

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The five-year Consolidated Plan serves as the guiding document for the City of Franklin's Community Development Block Grant (CDBG) Program. This Annual Action Plan represents the fourth year of our 2015-2020 Consolidated Plan that was submitted and approved by the Department of Housing & Urban Development. The plan is a requirement of the U.S. Department of Housing & Urban Development. The City anticipates receiving \$250,000.00 for the 2018-2019 program year. This plan describes our community needs and determines the best way to leverage the funds to assist with meeting our goals and priorities that have been identified in our Consolidated Plan. The City of Franklin will use these funds toward assisting our low to moderate income residents.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Franklin priorities include 1. Creating and making available affordable housing. 2. Assisting low to moderate income residents with emergency repairs and 3. Fund public facilities projects.

We will continue to reach out to the community to help bring education about affordable housing to all our residents. The City continues to be committed to our housing priorities and fair housing outreach and education.

The funding for last year was delayed, those funds were allocated for CBDO's to construct new units, we expect one new home to completed by the end of this program year. This home will be deed restricted and sold to a LMI resident.



For more information, please go to the following web sites:

www.hud.gov

www.tennfairhousing.org

www.fairhousing.com

Fair Housing

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City continues to partner with the local community and the non-profits to further the objectives that are identified in the 5 year Consolidated Plan and the CAPER. We have had success with the construction of new homes that are sold to low-income residents and deed restricted in an effort to keep them affordable into the future. Additionally, we have strengthened our fair housing outreach and education.



Hard Bargain

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Franklin continues to support a Housing Commission that is comprised of volunteers that meet the first Thursday of each month. The mission of the Housing Commission is to encourage the production and maintenance of affordable housing, raise community awareness of potential business opportunities involving partnerships with neighborhood residents and community development organizations, and advise the Board of Mayor and Aldermen on affordable, workforce, and moderately-priced housing issues and opportunities. This year the Commission is focusing on educating the community about affordable housing by reaching out to various civic institutions and HOA's and bringing a presentation to other committees within the City of Franklin.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

7. Summary

The City of Franklin is dedicated to the following concepts for housing and outreach in the City:

1. Continued efforts to engage our community in all areas of housing
2. Keeping our neighborhoods safe and inviting
3. Furthering Fair Housing outreach and education

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Building and Neighborhood Services

Table 1 – Responsible Agencies

Narrative (optional)

The CDBG funds are administered as part of the Building & Neighborhood Department.

The City of Franklin's Building and Neighborhood Services Department ensures that the public's safety, health and general welfare are secure by enforcing regulations governing new construction, existing housing, and historic districts.

Consolidated Plan Public Contact Information

Staff in the Building & Neighborhood Department are available to answer questions relating to the Consolidated Plan and/or explain the process of the program. We are located in City Hall, 109 3rd Avenue South, Franklin, TN, our direct phone number is 615-794-7012.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Franklin maintains a strong relationship with our local non-profit organizations, local agencies, our Chamber of Commerce, as well as, entities that provide emergency services or assistance. In addition to supporting these groups, the city also hosts several monthly and quarterly meetings with groups regarding Fair Housing, Housing Concerns, Homelessness and general assistance.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The Building & Neighborhood Services Department, serves as a liaison to bring together stakeholders with diverse interests and facilitates partnerships that might not otherwise have developed.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Bridges of Williamson County, the local domestic violence shelter for women, children and men is a member of the area Continuum of Care. The city will continue its efforts to assist as necessary with Bridges. The city has a referral list in place for individuals and families that may need assistance. Additionally, the city participates with Community Housing Partnership regarding homeless within the city. Community Housing Partnership supports a group home for homeless men and they have rental units that Bridges houses families in.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Bridges of Williamson County
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City meets individually with the various groups and organizations to receive feedback of the plan. Additionally, the city holds a public meeting and references the plan on the city calendar and the local non-profit newsletters.
2	Agency/Group/Organization	COMMUNITY HOUSING PARTNERSHIP OF
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City meets individually with the various groups and organizations to receive feedback of the plan. Additionally, the city holds a public meeting and references the plan on the city calendar and the local non-profit newsletters. The city works closely with Community Housing Partnership within our neighborhoods, including on site cleanups and smoke alarm checks and replacement at no cost to the homeowner. The City continues their efforts in supporting emergency rehabilitation of homes for our low to moderate income residents. Staff notifies the agencies about homes that may become available to allow the agencies an opportunity to purchase them and keep them affordable. The City funds and coordinates with Bridges to insure the safety of their clientele and toward keeping their location confidential.

