

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 fifth 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 \$300,000.00 for the 2019-2020 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. 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 City anticipates partnering with our public housing authority to build a new senior residence that will contain 43 1 bedroom units and 5 two bedroom units. The building will be energy efficient and contain Energy Star appliances and LED lighting. All units will be handicap adaptable with 6 being handicap accessible and two designed to meet hearing and visually impaired standards

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.

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 Housing Commission serves in an advisory capacity to promote housing and mixed-income developments that meet the City needs. Additionally, they work to educate the general public, to build strong public/private partnerships and to further the housing goals related to the HUD programming as outlined in the City of Franklin's Consolidated Plan.

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

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	FRANKLIN	Building and Neighborhood Services

Table 1 – Responsible Agencies

Narrative (optional)

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

The Building and Neighborhood Services (BNS) Department is a public safety agency that seeks to enhance the quality of life for residents while keeping our economic engine running. Additionally, the BNS Department enforces regulations that govern new construction, existing housing and our historic districts.

Consolidated Plan Public Contact Information

Staff in the Building & Neighborhood Services Department are available to answer questions related to the CDBG allocations and the funding process. 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 welcomes and encourages the participation of all its citizens in the development of the Annual Action Plan. We post the information in our local newspaper, on the City's website and notice is posted within City Hall. The City also hosts monthly and quarterly meetings that are open to the public.

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 the liaison with the non-profit and service agencies within the City of Franklin. The City particularly encourages involvement with LMI residents by communicating with the various neighborhood associations. Notices of public hearings and meetings are published both in the local newspaper and on the City's website.

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.

The Building & Neighborhood services Department serves as the liaison with the non-profit and service agencies within the City of Franklin. The City particularly encourages involvement with LMI residents by communicating with the various neighborhood associations. Notices of public hearings and meetings are published both in the local newspaper and on the City's website.

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

Bridges of Williamson County, our local domestic violence shelter for women, children and men is a member of our Continuum of Care. At this time Bridges is the only non-profit receiving ESG funds.

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	COMMUNITY HOUSING PARTNERSHIP OF
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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 with the various groups and organizations to receive input of the AAP. Staff is also available to meet on an individual basis. The Housing Commission works to identify vacant land that may become available for construction of a new affordable home. The City also supports CHP with their emergency repair program especially for low to moderate income residents.

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

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)

City Staff has a seat on the Homless No More Steering Committee; they meet quarterly.

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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 continues to reach out to the community through Facebook, Franklin TV, press coverage of our Housing Commission meetings, information posted within City Hall and staff participation in outside events. The AAP is presented to the City's Affordable Housing Commission, the general public, staff and ultimately the Board of Mayor and Alderman. The general consensus from citizen participation is for the City to continue to support our LMI residents while seeking ways to construct more affordable housing.

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 Residents of Public and Assisted Housing				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

At this time the City of Franklin only receives funding through its affiliation as a CDBG entitlement community.

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	318,000	0	0	318,000	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

The funding received through the Community Development Block Grant is the primary resource that supports the objectives the City has

identified within this plan. The City is open to opportunities to include private funds or any type of in-kind contributions that will assist with leveraging the CDBG funds the City received.

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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 volunteer Housing Commission continues to search for buildable lots that may be obtained or repurposed for the construction of a new affordable home. The City awarded CBDO funds to a local non-profit that allowed them to purchase a vacant lot upon which they will build a 3 bedroom 2 bathroom home that will sell within the parameters of the Metropolitan Statistical Area table.

Nearly a half acre just 5 minutes from downtown Franklin. Clear and level in the middle. Mature treelines for privacy on three sides. New construction in neighborhood. Water, sewer, and electric available at street.

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

Table 6 – Goals Summary

Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

Affordable housing remains a priority for the City of Franklin, especially for our low to moderate income residents. The City of Franklin generally receives between 250 and 300k for CDBG activities. We strive to leverage our funds with the non-profits that serve the City of Franklin.

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, outcomes from activities funded that have been successful in the past; as well as, input from the stakeholders.

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 in areas that are home to low to moderate income residents. This has been the City’s policy since becoming a CDBG entitlement in the year 2007. This area includes the Hard Bargain, Natchez Street, Cadet and Hill Estate neighborhoods.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Allocating CDBG investments will be strategically within the city may allow for more of the long term residents to stay in their neighborhood and/or their homes. Gentrification is rapidly encroaching on the mature neighborhoods, especially where they are close to the downtown areas. Where there are opportunities to develop homes in concentrated areas, the city will review those with much greater scrutiny to ensure that funds and other assistance are leveraged and maximized to the fullest extent.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City uses most of the CDBG funds received to either assist our low income residents with emergency repair or to assist with the building of new, affordable homes for lmi residents.

One Year Goals for the Number of Households to be Supported	
Homeless	8
Non-Homeless	0
Special-Needs	8
Total	16

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	2
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	4

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

Discussion

The homeless/special needs will be fulfilled by a group home that was established by Community Housing Partnership. The City

AP-60 Public Housing – 91.220(h)

Introduction

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. At this time 685 residents are housed with Franklin Housing Authority, 148 are seniors, 537 are non-elderly. This includes 265 adults and 272 minors. The income levels of these households includes:

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

The City of Franklin Chickasaw Senior Community will contain 43 one-bedroom and 5 two-bedroom units. The building will be energy efficient and contain Energy Star appliances and LED lighting. All units will be handicap adaptable with 6 being handicap accessible and two designed to meet hearing and visually impaired standards.

