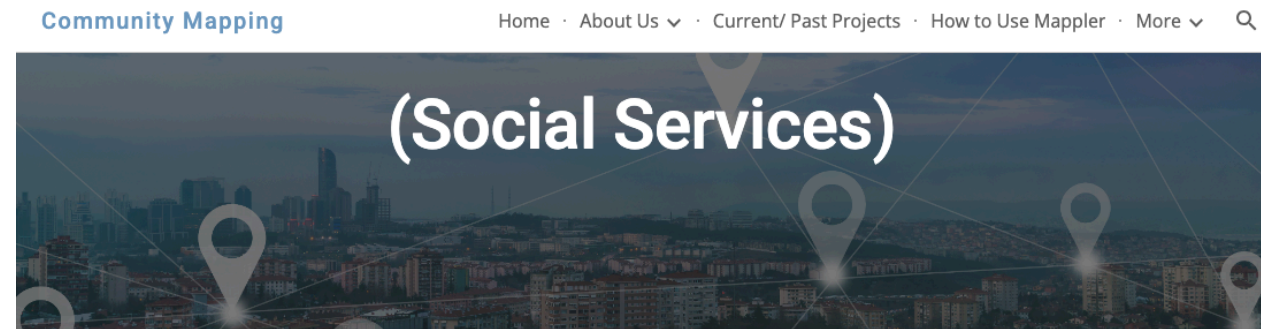


Tab 1

Metro Nashville Community Mapping Manual

This detailed guide explains the purpose and functionality of **The Metro Nashville Community Mapping** tool. It uses a program called Mappler to help us explore what's happening in Nashville. It is designed to provide deep insight into the city's socioeconomic landscape.



Metro Nashville Community Mapping

These three maps provide an integrated analysis of **socioeconomic well-being and change in Nashville**. The analysis centers on three key, interrelated areas:

1. **Gentrification Pressure:** The **Community Change and Gentrification** map identifies areas where a combination of **rising income, housing value, and development** (building permits, short-term rentals) is causing **rapid demographic shifts and displacement pressure**.
2. **Economic Opportunity:** The **Wages** map explores how **median wage levels** and the presence of **uninsured populations** intersect with **public transit access**, illustrating the factors that shape residents' economic mobility.
3. **Community Vulnerability:** The **Poverty and Social Risk** map highlights communities facing **overlapping challenges** by layering poverty and uninsured rates with indicators of social vulnerability, such as concentrated crime and property issues.

Together, these maps function as a tool to visualize the complex interplay between **investment, infrastructure, and concentrated disadvantage** across Nashville's neighborhoods.

Community Change and Gentrification

<https://mappler.com/sites/index.php?ukey=9lyl8QHg8uEXFxRHkZgyzUCWExo5hk3INpTcGPik&seq=583>

Poverty and Social Risk

<https://mappler.com/sites/index.php?ukey=9lyl8QHg8uEXFxRHkZgyzUCWExo5hk3INpTcGPik&seq=584>

Wages

<https://mappler.com/sites/index.php?ukey=9lyl8QHg8uEXFxRHkZgyzUCWExo5hk3INpTcGPik&seq=586>

Figure 1. Metro Nashville Community Mapping homepage

[Part 1: Why Do We Need This Super Map?]

This map is important because it helps us figure out three big things about our neighborhoods:

1. Community Change & Gentrification-The Changing Neighborhood Mission

- **Goal:** We use the map to find places in Nashville that are changing really fast. This happens when lots of new buildings go up and the amount of money people make changes, too. We call this pressure from gentrification.

Why it Matters: Gentrification is a complex process that happens when physical investment (new buildings) and socioeconomic change (changes in how much people earn) overlap. This map lets us conduct a targeted analysis of these pressures

- **What we look for:** We look at "Layers" of data, which are like different clear plastic sheets you put on top of the map. These sheets show things like how much people earn (wages), how much houses cost, and where new building permits are approved (Investment Data).

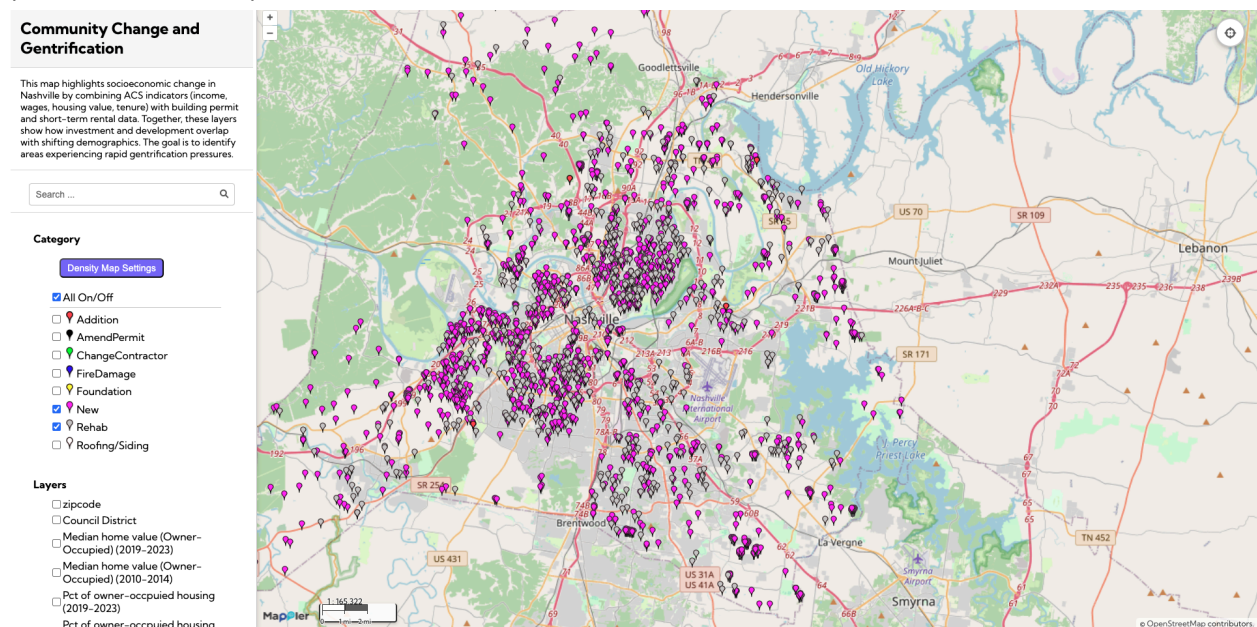


Figure 2. Community Change and Gentrification map displaying active construction and renovation permits.

2. Poverty & Social Risk-The Stress and Troubles Mission

This map helps us see where neighborhoods might be feeling stressed out.

- **Goal:** The main purpose is to visualize various Code Enforcement Complaints and Violations
- **Why it Matters:** Seeing these complaints allows us to analyze the types and locations of neighborhood stress.
- **What we look for:** We look at where people have made complaints about property rules. These pins show things like Codes High Grass and Weeds (when grass is too tall) or Codes Housing Requests (when there is a problem with how a house is built or lived in). Seeing where these problems happen helps us analyze neighborhood stress.
- **Types of Complaints (Categories/Pins):** EACH pin on the map is represented by a specific category. These categories cover issues with property standards, such as:
 - **Codes High Grass and Weeds:** When grass height goes over the Metro limit.
 - **Codes Housing Request:** A request or violation related to the structural conditions of a building.
 - **Landlord Registration Violation:** A formal violation if a landlord fails to register their rental properties.
 - **Short Term Rental property:** Specific complaints related to short-term rentals (STRPs)

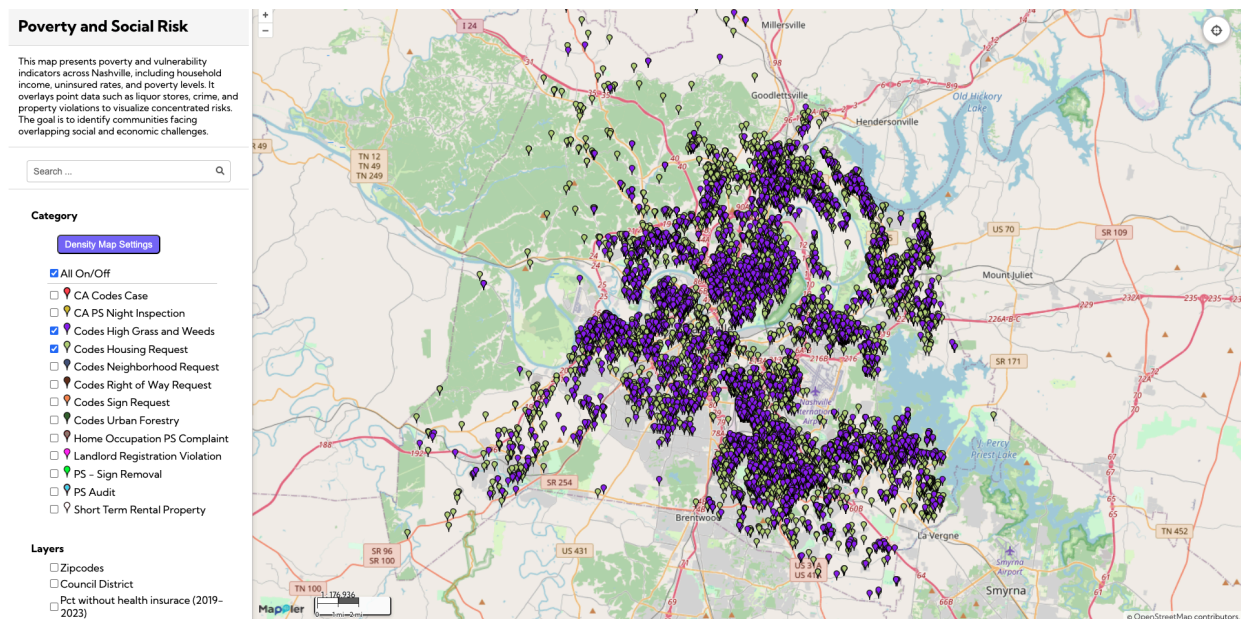


Figure 3. Poverty and Social Risk map showing property code enforcement complaints across Metro Nashville

3. Community Vulnerability Mission (Wages and Opportunity)

This map connects money earned with how people get around.

- **Goal:** We use this map to see if people's jobs (and their wages) are located close to the bus routes and bus stops. This is important because it shows how easy it is for people to get to work and find good opportunities.

- **What we look for:** We look at wages and uninsured people (Socioeconomic Data) and where the public transit stops and routes are (Infrastructure Data)

- **Why it Matters:** This allows you to look very closely at where the economic opportunities are located and where the bus stops and routes are located. By putting these two map layers right on top of each other, you can see if the higher-paying jobs (economic opportunity) are in places that are easy to reach by bus (transportation equity). It lets you visually determine if the key factor for opportunity—getting to the job—is fair and easy for everyone.

- **Layers**

The types of layers used here include:

- Socioeconomic Data (ACS): Information like median wages and uninsured populations.
- Infrastructure Data: Information about public transit stops and routes

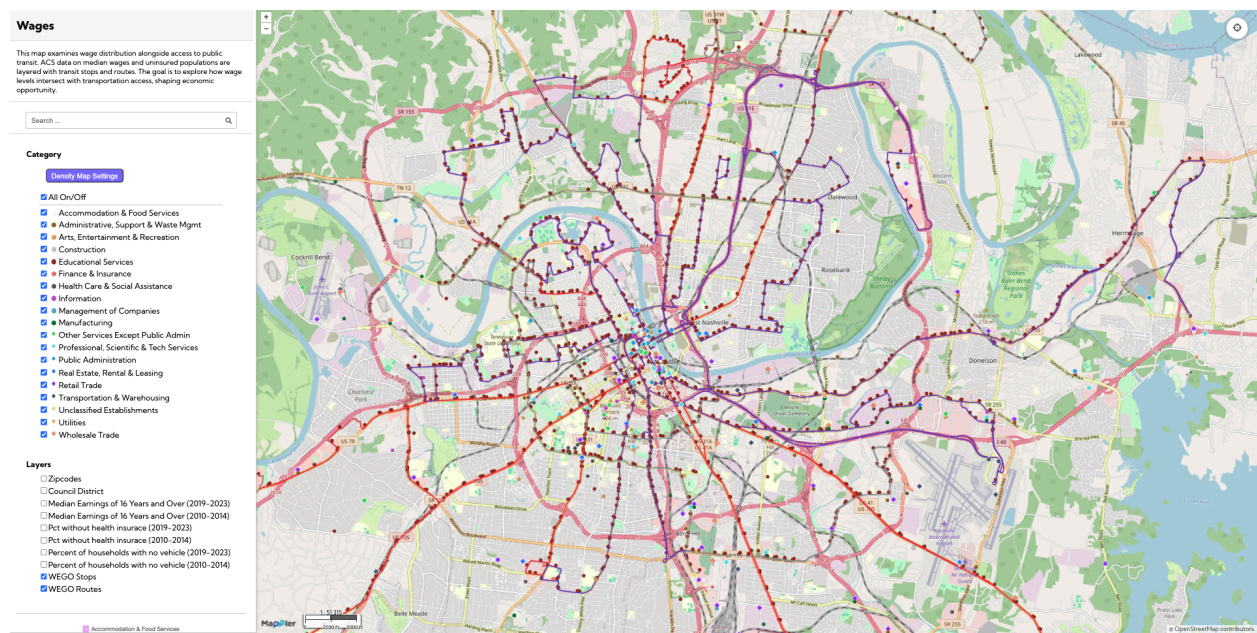


Figure 4. Wages map overlaying average wages with public transit routes and stops

[Part 2: How to Use the Mapping Tool]

A. The Zoom and Focus Controls (Density Map Settings)

This tool changes how we see large patterns on the map, letting us look closely at a single area or zoom out to see the whole city. This process is used for all three maps.

