact, many of its residents are able to recount those times quite vividly, and it is well-documented. Presently, the neighborhood has strong character, deep roots, engaged citizens, and a wealth of experience and talent; however, the built environment of Edgehill Apartments and its immediate surroundings is not conducive to facilitating and displaying all that there is to celebrate in the community.

Below are some of the identified strengths and weaknesses identified in conjunction with stakeholders in the analysis of the Edgehill neighborhood, and overall goals set forth by MDHA and the Edgehill residents.

Additionally, there are some aspirations and successful results that can be derived from the actions recommended in the Envision Edgehill Master Plan. These aspirations and results were developed utilizing the feedback gathered during community and stakeholder engagement.

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## Envision Edgehill Market Assessment

### Strengths

- Strong community institutions and community organizations
- Location offers great potential as it is located near many desired neighborhood nodes and has vehicular access into and across the city
- Schools and open space close by
- Development is happening and planned in all directions, so there is ample opportunity to bring a variety of offerings

### Weaknesses

- Criminal activity and a sensitivity towards general public safety
- Challenges with pedestrian convenience and safety due to inadequate accommodations for maximizing walkability, as well as poor scale, aesthetic design and lighting for delivering a welcoming environment and one that carries into nightfall
- Retail is mostly non-existent along the corridor and throughout the community, and a void of services has been created by this absence.
- Outdated and unwelcoming structures and areas

### Opportunity

#### *Branding and Placemaking/Placekeeping*

Developing an identity for Edgehill that bridges its past with the desired vision for the future, is something that should be thoughtfully done. This is a great chance to deliver a built environment that is functional and culturally suitable. Doing so in a way that shows that there is a better and brighter future, but that it is one inclusive of those who have and wish to remain a part of the community.

A statement from “*Creative Placemaking, Placekeeping, and Cultural Strategies to Resist Displacement*”, a project by the U.S. Department of Arts and Culture, captures this balance well.

Creative Placemaking has been described as a process of community development that leverages outside public, private, and nonprofit funding to strategically shape and change the physical and social character of a neighborhood using arts and cultural activities. While there are ample examples of Placemaking activities resulting in positive change, some Placemaking activities can also support gentrification, racism, real estate speculation, all in the name of “neighborhood revitalization.” Across the country, “Creative Placekeeping” has come into usage as a counter to Placemaking. Placekeeping as the active care and maintenance of a place and its social fabric by the people who live and work there. It is not just preserving buildings but keeping the cultural memories associated with a locale alive, while supporting the ability of local people to maintain their way of life as they choose.

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## Envision Edgehill Market Assessment

The ways in which this opportunity can be realized are below:

- Create a vision that pays homage to the rich history of the neighborhood
- Provide educational, employment and entrepreneurial opportunities, as well as job skills training, generating a district that has creatives, educators and collaborative work spaces at its core – this would be a modern-day version of Edgehill’s past
- Create an atmosphere that fosters sharing of time, exchanging of knowledge, and displaying talents and techniques
- Early activation of some portion of the campus; this will signify an impending change, and, if done well, will serve the community and be a beacon for positive changes to come
- Identify opportunities to partner and emphasize technology, media, and various forms of the arts and community focused activities

### Proximity

*Location, location, location*

As mentioned in **Identity**, the Edgehill community is one that is uniquely positioned in the city. Several major activity centers and nodes are within an approximately 1.5 mile radius, which can be traversed in a 25-30 minute walk at a comfortable pace. Included in those desirable and walkable locations are several of the city’s urban parks and open spaces, as well as lively and blossoming neighborhoods.

#### To the West

0.50 miles	Edgehill Village
0.08 miles	Music Row
1.00 miles	Hillsboro Village, Vanderbilt University & Medical Center
1.20 miles	Midtown, West End
1.50 miles	Centennial Park

#### To the North

0.80 miles	The Gulch
1.40 miles	SoBro (South of Broadway) District
1.50 miles	Music City Center, Bridgestone Arena, Frist Center

#### To the East

0.50 miles	Rose Park
0.50 miles	Reservoir Park
1.20 miles	Adventure Science Center
1.40 miles	WeHo (Wedgewood-Houston) Neighborhood
1.50 miles	Fairgrounds Nashville

#### To the South

0.80 miles	Belmont University
1.10 miles	12South (12 <sup>th</sup> Avenue South) Neighborhood
1.40 miles	Sevier Park

## Envision Edgahill Market Assessment

### Opportunity

#### *Marketing of Central Location*

Identify, and keep current, the information on what is nearby Edgahill Apartments and show the value of the location to current and future tenants, as Nashville progresses in these areas and growth along certain corridors is projected.



### Connectivity & Mobility

#### *Creating a higher level of connectivity*

The Edgahill campus is bisected and encompassed by major vehicular thoroughfares for part of Nashville's inner city, both north and south as well as east and west corridors are bordering or easily accessible from this location. It hosts many drivers on their daily commutes and provides many others alternate routes when needed or desired.

As highlighted in **Proximity**, there are several activity centers in all directions of Edgahill.

- Encourage and enable movement to and through the community and create a strong sense of connectivity
- Address corridors and provide cross streets, internal to the neighborhood, that bring the traffic down to a pedestrian scale and draw eyes and interest into the neighborhood
- Impact of 12<sup>th</sup> Avenue Design and implementation on the community to have a positive effect on slowing traffic. This improves safety for all modes of transportation, thus benefiting all residents' ability to traverse the neighborhood and access amenities



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## Envision Edgehill Market Assessment

- The slower traffic also creates a better environment for commercial success: with more pedestrian friendly access, the amount of foot traffic will increase. Slowed vehicular pace will allow for better visibility from the street for businesses and a more comfortable transition for vehicles entering the space, making it more likely to have visitors by car and encouraging them to visit more frequently.
- Identify multiple (new) corners for commercial activation that draws activity throughout the neighborhood and doesn't overly concentrate it. This may lead to congestion and avoids unequitable distribution throughout the community
- Leverage universities in close proximity to the Edgehill Campus; activate the corners and thoroughfares that relate well to traffic coming from those directions and the upcoming development adjacent and in close proximity to the borders of the Edgehill site

### Opportunity

*Develop into a mixed use and transportation hub*

Provide a well-planned and well-connected streetscape that accommodates all modes of transportation. This includes accessibility, convenience and perhaps even acting as a commuter hub.

If design, constructed and programed well, this would result in the following results:

- Induce/sustain ridership of public transit
- Discourage/reduce driving
- Increase walking and biking
- Add convenience
- Increase density and patronage
- Supports activity (health benefit)
- Anticipate new forms of mobility
- Make walking and biking safer
- Add a mix of uses
- Offer diverse placemaking opportunities

### Market Viability

*What does this mean for Edgehill?*

Building on the findings in **Proximity** that outline the multitude of attractive and active locations at a short distance from the Edgehill campus, adjoining the benefits of several present and potential factors covered in **Connectivity & Mobility**, as well as the ability to create a strong brand in ways covered in **Identity**, some of the findings in this section will support the ability to serve the community and create holistic benefits in the current and forthcoming market climate. The findings and recommendations in this and subsequent sections will lend themselves to the development of the overall concept and recommendations found in the Envision Edgehill Master Plan.

Nashville as a whole is experiencing an unprecedented level of growth. The Edgehill community is one of the most significantly impacted due to this growth. As the growth has led to more residential density accompanied by the fact that areas of town that are neighboring Edgehill having some of the lowest vacancy and/or the highest rental rates residentially but also commercially.

## Envision Edgehill Market Assessment

This means that there is high demand for space, and pressure for commercial spaces in the area will continue to grow. Most new construction has been residential. Some projects have included small ground level retail

### Opportunity

#### *Diversity in potential resident and commercial tenant base*

Consider the spectrum of potential residents and commercial tenants in plans for development. Some key groups include:

- Current residents of Edgehill and Gernert Apartments
- Student body of surrounding universities
- Employees and owners of local businesses of all sizes (varying income levels), leading to an attractiveness from recent graduates, young professionals, mid-career and senior/executive level persons
- General Nashville market, including those new and anticipated to move into the area
- 

#### Edgehill Population and Income

	5 MIN.	10 MIN.	15 MIN.
2017 TOTAL POPULATION	26,446	90,855	235,123
2022 TOTAL PROJECTED POPULATION	28,594	97,319	250,653
2017 AVERAGE HOUSEHOLD INCOME	\$77,049	\$80,390	\$74,876
DAYTIME POPULATION*	57,892	257,884	453,850

*\*Daytime Population refers to the number of people who are present in an area during normal business hours, including workers. This is based on information from Avison Young related to the Chelsea (one of the multifamily developments in the Multi-unit Profile*

The impact of development adjacent to Edgehill apartments, in the Gulch and near Music Row, as well as significant new office relocations such as Amazon, Alliance | Bernstein and EY (formerly Ernst & Young) will significantly impact the daytime population and average household income in the area in the coming years.

The detailed market findings, which form the basis for the Executive Summary, are provided in Volume 2: *Residential Findings and Insight*, Volume 3: *Commercial Findings and Insight* and Volume 4: *Amenity, Open Space & Mobility Findings and Insight*. The complete list of suggestions and associated strategies can be found in Volume 5: *Development and Programming Recommendations*.

*Note: for the purposes of this study industrial market metrics/trends were not included.*

# Envision Edgehill

## Market Assessment

*Volume 2*

*Residential Findings and Insight*





## Introduction

In this volume, the findings from a market analysis of housing and other factors impacting livability will be identified in the market assessment of housing.

## Study Area Location and Access

The Envision Edgehill study area is located in and takes into consideration the surrounding area of approximately 2 miles in all directions. It contains not only the Edgehill community, but the surrounding neighborhoods that make up the local environment, highlighted primarily by the nodes along surrounding and intersecting corridors. This creates a great framework for which to assess the local market and to better understand the viewpoint from the residents who reside in the area.

## Existing Residential Inventory

Aside from Edgehill Apartments, there are other multifamily housing offerings in or near the community. See *Appendix A: Multi-Unit Profile* for a sampling of multi-unit developments in close proximity and highlights of their characteristics for comparison and speculation.

Additionally, there are a few developments coming on line and in the pipeline that will impact the area greatly and impact the local market. Two of which are:

### **Park at Hillside**

Immediately adjacent to Edgehill Apartments, a 23-acre development that, as currently planned, will bring 1,200 apartment units.

Elmington Capital, the developer for the project, has plans that represent a mix of housing types for residents with a range of incomes, and at an approximate density of 20 units per acre. Statements from the developer identify nearly 25 percent of the units will be able to be considered affordable housing.

### **12<sup>th</sup> & Wedgewood**

Nearby Edgehill Apartment, only a few blocks south, is a one and two bedroom development of 153 apartments at the intersection of 12<sup>th</sup> Avenue South and Wedgewood Avenue.

These units will have income restrictions, aiding in addressing the need for affordable housing stock in area. The project also takes full advantage of its location, by marketing how it is located centrally to many areas that have attractive commercial activities and its positioning along two fairly active thoroughfares. This is combining accessibility/connectivity with the goal of desirable location and affordability, all of which are possible for edgehill apartments.

## Key Residential Market Findings

### Nationally

Across the country mortgage rates are rising. According to the National Apartment Association (NAA), Marcus & Millichap estimated the gap between a monthly home payment and apartment rent to be \$339 as of 2018's third quarter - its widest level since the recession! A lack of supply at an affordable pricepoint for buyers wanting to transition into homeownership and the tight standards for applicant credit are preserving the attractiveness of apartments for many who would be first-time homebuyers or those considering homeownership.

Multifamily housing starts, on the other hand, have experienced increases over the past few years, and averaged 6.6% year-over-year monthly through October 2018. Forecasts for next year range from 340,000 to 383,000 units. From 2012 to 2017, starts in properties with 5 or more units averaged 348,900 units and are averaging 365,000 in 2018, all according to the NAA.

#### 2019 Housing Starts Forecasts

	SINGLE-FAMILY	MULTI-FAMILY	TOTAL STARTS
FANNIE MAE	963,000	340,000	1,303,000
FREDDIE MAC	920,000	380,000	1,300,000
NAHB*	885,000	383,000	1,268,000

Source: National Apartment Association 2019 Apartment Housing Outlook

\*NAHB-National Association of Home Builders

As for renting at the national level, year over year rent growth has been measured in the range of 1.5% to 3.5% in previous months and month over month rent growth has been between .3% and .7% since the end of 2018 and first quarter of 2019. This brings the average rental rate nationally to approximately \$1,436 in April of 2019. Below are projections for the apartment over the next two years and with high occupancy rates and rent growth. It is consensus that the current trends will continue for the short term.

#### Apartment Market Forecast

Occupancy Rates | Rent Growth

	2018	2019	2020
COSTAR	94.4%   2.5%	94.2%   2.2%	94.1%   0.9%
REALPAGE	95.3%   3.3%*	94.9%   3.0%	94.6%   2.3%
YARDI	94.6%   2.8%	94.8%   2.8%	94.4%   2.7%

Source: National Apartment Association 2019 Apartment Housing Outlook

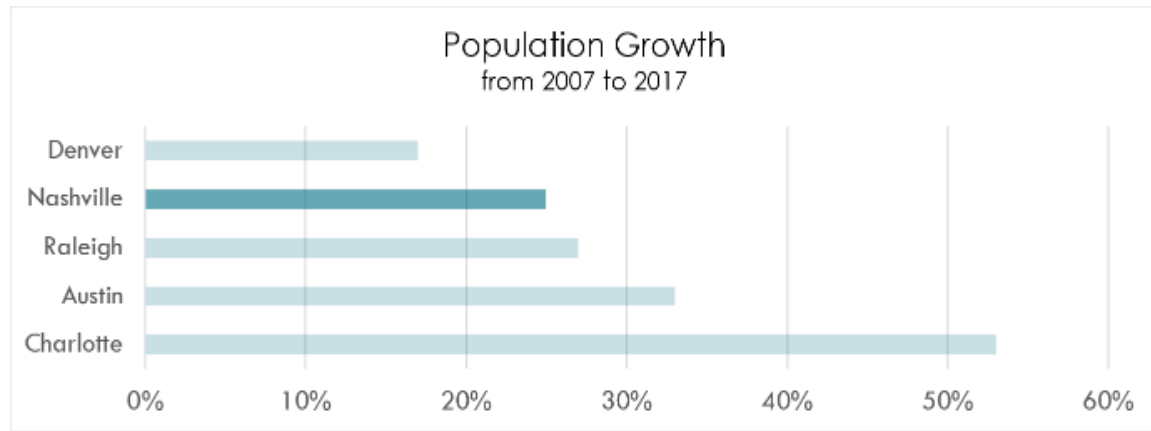
\*Preliminary data, November 2018

### Locally

On the local level, the residential market is driven by the same factors such as increase in demand and limited supply. As Nashville continues to grow in population, the amount of units being created and being preserved are struggling to keep pace.

## Envision Edgehill Market Assessment

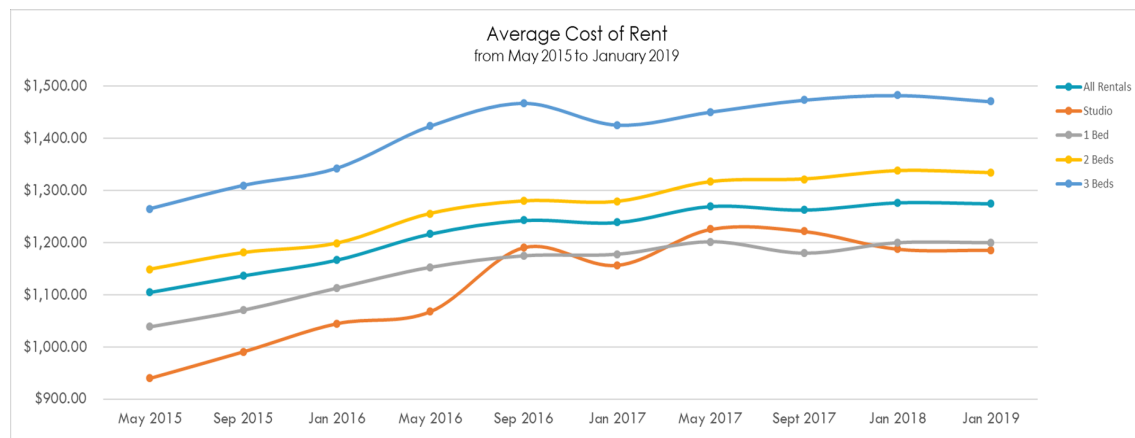
Below is population growth over the past 10 years for Nashville and other pier cities from the Nashville Chamber of Commerce.



Source: Nashville Area Chamber of Commerce 2018 Vital Signs Report

According to the U.S. Census, the Nashville MSA increased by an average of 94 people each day in 2017. However, this increase to the MSA is inclusive of people exiting the center of the MSA, Davidson County. Based on the Vital Signs 2018, issued by the Chamber of Commerce, from 2016 to 2017 nearly 2,400 more people moved out of Davidson County than moved in. This could be an indicator of the burden placed on individuals and families as the affordability of housing becomes a challenge, as well as the quality of life based on factors such as affordability and availability of not only housing, but goods and service as well.

The cost of rent in the past few years has been spiking, but has recently shifted little for a brief state of leveling out over the past 15 - 18 months. Below is the average rent in Nashville based on data collected from Yardi Matrix.



Source: Yardi Matrix

The below is an except directly from the 2018 VitalSigns Report that sums up the current state of affordability, specifically relating to for sale housing (and associated single family rentals), in our communities.

*The Nashville region's growth since the Great Recession has resulted in a 5.3 percent increase in median household income in the decade between 2006 and 2016, equating to \$3,042.*

*Despite the increases in income, a growing number of residents in Middle Tennessee find it difficult to locate housing within their budget. Residents struggle to find housing for many reasons: the pace of growth in Nashville and the addition of new residents has led to an imbalance in supply and demand of housing. Looking at the same time frame as the household income increase, 2006 to 2016, median home prices increased dramatically from \$175,000 in 2006 to a little under \$250,000 in 2016.*

*The future success of the region depends on whether Middle Tennessee can figure out a way to embrace the new growth while ensuring residents who work within the region can also afford to live within the region.*

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The 5.3% increase in median household income, in contrast with the 42.8% increase in the median home price is driving more individuals and households to experience a challenge when finding affordable and adequate living conditions. Nashville has proven to be a place where people want to be, and is a location where people want to buy homes.