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

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

The City actively works with the various non profits within the city limits regarding homelessness; indications are there may be homeless people within the city; however, they are not visible nor are they seeking assistance. The City participates in the annual Point In Time count which helps identify homeless residents and assess their needs.

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 is home to a mens group home that is administered by local non-profits; this home can house up to 8 men. Behind the home are three additional units, two one bedroom units and one two bedroom unit. These units are currently rented based on the individual's or family income. A group of Williamson County leaders from various sectors have banded together to form an alliance to generate awareness about the issue of homelessness in Williamson County.

The committee said the shelter would ideally exist on Franklin land zoned for general commercial or special development, as Blanton, (A COF Alderman) explained these types of zonings do not require a neighborhood meeting ahead of building or renovating.

A development like a homeless shelter would require some type of public engagement, according to City of Franklin Communications Manager Milissa Reiersen, and would likely require approval by the city's planning department.

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, this year's PIT done by City staff found 0 homeless. 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 Bridges Domestic Violence Center which serves women, men, and their children affected by domestic violence, ensuring a safe transition to successful independent living through education, intervention, and case management.

Graceworks which offers support and referral services to families and individuals who have found themselves without permanent shelter.

Community Housing Partnership is also available to assist with homeless in both the City of Franklin; they are part of the Continuum of Care.

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.

To the best of our capacity the City continues to support and facilitate actions relating to the above. The City has an established men's group home, as well as, being in attendance at meeting regarding establishing a women's group home. This home may include women that have been released from incarceration.

Discussion

The City continues to address homelessness striving to support HUD's initiative to end homelessness. Participating in the alliance to address homelessness is a first step.

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. Undeveloped property in the City's core is scarce and conditions in some neighborhoods discourage redevelopment; however, the Housing Commission and staff continue to search out available vacant land that may be feasible for the construction of a new, affordable home.

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 of Franklin is in the process of creating an incentive program to support the development of affordable housing. These incentives include the waiver/deferral or offset of various development fees, funds are available from the housing reserve account, and the City has a voluntary round up program that encourages residents to roundup their water bill with the difference going to support fees associated with the construction of new affordable homes. The City also continues to educate residents of the need and benefits of affordable housing.

COF_ContractorIncentivesTrifold.pdf

Discussion:

The City continues to support the construction of affordable housing within the City limits. We also understand the need for continued outreach to both for-profit and non-profit developers.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Franklin is committed to addressing the needs identified in the Consolidated Plan: especially affordable housing, community development through rehabilitation and public works/facilities. For this program year, the City of Franklin will use available Community Development Block Grant funds to focus on affordable housing (including evaluating and reducing lead-based paint hazards), and addressing public work issues as needed. We will continue to partner with non-profits in the caring of our LMI families, and continue our ongoing effort to build relations within the community that can lead to bringing non-federal resources to the table to help address underserved needs to our City.

Actions planned to address obstacles to meeting underserved needs

The City continues to explore a variety of strategies to address the needs of the community. Our focus remains the preservation of affordable housing in Franklin, as well as, efforts to increase the quality of life for our LMI residents through safe and affordable homes.

Actions planned to foster and maintain affordable housing

The City is hosting a **Planapalooza™** event, which is open to the public. There will be an introduction followed by, a citizen workshop will allow the community to provide input on existing and future development in Franklin. Round table discussions will be held on topics such as neighborhood character, architecture, and housing. Throughout the event, TPUDC's planners will be testing the working draft zoning ordinance through prototypical urban design scenarios.

Actions planned to reduce lead-based paint hazards

The City continues to practice lead-safe practices with any subrecipients that are receiving CDBG funds.

According to the State of Tennessee Department of Health <https://www.tn.gov/health/search-results.html?q=lead+based+paint+issues+in+franklin+tn> there have been no incidents with lead based paint.

Based on a report from <https://www.wcs.edu/infocus/2019/01/district-tests-for-lead-in-water/all> drinking water from each WCS testing site is well below the 15 parts per billion marker established in the new state law.

Last, our PHA shares an 18 page document with both residents and Section 8 landlords titled, "Protecting Your Family From Lead" which is published by the Environmental Protection Agency.

Actions planned to reduce the number of poverty-level families

The City of Franklin allocates all of the CDBG funds to our LMI citizens and agencies.

Actions planned to develop institutional structure

The City of Franklin continues to work with local agencies, community groups and non-profits to continually improve our educational outreach. Additionally, we will encourage coordination among the various agencies to strengthen our development.

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

The City has a strong relationship with our local PHA; including support from our Board of Mayor and Aldermen.

Discussion:

The City continues to support our LMI residents through our emergency rehab program, neighborhood cleanups and keeping open dialog with the community.

Program Specific Requirements

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

Introduction:

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

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