1. **Pick a Color Pattern:** Choose your favorite: Pattern 1 (Blue) or Pattern 2 (Orange).
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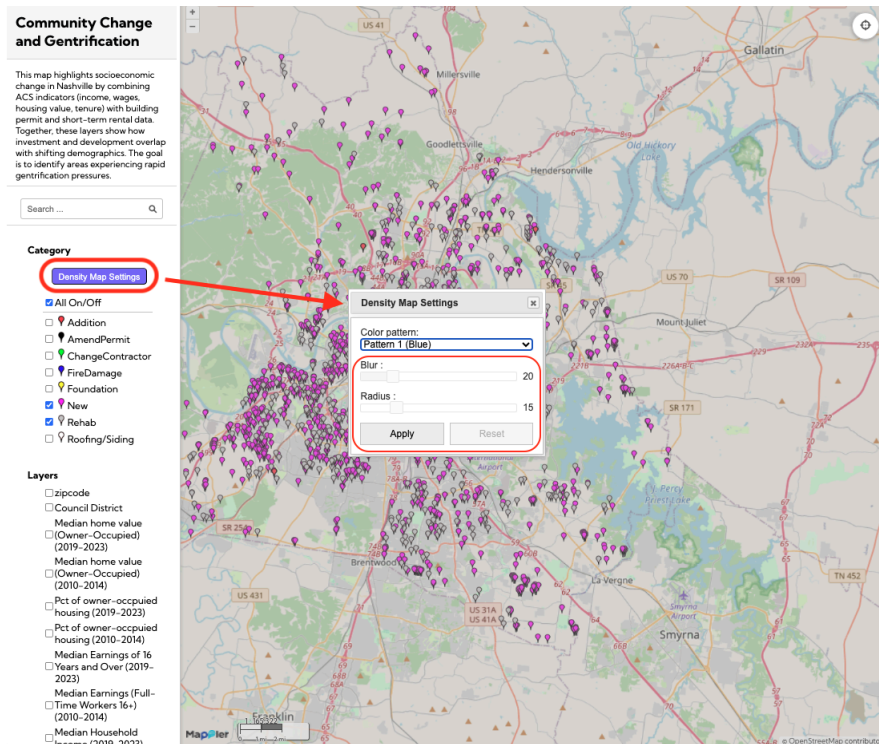


Figure 5. Density Map Setting panel, with adjustable blur and radius controls.

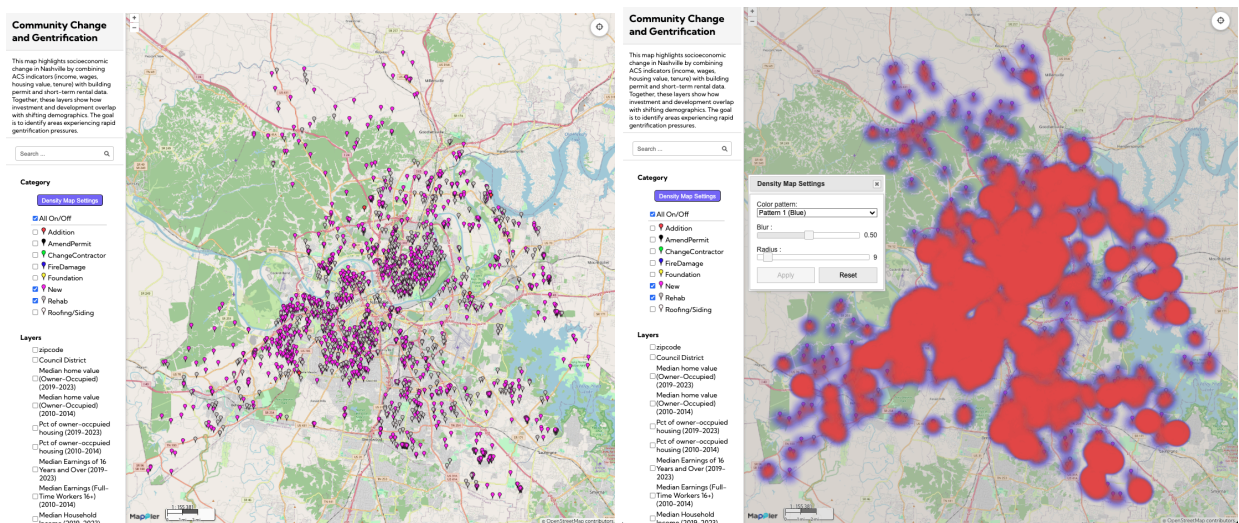


Figure 6. Example of density visualization before (left) and after (right) applying settings.

What are the Pins? Look closely! There are little pins on the map that show where an event or activity happened. EACH pin on the map is represented by a specific category.

- For the Community Change map, pins show permits like **New** construction, **Rehab** (extensive renovations), or **Addition** (adding new square footage).

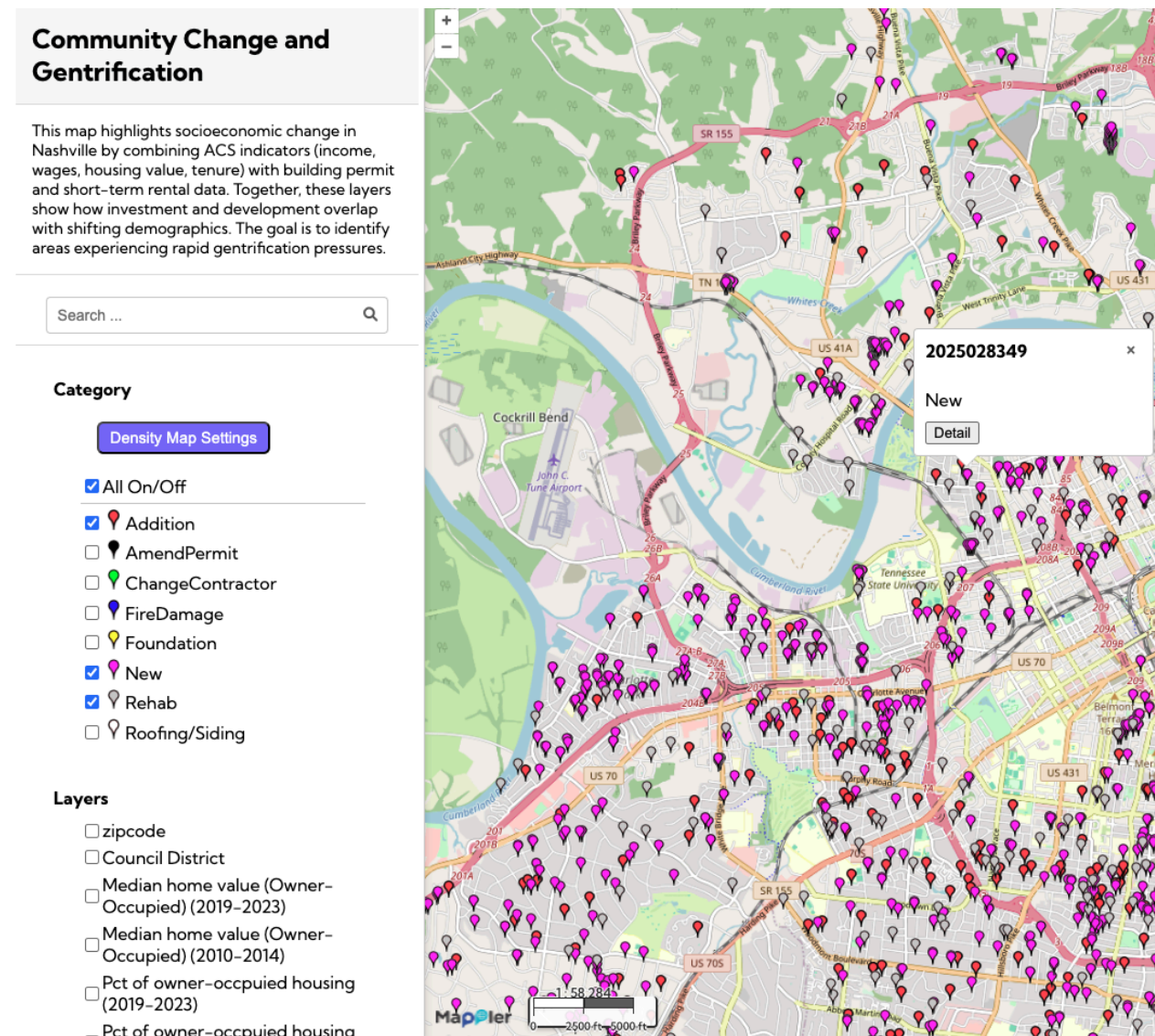


Figure 7. "New Construction" pin showing newly issued building permits across North Nashville.

Community Change and Gentrification

This map highlights socioeconomic change in Nashville by combining ACS indicators (income, wages, housing value, tenure) with building permit and short-term rental data. Together, these layers show how investment and development overlap with shifting demographics. The goal is to identify areas experiencing rapid gentrification pressures.



Category

Density Map Settings

☒ All On/Off

☒ Addition

☐ AmendPermit

☐ ChangeContractor

☐ FireDamage

☐ Foundation

☒ New

☒ Rehab

☐ Roofing/Siding

Layers

☐ zipcode

☐ Council District

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☐ Median home value (Owner-Occupied) (2010-2014)

☐ Pct of owner-occupied housing (2019-2023)

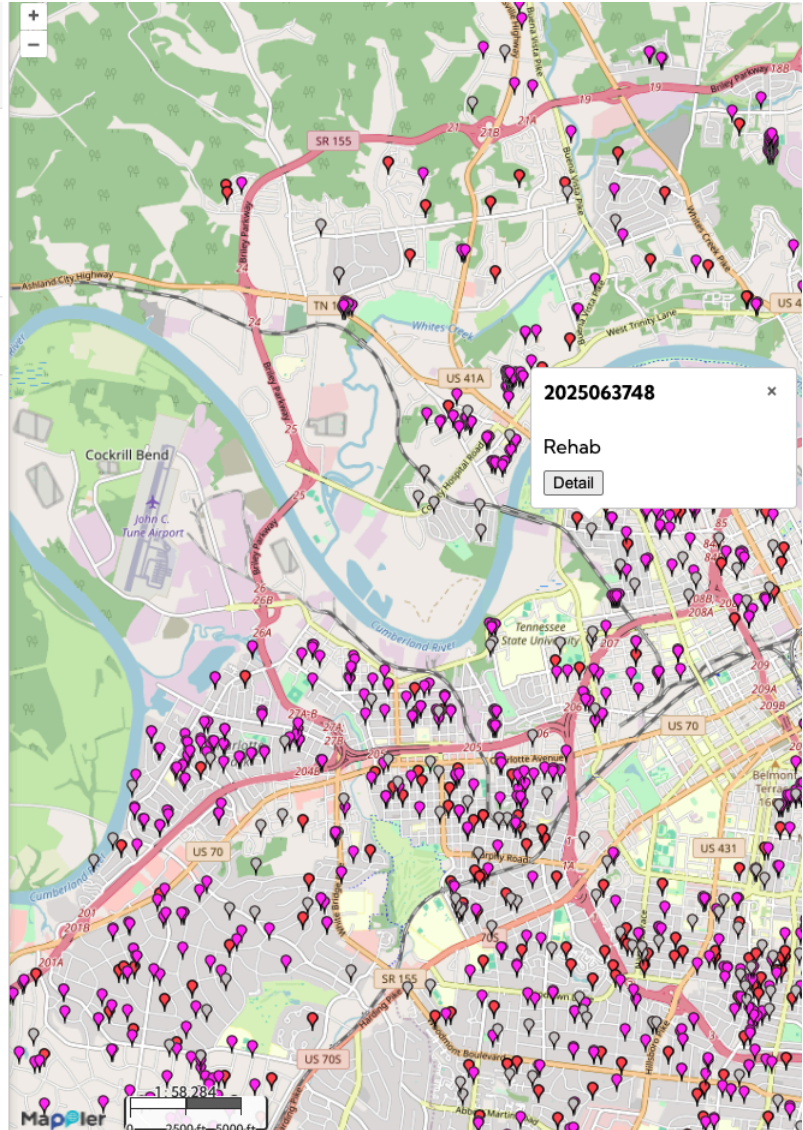


Figure 8. "Rehab" pin representing renovation permits for existing structures.