### Neighborhood/Community

At a level more specifically than greater Nashville, and more recently, Edgehill has seen its median home price range from \$650,000 to \$715,000 according to Redfin.

While the home prices in this area are fairly high, the appearance of this corridor and its retail uses also impact the marketability (and property values) of housing in this neighborhood and the neighborhoods adjoining the corridor. As such, the appearance of this corridor impacts the overall marketability, value, and quality of life in the adjoining neighborhoods. Envision Edgehill, along with the neighboring Park at Hillside, and other development, could potentially add 2000 or more housing units in the coming years. The segment of 12<sup>th</sup> Avenue, and its intersections that are encompassed by Edgehill Apartments, acts as a gateway for this community and what establishes a sense of place for the adjoining residential areas. It is important that this growth offers a mix of offerings to accommodate the challenges to maintain affordability in the community.

### Amenities

When thinking of amenities, as it relates to real estate, there can be a very broad range of spaces or features. These include access and visibility to open and public areas and resources, which enhance or enrich an experience .

The service(s) related amenities of an area should be driven by the needs based on the density of people and varying resident types.

Edgehill's residents have shared their wants and needs throughout the master planning process. It is important to take those into consideration and to plan for those amenities to be thoughtful, sustainable, and economically viable.

Health focused amenities are ones that create a great deal of benefit and have an unprecedented amount of longevity for the investment.

*Including health considerations in development is really about the sustainability of a real estate developer's portfolio—it's essential to be marketable 15 years down the road when your property will have to compete with new properties. Properties that encourage healthy outcomes through building design, walkability, and other amenities will compete better than those that don't.*

Carol Naughton  
President, Purpose Built Communities

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There is a connection between the amenities present and quality of life of a resident, and this plays a critical role when people are choosing where to live or dealing with where they must live.

## Opportunities

### Create and Sustain Affordability as well as Livability

Nashville has proven to be a place where people want to be, and is a location where people want to buy homes. As millennials age and are starting families, they are seeking enough space to house children and more items as they cohabitate. Providing an alternative to suburban living and long commutes, as well as home buying in a challenging market, is a possibility that can be recognized in Edgehill.

### Provide a Diverse Unit Mix

While MDHA is committed to a one for one replacement of the 380 units that currently make up Edgehill Apartments, and there is already a mix of unit types as it relates to number of bedrooms and square footage, the opportunity to create an even more diverse mix exists with the addition of units.

More than the traditional studio, flats, and lofts or courtyards and townhomes there is an opportunity for live work dwellings and units arranged to be more suitable for roommates or student/co-housing.

Due to the location of the property, the scale of potential development, and the proximity to universities – four prominent campuses within 2.5 miles. Below is simple profile for the four universities.

Cost of Room and Board at Local Universities

UNIVERSITY	ROOM & BOARD	TOTAL ENROLLMENT	LIVE ON-CAMPUS (%)
VANDERBILT	\$16,234	12,592	90%
BELMONT	\$12,120	8,012	52%
LIPSCOMB	\$12,652	4,642	53%
TREVECCA	\$8,400	3,620	39%

Source: U.S. News & World Report

# Envision Edgehill

## Market Assessment

Volume 3

*Commercial Findings and Insight*



## Introduction

This section of the report provides findings and recommendations from a market analysis based on the commercial sector(s) of real estate in Nashville. The market analysis was completed to help inform the directives and recommendations of the Envision Edgehill Master Plan. An understanding of the local market, and specifically the Edgehill neighborhood and its nearby corridors, helps provide information for the most effective planning and design. Ultimately, the market analysis takes into consideration the input from a resident-led and community-engaged approach. The findings and recommendations below are to provide guidance for strengthening the community and maximizing its assets equitably by creating an economic hub for the corridor and provide desired and accessible amenities and services.

## Study Area Location and Access

The Envision Edgehill study area is located in and takes into consideration the surrounding area of approximately 2 miles in all directions. It contains not only the Edgehill community, but the adjacent neighborhoods that make up the local environment, highlighted primarily by the nodes along surrounding and intersecting corridors. This creates a great framework for which to assess the local market and to better understand the viewpoint of the residents.

## Existing Commercial Inventory

Existing businesses in close proximity to Edgehill Apartments include those located in Edgehill Village, along 12<sup>th</sup> Avenue South, the Gulch, Midtown, Hillsboro Village, and the 8<sup>th</sup> Avenue South Corridor.

As we consider the ability for these businesses to provide services to the current residents, it appears from survey data and other feedback from community members that these businesses, while geographically close, have price points that are not economically feasible, and a broad-enough offering is not available to service all needs.

The closest commercial centers to Edgehill Apartments are below with some of their offerings:

### **Edgehill Village**

- Restaurants, apparel, office

### **The Gulch**

- Restaurants, apparel, fitness, grocery (market), bank, entertainment, office, hotel

### **12<sup>th</sup> Avenue South Corridor**

- Restaurants, apparel, fitness, office, medical/veterinary, dry cleaning

### **8<sup>th</sup> Avenue South Corridor**

- Restaurants, apparel, fitness, grocery (store), bank, entertainment, office, storage, dry cleaning

All of the above are outside of walking distance and essentially a void is created. That void can be filled by new businesses that could/would move in and serve the community.

## Key Commercial Market Findings

### Office

#### Nationally

The office market is not strong on a national level, with vacancy rates between 16% and 17% and rents increasing by less than 1% on average across the country. However, that is not the case for Nashville. See below for comparison and projected vacancies in 2021:

Commercial Rate Comparison (National v. Local)

MARKETS	1Q 2018 RENTS (\$ PSF)	2021 RENTS (\$ PSF)	CHANGE IN RENTS (%)	1Q 2018 VACANCIES (%)	2021 VACANCIES (%)
<b>NASHVILLE, TN</b>	18.36	18.83	+2.6%	13.2	14.9
<b>NATIONAL AVERAGE</b>	26.27	26.87	+0.7%	16.5	18.4

Source: Ten-X Commercial

Nashville has placed at the top of many reports and prospectuses over the past few years as a metropolitan area of strong growth. It continues to be highly regarded as projections look toward the near future. This has been reinforced strongly by some large announcements of corporate offices (re)locating to Nashville's urban core.

#### Locally

Nashville has continued to see a lot of energy in its commercial sector over the past several years. It is not hard to understand the low rates of vacancy, increasing lease/rental rates, and new construction in all sectors.

As for the Envision Edgehill master plan, the Edgehill area is often grouped into the Green Hills and Music Row subset for local categorization purposes. However, the Edgehill community is very limited in office space; it primarily serves the market on the edges of Music Row and along its major corridors as faith-based and nonprofit organizations operate in single-use, or joint-interest, tenant structures. This area is increasingly desirable for offices, and speculative developments are in the mix. This is largely due to the proximity to Downtown and the continued success of the Gulch and Music Row in their low vacancies and higher-than-average asking rates that are near the top for office space across all classes.

Commercial Rate Comparison (By Neighborhood)

	INVENTORY (IN SQ. FT)	VACANCY	ABSORPTION	DELIVERIES	UNDER CONSTRUCTION	ALL CLASSES	CLASS A
<b>SUBMARKET</b>							
<b>AIRPORT NORTH</b>	4,465,619	11.9%	(98,662)	0	0	\$25.33	\$23.77
<b>AIRPORT SOUTH</b>	5,640,927	7.1%	(33,335)	127,286	0	\$22.09	-
<b>BRENTWOOD</b>	6,678,901	10.9%	(209,075)	0	309,000	\$28.56	\$30.45
<b>COOL SPRINGS</b>	8,134,100	9.7%	12,036	175,000	553,396	\$29.66	\$30.78
<b>CBD (&amp; GULCH)</b>	11,441,332	5.9%	255,330	40,000	1,714,559	\$28.85	\$31.28
<b>GREEN HILLS/MUSIC ROW</b>	3,045,385	3.3%	70,604	45,193	262,384	\$29.95	\$33.67
<b>METROCENTER</b>	2,228,926	5.2%	31,796	0	0	\$22.30	\$24.00
<b>NORTH</b>	1,841,294	6.0%	(7,780)	0	0	\$20.07	\$21.76
<b>WEST END</b>	6,309,800	3.4%	95,529	0	0	\$31.22	\$32.90



## Envision Edgehill Market Assessment

MARKET TOTALS							
CLASS A	23,094,824	8.5%	465,802	387,479	3,389,339	\$30.20	-
CLASS B	21,101,824	6.6%	(295,742)	0	132,209	\$25.09	-
CLASS C	5,589,636	5.2%	(53,617)	0	0	\$22.63	-
TOTALS	49,786,284	7.4%	116,443	387,479	3,521,548	\$27.60	\$30.20

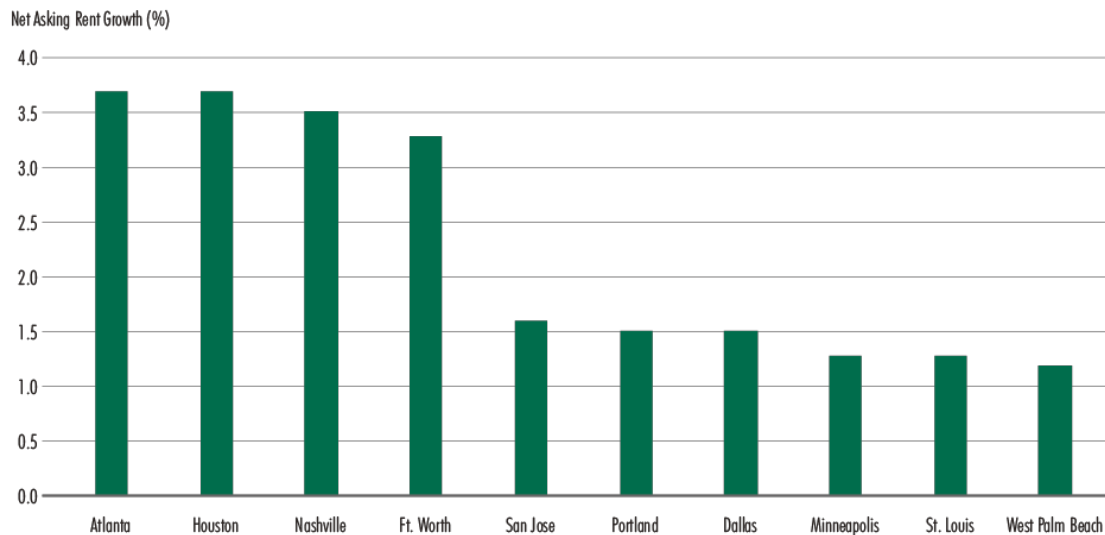
\*Information in chart above from Avison Young 4Q 2018 Report

### Retail

#### Nationally

On a national level, total retail sales increased by 6.1% year-over-year in Q3 2018, this was the biggest gain since 2012.

Below is a chart from CBRE's Retail Market Outlook, showing the top 10 markets for Annual Rent Growth and that have the strongest outlook over the next 5 years.



Source: CBRE

Nashville is on this list with a net asking rent growth of 3.5% year over year in 2018.

Below is an excerpt from a Bisnow article on 2019 Commercial Real Estate Trends which provides further insight.

*With the retail industry stabilizing in 2018, CBRE's Head of Global Retail Research Melina Cordero expects retailers to begin reinvesting in their physical footprints to achieve the perfect omnichannel shopping experience for consumers. In addition, digitally native (or e-commerce only) retailers will increasingly shift to open physical stores to grow their business and retain more customers, Cordero said. "In terms of retail and real estate, I think the retailers have finally sort of learned what to do. There's a lot of investment, changes and closures that had to happen to adjust to omnichannel. Over 2018 a lot of those investments finally started to pay off. "What we think is going to happen over 2019 is a real return to the store. Retailers are finally starting to realize the value of their real estate — they can't just close a store and rely on online, they really need the store for profit margins, customer attention, customer acquisition, for lots of*

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## Envision Edgehill Market Assessment

*reasons. I think we're going to see a lot of reinvesting in the store and a lot of reinvesting in strategies to try to get people into the store," Cordero said.*

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One area of the retail market that is thriving is the "Dollar stores". While providing access to certain goods, the food selections at these that are mostly prepackaged – and typically have a very limited offering and very few, if any, fresh foods. This is being improved in some stores, but the transition is incremental and happening gradually. It is also to be noted that their presence, while beneficial to communities without (m)any options, often stifle or deter other providers in the neighborhood market as they are low-cost leaders and make it difficult for smaller retailers to match prices for many of the same or similar types of goods.

An excerpt from an eMarketer article on the matter details further:

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*Today, nearly 30,000 dollar stores exist nationwide, exceeding Walmart and McDonald's combined. This is up from 20,000 locations in 2011, according to the Institute for Local Self-Reliance (ILSR).*

*Last year, Dollar General opened 900 stores, while Dollar Tree (which includes Family Dollar chains) opened 276, per November 2018 data from Coresight Research.*

*Indeed, households with income of \$20,000 to \$39,000 and those with \$100,000-plus income account for equal shares of dollar store consumers (21%), according to an Inmar study from July 2018.*

*However, while the economy overall improves, gains have not been shared equally by upper- and lower-income households. "And greater numbers of low-income households that continue to struggle to make ends meet make for a sizable customer base for dollar stores," says Andrew Lipsman eMarketer's retail analyst.*

*With widening income disparities, it's not surprising that dollar stores feed more people in the US than grocers like Whole Foods. According to private market data from China Store Guide, grocery sales at Dollar General and Dollar Tree neared \$24 billion in 2018, compared with Whole Foods' roughly \$15 billion.*

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See Appendix B: Commercial Tenant Catalogue for metrics of some of the nation's major retailers.

### Locally

From a retail standpoint, this community (specifically Edgehill Apartments and adjacent blocks) is poorly served as it relates to options for food, goods, and entertainment.

Albeit stated above that the amount of "dollar stores" in the country now is nearly 30,000, the are still areas that lack the convenience and cost-effective options of a "dollar store". While the fact that these types of retail options are feeding so many individuals can be seen as alarming, it is clear that for the best overall selection of food options a grocery or market is desired. There are also other very valuable services that are currently absent or underserved in the community.

## Envision Edgehill Market Assessment

Below are the most requested and well received options for retail during the resident lead engagement period, along with a low and high range of approximate gross square footage associated with each.

Typical Retail Space Size

RETAIL SPACE USE	SQUARE FOOTAGE LOW	SQUARE FOOTAGE HIGH
<b>GROCERY</b>		
<b>LARGE STORE</b>	35,000	42,500
<b>URBAN MARKET</b>	11,000	15,000
<b>CONVENIENCE STORE</b>	8,000	15,000
<b>LIBRARY*</b>	7,000	9,000
<b>WELLNESS CENTER</b>	2,000	4,500
<b>DAY CARE/CHILD CARE CENTER (FOR 40 – 100)</b>	2,000	6,000
<b>PHARMACY/CLINIC/EYE CARE CENTER</b>	1,500	3,800
<b>RESTAURANTS</b>	4,000	6,700
<b>CAFÉ/BAKERY/DELI (WITH SEATING)</b>	2,000	4,500
<b>OTHER USES: OFFICE, AND OPERATIONAL SERVICES</b>	2,000	15,000

*\* Source: Nashville Public Library Facilities Master Plan 2015-2040 - Library size is based on Metro NPL Master Plan current size of Edgehill Library and the approximate sizing shown would double the Library's useable space but note that new (since 1993) libraries in the Metro NPL system have been much larger, with the smallest being Pruitt (built in 1993) at 12,210 square feet.*

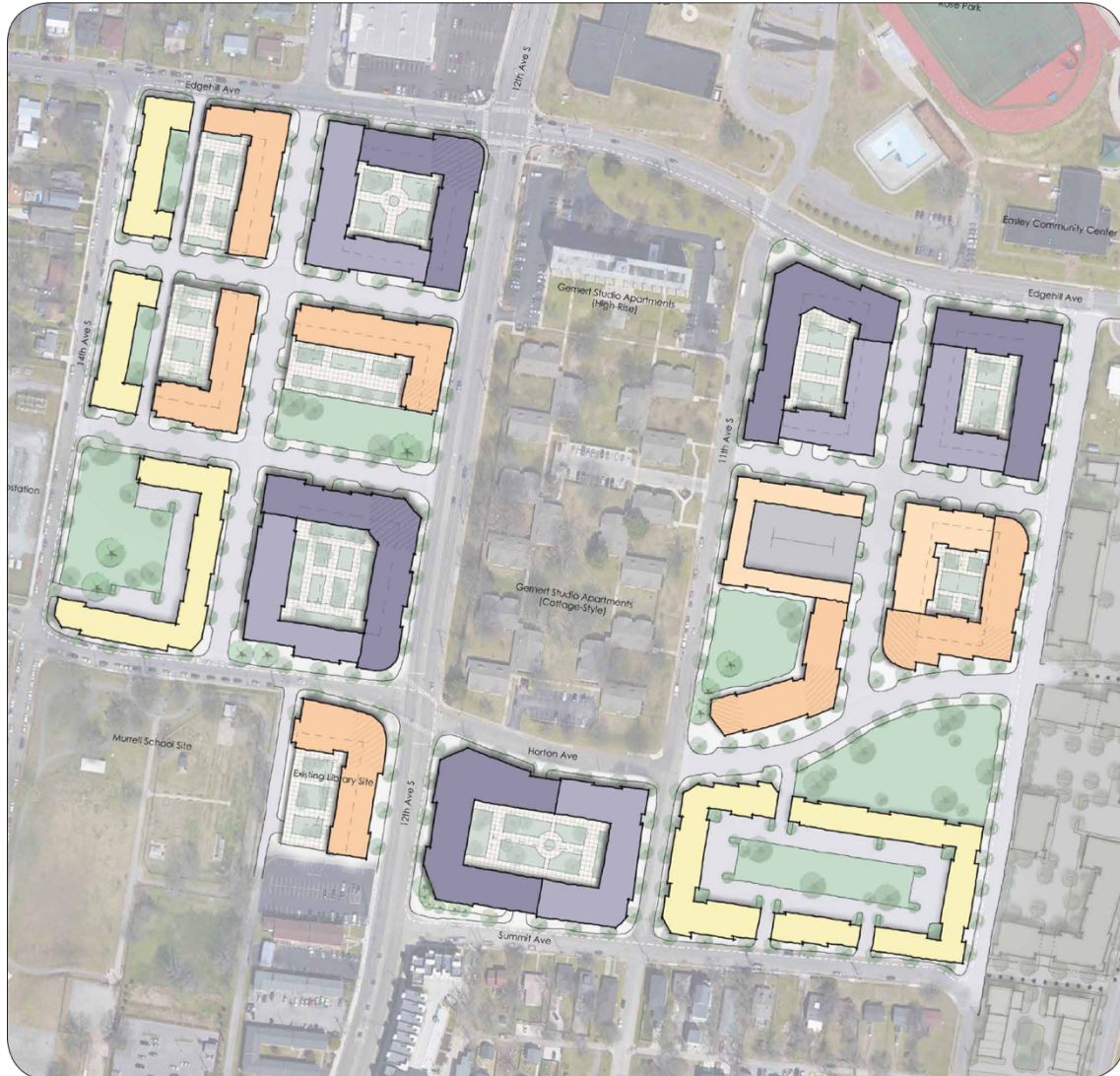
*Note: Square footages are gross to support systems, storage, and circulation.*

If the integration of a new Edgehill library is to become part of a future phase of Envision Edgehill there may need to be a lot of discussion on the needs and desired services from the Edgehill Branch. The current nonresidential space allocated in the Envision Edgehill master plan will accommodate considerable growth of the library if deemed necessary.

