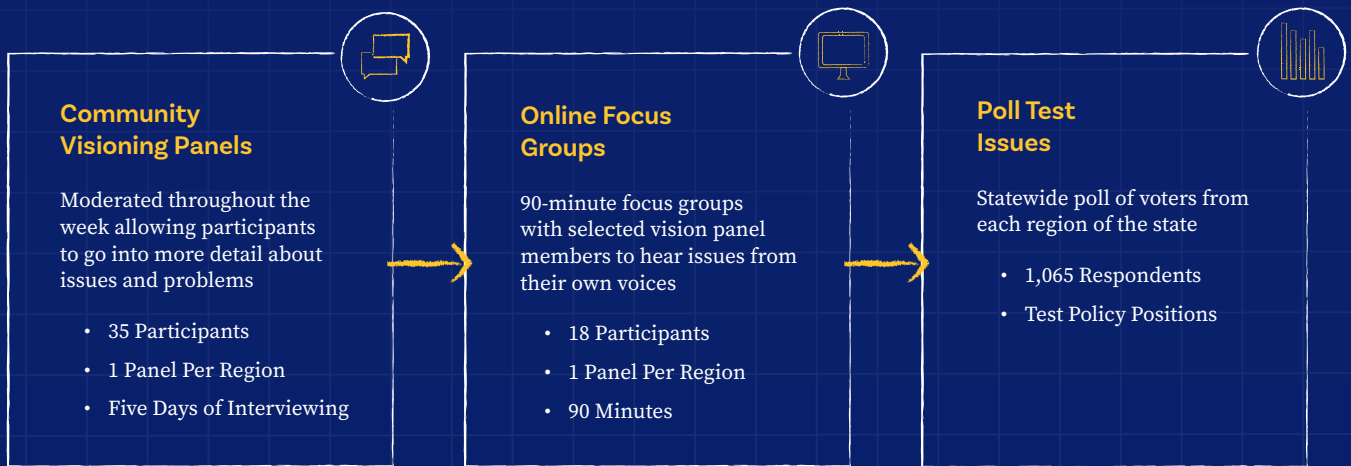


# A Blueprint for a Freer Tennessee

## Getting Government Back to the Basics

Over the past 10 months, the Beacon Center has traveled the state to listen to our fellow Tennesseans about the challenges they face. This blueprint for restoring Tennesseans' freedoms is a direct result of that listening tour.

The listening tour was comprised of multiple components, including numerous and diverse community visioning panels, focus groups, and roundtable discussions, followed by a statewide poll of voters.



From our listening tour, we identified these four top policy issues facing Tennesseans:

- Housing Costs
- Education Quality
- Healthcare Access and Affordability
- Economic Opportunity



Below are the reforms that Beacon will undertake in each of these areas to solve Tennesseans' most pressing challenges. As a result of getting government back to the basics and focusing on what it should be doing rather than what it should not, we can empower Tennesseans to reclaim and protect their freedoms, so that they can pursue their version of the American Dream.

# Housing Costs

Which of the following issues should state officials focus on for the future? Rank ordered 1-5

Decreasing the costs associated with buying a home or renting an apartment

State	Dem.	Ind.	Rep.
1	2	1	1



The cost to own or rent a home has skyrocketed in recent years. While Nashville gets frequent headlines about its growth, this is a growing trend across most of the state and was the single most often mentioned concern of Tennesseans in our listening tour. In fact, Tennessee has the fourth highest growth in home prices in the nation. Beacon will work to reduce the cost of both homeownership and renting through a “Cost of Housing Reduction Package.” Among our proposals, we are:

- Calling for a statewide limit on large property tax increases like that in 46 other states, which will benefit both homeowners and renters alike.
- Launching an interactive zoning map allowing Tennesseans to see how zoning regulations impact the cost of their home.
- Reducing government red tape that stifles housing supply, including a Permit Freedom Act to expedite local permitting.
- Reforming the state’s home improvement contractor license to make it easier for homeowners to make more affordable improvements to their homes.
- Prohibiting so-called “pending ordinance doctrines” by local governments that allow local laws to take effect before they pass and often drive up housing prices before they are even passed by the local legislative body.

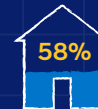
## Total Support Percentage Among All Tennesseans



Reduce taxes on the purchase of a home in Tennessee to increase access to homeownership

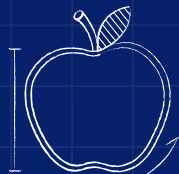


Reform zoning rules, such as allowing homeowners to add “in-law suites” or “garage apartments” on their properties



Reform zoning laws so it’s easier to own and live in a tiny house or container home on smaller plots of land

# Education Quality

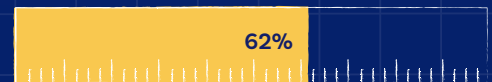


Tennesseans expressed concern about the quality of our education system and largely support expanding opportunities. They also want us to get back to the basics when it comes to what we are teaching in the classroom, so that future generations are prepared when they enter the workforce. Among the reforms we will champion include:

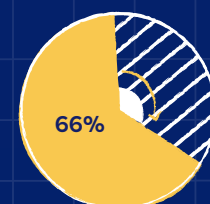
- Expanding educational options for all Tennessee families by strengthening our state’s Education Savings Account (ESA) program.
- Protecting parents’ ability to choose quality charter school options and expanding those opportunities throughout the state.
- Improving our career and technical education programs so that we can better align what kids are learning in school with their job prospects.