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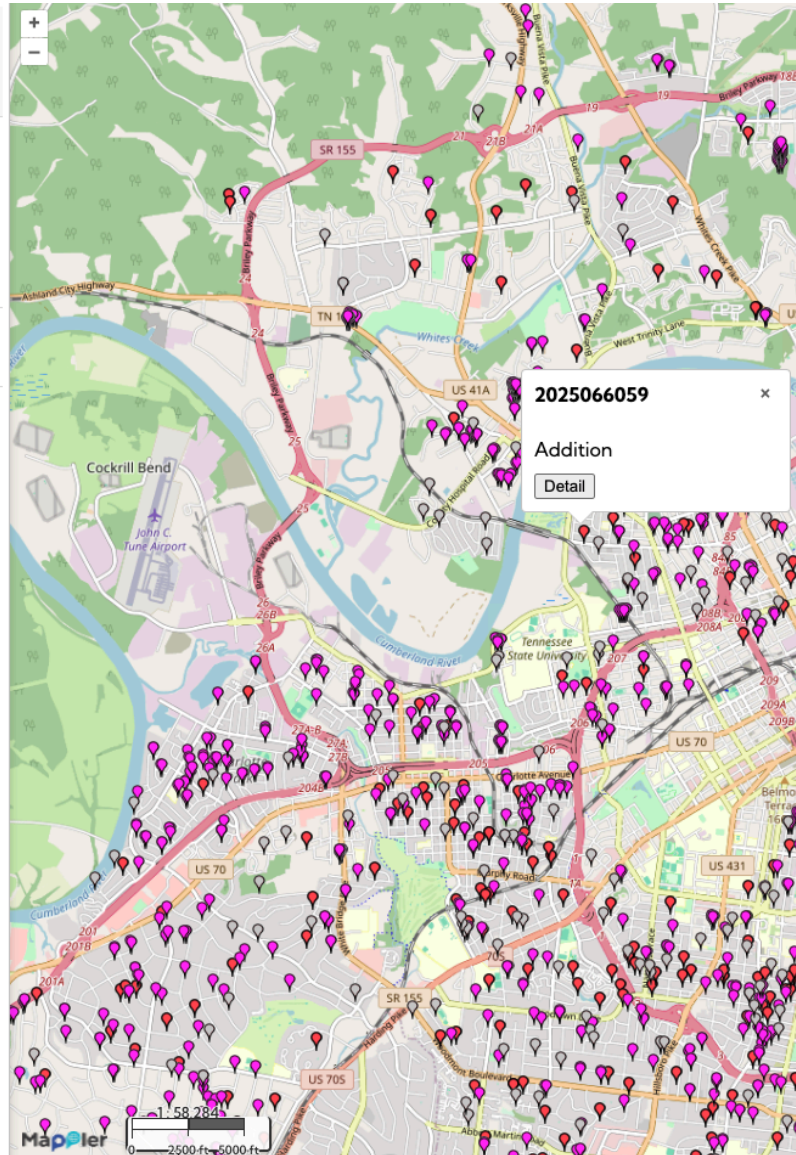


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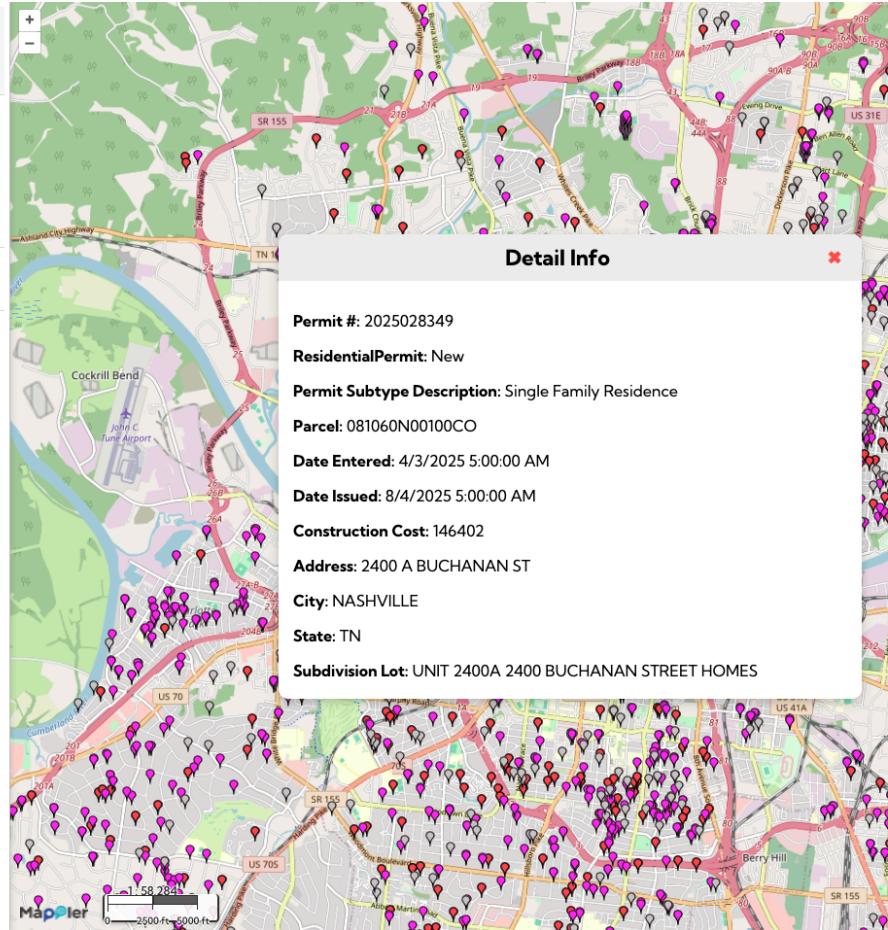


Figure 10. Example of "Detail Info" window displaying permit details (e.g., construction cost, parcel number, and issue dates).

- For the Wages map, pins show different types of jobs, like Construction, Health Care & Social Assistance, or Retail Trade.

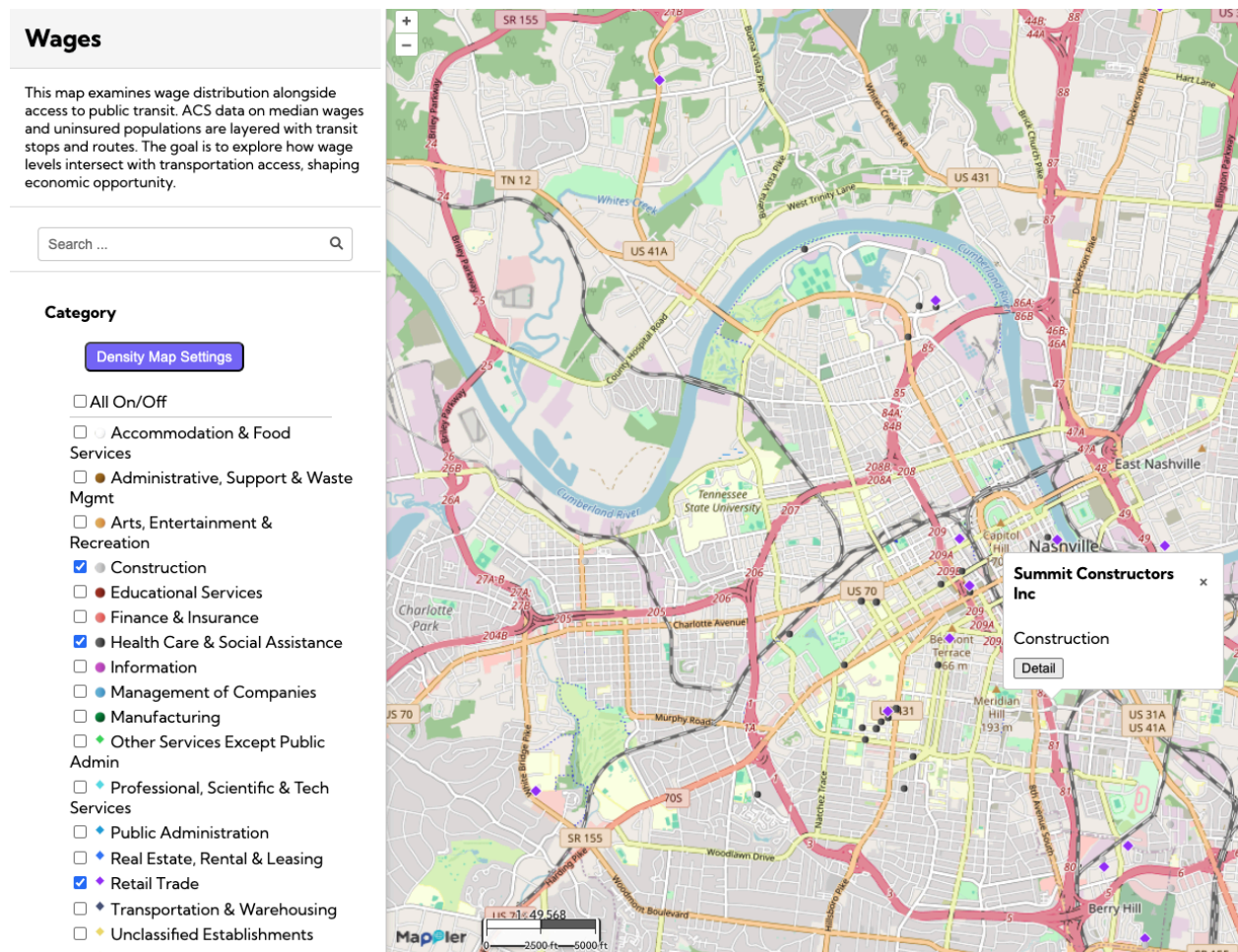


Figure 11. "Construction" pin showing business location data from Metro Nashville workforce records.

This map examines wage distribution alongside access to public transit. ACS data on median wages and uninsured populations are layered with transit stops and routes. The goal is to explore how wage levels intersect with transportation access, shaping economic opportunity.

Search ...