Additionally, the complementing of multiple retail uses, and a collection of tenants, will create a compounding positive benefit as amount of foot traffic created by one use creates potential patrons for others.

Below is an aerial overlay that shows the potential uses, residential (townhomes and apartments) and mixed-use throughout the plan. There are areas identified that are considered prime for commercial uses, and some for particular uses based on their location.

## Envision Edgehill Market Assessment



Source: Envision Edgehill Master Plan

*\*The map above shows hashed areas best suited for commercial uses, based on market factors such as visibility and traffic volume, as well as what was identified by resident and community input based on factors such as equitable distribution, preserving areas of low vehicle traffic, creating nonresidential space for services to be brought to Edgehill, and being aware of the desired open/green space in the plan and its benefits.*

## Opportunities

The main opportunity here is to develop an appropriate strategy for Envision Edgehill, with consideration to balancing the needs and wants of the current stakeholders and anticipating the desires of those to come. Leveraging the surrounding areas and their energy to provide the best mix of offerings to future residents is a main objective, and the area is perfectly suited for it. Highlighting the distinct benefits of the local districts and the area's current and upcoming activity, prominent market trends illuminate the foundation in which the following recommendations are based.

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## Envision Edgehill Market Assessment

### Consideration of More Office Space

The presence of retail, the mixed uses and support to the community, impacts the marketability, and thusly, the attractiveness and demand for housing in the neighborhood and rental rates for all uses. Understanding this, a presence of office space provides more viability to an economic center as you have a denser population in the area during hours when residents are away at work. This maximizes the ability for the retail tenant to capture business.

### Creation and Programming of Entrepreneurial and Coworking Space

The feedback from the residents and engaged community members has shown a strong desire to have space that enables and supports educational and entrepreneurial activities. A space that is suited for coworking creates a great opportunity for flexibility of programming. This could be used for educational gatherings, soft or office skills training, business pitches and piloting, and other activities. Depending on how designed, the space could provide MDHA with a programmable space to serve residents, as well as a commercially viable space for leasing to tenants.

The commercial product of coworking space(s) is one that has been very successful in the Nashville market, and with the location of Edgehill Apartments the concept would work well and would not have many nearby competitors. It would also support the entrepreneurial services as a launching and/or collaborative work center.

Coworking spaces in downtown Nashville make up 2% of the downtown office inventory, yet they are the 2nd largest employer, behind the State of TN. There are currently 14 coworking office spaces in downtown, with 2,982 employees and 820 businesses.

*See Appendix C: Coworking Sampling for figures from some local coworking spaces not in the downtown Central Business District.*

### Act as an Innovation District

As a collaborative district, efforts are encouraged to continue growth generated by creating a themed or branded destination and facilitating a community vision through collective planning and action. This process includes an assessment of market trends, stakeholder input, strategic communications, and outreach to potential tenants and investors that are aligned with this concept and its mission. While any district's goals should be intrinsic to that community and its desires, there are several models to study and the Edgehill community possesses many of the key factors that others have deemed as important and effective in success.

### Create Dedicated Use or Programming of Spaces to Activate Retail

Commercially active streets to bring more pedestrian traffic, increased safety, and economic viability to the public realm. This will be best be done using design methods and construction that create suitable pathways and spaces along the street to house retail and become inviting/welcoming to residents and patrons.

### Marketing and Recruitment Based on Proximity

There is a multitude areas across the city capturing the attention of residents and tenants alike by their branding. In light of this, marketing and recruitment for Edgehill can highlight its own adjacent, burgeoning areas. There are several distinct neighborhoods surrounding the Envision Edgehill campus: Edgehill Village, Hillsboro Village, 12South, and the Gulch are some of Nashville's "hottest" neighborhoods. Edgehill is an exciting opportunity to live within minutes of them all.

# Envision Edgehill

## Market Assessment

### Volume 4

### *Amenity, Open Space & Mobility Findings and Insight*





## Introduction

This section of the report provides findings and insight from a review of the benefits brought to developments, and communities at large, as a result of creating amenities, utilizing open and dedicated spaces for the benefit of their residents, as well as understanding and maximizing mobility for residents and visitors. This review and summation were completed to help inform the directives and recommendations of the Envision Edgehill Master Plan. An understanding of the value of these types of uses and the opportunity to have them programmed and placed strategically will help provide information for the most effective planning and design. The findings and opportunities below are to provide guidance for strengthening the community and maximizing the equitable use of the space in a way that provides a large and continual return on investment – even though the use of the spaces may not be traditional to a residential or commercial tenant.

## Existing Amenity and Open Space Inventory

Existing facilities and spaces that can be considered public amenities (accessible to MDHA residents or the public at large) are listed below. All destinations are within a ten-minute walk from Edgehill Apartments.

### ***Edgehill Apartments Administrative Building and Community Spaces 0.1 miles***

These spaces are dedicated to the service of the residents, and a newly opened community clinic. While the clinic has limited hours, it provides many services and an accessible location and price point.

### ***Edgehill Library 0.2 miles***

Located at 1409 12th Avenue South Nashville, TN 37203. The library provides access to the following: Black & White Photocopier, Black & White Printing, Color Photocopier, Fax Machine, Meeting Rooms, Public Computers, Seed Exchange, Wi-Fi, Wireless Printing.

### ***Edgehill Community Memorial Garden 0.2 miles***

Expanded community garden(s), playgrounds. This area is where folk art sculptor William Edmondson lived in the early 1900s. It is valued by the community for its historic significance.

### ***E.S. Rose Park 0.4 miles***

This campus includes a 750-seat synthetic turf baseball field, a 250-seat natural grass softball field, a new 300-seat track, soccer facilities with synthetic turf for safety and speed, relocated basketball courts, a single-story, 5,150 square foot center providing public restrooms and concessions stand, and a new playground with canopy and safety cushions.

### ***Midtown Hills Police Precinct 0.4 miles***

Located at 1443 12th Avenue South, the Midtown Hills Precinct is home to 125 police personnel. They serve a 47.2 square mile area, which includes the communities of Edgehill, Green Hills, Forest Hills, Oak Hill and Crieve Hall, as well as Vanderbilt, Belmont and Lipscomb Universities. The precinct itself is 23,000 square feet in size and contains a 2,000 square foot community room to host neighborhood meetings and celebrations.

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## Envision Edgehill Market Assessment

### *Reservoir Park 0.6 miles*

Located between Hillside Avenue and 8<sup>th</sup> Avenue, Reservoir Park is 13 acres of green space including basketball courts, covered areas, a playground, a tennis court, and walking trail.

### *Nashville Pet Emergency Clinic 0.6 miles*

A premier pet clinic located on 12<sup>th</sup> Avenue South. This clinic, opened in 1983 and underwent renovations in 2008, which allows expanded services. It serves primarily as an after-hours facility to support animal hospitals, yet remains open 24 hours on weekends.

### *Other Resources*

Aside from what is listed above, there are several other resource centers and facilities that bring value and provide services. There are also areas of activity and services nearby that can be considered conveniences or amenities. They are largely products of proximity to Vanderbilt University and Medical Center, Belmont University, Music Row and the Gulch.

## Key Amenity & Open Space Findings

### *Amenities*

#### *Nationally*

Amenities are becoming a far greater point of emphasis as the size of units are becoming smaller the common/shared spaces are growing or becoming more outfitted for social gatherings and café style work spaces. These areas are being outfitted with technology needed to take part in or host meetings, and include more power and USB ports, quality WiFi and commercial grade flooring and furniture to accept the greater use of the space.

As there has been an increase in multi-use developments across the country incorporating office space and retail, it's becoming easier for providing office tenants with food, as well as other shopping and services options for employees as well as residents. This also adds economic viability to retail tenants and can build some very strong synergy that helps during leasing.

#### *Locally*

Several spaces are available and accessible to the residents of Edgehill Apartments. This includes the MDHA administrative building and spaces under MDHA control, the Midtown Hills Precinct community room, the small center at E.S. Rose Park, Salama Urban Ministries and other limited institutional spaces. However, the collection of all of which were not considered by residents to meet many of their needs, there is no other facility that provides Edgehill Apartment residents with a valued offering other than the Edgehill Library.

The following is information pulled directly from the Nashville Public Library, Master Facilities Plan completed in 2016.

RATINGS			
Site/Location	9	Electrical	8
Building/Appearance	6	Interior Design/Layout	7
Structure	8	Interior Finishes	8
Roof	9	Size	5
Mechanical Systems	9	<b>COMPOSITE SCORE</b>	69

Source: *Nashville Public Library Facilities Master Plan 2015-2040*



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## Envision Edgehill Market Assessment

The chart above and key below show how the

### **Key to Facilities Rating System**

#### Site/Location:

*The suitability of the library's location, in terms of visibility, accessibility, and the possibilities of future expansion.*

#### Building/Appearance:

*The condition of the building's visual aspects.*

#### Structure:

*The structural soundness of the building.*

#### Roof:

*The condition of the roof, its exterior finish and ability to resist the elements.*

#### Mechanical Systems:

*The condition, age, and effectiveness of the heating and cooling systems, and of other mechanical elements of the building.*

#### Electrical:

*The condition, age, and capacity of electrical controls and wiring.*

#### Interior Design/Layout:

*The suitability of the interior layout for providing modern library services.*

#### Interior Finishes:

*The condition of such items as furniture, lighting, wall and ceiling coverings, and shelving; including the extent of wear.*

#### Size:

*The extent to which the branch is appropriately sized for the needs of its community.*

The lowest-ranking scores were in *Building/Appearance* and *Size*. These ratings were echoed throughout the community engagement period. While the library is likely the most accessible and well-used amenity to the Edgehill Apartment residents, it does have its limitations. Its size does not accommodate the level of demand, nor do the hours of operation. Extending the hours of operation, while possible, may not be financially feasible or easy to do – the topic of extended hours has been a discussion, but again is tied to availability of resources.

While there are facilities and services that are relatively close to Edgehill Apartments, they are not truly amenities dedicated to serving the residents of Edgehill Apartments. Though they do have value, and are of benefit to current and future residents, it is still evident that thoughtful and deliberate creation of amenities is needed.

Edgehill does not have a shortage of character, talent or desire. Nor does it lack leadership, creativity or experience. The barriers to success for those who live in this community seems to be the access to space and resources to provide the upward mobility so deeply needed.

### Open Space

#### Nationally

National trends can be represented by this excerpt from the ULI Case for Open Space Report:

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*A survey of successful project examples from across the United States indicates that investing in high-quality, vibrant open spaces can pay dividends. Such places include a range of small to moderately scaled spaces—from pocket parks to trails and downtown parks—where people can gather, play, exercise, and relax with friends, family, and neighbors. Opportunities to leverage demand for such spaces are significant: 85 percent of U.S. residents identify proximity to parks, playgrounds, open space, or recreation centers as an important factor in their decision of where to live. Yet public investment in park development and maintenance has remained stagnant or declined in recent years across the United States. In fact, many large U.S. cities have a substantial backlog in deferred maintenance for parks. Estimates from 2018 suggest that New York City will need to invest \$5.8 billion over the next decade to bring its parks to a state of good repair.*

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#### Locally

In 2017, trends and needs of local communities were studied by the City's Board of Parks and Recreation as part of *Plan to Play: the Nashville Parks and Greenways Master Plan*.

Below are several of the highlighted indicators of the benefits and value that parks generate locally.

#### Recreation Use

"Residents enjoy Nashville parks, greenways, sports fields, and community centers for a variety of activities with an annual market value of \$69.5 million. This translates into a benefit of approximately \$105 per resident. Since Metro Parks typically receives \$53 per resident annually in tax dollars, the recreational benefits alone offer an excellent return on investment."

#### Property Values and Tax Revenue

"Parks and greenways raise the value of nearby residential properties in total by \$200 million. This translates into an additional \$2.15 million in annual tax revenues to the city."

#### Human Health

"Independent research shows that park use translates into increased physical activity resulting in medical cost savings. The approximately 23,000 adults who use Nashville's parks and recreation system engage in physical activity at a level sufficient to generate measurable health benefits. This yields an annual medical cost savings of \$27.5 million."

### Access and Safety

Below are several excerpts from *The Paradox of Parks in Low-Income Areas: Park Use and Perceived Threats*, and each is used to identify challenges that may be contributing to the level of use of parks in certain communities – primarily centered around access and perceived safety.

Concerns about safety and perceived threats have been considered responsible for lower use of parks in high-poverty neighborhoods.

A study of parks in New York City noted that although there may be more parks in lower income neighborhoods, there was lower social access because of higher crime, fewer park acres, and more noxious land uses - Other contextual factors also influence park use including street connectivity and land use mix. While one study indicated no difference in perceived accessibility to parks among different racial/ethnic, others have shown distinct differences in perceptions of park safety, with minority groups, including African Americans and Latinos, perceiving local parks as less safe.

Nevertheless, regardless of race/ethnicity or income level, positive community level social factors may reduce fear if park users have confidence that community members are looking out for each other. Measures of collective efficacy suggest that when community members trust each other, have similar values, and would intervene on behalf of one another, people may feel safer and enjoy better health. Parks constitute an important component of the social fabric in communities and at least two studies have found associations between parks or park use and collective efficacy. Furthermore, parks have been associated with mental health benefits, possibly due to exposure to nature, positive social interactions that occur in parks, or directly as a consequence of physical activity.

Overall, the strongest predictors of increased park use were the presence of organized and supervised activities. Therefore, to increase park use, focusing resources on programming may be more fruitful than targeting perceived threats.

## Existing Mobility Assessment

With large parks, schools, and some amenities located throughout the community- but with all boarding streets that are quite active - require the residents to traverse in less than ideal conditions. This is especially the case when it comes to those who are older and may be less mobile and struggle to manage crossing, as well as those who are younger and less patient, who may lack the appropriate ability to judge traffic, and/or are simply not as visible to drivers.

The main streets for the residents of Edgehill Apartments, Gernert Studio Apartments and Gernert Cottages to manage are those that border to the North and South, Edgehill Avenue and Horton Avenue respectively, and the bisecting corridor of 12th Avenue South.

While each street is different, they all pose challenges for those in the community when traveling along, or traversing them, while not in a vehicle.

Below is a brief description of the three main streets.

### 12th Avenue South

- A major corridor that is extremely wide bordering residential units.
- The speeds that vehicles travel on this street are often above the speed limit.

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## Envision Edgehill Market Assessment

### Horton

- A section of this street separates Edgehill Apartments from the Community Garden and William Edmondson Park/Murrell School making it a very desirable crossing point.
- On street parking makes visibility a challenge and is also difficult for emergency vehicles (fire trucks and ambulances) to navigate.
- The speeds that vehicles travel on this street are often above the speed limit; despite its drive width being narrowed due to on street parallel parking, the presence of green space bordering on side of the street and the clearly residential uses along the other side of the street.

### Edgehill

- A section of this street separates Edgehill Apartments and Gernart Studio Apartments from the Carter-Lawrence School and E.S Rose Park making it a very desirable crossing point.
- The streets topography and winding nature creates somewhat of a visibility challenge between 8<sup>th</sup> Avenue and 12<sup>th</sup> Avenue.

## Key Mobility Findings

### Nationally

Transportation presents a difficult and underreported challenge for those who are low-income workers trying to find jobs and manage daily life in the US without a car.

In 2017, AAA estimated that owning a vehicle costs, on average, \$8,500 annually. While AAA's estimation considers factors such as; depreciation, fuel, insurance, and maintenance on new(er) vehicles, this highlights the possible financial burden of vehicle ownership and the importance of mobility via alternate transportation options for households living in federally assisted housing as their annual income in 2017 averaged less than \$16,000.

The cost burden of a vehicle, as well as the difficulty of navigating via public transportation, are impediments to gainful employment. This is something that is largely recognized and is one key reason that transit oriented development has such a foundation in economic sustainability and quality of life.

### Locally

Based on the resident survey, a majority of Edgehill's residents work in the following industries: 1) Restaurant/food service 2) hotel/hospitality 3) health care/social services, and 4) retail/sales.