## Total Support Percentage Among All Tennesseans

We need a post-pandemic recovery plan to address the education disruption caused by COVID-19



Expanding access to charter schools focused on helping students with their individual needs



# Healthcare Access

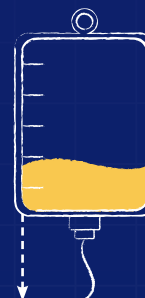
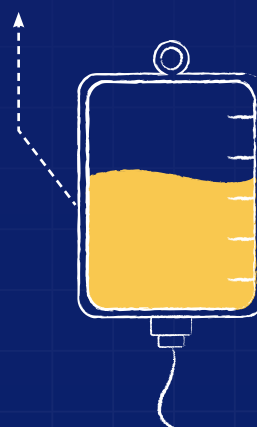


One-in-three Tennesseans avoids needed medical care because of the exorbitant cost and 18% delay medical visits because they cannot find a provider in their local community. We will restore Tennesseans' access to quality healthcare by:

- Reducing government red tape caused by antiquated certificate-of-need laws that limit the ability to expand services for a variety of medical treatments.
- Expanding access to telehealth services, particularly in rural communities.
- Ensuring that patients have access to providers in communities where there is currently a shortage, particularly mental health professionals. Nearly three-quarters of Tennesseans think we should expand services that nurse practitioners, physician assistants, and nurses provide to increase access to healthcare across the state.
- Allowing pharmacists to conduct simple diagnostic tests to reduce the stress on doctors and other primary care providers. When roughly nine out of 10 Americans live within five miles of a pharmacy, this could dramatically expand access to basic healthcare services for millions of Tennesseans.
- Identifying ways to increase transparency in healthcare pricing, which 69% of Tennesseans say is needed.

Avoid or cannot afford to see a doctor out of concern for the cost of potential diagnosis and treatment

33%

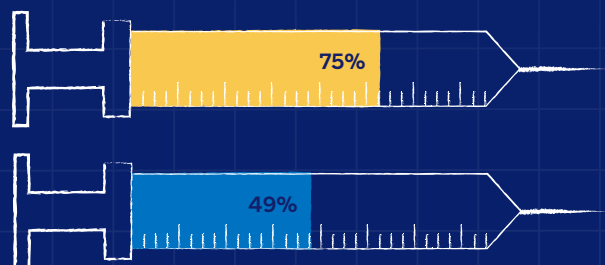


18%

Forego or delay healthcare visits because they cannot find a doctor or other provider in my area

Creating more treatment options and providers for issues like depression, anxiety, and other disorders

Total Agree Strongly Agree



# Economic Opportunity

As part of our broader listening tour, for the past year, Beacon has partnered with 12 entrepreneurs to study the barriers to entrepreneurship and innovation in our state. Their work has culminated in a series of reforms designed to make Tennessee the friendliest place to start and grow a business and become a magnet for jobs and opportunity. To that end, our Entrepreneurship & Innovation Council has proposed 13 different reforms, including the following:

- Help Tennesseans burdened by record inflation by eliminating the local business tax that harms small businesses and is difficult to comply with yet brings in a tiny fraction of overall government revenue, further streamlining the tangible personal property tax, and reforming the state's corporate franchise and excise tax.
- Be welcoming to Tennesseans seeking to start a new business with a "Free to Be in Tennessee" program exempting their first business filing from the government fee and by creating a one-stop-shop for all business filings.
- Give legal and regulatory certainty to new technologies like blockchain and other innovations.
- Fight back against federal overreach that tramples Tennesseans' economic freedoms.

You can read all of the Entrepreneurship & Innovation Council's recommendations here: [beacontn.org/eandicouncil](https://beacontn.org/eandicouncil)

These reforms will culminate in a freer, more prosperous Tennessee, where citizens are empowered to give their kids the best education possible, have access to top-notch healthcare, live affordably, and have the economic opportunity to provide for their families. Tennesseans from all across our state have spoken; it's now time for policymakers to act.



### About Us

The Beacon Center empowers Tennesseans to reclaim and protect their freedoms, so that they can pursue their version of the American Dream. The Center is an independent, nonprofit, and nonpartisan research organization dedicated to providing expert empirical research and timely free market solutions to public policy issues in Tennessee.

### Guarantee of Quality Scholarship

The Beacon Center of Tennessee is committed to delivering the highest quality and most reliable research on Tennessee policy issues. The Center guarantees that all original factual data are true and correct and that information attributed to other sources is accurately represented. The Center encourages rigorous critique of its research. If an error ever exists in the accuracy of any material fact or reference to an independent source, please bring the mistake to the Center's attention with supporting evidence. The Center will respond in writing and correct the mistake in an errata sheet accompanying all subsequent distribution of the publication, which constitutes the complete and final remedy under this guarantee.

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