Category

Density Map Settings

- ☒ All On/Off
- ☐ Accommodation & Food Services
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- ☐ Arts, Entertainment & Recreation
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- ☐ Transportation & Warehousing
- ☐ Unclassified Establishments

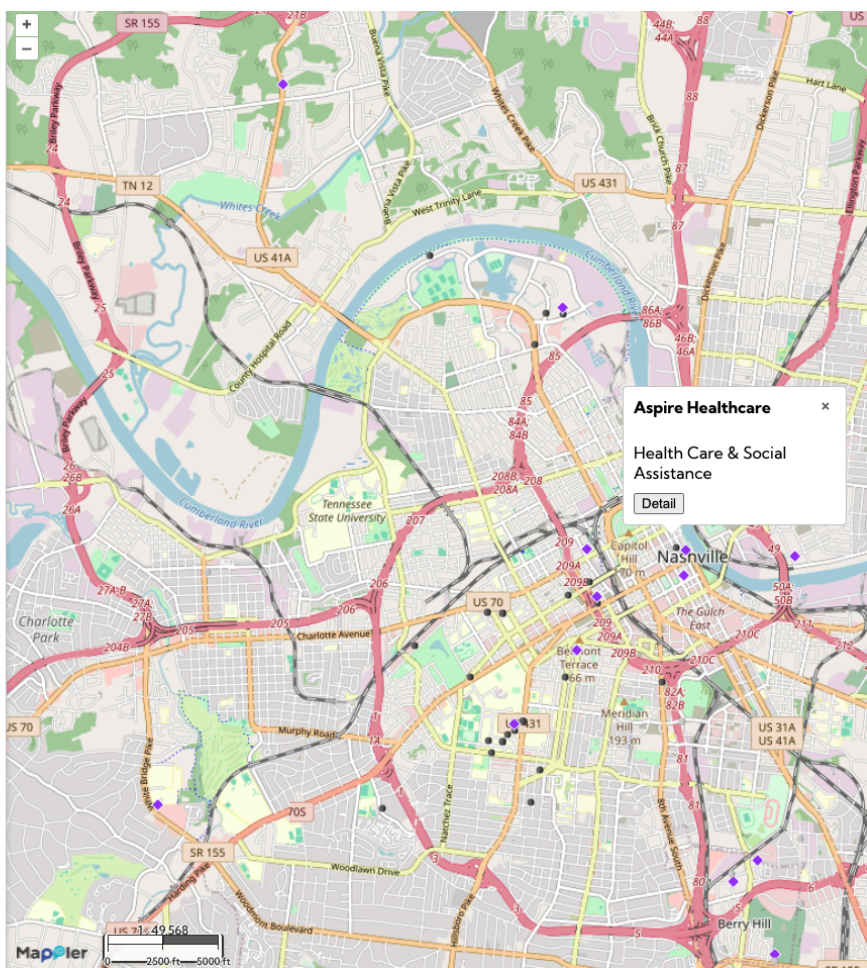


Figure 12. “Healthcare and Social Assistance” pin identifying local health sector employers.

Wages

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Category

Density Map Settings

☐ All On/Off

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☐ Administrative, Support & Waste Mgmt

☐ Arts, Entertainment & Recreation

☒ Construction

☐ Educational Services

☐ Finance & Insurance

☒ Health Care & Social Assistance

☐ Information

☐ Management of Companies

☐ Manufacturing

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☐ Public Administration

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☒ Retail Trade

☐ Transportation & Warehousing

☐ Unclassified Establishments

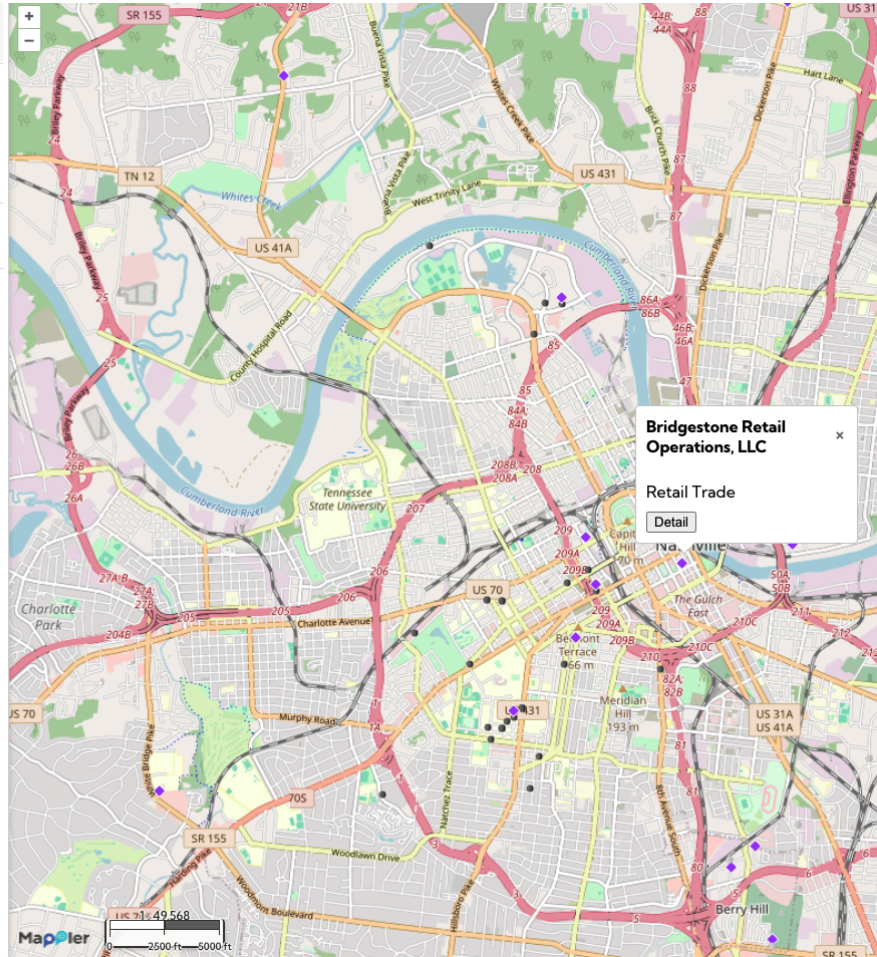


Figure 13. "Retail Trade" pin showing local retail workforce clusters.

Wages

This map examines wage distribution alongside access to public transit. ACS data on median wages and uninsured populations are layered with transit stops and routes. The goal is to explore how wage levels intersect with transportation access, shaping economic opportunity.



Category

Density Map Settings

- ☐ All On/Off
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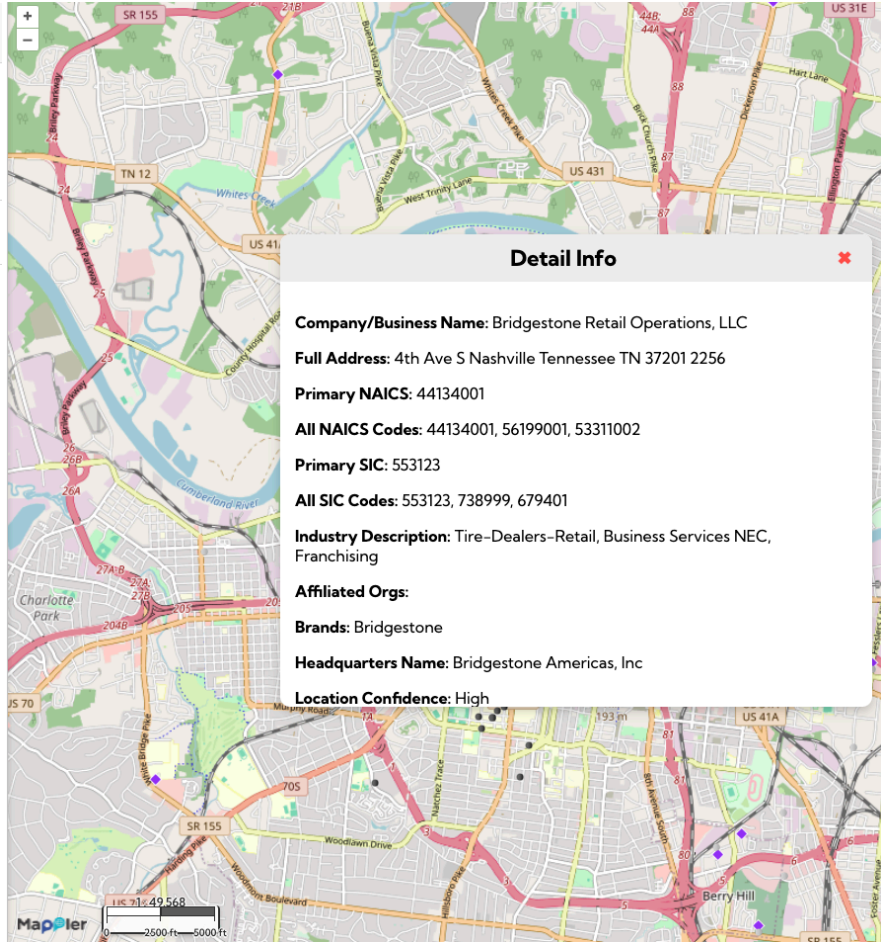


Figure 14. Example of "Detail Info" window with NAICS and SIC business classification details.

B. Controlling Layers and Opacity

Layers are how we stack different types of information on top of each other to compare them, which is key for analyzing complex issues like gentrification pressures.

1. **Pick Your Data:** Click on the different layers you are interested in viewing. You may click on multiple layers simultaneously.
2. **Find the Blue Button:** Once you click on one or more layers, a blue settings icon will appear on the right side of the layer's name.
3. **Open the Controls:** Click on the blue settings icon, and a box will appear containing the legend and the opacity indicator (a slider).
4. **Adjust the Lightness/Darkness (Opacity):** Use the opacity indicator to adjust the lightness and darkness of the data displayed on the map.
5. **Analyze!** Adjusting the opacity allows you to control which data sets are visible and interacting with one another. This lets you see where different pressures overlap and tell a combined story.

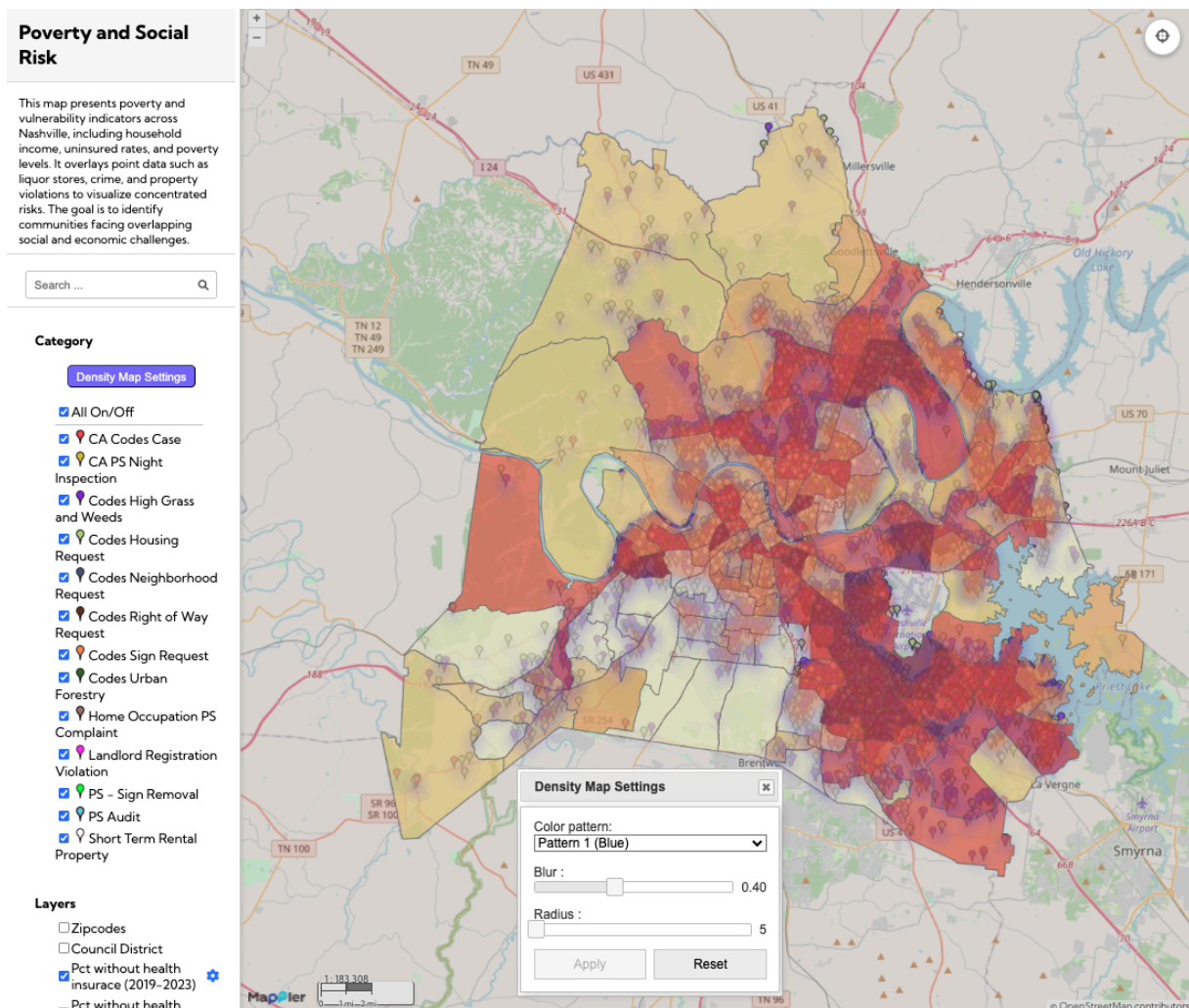


Figure 15. Example of Density Map Settings showing the percentage of patients without health insurance (2019–2023) visualized using the blue pattern layer with adjusted blur and radius controls.