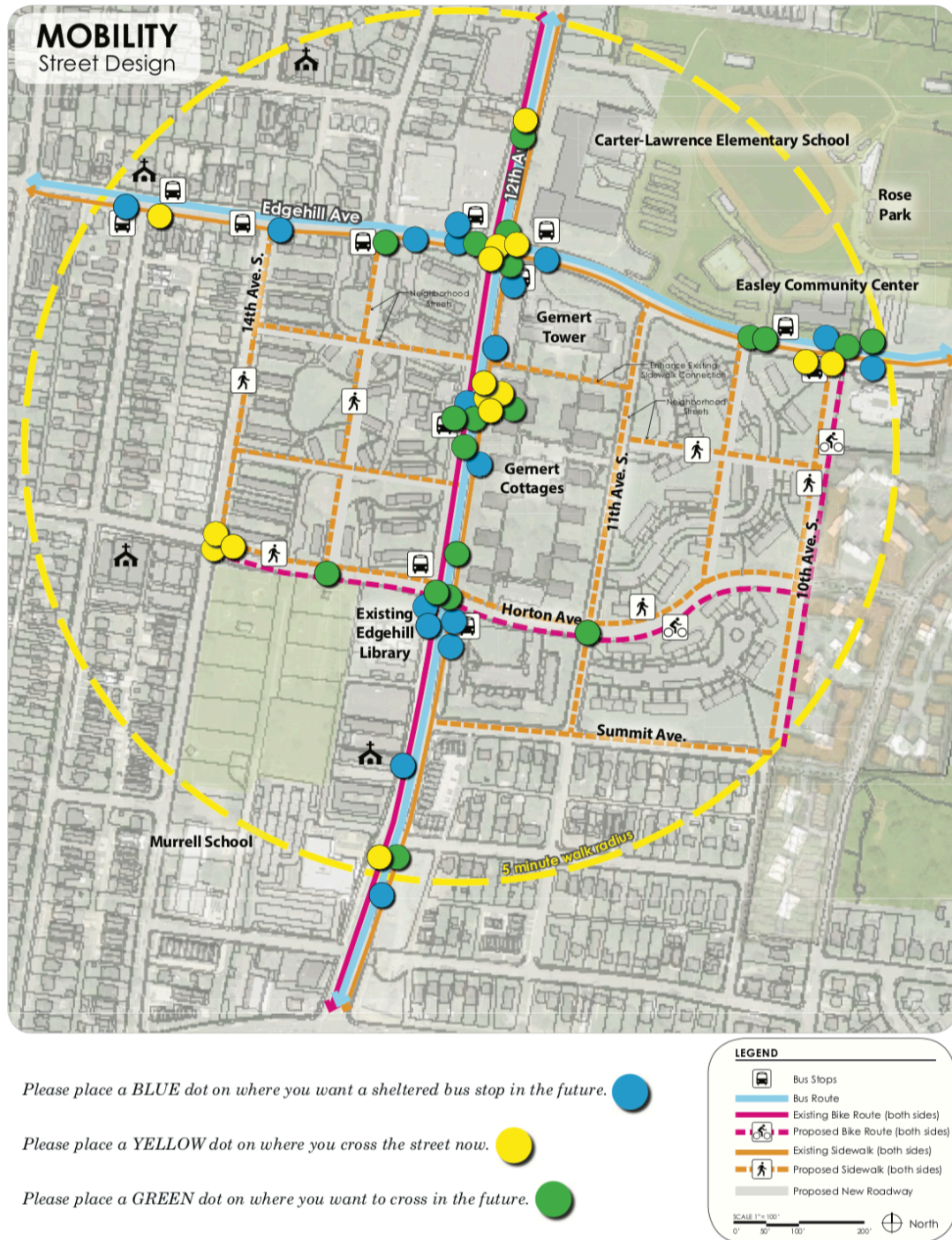
As these industries are not prevalent in close proximity to Edgehill, so that means those employed rely on vehicles or other forms of transportation. As increasing the employment metrics, and requesting programs that prepare for more diverse employment, it is critical that efforts to reduce the burden or barrier of mobility challenges for residents be paramount. This will enable the plan and action steps in the People Plan, to result in residents and community members ability to obtain and maintain employment.

## Envision Edgemoor Market Assessment

### Access and Safety

Accessibility, of all types, and the ease of moving through the built environment is a key to a safe and thriving community.

Below is a representation of where residents and community members cross streets and wait for transportation. This shows areas that need to be considered for shelters, accessibility modifications, and perhaps other features. These features can be water fountains, bulletin stands, trash or recycling receptacles, and of course art.



The image above is from the mobility interactive (an exercise of community engagement)



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## Envision Edgehill Market Assessment

With Edgehill Apartments having schools, a library, parks, a community center and other open spaces in what can be considered walking proximity, there is an opportunity to emphasize an initiative to educate the community and cultivate a safer walking environment.

Safe Routes to School (SRTS) is the name for programs that: Encourage students to commute to school via walking or biking; educates teachers, parents, and students about safe walking and biking commutes to school; and provides opportunities for students to be more physically active. This can also be applied to other spaces in the community.

Safe Routes to School programs are typically divided into the six "E"s:

*Engineering* - More sidewalks, crosswalks and bikeways would definitely encourage walking and cycling, but they are expensive and slow to implement compared to the other measures.

*Encouragement*

- These are demonstrations, events, competitions, or fun activities, that show off the benefits of walking and cycling.

*Education* - Teaching people how to walk and cycle safely are core aspects of SRTS programming. Many walking and cycling education activities can be so fun that they are also encouragement activities!

*Enforcement* - Using the rules that already exist can enhance the safety and attractiveness of walking and cycling. For instance, enforcing no-parking zones makes street corners safer, and slower traffic is less intimidating to walk alongside.

*Evaluation* - SRTS programs compete for funds with everything else to do with education, families, streets, transportation and health, but are less well known. Data and results are therefore required to ensure programs get funded and remain funded.

*Equity* - Walking and cycling are inherently low cost, easily accessible modes of transport. Nonetheless, effort is still required to ensure everyone in the community has the opportunity to benefit from SRTS programming by ensuring time and resources are spent where the maximum benefit is achieved, not just where the most adept advocates are active.

Furthermore, safety and walkability have a noticeable impact on an area's economic viability. It is appealing to residents and visitors alike. If retail options are clustered together visitors are encouraged to visit multiple neighboring stores, and there is a collective benefit. This also creates a sense of attainability, as potential shop owners see shops in an area having success, they can be inspired to start a business themselves.

The walkability also decreases expenses related with owning a car. Then, the residents of a walkable community may have more disposable income, which could in turn go towards spending at the local businesses.

### Opportunities

#### Incorporating the Edgehill Branch Library into Envision Edgehill's Master Plan

With this as a possibility, MDHA and Metro Nashville Public Library (NPL) can strategically discuss the details of new space, the land where the existing library sits, as well as timeline and amounts of funding. This provides a great opportunity to maximize the resources of both entities and provide the community with the best outcome, perhaps even speeding up the timeline of a new facility.

#### Creation and Programming of Amenities and Open Space

The success of civic or open spaces can be ensured by a thoughtful process from inception through protection. Below is a image that categorizes some of the reasons why parks and open spaces should be incorporated into development.

Planning and design	Project marketing	Project completion	Operations and maintenance (O&M)
<ul style="list-style-type: none"> <li>Stronger support for proposed developments through early community engagement on open-space components</li> <li>Increased buy-in from influential stakeholders, including public officials and investors</li> <li>Faster zoning approvals and entitlements from local jurisdictions, lowering project costs</li> <li>Increased development size or density in localities with park/open-space zoning incentives</li> <li>Enhanced likelihood of winning RFPs to develop projects because of civic contributions</li> </ul>	<ul style="list-style-type: none"> <li>Ability to capture strong market demand for parks and open space</li> <li>Increased marketability due to project differentiation</li> <li>Ability to enhance project branding or burnish a firm's reputation through high-quality design</li> <li>Opportunities for public recognition through sponsored public events, awards, or iconic features</li> <li>Increased project visibility because of foot traffic</li> </ul>	<ul style="list-style-type: none"> <li>Accelerated market absorption rates</li> <li>Enhanced asset value through higher rent premiums, lower vacancy rates, or faster lease-ups</li> <li>Ability to command sales or rental rates above comparable projects that lack open space</li> <li>Economic development that supports project value through <ul style="list-style-type: none"> <li>Job creation and business relocation and attraction</li> <li>Complementary neighborhood development/synergistic uses</li> </ul> </li> <li>Equitable development opportunities through partnerships on workforce development, small business retention, and affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>Increased net operating income</li> <li>New sources of revenue streams from vendors, concessions, or events to offset O&amp;M costs</li> <li>Long-term cost savings through resilience-promoting amenities</li> <li>Better mortgage insurance rates from debt providers</li> <li>Sustained value/future-proofing</li> <li>Increased business for retail tenants, reducing vacancy and tenant turnover</li> <li>Increased residential tenant retention</li> <li>Long-term real estate value appreciation</li> <li>Project resilience during economic downturns</li> </ul>

Source: Urban Land Institute, *The Case for Open Space: Why the Real Estate Industry Should Invest in Parks and Open Spaces*

#### Leveraging Community Partners for Funding and Programing Assistance

Capitalize on the urban tree canopy campaign and efforts of the City, and several very well-established local nonprofits and their dedicated funding. This can facilitate great open-air and educational activities that will assist in planting trees and educating residents, as well as creating a sense of community and branding around an initiative that will likely be in place for many years.

Below are some benefits to planting and preserving trees in Edgehill per *Root Nashville* - a public private campaign, led by Metro Nashville and the Cumberland River Compact in association with other non-profits such as Hands On Nashville and Nashville Tree Foundation.

#### Clean air

"Trees remove pollution from the atmosphere, improving air quality and human health."

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## Envision Edgehill Market Assessment

### Cool city

“Trees cool our neighborhoods and reduce the heat island effect by providing shade”

“Nashville experiences 25 more days over 90°F than its surrounding rural counties. Trees can lower temperatures by 1-4°F on summer’s hottest days.”

### Clean water

Trees absorb and filter stormwater before releasing it into the ground and eventually nearby streams.

### Conserve energy

“Trees planted near buildings can help keep them cooler in the summer and warmer in the winter.”

“Trees can help reduce annual heating and cooling costs by 4%.”

These above benefits outlined in the campaign are in line with the desires expressed in the *People Plan*, as well as the *Sustainability Assessment* for Envision Edgehill. These are benefits that have health, energy and economic impact as they all create the opportunity for welcoming, comfortable and vibrant atmosphere.

## **Embracing and Facilitating Multi-modal Transportation**

Proximity and central location have been identified as strengths in the Envision Edgehill Master Plan, but to truly maximize these strengths the area needs to be well connected, easily accessible, and welcoming to multitudes of people. This has been proven to be desired by residents and in terms of income/financial considerations the removal or minimization of automobile dependency is enormous.

While not expressly incorporated into the master plan, as progression of development occurs, Edgehill Apartments has an opportunity to become a multi-modal hub or transit center. Its aforementioned proximity and location along to two high volume corridors, the increasing density of the community, the ability to gather people at/from multiple intersections and give them an active and walkable “campus” to traverse if needed is a recipe for success. As projects in the neighborhood continue to evaluate and provide better means of transportation for its residents, MDHA can play a key role in increasing the ability of residents and transients to move about using varying forms of transportation and reap the rewards of doing so.

Mobility oriented development has promising case studies to reflect the impact on utilization of transportation, in the form of increased/sustained ridership, and the economic success of incorporated and surrounding commercial spaces.



# Envision Edgehill

## Market Assessment

*Volume 5*

*Community Findings and Recommendations*



## Introduction

While the previous sections of the market assessment focus on the collection of information from both the community and resources dedicated to the assimilation of market data for speculating on the potential market demand for residential, office, and retail uses and identified opportunities – this volume includes recommendations to move forward and progress towards an economically and equitably successful version of the Envision Edgehill Master Plan.

## Key Community Based Findings

### Safety

From engagement with the community, the topic of safety quickly elevated to the top of the list as one of the most critical factors in the daily lives of residents. The sense or feeling of being safe in one's environment is an essential human need and not one that needs much explanation. However, the discussion around envisioning a safer community and the steps to create the safe place envisioned was the focus of many conversations.

The residents and community members have weighed in on what leads to unwanted and criminal activities that have led to an unsafe environment, as well as some desired solutions to remedy these issues. Below are items that have been captured throughout the process related to safety:

Perceived causes and factors impacting the safety of residents summarized into broader context:

- A growing need for resources in an already underserved community
- A community in transition and the changes seemingly not to the benefit those most in need
- Impoverished people increasingly having affluent things in close proximity and the area further confining them
- Little, to no, opportunities for people to focus their effort and energy on bettering themselves and little, to no, access to pathways of gainful employment
- The lack of amenities in the community both in human resources and those that are part of the built environment

These items are not unique to Edgehill and the sentiments not solely those of the MDHA residents.

### Education & Economic Opportunity

To be self-sustaining and offer opportunities for upward mobility is at the foundation of what this community wants.

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## Envision Edgehill Market Assessment

This community, and specifically MDHA residents, have weighed in on their desires for what is produced by Envision Edgehill and now aligning the built environment with those goals can be made possible with the information gathered, bonds formed, and the actions taking place now and in the future that can be continually guided by the joint vision and leadership of MDHA and Edgehill.

### Open Space

As stated in Volume 4, it is essential to have spaces programmed to maximize the utilization and benefit to residents and patrons.

Also, the people plan places an emphasis on health and wellness as well youth and adult learning. Open spaces, when thoughtfully designed and programmed, provide a multitude of benefits to overall wellness and various opportunities for both children and adults to have educational and engaging activities.

## Key Strategy & Policy Recommendations

The recommendations highlighted below are to develop an appropriate strategy for Envision Edgehill: the consideration of balancing the needs and wants of the current stakeholders and anticipating the desires of those to come. Leveraging the surrounding areas and their energy to provide the best mix of offerings to the future residents is a main objective, and the area is perfectly suited for it. Highlighting the distinct benefits of: this community; the local districts or nodes surrounding it; the area's current and upcoming activity; along with development and land use best practices; as well as prominent market trends, both nationally and locally, serve as the foundation on which the following recommendations are based.

Recommendations for strategic priorities for moving forward include the following:

### Planning & Phasing

Continue planning efforts and shaping the vision for the area. This should involve sharing/publicizing the vision and goals of the area to begin the process of acceptance and embracement of the plan, its components, and its timeline.

Build on the community's desire to: tell the story of its history; become an area for education, job/skills training, and entrepreneurship; and prepare for a sustainable and vibrant future. With the ideal proximity and community support, this area lends itself to becoming an innovative district/hub and a physical location at the cross section of education, entrepreneurship, and various types of research and engagement that create a unique sense of place and destination.

Develop a phasing plan that works economically and of course mitigates displacement. An additional factor for consideration is to phase in a way that orients the Edgehill campus with gateways and is reflective of its surroundings. This, along with strategic decisions to highlight a curated identity, will provide a strong sense of place and character which will drive both residential and commercial appeal.

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## Envision Edgehill Market Assessment

As development begins, identify ways to build positive feeling towards the coming change. Include areas or items that will have longevity in the community as soon as possible and support and encourage residents to see them as test options for future plans to be incorporated.

Service areas such as mechanical, IT, janitorial, maintenance/facility services should be strategically located to maximize accessibility and efficiency. However, not allowing these areas to occupy locations that are highly trafficked or that would be desirable for other uses should be contemplated carefully so as not to miss an opportunity for commercial income or create a nuisance for tenants.

Other non-housing and non-leased spaces, such as administrative offices, dedicated community rooms, or activity spaces, should be located thoughtfully and equitably (not necessarily centrally) for the best or most synergistic outcomes.

Continue to monitor progress and work in conjunction with Elmington Capital and the Park at Hillside Development, as proximity and potential offerings can be complimentary.

### Residential

Produce units that maximize density to ensure economic viability and sustainability of the Envision Edgehill plan. Consideration should be given to units that are configured conductively to student housing as this tenant base will be strong/stable in this area for the foreseeable future.

Utilize the following recommendations to create a place with a sense of vibrancy and safety, as people flock to energy and they stay where they feel safe.

### Commercial

Strategically locate key nonresidential uses. Commercial in areas that have high visibility, and noncommercial in areas that are best suited for them taking into consideration the best and highest use of any space. This not only benefits the viability and attractiveness of retail locations, but also allows this portion of 12<sup>th</sup> Avenue and Edgehill to act as a gateway and have a sense of place all its own.

Continue work with residents and the community to identify and implement a strategy for the most complementary and well-received commercial uses for the prioritized residential mix. Successful models include convenience, food services, and health or personal care on the ground floor and potential second floor and auxiliary spaces.

Work with the tenants, local property owners, and partnered organizations for ongoing input as it relates to commercial offerings. Content and discussions would be similar to a merchant's group, as the area/corridor seemingly lacks a cohesive voice in this sector. It would also benefit MDHA as one of the largest land owners with a desire for an increase in commercial activity.

Actively engage with organizations and institutions, leveraging location to solicit and attract partnerships and potential anchors for predetermined tenancy to spark/spur the area's transition.

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## Envision Edgehill Market Assessment

Develop and implement a strong marketing and recruitment strategy with the goal of capturing businesses that will help fulfill the objectives set forth in the Envision Edgehill plan. This active solicitation and recruitment will be key in the successful delivery of a mix of uses and offerings that provide a complete community with an identity and an economic vitality that meets the needs and serves the expressed desires of stakeholders.

As 12<sup>th</sup> Avenue is a very wide and often highly used street at certain times of the day, it can be difficult to see Edgehill Apartments transformed into a walkable neighborhood when it is divided by such a corridor. Emphasis should be placed on the opportunity to establish internal walkability and encourage people to traverse 12<sup>th</sup> Avenue safely to destinations throughout the reimaged community.

### Safety

Identify as many ways as possible to encourage pedestrian mobility - this also benefits commercial uses and is largely executable through amenity and open space placement and utilization paired with thoughtful design decisions.

Design with an emphasis on creating eyes on the street, utilizing transparent and translucent materials on lower stories; if MDHA plans to utilize cameras and speakers, there must be particular mindfulness of design and placement to make those devices most useful.