3	Agency/Group/Organization	Franklin Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city is working closely with Franklin Housing Authority to re-zone land to allow for a planned unit development that will include up to 48 apartments that will be senior residence's based on income.

Identify any Agency Types not consulted and provide rationale for not consulting

The city consultants and collaborate with all agencies and service providers interested in affordable housing and community development issues within our area.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Buffalo Valley Continuum of Care	The City participates in the operations and allocations of our Continuum of Care

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Franklin is very proactive toward informing the public about the CDBG funded activities. We consistently post information on our website, our local Franklin TV station and keep the partners involved. The Annual Action Plan is presented to the City's Affordable Housing Commission, the general public, staff and subsequently the Board of Mayor and Adlerman. The statutorily required public hearing is held, wherein the plan and the CDBG program are presented and comments/questions are welcomed and solicited.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	City Calendar and Web Site	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				
3	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	250,000	0	0	250,000	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Community Development Block Grant funding is the primary resource for the objectives the City has identified in this plan. The City will continue to search for opportunities to include private funds or in-kind contributions to leverage the funds received from the CDBG award.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The city continues to search for land that may be re-purposed to build affordable homes on. This includes a lot in the Natchez area that would accomodate a new home that would be built and sold to a low to moderate income person.

Discussion

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Affordable Housing and Availability	2015	2020				CDBG: \$25,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

2	Goal Name	Affordable Housing and Availability
	Goal Description	The City will continue the emergency rehabilitation efforts to support our low to moderate income residents.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will continue to expend CBDO funds on new home construction in partnership with the two non-profits that are established in the City of Franklin, Community Housing Partnership of Williamson County and Hard Bargain Association. As in the past the City will reach out to the Hard Bargain Association, a historic African American neighborhood where new homes are being constructed and sold for under below market value for low-to-moderate income individuals and families. Hard Bargain Association holds a 20-year deed restriction to every home they sell. The City and the Housing Commission continues to search for vacant land in neighborhoods and also opportunities that may be declared surplus allowing the City to partner with a certified CBDO toward building additional new, deed restricted, affordable homes. Additionally, the City continues to move forward with Fair Housing Outreach and Education, including having staff and information available at the Mayor's Address that is open to the public.

Projects

#	Project Name

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were set after reviewing the needs identified in the Consolidated Plan, as well as, the continued efforts to provide the residents in the City of Franklin with affordable housing.

AP-38 Project Summary
Project Summary Information

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Although Community Development Block Group regulations allow grantees to target specific areas, the City of Franklin makes an effort to spread the funding throughout the areas of low-to moderate income residents. This includes pocket communities such as Hard Bargain, Natchez, the Cadet and Hill Estates neighborhoods.

The US Census identifies Tract 508 subtracts 1, 2 and 3 and Tract 509.01 subtract 4 as the subtracts in Franklin that have incomes from \$31,250 to \$39,999 which constitutes less than 80% of the Nashville MSA medians. My understanding is the Hard Bargain neighborhood is 508-1.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City is continually researching partnerships in an effort to bring affordable housing to the local residents, especially in our low to moderate income areas. The US Census Tract 509.4 includes both the Hill Estates and Cadet Place neighborhoods.

Discussion

The City of Franklin is committed to creating a better lifestyle for all its citizens. When the City allocates its CDBG dollars, this commitment is concentrated on its low- and moderate income residents.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City anticipates uses their

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	7
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	10

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

The City continues to work in partnership and supports the Franklin Housing Authority as they assist low-income families by providing safe, decent, affordable housing and self-sufficiency opportunities. Additionally, Franklin Housing Authority provides affordable housing to families and individuals that are burdened with low to moderate incomes. Currently there are 288 public housing units in Franklin, Tennessee, serving nearly 600 residents.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City approved an ordinance that encourages responsible growth and approved a Planned Unit Development to allow for the construction and development of 48 senior residence apartments and 12 attached residential homes. The majority of the units will have one bedroom. These units will be income-based. The plan is to build in home ownership with single family homes. The goal is to get public housing residents qualified to become homeowners.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