Tips: Think of the **Opacity indicator** like a **dimmer switch** for the map data. If you turn the switch down (low opacity), the data becomes faint and see-through, letting the information underneath show more clearly. If you turn the switch up (high opacity), the data becomes very bold and dark, making it the most visible thing on the map. By adjusting the "dimmer switch" for different layers, you can see how different pieces of information fit together!

Copy of Tab 1

Metro Nashville Community Mapping Manual

Part I – Overview

1. Introduction and Purpose

This guide introduces the Metro Nashville Community Mapping Tool, developed to explore the intersection of neighborhood design, transportation, and socioeconomic conditions across Nashville. Using the Mapper Lite platform, the tool allows residents, community organizations, and policy partners to visualize where opportunity, investment, and health risks overlap.

Purpose: To help users understand what each map represents and how these data support informed, community-driven decision-making.

2. Why Community Mapping Matters

North Nashville has a long history of disinvestment, limited grocery options, and unreliable public transit. Mapping these neighborhood patterns helps identify where resources are most needed and provides evidence for equitable planning.

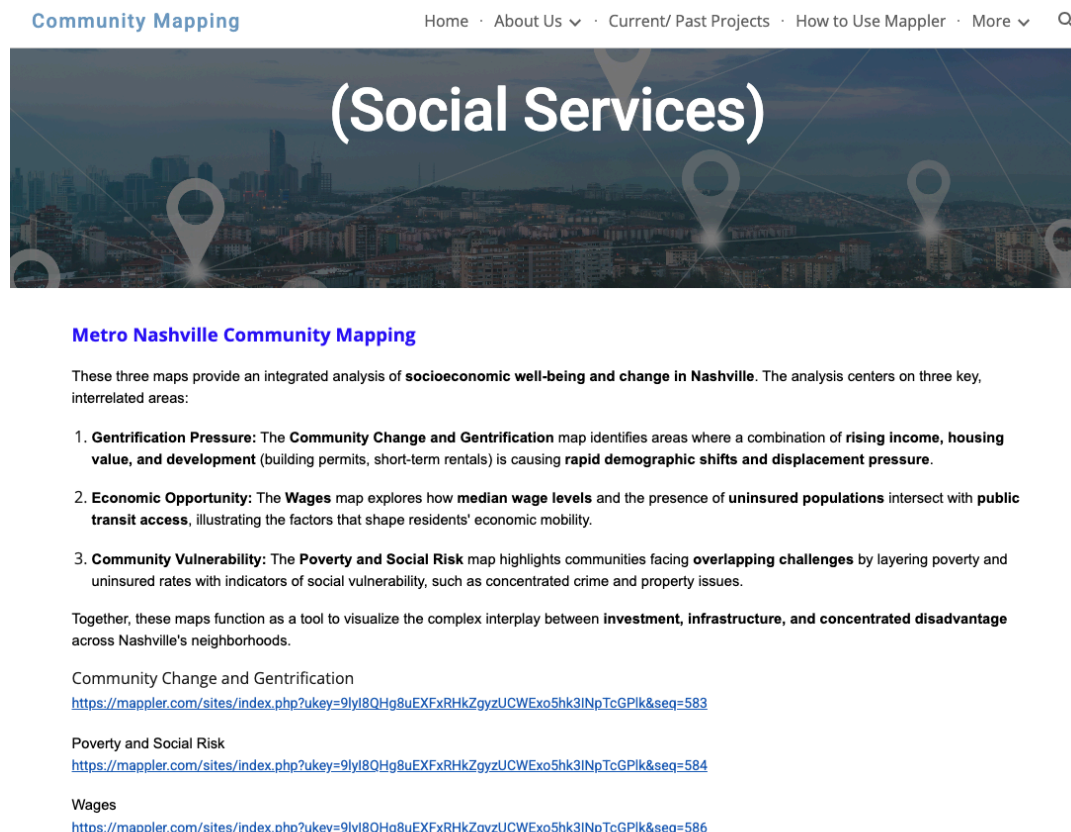


Figure 1. Metro Nashville Community Mapping homepage with access to the three Metro Nashville maps: Community Change and Gentrification, Poverty and Social Risk, and Wages.

3. Overview of the Three Maps

3.1 Community Change and Gentrification Map

Tracks new construction, rehabilitation, and building additions to highlight physical investment trends and potential gentrification pressures in North Nashville.

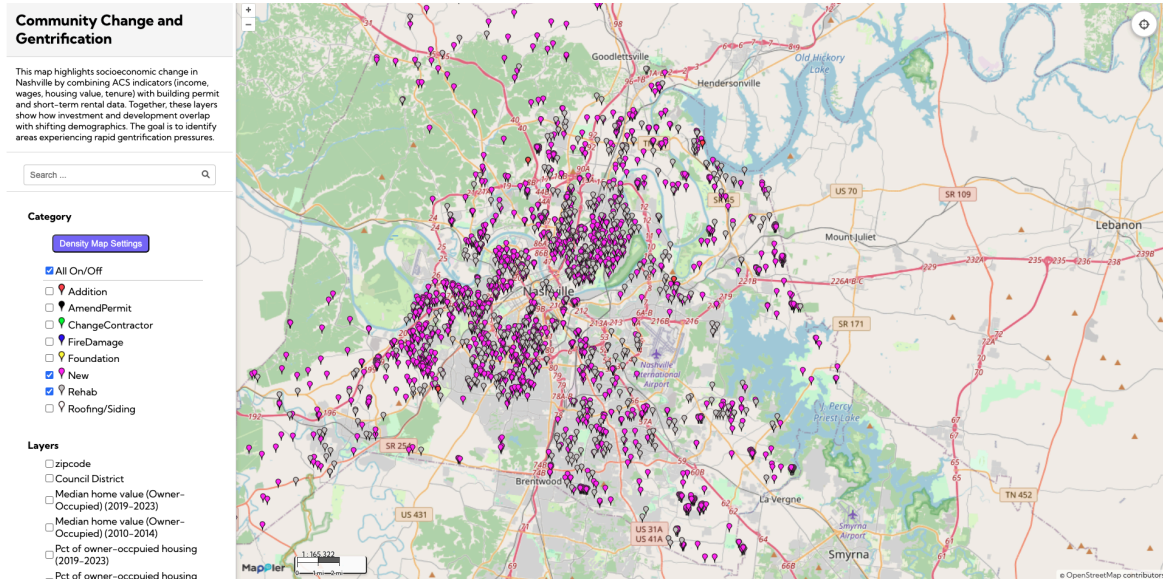


Figure 2. Community Change and Gentrification map displaying active construction and renovation permits.

3.2 Poverty & Social Risk Map

Shows uninsured populations and related risk indicators (2019 – 2023) to highlight health inequities by census tract.

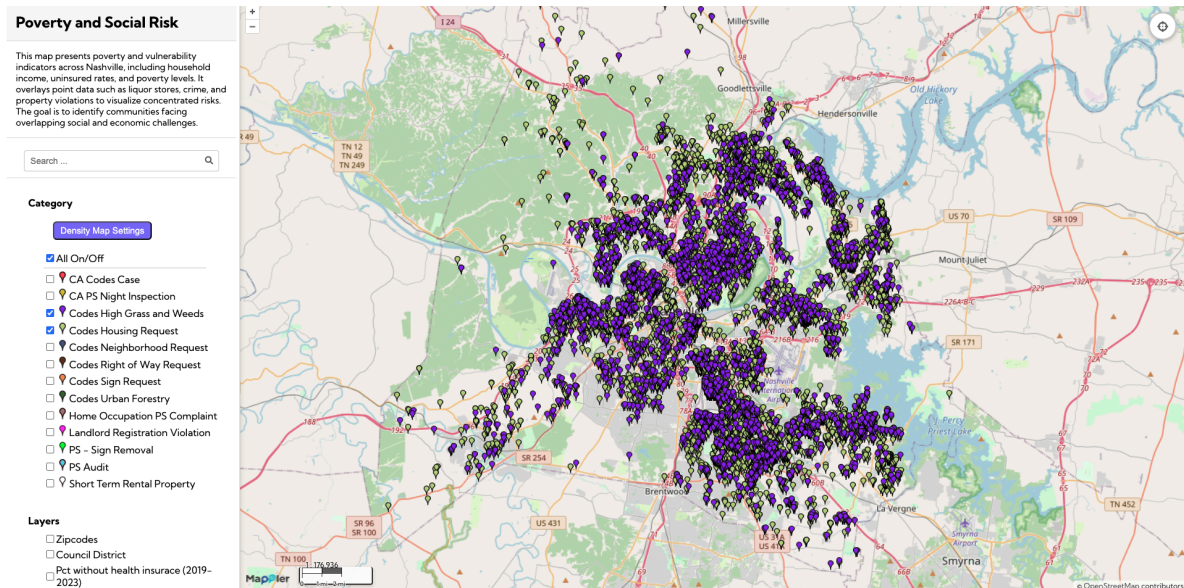


Figure 3. Poverty and Social Risk map showing property code enforcement complaints across Metro Nashville

3.3 Wages & Opportunity Map

Displays employment density across industries such as construction, healthcare and social assistance, and retail trade, revealing economic clusters and disparities.

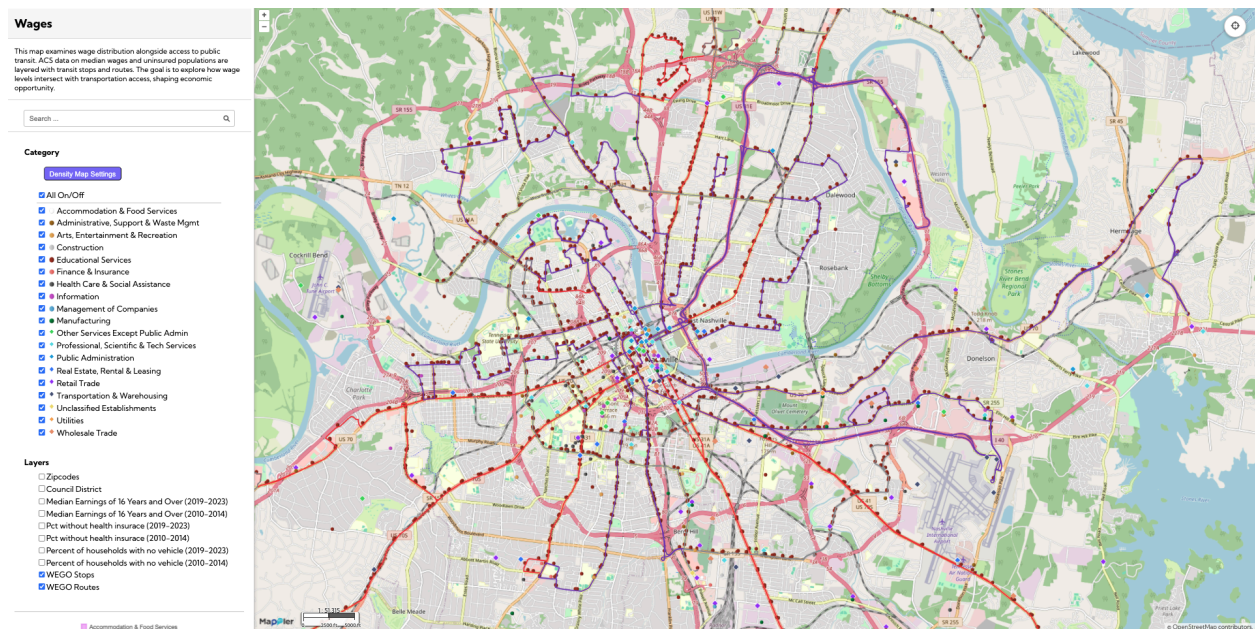


Figure 4. Wages map overlaying average wages with public transit routes and stops

4. How These Maps Work Together

Together, these maps illustrate how economic conditions, neighborhood change, and health outcomes intersect. By layering data across topics, the tool supports a more complete picture of community needs.

Next: Part II provides a step-by-step visual guide to navigating and interpreting the maps.