Mentioned in the *People Plan: Section 1*, the work group(s) have highlighted the importance and developed strategies to create both physical spaces and programs to better the opportunities related to education, employment, and entrepreneurship.

### Education & Economic Opportunity

As the community has identified the desire for more educational, training, and opportunity creating services, facilitating programming, partnerships and creating the spaces that would allow for these activities is paramount.

Mentioned in the *People Plan: Section 1*, the work group(s) have highlighted the importance and developed strategies to create both physical spaces and programs to better the opportunities related to education, employment, and entrepreneurship.

### Amenities & Open Space

Work with the community on a plan for the area that engages stakeholders in an effort to develop a strategy for public art and specific amenities/programming, aiming to enhance the experience for pedestrians, residents and patrons alike, creating and strengthening the area's brand.

Study and implement an open space program(s) that set expectations for equitable use of parks, parklets, fields, lawns, etc. This should be considered and incorporated into the overall programming of the Edgehill campus, and assist in steering the narrative for the design and inclusion of public art, the streetscape, building façades and other key locations throughout the plan.

## Envision Edgemoor Market Assessment

### Collective & Cohesive Branding

This area of focus that can begin immediately, and likely may come with the largest impact, is branding. Branding Edgemoor in a way that is true to the desires of the residents and attractive to future residents can best be done by embracing a collective, cohesive goal and brand that guides the community forward and acts as a beacon for people and organizations that align. This will provide those who incorporate themselves into the neighborhood the intrinsic value that comes with a sense of belonging, purpose and ownership in the vision.

It all begins with a vision and a cohesive plan, which Edgemoor now has. That plan needs to be studied and dissected into actionable steps, the building on and complement the prior step.

A diagram of most features included in a plan can be seen below, and hopefully provides a visual of how a complete community may look in the near future for Edgemoor.

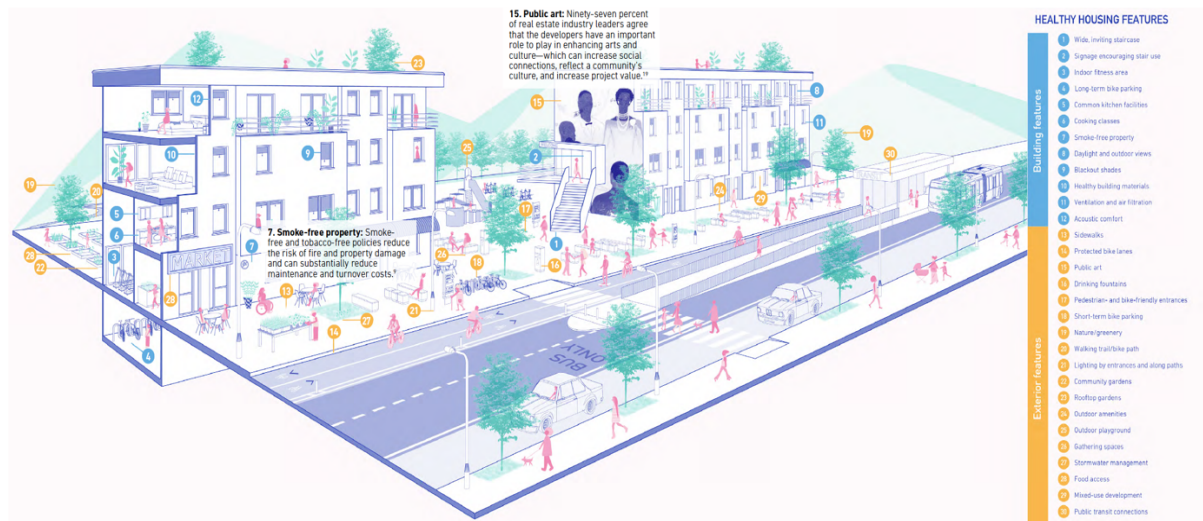


Figure above from *Healthy Housing for All: How Affordable Housing Is Leading the Way*

## Appendix A Multi-Unit Profile

Unit Types/Mix	Smallest Sq.Ft.	Largest Sq.Ft.	Lowest Rent	\$ per Sq.Ft.	Highest Rent	\$ per Sq.Ft.	Amenities	Parking
<b>IMT 8 South (2017)</b>								
Studio w/1 bath	573	573	\$1,280.00	\$2.23	\$1,450.00	\$2.53	allows pets pet grooming pet park resident parking garage saltwater pool gill area picnic area fire pits billiard lounge outdoor amphitheater fitness center bike room bike storage bike share program package lockers valet dry cleaning	<b>Is a parking space available?</b> Yes <b>How many parking spaces are included?</b> 1 non-dedicated space per resident <b>What kind of parking space?</b> Non-dedicated space in parking garage with controlled access <b>Is there any cost associated with the parking space?</b> No <b>Are additional spaces available? At what cost?</b> Yes, no cost if it is resident on the lease
1 Bedroom w/1 and 1.5 bath	735	752	\$1,460.00	\$1.99	\$1,560.00	\$2.07		
2 bedroom w/ 1.5 and 2 bath	1002	1218	\$2,380.00	\$2.38	\$2,615.00	\$2.15		
<b>Octave (2016)</b>								
Studio w/1 bath	541	552	\$1,223.00	\$2.26	\$1,643.00	\$2.98	allows pets pet care pet park dedicated parking space saltwater pool grill area cyber café fitness center business center community space	<b>Is a parking space available?</b> Yes <b>How many parking spaces are included?</b> 1 non-dedicated space per resident up to 2 spots; up to 3 dedicated spaces per floor <b>What kind of parking space?</b> Non-dedicated space in attached garage with controlled access <b>Is there any cost associated with the parking space?</b> If assigned, yes. \$75/spot/month <b>Are additional spaces available? At what cost?</b> Only for VIP spots at \$75/spot/month. Limit 3 per floor
1 Bedroom w/1 and 1.5 bath	652	748	\$1,450.00	\$2.22	\$1,670.00	\$2.23		
2 bedroom w/ 1.5 and 2 bath	961	1149	\$1,810.00	\$1.88	\$2,586.00	\$2.25		
<b>The Chelsea (2016)</b>								
Studio w/1 bath	437	606	\$1,400.00	\$3.20	\$1,750.00	\$2.89	allows pets pet care pet washing dedicated parking space pool sundeck rooftop lounge grill area picnic area fitness center community space music room bike storage nest thermostats secured access	<b>Is a parking space available?</b> Yes <b>How many parking spaces are included?</b> 1 non-dedicated space per bedroom <b>What kind of parking space?</b> Non-dedicated space in 2 level garage; lower level RFID secured; upper level unsecured <b>Is there any cost associated with the parking space?</b> No <b>Are additional spaces available? At what cost?</b> Yes, no cost if it is resident on the lease
1 Bedroom w/1 and 1.5 bath	680	759	\$1,545.00	\$2.27	\$1,775.00	\$2.34		
2 bedroom w/ 1.5 and 2 bath	864	1039	\$2,300.00	\$2.66	\$2,600.00	\$2.50		

## Envision Edgehill Market Assessment

Unit Types/Mix	Smallest Sq.Ft.	Largest Sq.Ft.	Lowest Rent	\$ per Sq.Ft.	Highest Rent	\$ per Sq.Ft.	Amenities	Parking
<b>Note 16 (2013)</b>								
Studio w/1 bath	488	488	\$1,375.00	\$2.82	\$1,415.00	\$2.90	allows pets grill area picnic area fitness center business center community space with Wi-Fi billiard lounge activities room courtyard secured access onsite maintenance	<b>Is a parking space available?</b> Yes <b>How many parking spaces are included?</b> 1 non-dedicated space per bedroom <b>What kind of parking space?</b> Non-dedicated space in attached garage with controlled access <b>Is there any cost associated with the parking space?</b> No <b>Are additional spaces available? At what cost?</b> No
1 Bedroom w/1 and 1.5 bath	600	817	\$1,470.00	\$2.45	\$1,740.00	\$2.13		
2 bedroom w/ 1.5 and 2 bath	978	1211	\$2,205.00	\$2.25	\$2,685.00	\$2.22		
<b>23Hundred at Berry Hill (2013)</b>								
1 Bedroom w/1 and 1.5 bath	618	776	\$1,340.00	\$2.17	\$1,595.00	\$2.06	allows pets dog walk pet park/play area dedicated parking space bike storage saltwater pool grill area cyber lounge fitness center rooftop event space package concierge	<b>Is a parking space available?</b> Yes <b>How many parking spaces are included?</b> 1 space per resident <b>What kind of parking space?</b> 5-level parking garage with controlled access <b>Is there any cost associated with the parking space?</b> No <b>Are additional spaces available? At what cost?</b> No
2 bedroom w/ 1.5 and 2 bath	1012	1212	\$1,835.00	\$1.81	\$2,125.00	\$1.75		
<b>Midtown Place (2012)</b>								
1 Bedroom w/1 and 1.5 bath	585	585	\$1,225.00	\$2.09	\$1,270.00	\$2.17	indoor parking community garden views	<b>Is a parking space available?</b> Yes <b>How many parking spaces are included?</b> 1 per lease holder <b>What kind of parking space?</b> Dedicated space in access controlled lot or garage <b>Is there any cost associated with the parking space?</b> No <b>Are additional spaces available? At what cost?</b> No
2 bedroom w/ 1.5 and 2 bath	876	876	\$1,749.00	\$2.00	\$2,000.00	\$2.28		



## Envision Edgehill Market Assessment

Unit Types/Mix	Smallest Sq.Ft.	Largest Sq.Ft.	Lowest Rent	\$ per Sq.Ft.	Highest Rent	\$ per Sq.Ft.	Amenities	Parking
<b>Village at Vanderbilt (1989)</b>								
1 Bedroom w/ 1 and 1.5 bath	620	690	\$1,580.00	\$2.55	\$1,565.00	\$2.27	allows pets dedicated parking space covered parking parking garage pool grill area picnic area fitness center business center 24-hr courtesy patrol 24-hr emergency maintenance	<b>Is a parking space available?</b> Yes <b>How many parking spaces are included?</b> None <b>What kind of parking space?</b> Non-dedicated space in open setting; or dedicated covered space <b>Is there any cost associated with the parking space?</b> \$15 per month per car for open parking; \$35 per month per car for covered and reserved parking <b>Are additional spaces available? At what cost?</b> Yes, at the above rates.
2 bedroom w/ 1.5 and 2 bath	1100	1204	\$2,300.00	\$2.09	\$2,355.00	\$1.96		
3 bedroom w/ 1.5 and 2 bath	3300	3300	\$3,300.00	\$1.00	\$3,300.00	\$1.00		
<b>Twenty &amp; Grand (1989)</b>								
1 Bedroom w/ 1 and 1.5 bath	650	750	\$1,620.00	\$2.49	\$1,870.00	\$2.49	allows pets dedicated parking space fitness center secured access security cameras	<b>Is a parking space available?</b> Yes <b>How many parking spaces are included?</b> 1 dedicated space per resident <b>What kind of parking space?</b> Dedicated space in either underground garage with controlled access, ground level lot with controlled access, or open ground level lot <b>Is there any cost associated with the parking space?</b> No <b>Are additional spaces available? At what cost?</b> No
2 bedroom w/ 1.5 and 2 bath	900	1150	\$2,045.00	\$2.27	\$2,505.00	\$2.18		

Source: Data collected by Pillars Development

Appendix B  
Commercial Tenant Catalogue

Company	S&P Credit Rating	Store Count Outlook	Average Store Size (Gross SF)	(in Millions) FY2018 Revenue	FY2018 SF	FY2018 Sales Per SF	Sales PSF Net Internet & Catalog Sales	FY2018 Total Stores	FY2018 Return On Assets	(in Millions) FY2017 Revenue	FY2017 SF	FY2017 Sales Per SF	Sales PSF Net Internet & Catalog Sales	FY2017 Total Stores	FY2017 Return On Assets
Department Stores															
Dillard's Inc. (1)	BB+ /Stable/--	Contracting	168,495	\$6,261.50	49,200,000	\$127	NA	292	6.0%	\$6,257.00	49,200,000	\$126	NA	293	4.3%
JC Penney (1)	B-/Negative/--	Contracting	109,635	\$12,506.00	95,600,000	\$127	NA	872	-1.4%	\$12,547.00	103,300,000	\$121	NA	1,013	0.0%
Kohl's (1)	BBB+/Stable/--	Stable	85,665	\$19,095.00	99,200,000	\$192	NA	1,158	6.4%	\$18,686.00	99,100,000	\$189	NA	1,154	4.1%
Macy's Inc. (1)	BBB-/Negative/--	Contracting	149,885	\$24,837.00	127,700,000	\$194	\$149	852	7.9%	\$25,778.00	130,158,000	\$198	\$162	829	3.1%
Neiman Marcus (1)	CCC-/Negative/--	Expanding	169,145	\$3,015.20	5,912,000	\$510	\$510	82	3.3%	\$3,964.00	5,912,000	\$505	\$505	82	-4.9%
Nordstrom (1)	BBB+/Stable/--	Stable	175,900	\$9,838.00	21,636,000	\$455	\$321	123	5.4%	\$9,705.00	21,769,000	\$446	\$330	123	4.5%
Sears (1)	CCC-/Negative/--	CHAPTER 11	159,000	\$11,084.00	87,433,000	\$127	NA	570	-5.3%	\$13,488.00	93,630,000	\$144	NA	695	-23.7%
Stage Stores (2)	NA	Contracting	20,315	\$1,592.30	16,962,000	\$94	NA	835	-4.6%	\$1,422.70	14,588,000	\$98	NA	798	-4.8%
Totals/Weighted Averages	-	-	105,277	\$88,229.00	503,643,000	\$175	-	4,784	1.8%	\$91,847.70	517,657,000	\$177	-	4,987	-2.3%
Discount Department Stores															
Burlington Coat Factory (1)	BB+ /Stable/--	Expanding	72,645	\$6,084.80	45,693,000	\$133	NA	629	13.7%	\$5,566.00	44,736,000	\$124	NA	592	8.4%
Kmart (1)	CCC-/Negative/--	CHAPTER 11	94,000	\$5,618.00	40,699,000	\$138	NA	432	-5.3%	\$8,650.00	69,915,000	\$124	NA	735	-23.7%
Marshalls (1)	A+ /Stable/--	Expanding	29,000	\$11,124.50	30,798,000	\$361	\$354	1,062	18.5%	\$10,623.00	30,015,000	\$354	\$335	1,035	17.8%
Nordstrom Rack (1)	BBB+/Stable/--	Expanding	35,315	\$4,956.00	8,582,000	\$577	\$473	243	5.4%	\$4,509.00	8,023,000	\$562	\$475	226	4.5%
Target (1)	A-/Stable/--	Expanding	131,370	\$71,879.00	239,355,000	\$300	\$282	1,822	7.5%	\$69,495.00	239,502,000	\$290	\$276	1,802	7.3%
TJ Maxx (1)	A+ /Stable/--	Expanding	28,000	\$11,124.50	34,244,000	\$325	\$319	1,223	18.5%	\$10,623.00	33,208,000	\$320	\$314	1,186	17.8%
Wal-Mart (2)	AA/Negative/--	Expanding	147,975	\$318,500.00	704,516,000	\$452	\$428	4,761	4.8%	\$307,800.00	699,289,000	\$440	\$428	4,672	6.9%
Totals/Weighted Averages	-	-	108,522	\$429,286.80	1,103,887,000	\$389	-	10,172	8.5%	\$417,266.00	1,124,688,000	\$371	-	10,248	7.2%
Men's & Women's Apparel Stores															
Abercrombie & Fitch (1)	BB-/Stable/--	Contracting	8,595	\$1,454.10	2,829,000	\$514	\$370	330	0.3%	\$1,487.00	3,052,000	\$487	\$360	355	0.2%
American Eagle (1)	NA	Expanding	6,285	\$3,795.50	6,580,812	\$577	\$412	1,047	11.2%	\$3,609.90	6,619,267	\$545	\$428	1,050	11.9%
Banana Republic (1)	BB+ /Stable/--	Contracting	8,505	\$2,242.00	4,900,000	\$458	NA	576	10.6%	\$2,275.00	5,000,000	\$455	NA	601	8.9%
Buckle, The (1)	NA	Contracting	5,100	\$913.40	2,325,600	\$393	\$344	456	16.7%	\$974.90	2,381,700	\$409	\$370	467	16.9%
Citi Trends (2)	NA	Expanding	11,025	\$755.20	6,052,753	\$125	\$125	549	4.5%	\$695.20	5,839,232	\$119	\$119	533	4.0%
Express Inc. (1)	NA	Contracting	8,640	\$2,138.00	5,487,000	\$390	\$297	635	1.6%	\$2,192.50	5,604,000	\$391	NA	656	4.8%
Gap, The (1)	BB+ /Stable/--	Contracting	10,370	\$3,463.00	8,400,000	\$412	NA	810	10.6%	\$3,481.00	8,800,000	\$396	NA	844	8.9%
Hollister (1)	BB-/Stable/--	Contracting	7,285	\$2,038.60	3,881,000	\$525	\$368	538	0.3%	\$1,839.70	3,955,000	\$465	\$344	543	0.2%
Lululemon Athletica (1)	NA	Aggressive	3,012	\$2,649.20	1,216,848	\$2,177	\$1,554	404	12.9%	\$2,344.40	1,194,046	\$1,963	\$1,521	406	18.3%
Old Navy (1)	BB+ /Stable/--	Expanding	16,605	\$7,117.00	17,700,000	\$402	NA	1,066	10.6%	\$6,541.00	17,400,000	\$376	NA	1,043	8.9%
Ross Stores (2)	A-/Stable/--	Expanding	21,395	\$14,134.70	34,700,000	\$409	\$409	1,622	25.0%	\$12,866.80	33,300,000	\$395	\$395	1,533	22.0%
Stein Mart (1)	NA	Expanding	32,000	\$1,318.60	9,376,000	\$141	\$137	293	-5.1%	\$1,360.50	9,280,000	\$147	\$144	290	0.0%
Urban Outfitters (2)	NA	Stable	9,000	\$1,113.70	2,205,000	\$505	NA	245	5.5%	\$1,152.40	2,182,000	\$528	NA	242	11.5%
Totals/Weighted Averages	-	-	12,327	\$43,133.00	105,654,013	\$408	NA	8,571	11.0%	\$40,820.30	104,607,245	\$390	NA	8,563	10.7%
Women's Apparel Stores															
Ann Taylor (1)	B/Negative/--	Contracting	5,600	\$2,317.80	5,500,000	\$421	NA	976	-1.1%	\$2,322.60	5,600,000	\$415	NA	1,000	-27.6%
Anthropologie (2)	NA	Stable	8,000	\$1,413.90	1,733,000	\$816	NA	226	5.5%	\$1,393.50	1,693,000	\$823	NA	225	11.5%
Catherine's (1)	B/Negative/--	Contracting	4,180	\$299.10	1,500,000	\$199	NA	348	-1.1%	\$308.30	1,500,000	\$206	NA	359	-27.6%
Cato Corp. (1)	NA	Contracting	4,500	\$842.00	6,079,500	\$138	NA	1,351	1.7%	\$947.40	6,169,500	\$154	NA	1,371	7.8%
Chico's/Soma Intimates (2)	NA	Contracting	3,875	\$1,532.00	3,801,375	\$403	NA	981	9.3%	\$1,630.00	3,878,875	\$420	NA	1,001	8.3%
Christopher & Banks (1)	NA	Contracting	3,810	\$365.90	1,781,100	\$205	\$164	463	-18.4%	\$381.60	1,844,000	\$207	\$170	484	-13.2%
Destination Maternity (1)	NA	Contracting	1,800	\$244.30	1,053,000	\$232	NA	487	-13.3%	\$287.30	1,131,000	\$255	NA	515	-18.6%
Dress Barn (1)	B/Negative/--	Contracting	7,960	\$832.30	5,800,000	\$144	NA	730	-1.1%	\$924.80	6,200,000	\$149	NA	779	-27.6%
Free People (2)	NA	Expanding	2,000	\$408.60	287,000	\$1,424	NA	132	5.5%	\$375.80	257,000	\$1,462	NA	127	11.5%
Lane Bryant (1)	B/Negative/--	Contracting	5,500	\$1,040.90	4,100,000	\$254	NA	749	-1.1%	\$1,045.60	4,200,000	\$249	NA	764	-27.6%
Maurice's (1)	B/Negative/--	Expanding	5,075	\$988.20	5,000,000	\$198	NA	972	-1.1%	\$1,025.40	5,100,000	\$201	NA	1,005	-27.6%
Victoria's Secret (2)	BB/Negative/--	Contracting	6,415	\$7,387.00	7,210,000	\$1,025	\$784	1,124	12.1%	\$7,781.00	7,180,719	\$1,084	\$844	1,131	14.2%
White House/Black Market (2)	NA	Contracting	2,890	\$751.00	1,384,310	\$543	NA	479	9.3%	\$846.00	1,445,000	\$585	NA	500	8.3%
Totals/Weighted Averages	-	-	5,015	\$18,423.00	45,229,285	\$407	-	9,018	1.4%	\$19,269.30	46,199,094	\$417	-	9,261	-8.7%
Men's Apparel Stores															
DXL/Casual Male (1)	NA	Stable	6,315	\$468.00	2,159,000	\$217	\$171	342	-7.8%	\$450.30	2,112,000	\$213	NA	343	-0.8%
Joseph A. Bank (1)	B+ /Stable/--	Contracting	4,700	\$735.10	2,306,718	\$319	\$267	491	11.5%	\$749.90	2,385,790	\$314	\$252	506	1.2%
K&G (1)	B+ /Stable/--	Stable	22,945	\$324.00	2,065,050	\$156	\$156	90	11.5%	\$329.90	2,113,566	\$156	\$156	91	1.2%
Men's Wearhouse (1)	B+ /Stable/--	Contracting	5,615	\$1,742.70	4,114,914	\$424	\$407	770	11.5%	\$1,771.00	4,596,370	\$407	\$407	843	1.2%
Totals/Weighted Averages	-	-	6,288	\$3,269.80	10,645,682	\$307	\$280	1,693	7.6%	\$3,301.10	11,207,726	\$295	\$250	1,783	0.8%
Teen's Apparel Stores															
Justice (1)	B/Negative/--	Contracting	4,130	\$1,100.00	3,500,000	\$314	NA	847	-1.1%	\$1,023.10	3,800,000	\$269	NA	900	-27.6%
Tilly's Inc.	NA	Expanding	7,635	\$576.90	1,668,008	\$346	\$296	219	5.1%	\$568.90	1,703,144	\$334	\$287	223	3.9%
Zumiez (1)	NA	Expanding	2,925	\$927.40	2,041,000	\$454	NA	698	5.4%	\$836.30	2,009,000	\$416	NA	685	6.1%
Totals/Weighted Averages	-	-	4,087	\$2,604.30	7,209,008	\$361	-	1,764	2.2%	\$2,428.30	7,512,144	\$323	-	1,808	-10.9%