N/A

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Franklin continues collaborating with our local non-profits, community based organizations and our faith-based organizations toward finding supportive services to assist homeless persons as needed. The City of Franklin also works with Buffalo Valley Continuum of Care, who provide emergency shelter and transitional housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless services in the City of Franklin are provided primarily by independent agencies and organizations. The City does participate in the Point In Time Count with Buffalo Valley Continuum of Care. The City is supportive of both Bridges of Williamson County and Community Housing Partnership of Williamson County, both of these agencies serve homeless.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City is supportive of both Bridges of Williamson County and Community Housing Partnership of Williamson County. Both of these agencies operate within the City of Franklin. Bridges serves, women, men and their children that are affected by domestic violence, ensuring a safe transition to successful independent living through education, intervention, and case management. Community Housing Partnership works with our elderly, low income, and the disabled residents to create affordable housing. Additionally, the city has in place water taps that may be re-purposed to support low to moderate income housing, as well as, the waiver for some development fees.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Currently the Doorstep Project is being developed in the City to assist people moving out of the shelter environment into transitional housing.

Discussion

The City will continue to address homelessness and will support HUD's initiative of ending homelessness.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Development costs in the City of Franklin and the new educational impact fee to each new home built in Williamson County has made it extremely difficult to build new affordable homes. Additionally, raw land is becoming very hard to find.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City's current housing market and population presents significant impediments to developing an adequate supply of affordable housing for our low to moderate income persons. Our barriers include the high cost of land and the development fees associated with new construction in the City of Franklin. The Williamson County Realtors are reporting an average cost per square foot for a home in the City of Franklin as \$175.00. The Housing Commission continues to research ways of partnering with developers to encourage and support the construction of affordable housing in the City of Franklin.

Discussion:

The City of Franklin supports the construction of affordable housing within the City by offering a deferral for water and wastewater system development and access fees on owner-occupied residential dwelling units that qualify as affordable per the Metropolitan Statistical Area report. Additionally, the City has acquired several water and sewer taps from properties that are now vacant and will no longer be used for private use. The Board of Mayor and Aldermen have made these water and sewer taps available to be re-purposed toward affordable, deed restricted dwellings that will be established within the City of Franklin corporate limits.

AP-85 Other Actions – 91.220(k)

Introduction:

For the program year the City of Franklin will continue to seek prospects that will allow us to assist our low-to-moderate income residents, as well as, seek partnerships that provide opportunities to improve the well being of our current residents.

Actions planned to address obstacles to meeting underserved needs

The City of Franklin is working with local non-profit agencies to strategically target projects that will preserve and increase quality, safe and affordable housing choices, work to reduce homelessness and provide opportunities to improve quality of life for our residents. With the support of staff and volunteers the city will seek to meet with various civic groups in an effort to bring education and understanding about affordable housing to the general population.

Actions planned to foster and maintain affordable housing

The City of Franklin recognizes the importance of affordable housing development and maintaining existing affordable housing stock. The City will continue to have a public, open monthly meeting to address affordable housing within the City Boundaries. This meeting is posted on the City calendar monthly: <http://www.franklin.tn.gov/what-s-new/calendar>. Additionally the City has created an incentive brochure to encourage the construction of affordable homes in the City.

The City will also continue to encourage, by the coordination and collaboration among the non-profit

housing developers, to construct affordable housing within the City.

Actions planned to reduce lead-based paint hazards

The City of Franklin continues to practice lead-safe practices with any subrecipients that are receiving CDBG funds. Additionally, the City will continue to educate its citizens on the hazards of lead-based paint, as well as, abating or removing lead-based paint hazards found in existing housing that was constructed before 1978.

Actions planned to reduce the number of poverty-level families

The City will continue its relationship with the various agencies to assist any persons that are at or below the poverty level.

Actions planned to develop institutional structure

The City of Franklin continues to strive for institutional structure using collaboration throughout the city. We have many solid working relationships within the local organizations and non-profits that work

toward development related services.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Franklin has a strong cooperative partnership with our public housing provider, as well as, all of our local not for profit establishments. We have established a relationship with Buffalo Valley Continuum of Care whose mission is to provide housing and supportive services for very low income, disabled and homeless residents of our service area.

Discussion:

Staff participates in the Governor's Tennessee Achieves Program encouraging senior high school students to go to college. The program takes them from application through their first semester.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Franklin typically reallocates funds received from the CDBG program in the year in which funds are received. The City does not have a Section 108 loan, does not have float-funded activities, nor does it have funds from urban renewal settlements.

The three years used to determine the minimum benefit are 2015, 2016 and 2017.