Part II – Visual Guide

A. The Zoom and Focus Controls (Density Map Settings)

This tool changes how we see large patterns on the map, letting us look closely at a single area or zoom out to see the whole city. This process is used for all three maps.

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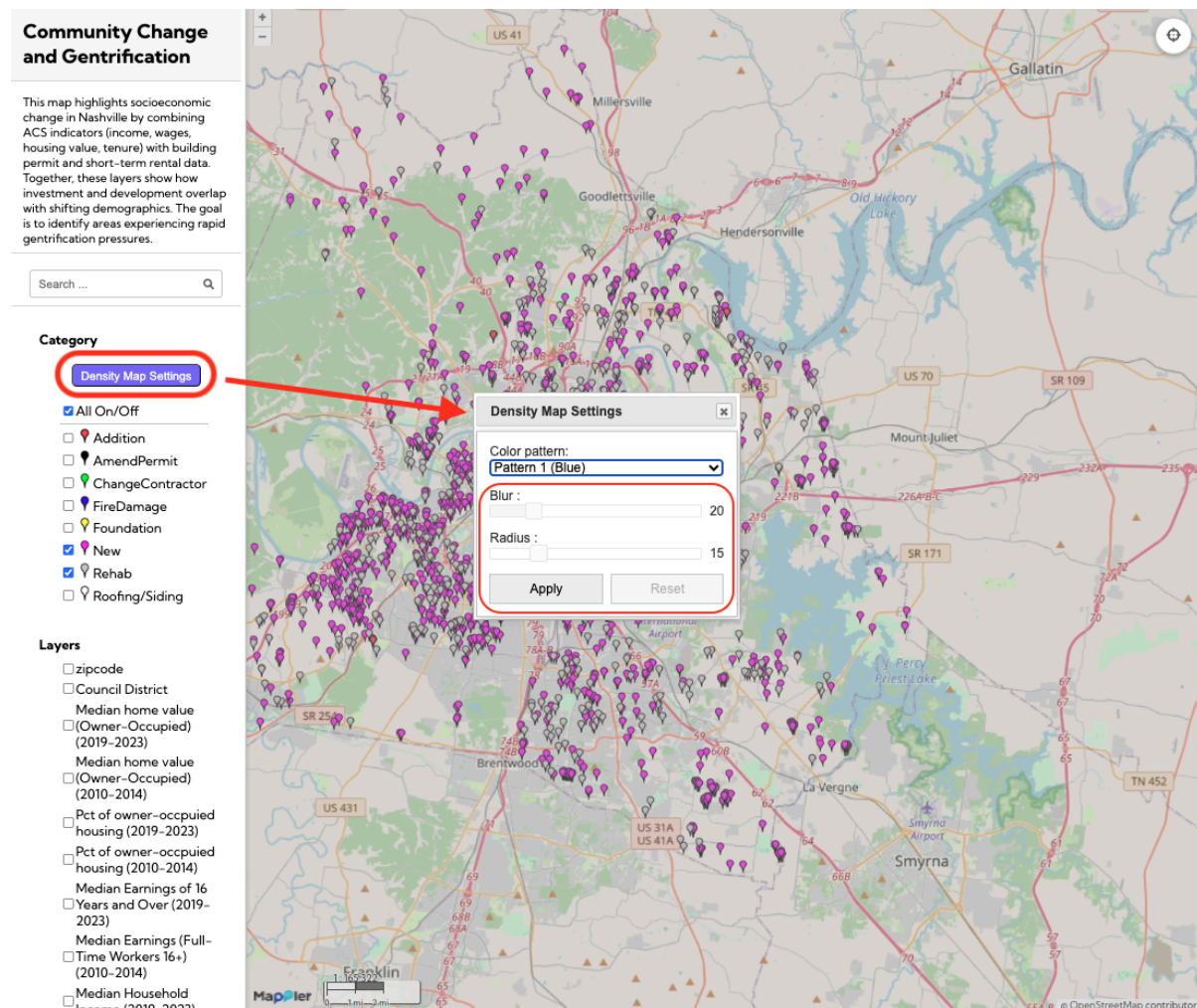


Figure 5. Density Map Setting panel, with adjustable blur and radius controls.

B. Understanding Pins and Categories

What are the Pins? Look closely! There are little pins on the map that show where an event or activity happened. EACH pin on the map is represented by a specific category.

For the Community Change and Gentrification map, pins show permits like **New** construction, **Rehab** (extensive renovations), or **Addition** (adding new square footage).

Community Change & Gentrification Map

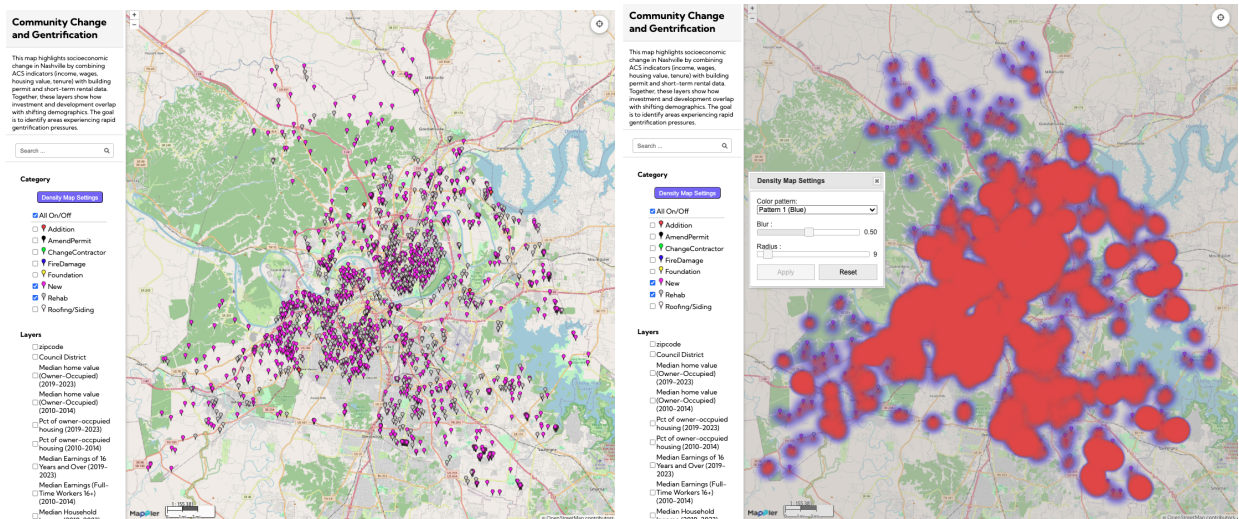


Figure 6. Example of density visualization before (left) and after (right) applying settings.

Community Change and Gentrification

This map highlights socioeconomic change in Nashville by combining ACS indicators (income, wages, housing value, tenure) with building permit and short-term rental data. Together, these layers show how investment and development overlap with shifting demographics. The goal is to identify areas experiencing rapid gentrification pressures.



Category

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- ☒ All On/Off
- ☒ Addition
- ☐ AmendPermit
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- ☐ Foundation
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- ☒ Rehab
- ☐ Roofing/Siding

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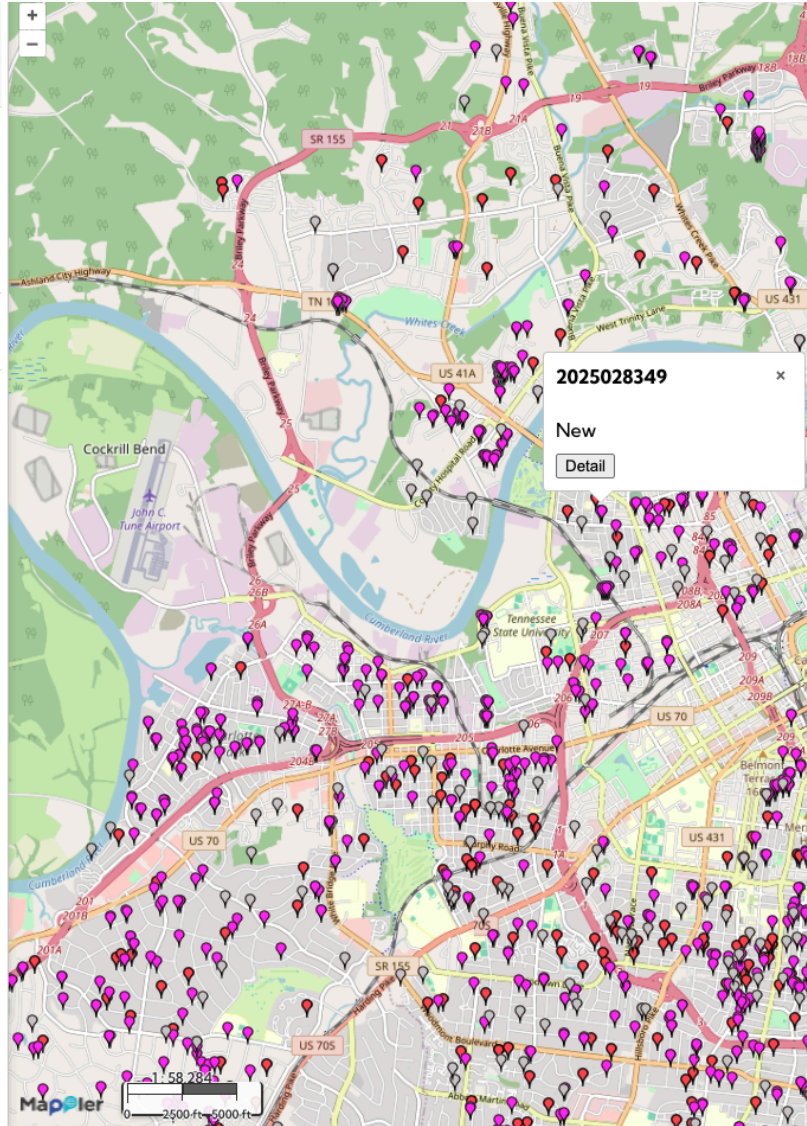


Figure 7. "New Construction" pin showing newly issued building permits across North Nashville.

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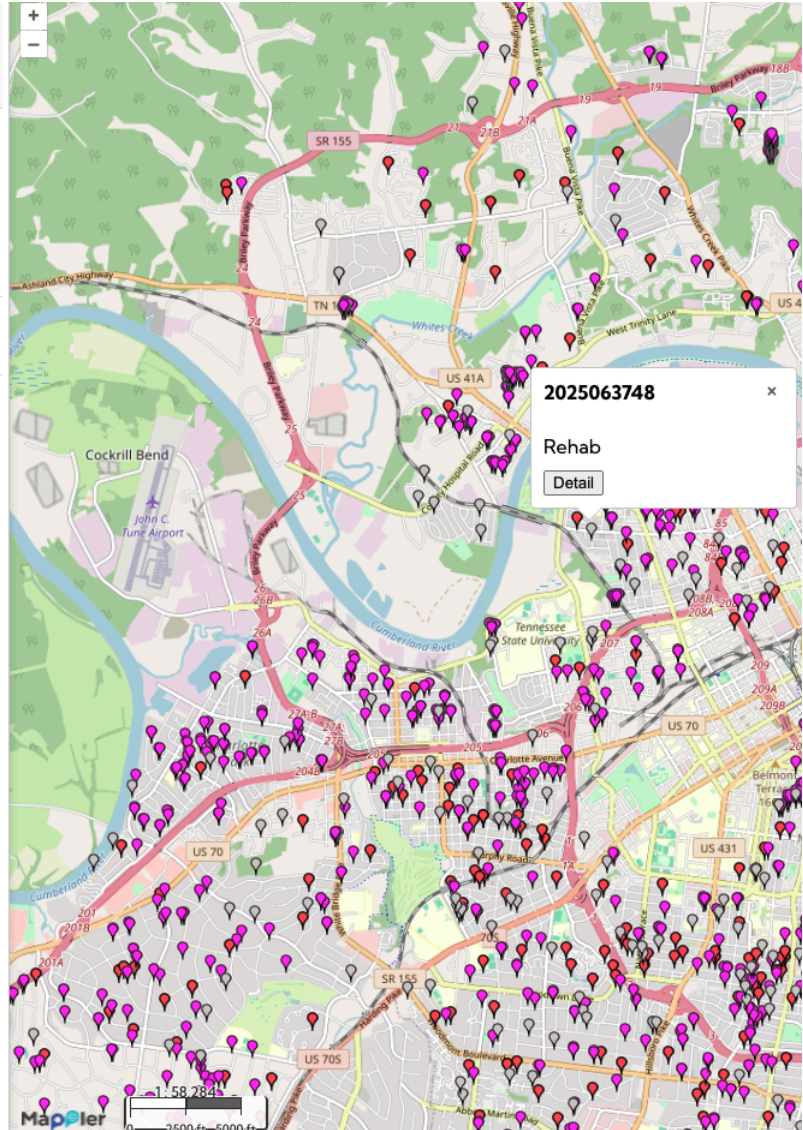