(1) Sales per square foot based on total store square footage  
(2) Sales per square foot based on store selling square footage  
Sources: Company 10-K's; Standard & Poor's; PNC Real Estate Market Research

Envision Edgell Market Assessment

Company	S&P Credit Rating	Store Count Outlook	Average Store Size (Gross SF)	(in Millions) FY2018 Revenue	FY2018 SF	FY2018 Sales Per SF	Sales PSF Net Internet & Catalog Sales	FY2018 Total Stores	FY2018 Return On Assets	(in Millions) FY2017 Revenue	FY2017 SF	FY2017 Sales Per SF	Sales PSF Net Internet & Catalog Sales	FY2017 Total Stores	FY2017 Return On Assets
Children's Apparel															
Carter's/Oshkosh (1)	BB+/Stable/--	Expanding	4,600	\$1,775.30	3,818,000	\$465	\$347	830	14.6%	\$1,656.40	3,525,000	\$470	\$365	792	13.3%
Children's Place, The (1)	NA	Contracting	4,665	\$1,870.30	4,730,310	\$395	\$305	1,014	9.0%	\$1,785.30	4,847,974	\$368	\$298	1,039	11.2%
Totals/Weighted Averages	-	-	4,636	\$3,645.60	8,548,310	\$426	\$324	1,844	11.5%	\$3,441.70	8,372,974	\$411	\$326	1,831	12.1%
Accessories															
Coach (1)	BBB-/Positive/--	Contracting	4,565	\$4,221.50	3,092,068	\$1,365	NA	987	6.0%	\$4,114.70	3,051,124	\$1,349	NA	962	10.1%
Fossil (1)	NA	Stable	1,540	\$1,316.20	402,706	\$3,268	\$700	244	-28.8%	\$1,524.90	475,903	\$3,204	\$697	265	3.9%
Francesca's Collections (1)	NA	Expanding	1,420	\$471.70	1,024,000	\$461	\$429	721	18.4%	\$487.20	933,361	\$522	\$496	671	22.1%
Michael Kors	BBB-/Stable/--	Stable	2,785	\$2,711.80	2,308,403	\$1,175	NA	829	14.6%	\$2,572.10	2,257,959	\$1,139	NA	827	22.9%
Vera Bradley (1)	NA	Contracting	2,340	\$351.80	377,861	\$931	\$640	160	2.0%	\$355.20	361,900	\$981	\$642	159	5.3%
Totals/Weighted Averages	-	-	2,450	\$9,073.00	7,205,038	\$1,259	-	2,941	8.4%	\$9,054.10	7,080,247	\$1,279	-	2,884	15.7%
Shoes															
DSW Inc. (1)	NA	Expanding	20,520	\$2,571.90	10,485,000	\$246	NA	512	4.8%	\$2,478.00	10,336,000	\$246	NA	501	8.7%
Famous Footwear (1)	BB/Stable/--	Contracting	6,795	\$1,637.60	6,972,000	\$235	\$218	1,026	5.9%	\$1,590.10	6,986,000	\$228	\$216	1,055	4.5%
Finish Line, The (1)	NA	ACQUIRED	5,610	\$1,494.10	3,115,153	\$480	\$368	555	2.1%	\$1,523.70	3,187,942	\$478	\$372	573	-2.4%
Foot Locker/Lady's Foot Locker (1)	BB+/Stable/--	Contracting	4,020	\$7,782.00	13,303,000	\$585	\$495	3,310	7.3%	\$7,766.00	13,118,000	\$592	\$515	3,363	17.4%
Shoe Carnival Inc. (2)	NA	Contracting	11,000	\$1,019.10	4,391,000	\$232	NA	408	4.6%	\$1,001.10	4,526,000	\$221	NA	415	5.1%
Totals/Weighted Averages	-	-	6,585	\$14,504.70	38,266,153	\$379	-	5,811	6.1%	\$14,358.90	38,153,942	\$376	-	5,907	11.6%
Jewelry															
Jared The Galleria of Jewelry (1)	BB+/Negative/--	Stable	6,000	\$1,192.10	1,616,400	\$738	\$679	274	8.3%	\$1,227.50	1,650,000	\$744	\$703	275	8.0%
Kay Jewelers (1)	BB+/Negative/--	Contracting	1,600	\$2,428.10	2,304,800	\$1,053	\$969	1,247	8.3%	\$2,539.70	2,171,800	\$1,169	\$1,102	1,192	8.0%
Tiffany & Co. (1)	BBB+/Stable/--	Expanding	5,600	\$1,870.90	730,200	\$2,562	\$2,383	124	6.8%	\$1,841.90	721,700	\$2,552	\$2,399	125	8.7%
Zale Corp. (1)	BB+/Negative/--	Contracting	1,700	\$1,244.30	1,196,800	\$1,040	\$957	704	8.3%	\$1,257.40	1,390,800	\$904	\$854	751	8.0%
Totals/Weighted Averages	-	-	2,490	\$6,735.40	5,846,200	\$1,152	\$1,063	2,349	8.2%	\$6,866.50	5,934,300	\$1,157	\$1,091	2,343	8.0%
Books & Music															
Barnes & Noble Superstores (2)	NA	Contracting	26,350	\$3,575.60	16,600,000	\$215	NA	630	-7.2%	\$3,784.70	16,700,000	\$227	NA	633	1.1%
TransWorld /Tye. (1)	NA	Contracting	5,535	\$437.20	1,439,000	\$304	NA	260	-17.2%	\$348.70	1,593,000	\$219	NA	284	1.0%
Totals/Weighted Averages	-	-	20,269	\$4,012.80	18,039,000	\$222	-	890	-10.1%	\$4,133.40	18,293,000	\$226	-	917	1.1%
Electronics															
Best Buy (1)	BBB/Stable/--	Contracting	31,075	\$38,662.00	40,179,000	\$962	\$813	1,293	7.7%	\$36,248.00	40,828,000	\$888	\$778	1,363	8.7%
Com's (2)	B/Stable/--	Expanding	35,625	\$1,192.00	4,132,748	\$288	\$288	116	0.3%	\$1,314.50	3,939,598	\$334	\$334	113	1.3%
GameStop (1)	BB/Negative/--	Contracting	1,700	\$5,749.90	6,568,800	\$875	\$744	3,864	0.7%	\$5,488.90	5,916,000	\$928	\$826	3,944	7.1%
Totals/Weighted Averages	-	-	9,649	\$45,603.90	50,880,548	\$896	\$761	5,273	2.4%	\$43,051.40	50,683,598	\$849	\$749	5,420	7.4%
Home Furnishings															
At Home (1)	B+/Negative/--	Aggressive	110,000	\$950.50	16,390,000	\$58	\$58	149	2.3%	\$765.60	14,145,000	\$54	\$54	123	2.2%
Bed Bath & Beyond (1)	BB+/Negative/--	Contracting	28,145	\$12,349.30	43,681,000	\$283	\$264	1,552	6.0%	\$12,215.80	43,619,000	\$280	\$264	1,546	10.0%
Haverty Furniture Companies Inc. (1)	NA	Stable	36,425	\$819.90	4,517,000	\$185	NA	124	4.6%	\$821.60	4,494,000	\$188	NA	124	6.2%
HomeGoods/Home Sense (2)	A+/Stable/--	Expanding	24,000	\$5,116.30	12,529,000	\$408	\$400	671	18.5%	\$4,404.60	11,119,000	\$396	\$388	579	17.8%
Kirkland's (1)	NA	Expanding	7,895	\$634.10	3,299,274	\$192	\$176	418	1.8%	\$594.30	3,150,311	\$189	\$179	404	4.1%
Pier 1 Imports (1)	CCC+/Negative/--	Contracting	7,910	\$1,798.50	7,934,000	\$227	\$168	1,003	1.5%	\$1,816.40	8,048,000	\$226	\$181	1,018	3.6%
Pottery Barn (1)	NA	Stable	13,900	\$2,066.30	2,821,700	\$732	\$348	203	9.3%	\$2,024.20	2,793,900	\$725	\$349	201	12.3%
Pottery Barn Kids (1)	NA	Contracting	7,400	\$625.90	636,400	\$984	\$467	86	9.3%	\$635.40	658,600	\$965	\$465	89	12.3%
Restoration Hardware (1)	NA	Expanding	15,880	\$2,440.20	1,318,000	\$1,851	\$1,040	83	0.1%	\$2,134.90	1,242,000	\$1,719	\$945	85	0.2%
Tuesday Morning (1)	NA	Contracting	12,090	\$1,006.30	8,779,000	\$115	\$115	726	-5.8%	\$966.70	8,507,000	\$114	\$114	731	-9.1%
West Elm (1)	NA	Expanding	13,100	\$1,114.30	1,388,600	\$802	\$381	106	9.3%	\$971.60	1,283,800	\$757	\$365	98	12.3%
Williams Sonoma (1)	NA	Contracting	6,700	\$1,022.40	1,527,600	\$669	\$318	228	9.3%	\$1,002.20	1,567,800	\$639	\$313	234	12.3%
Totals/Weighted Averages	-	-	19,596	\$29,944.00	104,821,574	\$286	-	5,349	5.0%	\$28,353.30	100,628,411	\$282	-	5,232	6.3%
Home Improvement															
Home Depot (1)	A/Stable/--	Expanding	103,940	\$100,904.00	237,400,000	\$417	\$389	2,284	19.4%	\$94,595.00	237,400,000	\$391	\$368	2,278	18.5%
Lowe's (2)	BBB+/Stable/--	Expanding	100,000	\$68,619.00	215,000,000	\$319	\$305	2,152	9.5%	\$65,017.00	213,000,000	\$305	\$295	2,129	8.9%
Totals/Weighted Averages	-	-	101,984	\$169,523.00	452,400,000	\$375	-	4,436	14.6%	\$159,612.00	450,400,000	\$354	-	4,407	13.9%
Sporting Goods															
Big 5 Sporting Goods Corp. (1)	NA	Expanding	11,000	\$1,009.60	4,785,000	\$204	\$204	435	0.2%	\$1,021.20	4,752,000	\$207	\$207	432	3.9%
Dick's Sporting Goods (1)	NA	Expanding	49,345	\$8,590.50	41,694,681	\$206	\$178	845	7.7%	\$7,922.00	39,270,591	\$202	\$182	797	7.1%
Hibbett Sports (1)	NA	Contracting	5,690	\$968.20	6,140,000	\$158	\$158	1,079	7.6%	\$973.00	6,141,000	\$158	\$158	1,078	13.3%
Sportsman's Warehouse (1)	NA	Expanding	40,000	\$809.70	3,480,000	\$233	\$230	87	4.7%	\$780.00	3,150,000	\$248	\$245	75	8.6%
Totals/Weighted Averages	-	-	22,935	\$11,378.00	56,099,681	\$203	\$181	2,446	6.2%	\$10,696.20	53,313,591	\$201	\$185	2,382	9.4%
Auto Parts Stores															
Advance Auto Parts (1)	BBB-/Stable/--	Contracting	7,500	\$9,373.80	42,273,000	\$222	\$222	5,183	5.6%	\$9,567.70	41,737,000	\$229	\$229	5,189	5.5%
Autozone (1)	BBB/Stable/--	Expanding	6,620	\$11,221.00	41,066,006	\$269	\$269	6,202	14.3%	\$10,888.70	39,684,300	\$266	\$266	6,029	13.8%
O'Reilly Automotive (1)	BBB/Stable/--	Expanding	7,300	\$8,977.70	36,685,000	\$245	\$245	5,019	15.0%	\$8,593.10	35,123,000	\$245	\$245	4,829	15.3%
Totals/Weighted Averages	-	-	7,317	\$29,572.50	120,024,006	\$246	\$251	16,404	11.8%	\$29,049.50	116,544,300	\$249	\$251	16,047	11.6%

(1) Sales per square foot based on total store square footage  
(2) Sales per square foot based on store selling square footage  
Sources: Company 10-K's; Standard & Poor's; PNC Real Estate Market Research