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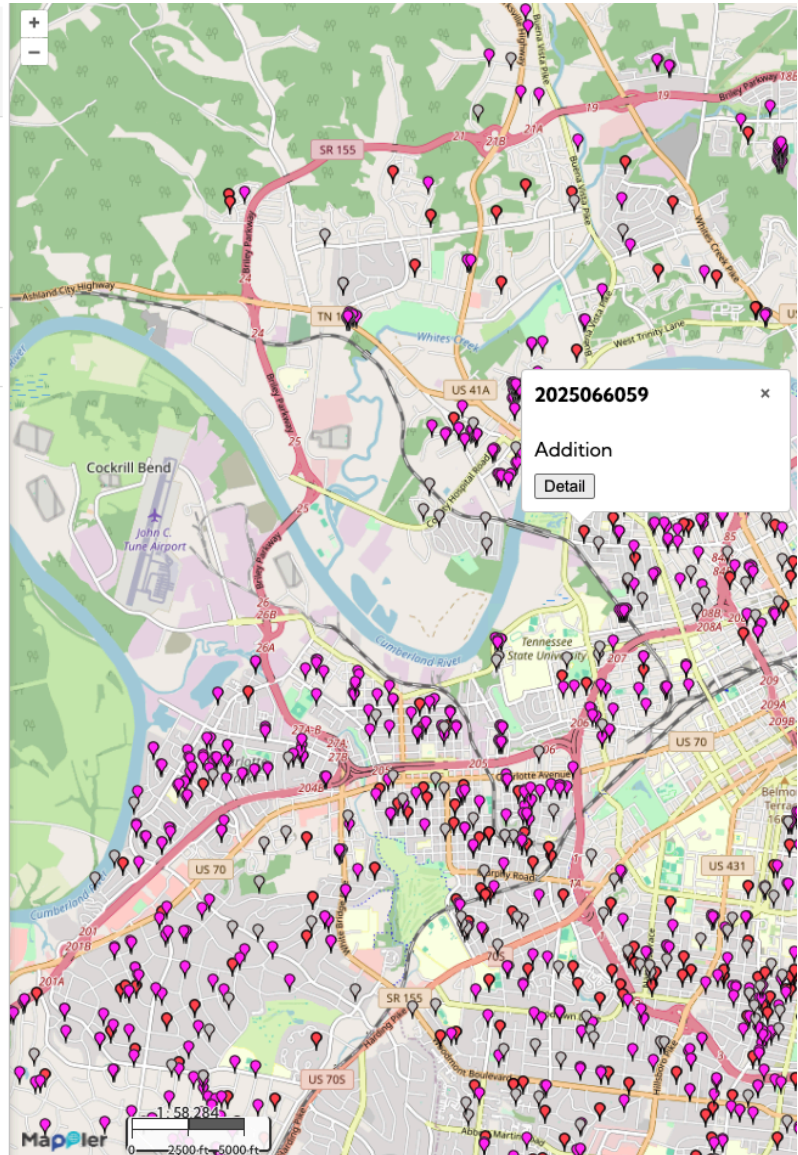


Figure 9. “Addition” pin showing permitted property extensions or expansions.

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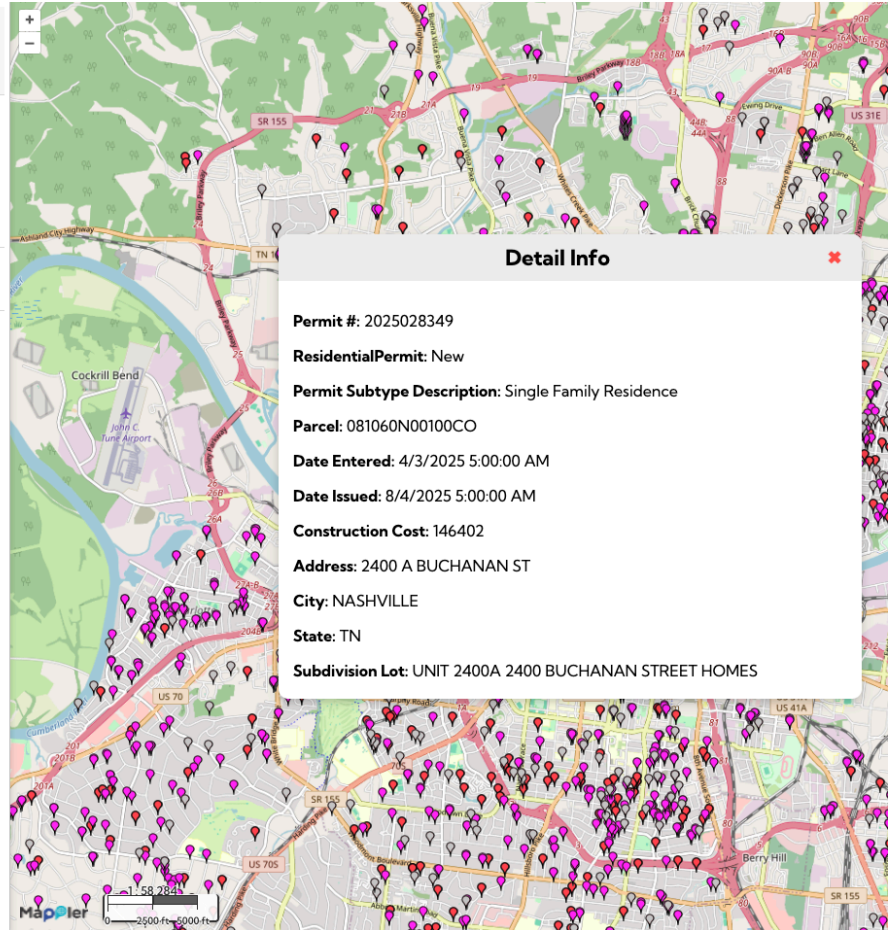


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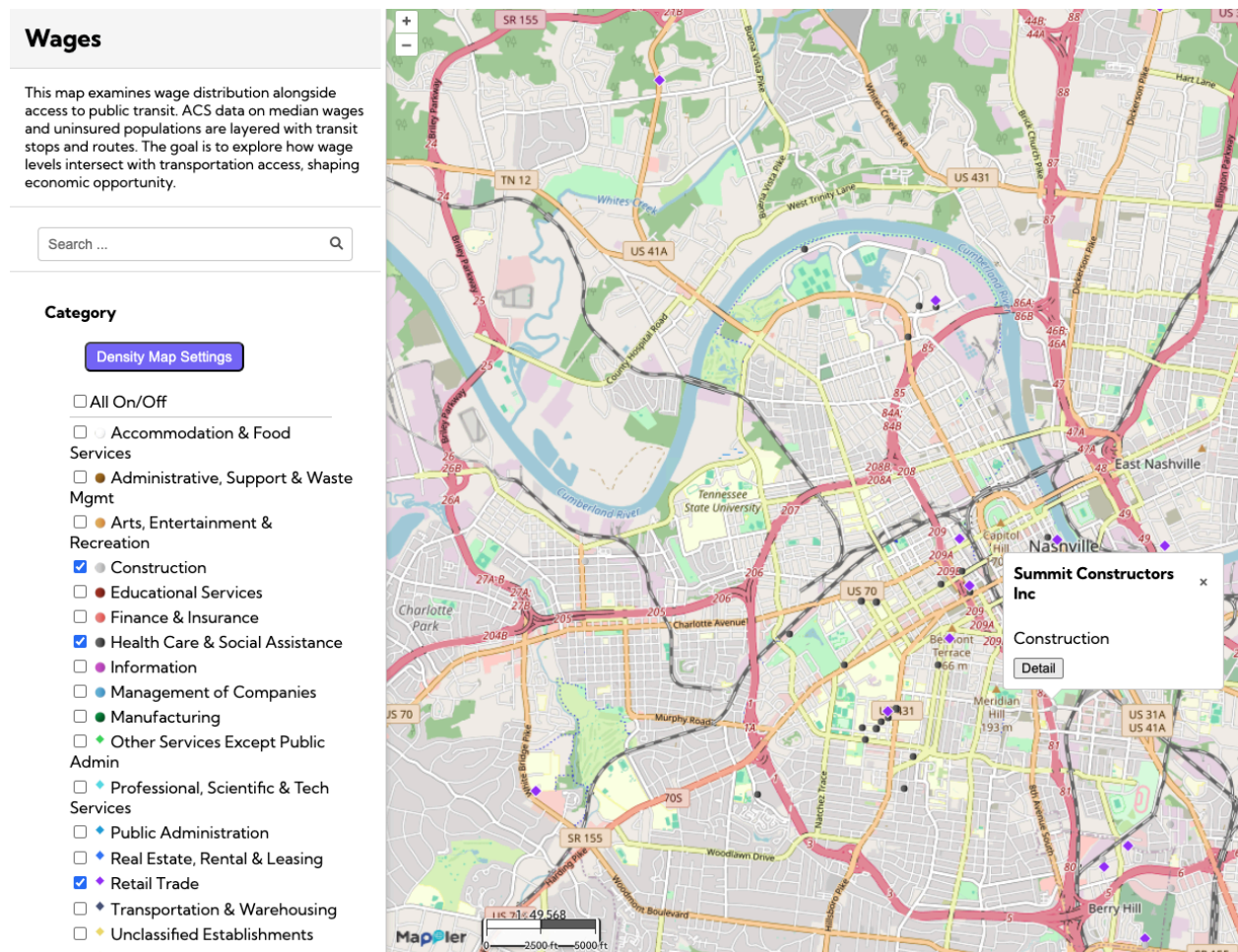


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This map examines wage distribution alongside access to public transit. ACS data on median wages and uninsured populations are layered with transit stops and routes. The goal is to explore how wage levels intersect with transportation access, shaping economic opportunity.

Search ...

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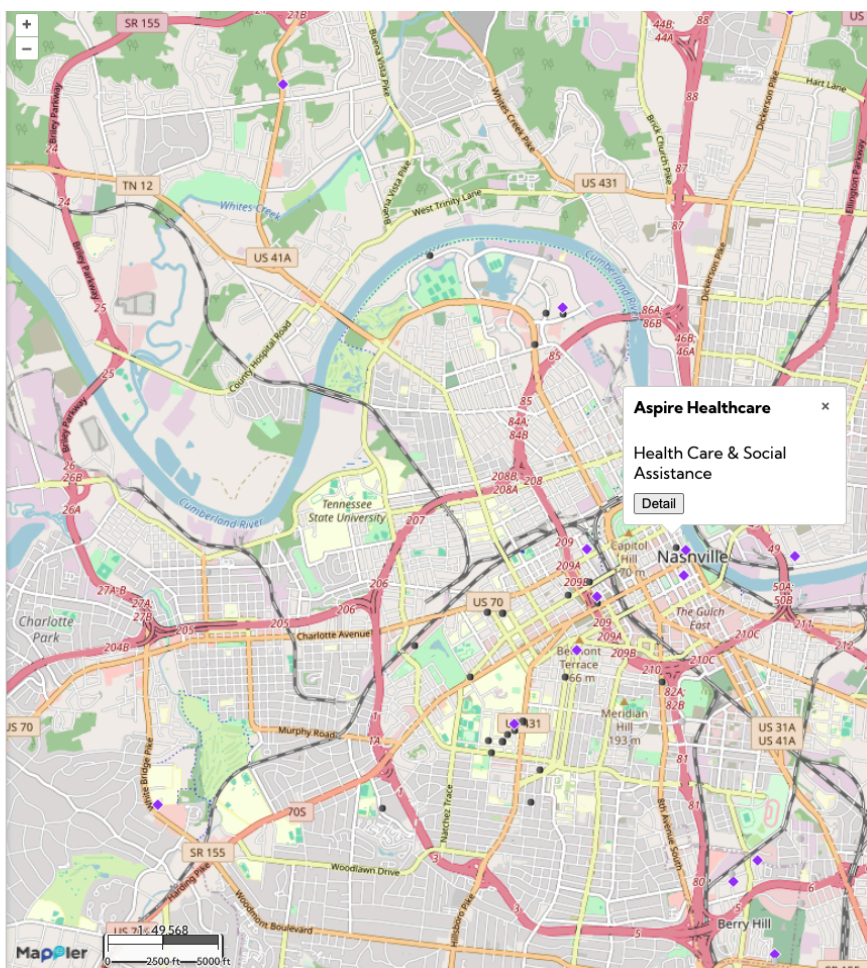


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☒ Retail Trade

☐ Transportation & Warehousing

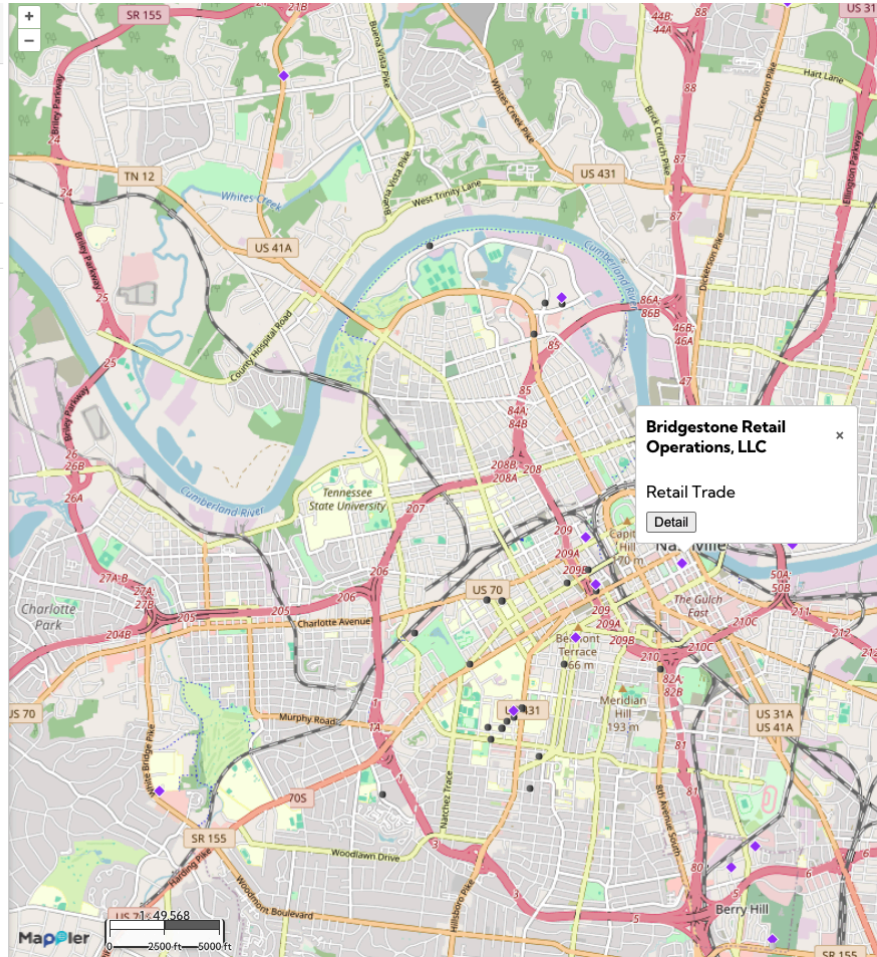
☐ Unclassified Establishments


Figure 13. "Retail Trade" pin showing local retail workforce clusters.

Wages

This map examines wage distribution alongside access to public transit. ACS data on median wages and uninsured populations are layered with transit stops and routes. The goal is to explore how wage levels intersect with transportation access, shaping economic opportunity.



Category

Density Map Settings

- ☐ All On/Off
- ☐ Accommodation & Food Services
- ☐ Administrative, Support & Waste Mgmt
- ☐ Arts, Entertainment & Recreation
- ☒ Construction
- ☐ Educational Services
- ☐ Finance & Insurance
- ☒ Health Care & Social Assistance
- ☐ Information
- ☐ Management of Companies
- ☐ Manufacturing
- ☐ Other Services Except Public Admin
- ☐ Professional, Scientific & Tech Services
- ☐ Public Administration
- ☐ Real Estate, Rental & Leasing
- ☒ Retail Trade
- ☐ Transportation & Warehousing
- ☐ Unclassified Establishments

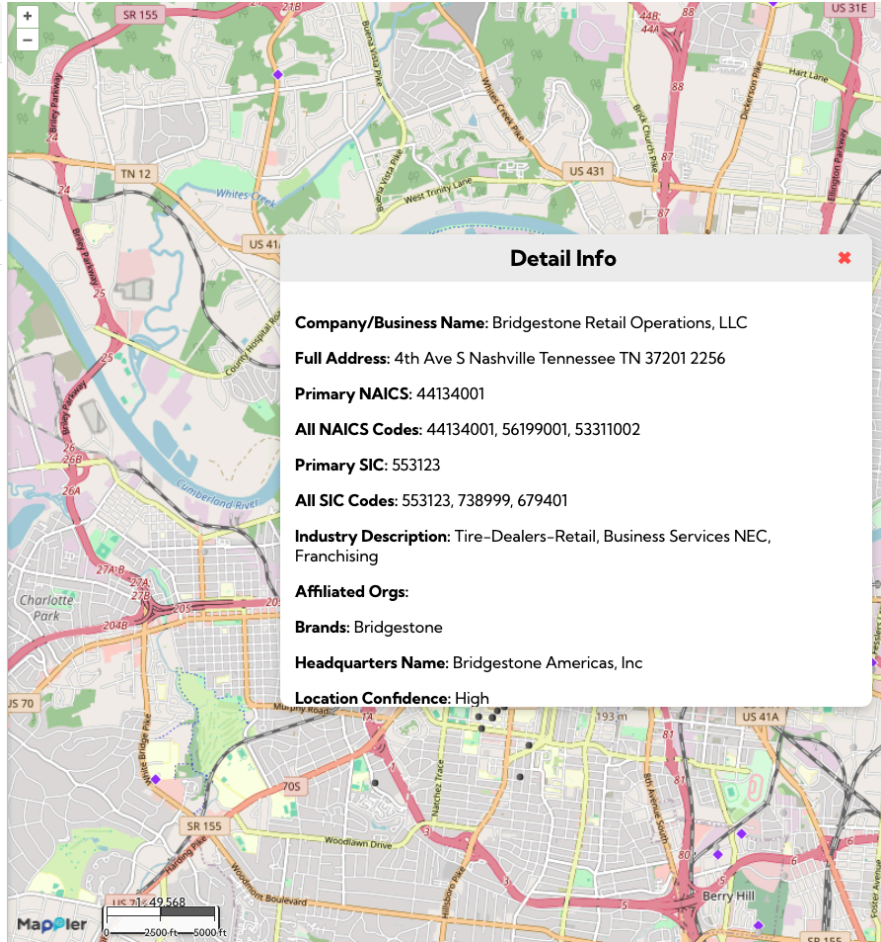


Figure 14. Example of "Detail Info" window with NAICS and SIC business classification details.

C. Controlling Layers and Opacity

Layers are how we stack different types of information on top of each other to compare them, which is key for analyzing complex issues like gentrification pressures.

1. **Pick Your Data:** Click on the different layers you are interested in viewing. You may click on multiple layers simultaneously.
2. **Find the Blue Button:** Once you click on one or more layers, a blue settings icon will appear on the right side of the layer's name.
3. **Open the Controls:** Click on the blue settings icon, and a box will appear containing the legend and the opacity indicator (a slider).
4. **Adjust the Lightness/Darkness (Opacity):** Use the opacity indicator to adjust the lightness and darkness of the data displayed on the map.
5. **Analyze!** Adjusting the opacity allows you to control which data sets are visible and interacting with one another. This lets you see where different pressures overlap and tell a combined story.

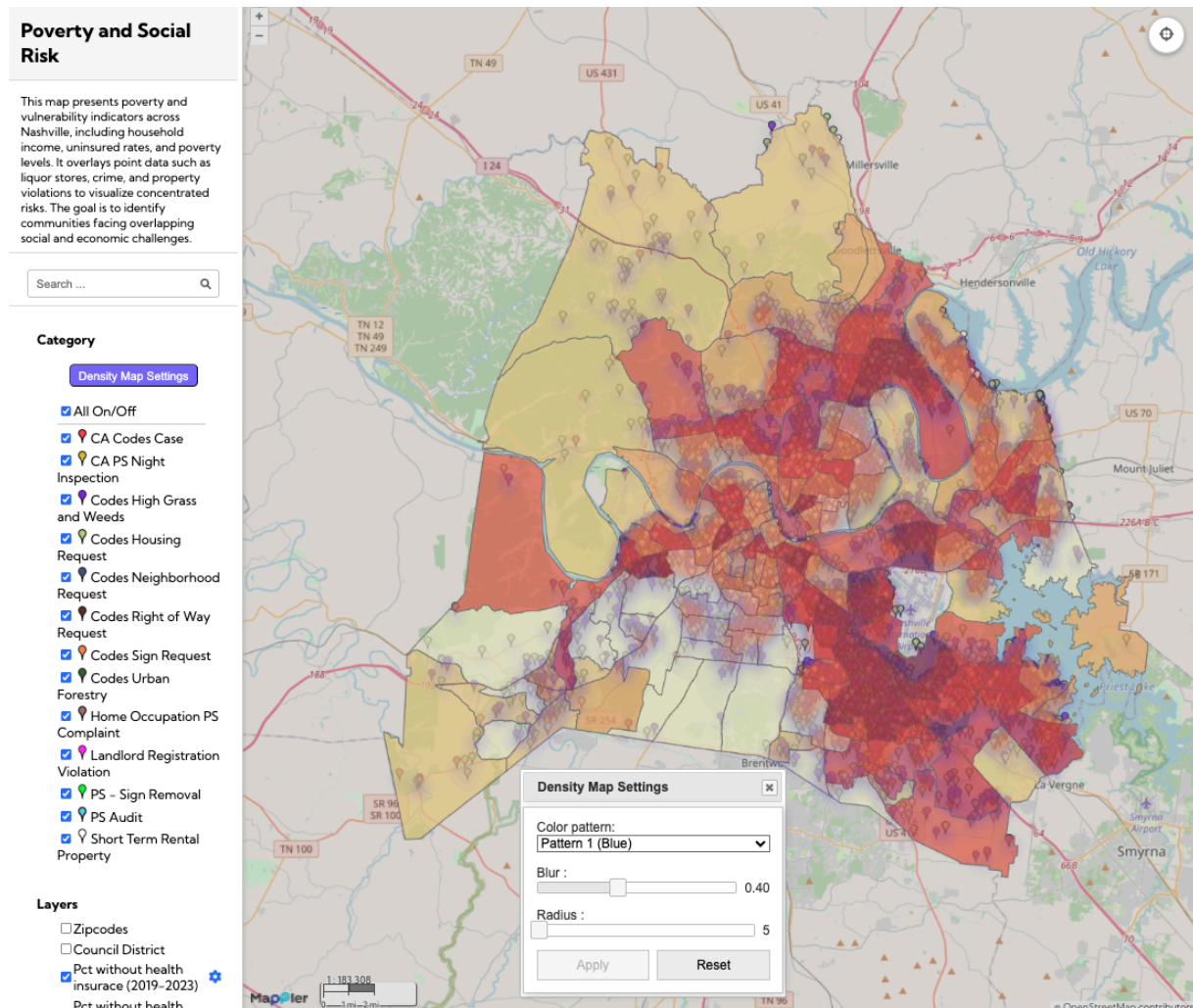


Figure 15. Example of Density Map Settings showing the percentage of patients without health insurance (2019–2023) visualized using the blue pattern layer with adjusted blur and radius controls.

Tips: Think of the **Opacity indicator** like a **dimmer switch** for the map data. If you turn the switch down (low opacity), the data becomes faint and see-through, letting the information underneath show more clearly. If you turn the switch up (high opacity), the data becomes very bold and dark, making it the most visible thing on the map. By adjusting the "dimmer switch" for different layers, you can see how different pieces of information fit together!

5. Quick Reference & Tips

- Click **Refresh Map** to reset layers and zoom.
- Use **Home** to return to the main view.
- Hover over any pin for a preview; click to open details.
- For technical support, contact the **Mappler Lite Team** or Dr. Wansoo Im at www.communitymap.net.