Envision Edgehill Market Assessment

Company	Credit Rating Moody's/S&P	Store Count Outlook	Average Store Size (Gross SF)	(in Millions) FY2018 Revenue	FY2018 5F	FY2018 Sales Per SF	Sales PSF Net Internet & Catalog Sales	FY2018 Total Stores	FY2018 Return On Assets	(in Millions) FY2017 Revenue	FY2017 5F	FY2017 Sales Per SF	Sales PSF Net Internet & Catalog Sales	FY2017 Total Stores	FY2017 Return On Assets
Grocery Stores															
Ingles (1)	BB-/Stable/--	Stable	56,645	\$3,971.40	11,329,000	\$351	\$351	200	5.3%	\$3,860.70	11,173,000	\$346	\$346	199	3.1%
Kroger (1)	BBB/Stable/--	Stable	64,340	\$100,000.00	179,000,000	\$563	\$563	2,782	5.1%	\$96,900.00	178,000,000	\$544	\$544	2,796	5.4%
Natural Grocers by Vitamin Cottage (1)	NA	Expanding	16,070	\$849.00	2,378,240	\$357	\$357	148	4.1%	\$769.00	2,260,914	\$340	\$340	140	2.3%
Publix (1)	NA	Expanding	47,045	\$34,558.30	54,900,000	\$629	\$629	1,167	12.6%	\$33,999.90	53,400,000	\$637	\$637	1,136	11.6%
Smart & Final (1)	B/Stable/--	Expanding	24,120	\$4,570.60	7,790,795	\$587	\$587	323	-7.7%	\$4,341.80	7,260,880	\$598	\$598	305	0.7%
Sprouts Farmers Market (1)	NA	Aggressive	28,260	\$4,664.60	8,054,720	\$579	\$579	285	10.0%	\$4,046.40	7,070,248	\$572	\$572	253	8.6%
Weis Markets (1)	NA	Expanding	48,130	\$3,466.80	9,867,000	\$351	\$351	205	6.8%	\$3,136.70	9,777,000	\$321	\$321	204	6.1%
Totals/Weighted Averages	-	-	53,487	\$152,880.70	273,319,755	\$559	\$559	5,110	6.3%	\$147,054.50	268,942,042	\$547	\$547	5,033	6.5%
Drug Stores															
CVS Health (2)	BBB/Stable/--	Expanding	8,075	\$79,398.00	79,500,000	\$999	\$999	9,846	7.0%	\$81,100.00	79,200,000	\$1,024	\$1,024	9,709	5.6%
Rite Aid (1)	B/Negative/--	Contracting	13,600	\$21,529.00	34,680,000	\$621	\$621	2,550	-3.9%	\$26,816.70	57,607,200	\$466	\$466	4,536	0.0%
Walgreens Boots Alliance (2)	BBB/Stable/--	Contracting	14,500	\$98,392.00	136,122,500	\$723	\$723	9,569	7.4%	\$87,302.00	117,580,500	\$742	\$742	8,109	6.2%
Totals/Weighted Averages	-	-	11,396	\$199,319.00	250,302,500	\$796	\$797	21,965	5.9%	\$195,218.70	254,387,700	\$767	\$767	22,354	4.7%
Discount/Variety Stores															
Big Lots (1)	BBB-/Negative/--	Contracting	31,500	\$5,271.00	44,638,000	\$118	\$118	1,416	11.5%	\$5,200.40	44,570,000	\$117	\$117	1,432	9.5%
Dollar General (2)	BBB/Stable/--	Expanding	7,420	\$23,471.00	107,821,000	\$227	\$227	14,534	12.3%	\$21,986.60	98,943,000	\$229	\$229	13,320	10.7%
Dollar Tree Stores/Family Dollar (1)	BBB-/Stable/--	Expanding	9,700	\$22,245.50	143,900,000	\$155	NAV	14,835	10.7%	\$20,719.20	138,800,000	\$149	\$149	14,334	5.7%
Five Below (1)	NA	Aggressive	7,500	\$1,278.20	4,687,500	\$273	\$273	625	14.7%	\$1,000.40	3,958,000	\$253	\$253	522	14.3%
Ollie's Bargain Outlet	NA	Aggressive	32,500	\$1,077.00	8,710,000	\$124	\$124	268	12.3%	\$890.30	7,722,000	\$115	\$115	234	5.7%
Totals/Weighted Averages	-	-	9,778	\$53,342.70	309,756,500	\$172	\$172	31,678	11.6%	\$49,796.90	293,993,000	\$169	\$172	29,842	8.3%
Office Supply Stores															
Office Depot (1)	B/Stable/--	Contracting	22,570	\$10,240.00	31,100,000	\$329	\$165	1,378	2.9%	\$11,021.00	32,400,000	\$340	\$173	1,441	9.5%
Staples (1)	B+/Stable/--	ACQUIRED	18,000	NAV	NAV	NAV	NAV	NAV	NAV	\$18,247.00	28,494,000	\$640	\$234	1,583	-18.1%
Totals/Weighted Averages	-	-	22,569	\$10,240.00	31,100,000	\$329	\$165	1,378	2.9%	\$29,268.00	60,894,000	\$481	\$201	3,024	-4.9%
Warehouse Club Stores															
BJ's Wholesale (1)	B/Stable/--	Expanding	105,000	\$12,496.00	22,575,000	\$554	NAV	215	1.5%	\$12,095.30	22,470,000	\$538	NAV	214	1.4%
Costco (1)	A+/Stable/--	Expanding	145,275	\$138,434.00	110,700,000	\$1,251	\$1,201	762	7.7%	\$126,172.00	107,300,000	\$1,176	\$1,133	741	7.4%
Sam's Club (2)	AA/Negative/--	Contracting	134,115	\$59,200.00	80,068,000	\$739	\$701	597	4.8%	\$57,365.00	88,376,000	\$649	\$631	660	6.9%
Totals/Weighted Averages	-	-	135,542	\$210,130.00	213,343,000	\$985	\$886	1,574	5.8%	\$195,632.30	218,146,000	\$897	\$813	1,615	6.4%
Personal Services															
Bath & Body Works (2)	BB/Negative/--	Expanding	2,530	\$4,148.00	4,032,000	\$1,029	\$844	1,592	12.1%	\$3,852.00	3,912,269	\$985	\$831	1,591	14.2%
Ultra Salon, Cosmetics, & Fragrance (1)	NA	Aggressive	10,520	\$5,884.50	11,300,920	\$521	\$472	1,074	19.1%	\$4,854.70	10,271,184	\$473	\$439	974	16.1%
Totals/Weighted Averages	-	-	5,751	\$10,032.50	15,332,920	\$654	\$570	2,666	14.9%	\$8,706.70	14,183,453	\$614	\$547	2,565	14.9%
Specialty Retail															
Boat Barn Holdings (1)	NA	Expanding	11,400	\$677.90	2,578,000	\$263	\$218	226	4.9%	\$629.80	2,494,191	\$253	\$206	219	2.5%
Build-A-Bear Workshop Inc. (1)	NA	Expanding	2,260	\$357.90	816,745	\$438	\$343	361	4.0%	\$364.20	836,847	\$435	\$371	346	0.7%
GNC Holdings Inc. (1)	CCCA-/Negative/--	Contracting	1,500	\$2,170.90	5,158,500	\$421	\$394	3,439	-9.8%	\$2,143.60	5,293,500	\$405	\$379	3,529	-13.8%
Michaels Stores (2)	BB-/Stable/--	Contracting	18,000	\$5,362.00	23,749,000	\$224	\$220	1,371	17.0%	\$5,197.30	23,539,000	\$223	\$221	1,367	17.6%
Party City (1)	B+/Stable/--	Expanding	12,500	\$2,358.00	10,037,500	\$235	NAV	803	6.2%	\$2,266.40	9,375,000	\$242	NAV	750	3.5%
Planet Fitness (1)	BB-/Stable/--	Expanding	20,000	\$112.10	1,240,000	\$90	\$90	62	5.1%	\$104.70	1,160,000	\$90	\$90	58	7.1%
The Container Store (1)	B/Stable/--	Expanding	25,000	\$787.40	2,250,000	\$350	\$315	90	2.6%	\$752.70	2,150,000	\$350	\$315	86	2.0%
Tractor Supply Co. (2)	NA	Expanding	15,255	\$7,256.40	28,180,000	\$258	\$258	1,853	14.7%	\$6,779.60	26,511,000	\$256	\$256	1,738	16.3%
Vitamin Shoppe (1)	NA	Contracting	3,500	\$1,178.70	2,737,000	\$431	\$384	785	-51.6%	\$1,289.20	2,709,000	\$476	\$426	775	3.4%
Totals/Weighted Averages	-	-	8,537	\$20,261.30	76,746,745	\$264	-	8,990	-1.7%	\$19,527.50	74,068,538	\$264	-	8,868	1.2%

(1) Sales per square foot based on total store square footage  
(2) Sales per square foot based on store selling square footage  
Sources: Company 10-K's; Standard & Poor's; PNC Real Estate Market Research

Source: Ten-X Commercial & Pillars Development

## Appendix C

### Coworking Sampling

Coworking Space						Access Frequency		Monthly Fee	Access Time	After Hours & Weekend Access		Amenities
InDo Nashville												
Open Seating						days per month						
Open Seating						6		\$100.00	Mon-Fri 8am-5pm	\$25.00		
Open Seating						12		\$125.00	Mon-Fri 8am-5pm	\$25.00		
Open Seating						unlimited		\$200.00	unlimited	\$0.00		
Open Seating						1		\$20.00	Mon-Fri 8am-5pm	n/a		
Regus West End												
Designated Desk - Monthly										Annual Contract Monthly Fee		
						unlimited		\$344.00	unlimited	unlimited	\$309.00	
Refinery Nashville												
Open Seating						hours per week				Monthly Print Allowance	Mailbox & Locker	
Open Seating						10		\$99.00	Mon-Fri 9am-6pm	n/a	limited	\$25.00
Open Seating						20		\$199.00	Mon-Fri 9am-6pm	n/a	50 pages	\$25.00
Open Seating						unlimited		\$299.00	unlimited	\$0.00	100 pages	\$25.00
Reserved Desk						unlimited		\$400.00	unlimited	\$0.00	100 pages	\$0.00
Center615												
Open Seating										Deposit	Mailbox	
						within work hours		\$275.00	8am-8pm	n/a	\$275.00	\$40.00
Reserved Desk						unlimited		\$400.00	unlimited	unlimited	\$400.00	\$40.00
						80 sq. ft. cubicle keycard access furnished 3 hours of conference room usage per month						
WeWork - Woodland												
Open Seating						starting fee				Mailbox per month	Alt. Location Fee per day	
Reserved Desk						unlimited		\$300.00	unlimited	unlimited	\$50.00	\$50.00
\$25.00 for 1 month credit						unlimited		\$400.00	unlimited	unlimited	\$50.00	\$50.00
Office Space												
InDo Nashville												
Range of office spaces												
Small Office						144		\$750.00	\$5.21			
Large Office						400		\$2,500.00	\$6.25			
Regus West End												
Priced per person per day										Annual Contract Monthly Rent	Annual \$ per Sq. Ft.	
Interior Office, 1 occupant						\$26.00 per person per day		\$779.50	✓			
Interior Office, 2 occupants						\$26.00 per person per day		\$1,559.00	✓			
Exterior Office, 1 occupant						\$29.84 per person per day		\$894.50	✓			
Exterior Office, 2 occupants						\$29.84 per person per day		\$1,789.00	✓			
Interior Office, 1 occupant						100		\$867.00	\$8.67	✓	\$779.00	\$7.79
						125		\$1,070.00	\$8.56	✓	\$952.00	\$7.62
Exterior Office, 1 occupant						280		\$3,130.00	\$11.18	✓	\$2,816.00	\$10.06
Refinery Nashville												
Not Available												
Center615												
Cubicle										Deposit	Mailbox	
80 sq. ft. cubicle						80		\$400.00	\$5.00	\$400.00	\$40.00	
keycard access												
furnished												
3 hours of conference room usage per month												
Loft Suite, 1-9 occupants						450		\$1,800.00	\$4.00			
Main Suite, 1-2 occupants						100		\$800.00	\$8.00	✓		
Main Suite, 1-7 occupants						340		\$1,700.00	\$5.00	\$25.00/mo		
Main Suite, 1-4 occupants						190		\$1,000.00	\$5.26	\$25.00/mo		
WeWork - Woodland												
Private Office, 1 occupant								starting monthly fee		Mailbox per month	Alt. Location Fee per day	
Private Office, 2 occupants						\$630.00		✓	\$50.00	\$50.00		
Private Office, 4 occupants						\$1,200.00		✓	\$50.00	\$50.00		
Private Office, 6 occupants						\$1,750.00		✓	\$50.00	\$50.00		
Private Office, 8 occupants						\$2,450.00		✓	\$50.00	\$50.00		
Private Office, 10 occupants						\$3,150.00		✓	\$50.00	\$50.00		
Private Office, 21-50 occupants						\$10,600.00		✓	\$50.00	\$50.00		
Meeting Space												
InDo Nashville												
Songwriting Rooms								*3 hour slot				
Walk-in						4		\$20.00	n/a	Mon-Fri 10am or 2pm	n/a	
Monthly Unlimited Access						4		\$30.00	n/a	Mon-Fri 10am or 2pm	\$20.00	
Regus West End												
Available as an Amenity for Coworking and Office Space Members												
Refinery Nashville												
Room Type 1						4		\$20.00	\$0.00			
Room Type 2						7		\$30.00	\$0.00			
Room Type 3						30		\$100.00	discounted			
Center615												
Room Type 1						5		n/a	\$0.00	M-F 8:30am-4:30pm	n/a	
5.5ft table												
wifi and hardwire connections												
Room Type 2						8		\$40.00	\$0.00	M-F 8:30am-4:30pm	n/a	
8ft table												
whiteboard walls												

## Appendix D Estimated Employment Growth

Retail Space Use	Square Footage Low	Square Footage High	Number of Location per Use	Estimated Total Square Footage	Square Footage Per Worker/Employee Based on Use*	Total Employees/Full Time Equivalants (FTEs)
<b>Grocery</b>						
Large Store	35,000	42,500	1	42,500	1,033	41
Urban Market	11,000	15,000	1	15,000	1,033	15
<b>Convenience Store</b>	8,000	15,000	1	15,000	1,450	10
<b>Library</b>	7,000	9,000	1	9,000	1,033	9
<b>Wellness Center</b>	2,000	4,500	1	4,500	1,200	4
<b>Day Care/Child Care Center (for 40 – 100)**</b>	2,000	6,000	1	6,000	6,000	1
<b>Pharmacy/Clinic/Eye Care Center</b>	1,500	3,800	2			
Pharmacy				3,800	1,200	3
Eye Care Center				2,800	1,200	2
<b>Restaurants</b>	4,000	6,700	3			
Restaurant 1				6,700	567	12
Restaurant 2				5,300	567	9
Restaurant 3				6,700	567	12
<b>Café/Bakery/Deli (with seating)</b>	2,000	4,500	2			
Bakery				3,000	567	5
Café				4,500	567	8
<b>Other Uses: Office and Operational Services</b>	2,000	15,000	4			
Central Services "1-Stop Shop"				15,000	1,200	13
Offices				10,000	600	17
Operational Spaces				3,700	1,500	3
Retail 1				2,000	920	2
Retail 2				2,000	920	2
Retail 3				2,500	920	3
<b>Grand Total</b>				<b>160,000</b>		<b>171</b>

Source: Data collected by Pillars Development

\* Based on U.S. Energy Information Administration, Office of Energy Consumption and Efficiency Statistics - Commercial Buildings Energy Consumption Survey. This data is used nationally by many planning agencies when evaluating multiple impacts of new commercial development.

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U.S. Department of Arts and Culture  
Yardi Matrix



## SECTION 7.3

# Sustainability Assessment

The community vision for Envision Edgehill Apartments (EEA) included a commitment to a green, sustainable, and financially feasible development. Sustainability is the idea of balancing the needs of today with those of tomorrow. A convenient measure of the sustainability of a project is how well it balances the economic, environmental and social needs of a community.

For EEA, economic needs included the costs of new construction and the desire for more jobs for community members. Environmental needs included the desire for durable buildings that use natural resources efficiently. Social needs included a desire for healthcare, daycare and grocery options available in a safe, walkable community. To achieve that vision, a Sustainability Assessment was developed as a guide

for design, construction and operational decisions through the multiple phases of the redevelopment. To develop the Assessment, the planning team reflected on the community's input, MDHA's experience with its existing buildings and tenants, and leading standards for sustainable development to establish a set of "must have" and "nice to have" metrics for future designers to meet.

Sustainability Metrics are shown throughout the report and this appendix provides further detail on each metric.

### Envision Edgehill - Sustainability Assessment – Detailed Analysis, Requirements, and Notes

Sustainability Objective	Sustainability Metric	Must Have	Nice to Have	Notes	Sources
<b>Smart Locations</b>					
<i>Intent : Encourage development within and near existing communities and public transit infrastructure. Preserve water quality, natural hydrology, habitat, and biodiversity through conservation of wetlands and water bodies. Preserve irreplaceable agricultural resources by protecting prime and unique soils on farmland and forestland from development. Protect life and property, promote open space and habitat conservation, and enhance water quality and natural hydrological systems. Encourage development within existing cities, suburbs, and towns to reduce adverse environmental and public health effects associated with sprawl. To reduce development pressure beyond the limits of existing development. To conserve natural and financial resources required for construction and maintenance of infrastructure.</i>					
Locate project on developed, dry, urban land with infrastructure	Avoid greenfield sites	Avoided	Maintain throughout implementation	All land to be developed has been in continuous use for many decades.	LEED-ND
	Avoid floodplains and wetlands	Avoided	Maintain throughout implementation	Site is ~100' above nearest floodplain and development is over 1.2 miles from water or wetlands.	LEED-ND
	Redevelop on lots with existing services already in street	Water, sewer, stormwater, electric present	Maintain throughout implementation	All land to be developed has existing energy, water, sewer, and stormwater infrastructure	LEED-ND
<b>Access to Quality Transit</b>					
<i>Intent : Encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use, thereby reducing greenhouse gas emissions, air pollution, and other environmental and public health harms associated with motor vehicle use. Promote bicycling and transportation efficiency and reduce vehicle distance traveled. Improve public health by encouraging utilitarian and recreational physical activity.</i>					
Foster multi-modal transportation connections	Engage stakeholders to increase quantity and quality of transit service	Review Master Plan and Specific Plan with WeGo Planning Department	Engage with WeGo on availability of funds for amenity and service improvements	Consider opportunities for neighborhood customization of shelters. Examples at this writing include public art incorporated into shelters at 28th/31st Ave Connector.	Metro Planning, WeGo
	Redevelop with Complete Streets principles to increase safety and convenience	All new streets designed as "low stress" bikeways and low-speed roadways via 25 MPH ratings and signage	Evaluate changes in bike/ped safety annually. Appeal to Public Works to add incremental traffic calming treatments as warranted.		LEED-ND, Metro Planning, WeGo

## Envision Edgehill - Sustainability Assessment – Detailed Analysis, Requirements, and Notes

Sustainability Objective	Sustainability Metric	Must Have	Nice to Have	Notes	Sources
<b>Housing and Jobs Proximity</b>					
<i>Intent</i> : Encourage balanced communities with a diversity of uses and employment opportunities. Enabling residents from a wide range of economic levels, household sizes, and age groups to live in a community. Reduce transportation impacts by locating live, work, shop, and play spaces that don't require passenger vehicles for transit between locations. Provide affordable residential housing.					
<b>Develop infill affordable housing near jobs</b>	New dwelling units are within 1/2 mile walking of at least as many jobs	MDHA to coordinate outreach and training to support small business creation and/or employment	56% more jobs within 1/2 mile walk than new dwelling units	Redevelopment locates an average of 1,450 apartments within 1/2 mile walk (1/2 mile radius from center of redevelopment) of 2,097 existing jobs. Radius drawn on Census Tracts 162 & 163 at www.onthemap.ces.census.gov, using 2015 data = 2,097 existing jobs. To the 2,097 we added 171 (FTE) jobs that we estimated would be supported from anticipated mix of new non-residential uses (grocery, pharmacy, etc.) within the redevelopment. 2,268/1,450 = 156%, 56% more jobs than apartments. The Must Have of MDHA's anticipated effort is coordinating employment coaching, job preparation, and related support services goals that came from People Working Group sessions.	LEED-ND

### Foster Native Species

<i>Intent</i> : Conserve native plants and wildlife habitat within an urban setting. Reduce need for irrigation, fertilization, and maintenance, and encourage long-term health of plantings.					
<b>Promote vegetative cover for urban settings</b>	Align with recommended species preservation goals	Each phase should be designed in a way that preserves healthy trees where possible.	Maintain throughout implementation	MDHA is using an arborist-led approach to tree preservation and replanting for long-term health. Characteristics being assessed are current health of signature trees, estimated remaining longevity of trees, and related risks to humans and property. New plantings utilize recommended species based on potential longevity, aesthetics, and ecosystem services.	Metro Parks
<b>Reduce need for irrigation, fertilization and pesticides.</b>	Landscape only with native or adapted, drought-tolerant species.	100% native or adapted and drought-tolerant species in landscape.	Maintain % throughout implementation	Landscaping with native and adapted species includes avoidance of invasive species. See also Water Efficiency Metric and use of species drought tolerance in EPA Water Budget Tool.	LEED

### Walkable Neighborhood

<i>Intent</i> : Promote transportation efficiency, including reduced vehicle distance traveled. Promote walking by providing safe, appealing, and comfortable street environments that support public health by reducing pedestrian injuries and encouraging daily physical activity.					
<b>Develop compact, walkable, open neighborhoods</b>	At least 90% of new buildings have a functional entry onto public space	100%	Maintain % throughout implementation	At least 90% of new buildings shall have a functional entry onto the circulation network or other public space, such as a park or plaza, but not a parking lot. Notes: Because of stair or elevator centralization, occupants of multi-story buildings may choose to enter parking garage as their primary access point, but they will have equal access to circulation network. Even though some Townhouse residents will enter onto a parking lot at their back entrances, their front entrances have direct access to circulation.	LEED-ND
	At least 90% of block length has continuous sidewalks along both sides	100%	Maintain % throughout implementation	Continuous sidewalks or equivalent all-weather routes for walking shall be provided along both sides of 90% of the circulation network block length. Commercial sidewalks: at least 8' wide; Residential: at least 4'.	LEED-ND
	Redevelop with more walkable blocks ("large city blocks become small blocks")	209%	Maintain % throughout implementation	Intersections at city blocks increased from 11 to 23 connections (23/11 = 209%). Current count: 1) Included: Two intersections at either end of 10th Ave pedestrian way; 2) Excluded: Multiple sidewalk connections and drive lanes inside existing development since they are primarily designed for proximity to and safety of residents only. Future count: 1) Included: All new city block intersections as redevelopment will include multiple businesses and services across multiple intersections that will be intended to serve and engage a broad cross section of the neighborhood beyond residents; 2) Excluded: To be consistent with Current #2, interblock entries to parking garages and townhouse courtyard parking were excluded as they primarily serve residents only.	LEED-ND

### Mixed-Use Neighborhood

<i>Intent</i> : Cluster diverse land uses in accessible neighborhood and regional centers to encourage daily walking, biking, and transit use, reduce vehicle distance traveled and automobile dependence, and support car-free living.					
<b>Provide mixed use, income, &amp; housing types</b>	Locate within 1/4 mile walking distance of additional community uses	21% more community services	Maintain % throughout implementation	Using Community Services types in LEED-ND (v4), 38 existing Community Services were identified within 1/4 mile walking distance from edge of redevelopment area. The redevelopment Master Plan includes ~8 new locations for various Community Services. Increased Community Services: 38 now, 46 after redevelopment = 121% (represented as 21% increase)	LEED-ND
	Increase variety of community services	3 New Use Types (Grocery, etc.) added	Maintain % throughout implementation	Using Community Use Types in LEED-ND (v4), 3 new Use Types are planned for redevelopment: 1) New Grocery as "Food Retail"; 2) New Licensed Child Care as "Civic & Comm"; 3) New Pharmacy as "Community-serving retail".	LEED-ND

## Envision Edgehill - Sustainability Assessment – Detailed Analysis, Requirements, and Notes

Sustainability Objective	Sustainability Metric	Must Have	Nice to Have	Notes	Sources
<b>Reduced Parking Footprint</b>					
<i>Intent : Minimize the environmental harms associated with parking facilities, including automobile dependence, land consumption, and rainwater runoff.</i>					
Reduce parking footprint	Less than 20% of land is used for off-street surface parking	<20%	<10%	Use no more than 20% of the total development footprint area for all new off-street surface parking facilities, with no individual surface parking lot larger than 2 acres. Exempted: On-street parking spaces, parking under habitable space, underground parking, multistory parking. Envision Edgehill Master Plan has several parking structures with courtyards as roofs; these are considered "underground" and/or "multistory" for this metric as those courtyards would have been planned even if the parking didn't exist below.	LEED-ND
	Balance future increased and decreased demand for parking	Maximum parking developed = code minimum	Review parking needs with Metro Planning per phase designed to capture effect of changing technologies and parking code	At each phase of redevelopment, balance increases and decreases in vehicle ownership and parking requirements to best deliver on MDHA's affordable housing mission. Example 1: Adopters of technology eliminate a personal vehicle after transitioning to ridesharing. Example 2: Residents who don't own vehicles gain employment that requires ownership. Example 3: Parking demand trends make net parking in neighborhood adequate such that later buildings don't need dedicated parking as residents can use parking in adjacent buildings. Any of the above examples might allow for construction of additional affordable housing, either by 1) switching master plan intended use from parking to housing, 2) converting existing parking to housing, or 3) adding upper stories to existing buildings because existing garage will accommodate more residences. Scenarios 2 & 3 can be facilitated by considering what building elements (stronger foundations, columns, etc.) would be needed in today's design to facilitate future conversions and presenting those options to MDHA for incremental investment today. Also consider "Transportation Demand Management" metric herein when planning parking.	Metro Planning

### Facilitate Transit Upgrades and Use

<i>Intent : Encourage transit use and reduce vehicle distance traveled by providing safe, convenient, and comfortable transit waiting areas. Reduce energy consumption, pollution, and harm to human health from motor vehicles by encouraging multimodal travel.</i>					
Improve transit facilities	Facilitate future bus stop improvements	Identify highest priority locations for bus stop improvements.	Coordinate design & construction to facilitate future bus stop improvements	As part of the SP process, work with WeGo to identify highest priority locations for bus stop improvements. Example of infrastructure: underground electrical conduit to likely bus stop location.	Metro Planning, WeGo
Use Transportation Demand Management (TDM) to reduce pollution and resource use associated with Single Occupancy Vehicle trips	Incorporate a Transportation Demand Management policy	Develop a Transportation Management Plan (TMP) with "mode share" goals.	Evaluate results of TMP periodically and work with partners to make improvements	During SP process, develop and Transportation Management Plan (TMP) that includes "mode share" goals that will have impacts on design of the redevelopment. Mode share is the characterization of a population's total trips by transport mode (e.g. 50% passenger vehicles, 20% transit, etc.). Mode shifts are shifts away from Single Occupancy Vehicle (SOV) trips to more fuel and space efficient modes, including eliminating trips (e.g. tele-commuting). To impact design at the earliest opportunity, Envision Edgehill has the unique opportunity to survey current residents on what would motivate them to shift modes. To the extent these motivations have physical design components (e.g. safer crosswalks, improved bus arrival signaling, etc.) they can be included in the design requirements for key locations, services, facilities, and buildings. Metro Planning encourages setting 3-year mode shift goals, then tracking results annually to direct future strategies and goals. At this writing Nashville Connector within Metro Planning is piloting Transportation Management Planning in the Specific Plan District process. See also synergies with local day care eliminating an extra stop during parent/guardian daily commute.	Metro Planning

### Accessible Design

<i>Intent : Improve physical and mental health and social capital by providing a variety of open spaces and recreational spaces close to work and home to facilitate social networking, civic engagement, physical activity, and time spent outdoors. Increase the proportion of areas usable by a wide spectrum of people, regardless of age or ability.</i>					
Provide accessible civic & recreation space	Increase unobstructed and intentional outdoor recreation space	105%	Maintain % throughout implementation	5% increase (105% of current) of current outdoor recreation space.	Master Plan Team
Provide accessible urban agriculture space	Target 10+ SF of gardening space per dwelling unit	Partner with existing community garden to meet demand; Develop new space for Gernert on their lawns	Maintain % throughout implementation	Master Planning Team considered that long-term demand (and space) for gardening is hard to know for certain from limited comments gathered during community meetings. So as not to dedicate limited redevelopment space to community gardens that were not used, it was decided that the publicly-accessible community garden already located in the neighborhood could be used to gauge demand. If demand exceeded that supply, additional areas could be repurposed for gardening, an example being in the lawn space at Gernert.	WELL Building Standard
Apply design standards that expand accessibility and functionality to reduce functional obsolescence of the redevelopment.	Dwelling units are welcoming to visitors and residents with mobility challenges	Design all units to be Visitable for guests with mobility challenges; 5% of new units fully Accessible	Add Universal Design features beyond ADA as feasible; increase total number of Accessible units by 10%	From Enterprise Green Communities: "As a framework for design, Universal Design is distinct from the goals of accessible or "barrier-free" design. More important, it is also distinct from legally mandated accessibility requirements. Local and federal accessibility laws and regulations...define only a minimum level of performance to serve people with disabilities...[and] focus overwhelmingly on requirements for wheelchair users, largely overlooking the broader spectrum of physical, sensory and cognitive disabilities that are far more representative of demographic realities in the United States today."	Enterprise Green Communities, 2015, 7.11a

## Envision Edgehill - Sustainability Assessment – Detailed Analysis, Requirements, and Notes

Sustainability Objective	Sustainability Metric	Must Have	Nice to Have	Notes	Sources
<b>Active Streetscape</b>					
<i>Intent : Improve function and attractiveness of streetscape to encourage greater social and physical use.</i>					
<b>Add streetscape improvements that generate human interest and encourage activity.</b>	Add street trees, planters, landscape elements, and artistic installations	Add at regular intervals along 75% of the total block length	Where possible increase "permeability" of non-residential facades to increase human activity on sidewalks	Consider enhancing "active and permeable membrane" (e.g. people moving in and out of building ground floor) around building perimeter to activate sidewalks and public spaces.	James Howard Kunstler, et al.

### HOUSING WORKING GROUP

#### Efficient Buildings

<i>Intent : Encourage the design and construction of energy-efficient buildings that reduce air, water, and land pollution and environmental damage from energy production and consumption.</i>					
<b>Energy Efficiency</b>	Dwelling units shall have modeled or certified energy efficiency	Design should be modeled to use 10% less energy than current code	Homes achieve ENERGY STAR Certification	1) Must Have: designers should model each until to have annual energy costs 10% below that of Standard Reference Design (Section N1105) of IECC Code. 2) Nice to Have: If Design team pursues ENERGY STAR Certified Homes, team should investigate incentive programs that can offset cost of building improvements (e.g. HUD Mortgage Insurance Premium Reduction, etc.).	International Energy Conservation Code, U.S. EPA's ENERGY STAR programs
<i>Intent : Reduce demand on finite sources of fresh water. Reduce energy use associated with treating and supplying potable water and treating wastewater.</i>					
<b>Water Efficiency</b>	Follow WaterSense guidelines for indoor and outdoor water consumption	Install fixtures with WaterSense labels (or equivalent efficiency)	Design landscaping water use to meet Water Budget in EPA Water Budget Tool	Detailed requirements: 1) Must Have: If a water fixture or use is included in the WaterSense program, only install those devices with products that have a WaterSense or equivalent efficiency. 2) Nice to Have: In addition to WaterSense fixtures installed, design landscape meets the Water Budget ("Output - Does the designed landscape meet the Water Budget?" = Yes) using the latest version of EPA's Water Budget Tool. At this writing version 1.02, released on July 24, 2014 is the current version.	U.S. EPA's WaterSense program

## Envision Edgehill - Sustainability Assessment – Detailed Analysis, Requirements, and Notes

Sustainability Objective	Sustainability Metric	Must Have	Nice to Have	Notes	Sources
<b>Renewables</b>					
<i>Intent : Encourage energy efficiency by creating optimum conditions for the use of passive and active solar strategies.</i>					
<b>Passive Solar Orientation</b>	Achieve passive solar access by preserving same % of dwelling units that are within 15 degrees of South	100%	110%	Heating energy expense is usually higher than cooling in this climate, especially in an electricity-centric HVAC regime. Passive solar opportunities in Northern Hemisphere are best on the heating sides of the buildings, first those with solar orientation within 15 degrees of South, and a distant second of southwesterly exposure. Building massing should consider opportunities to expand number of DU's that can take advantage of this heating, especially in light of taller buildings, taller adjacent buildings, courtyards, etc. Currently, 193 of 388 units within 15 degrees. Proposed: 724 units of 1450.	LEED-ND
<i>Intent : Reduce the environmental and economic harms associated with fossil fuel energy by increasing self-supply of renewable energy (primarily solar in this redevelopment).</i>					
<b>Active Solar Infrastructure</b>	Provide infrastructure for roof or building-integrated photovoltaics	Design buildings to support future solar arrays to serve common area electricity needs using Energy Star's Renewable Energy Ready Homes Specification.	Plan for advances in PV efficiency and placement (e.g. Building Integrated Photovoltaics)	Detailed requirements: 1) Must Have: Use Energy Star's Renewable Energy Ready Homes Specification as guideline to prepare electrical infrastructure to install future rooftop PV arrays that can serve common area electricity demand. 2) Nice to Have: Advances in photovoltaic electricity generation include efficiency gains, integration into building materials, and installation cost reduction. Any of these advances could make PV arrays suitable for multiple building surfaces. Starting with the Basis of Design, no later than Design Development, design team shall propose to MDHA at least one design alternative per redevelopment phase that could optimize future PV generation beyond a roof-top array (e.g. Building Integrated Photovoltaics).	LEED-ND, U.S. EPA



## Envision Edgehill - Sustainability Assessment – Detailed Analysis, Requirements, and Notes

Sustainability Objective	Sustainability Metric	Must Have	Nice to Have	Notes	Sources
<b>Long Life-Cycle Buildings</b>					
<i>Intent : Promote durability and performance of the building enclosure and its components and systems through appropriate design, materials selection, and construction practices.</i>					
<b>Building Durability</b>	Construct water- and pest-resistant buildings	Use water-resistant materials at entrances and wet areas	Maintain throughout implementation		LEED for Homes
	Implement Integrated Pest Management guidelines	Seal exterior and unit-to-unit openings	Maintain throughout implementation		LEED for Homes
<i>Intent : Reduce life cycle cost of buildings and their components in the face of unpredictable, ongoing change by designing for conversion, expansion, and repurposing.</i>					
<b>Futureproofing Buildings and Components</b>	Design buildings that can be modified to accommodate future uses, technologies, and needs	During planning of each redevelopment phase, assess potential for future modifications that support community goals.	During Schematic Design, further develop at least one modification for MDHA's consideration.	Examples of futureproofing: 1) Design foundation access points that allow foundation strengthening to accommodate additional floors. 2) Design for future conversion of low revenue-generating spaces (e.g. interior garages) that can be converted to higher revenue-generating spaces where both revenue and/or reclaimed space can facilitate more affordable housing. Detailed requirements: 1) Must Have: Design team should evaluate and document social, environmental, and economic risks and opportunities that could be accommodated in the buildings and infrastructure of the site. Consider scenarios over the following 50 years. 2) During Schematic Design, develop at least one Conceptual solution so that MDHA can consider the costs and benefits of including the solution in the Design Phase.	Designing Buildings Wiki ( <a href="https://www.designingbuildings.co.uk/wiki/Future_proofing_construction">https://www.designingbuildings.co.uk/wiki/Future_proofing_construction</a> )
<b>Community-friendly Construction Management</b>					
<i>Intent : Increase transferable skills, experience, and economic opportunities made available to community members via the redevelopment.</i>					
<b>Community Employment During Construction</b>	Implementation efforts to support training and workforce readiness of MDHA residents	Coordinate outreach to MDHA residents to facilitate direct employment in implementation activities	Coordinate training for MDHA residents to prepare for jobs created by implementation activities	Outreach and training for implementation can be in the areas of construction, service delivery, or other roles that will be available within the first 2 years of the redevelopment. Outreach and training in later years can expand to non-construction related roles such as retail or office work that might be located in leased non-residential spaces in redevelopment.	Master Plan Team

## Envision Edgehill - Sustainability Assessment – Detailed Analysis, Requirements, and Notes

Sustainability Objective	Sustainability Metric	Must Have	Nice to Have	Notes	Sources
<i>Intent : Provide a mechanism to capture and resolve significant negative impacts on normal daily life that may occur during construction activity.</i>					
Reduced Disruption During Construction	Redevelop in a way that creates relationships between residents and development team	Utilize MDHA's Project Manager and Community Meetings to communicate and mitigate impacts from construction activity.	Include a community relationship management plan as a criterion in selecting construction vendor.		Master Plan Team