

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Franklin, TN is an entitlement City for Community Development Block Grant (CDBG) funds and as such is required to submit a report on Block Grant programmatic expenditures and progress, which is the Consolidated Annual Performance Evaluation Report (CAPER). Franklin receives only one annual allocation of CDBG funds, this CAPER is limited to how the funds are related to that program.

This CAPER covers the first year of the City's Five-Year Consolidated Plan that includes the program year, for the period of July 1, 2024, through June 30, 2025. The City has continued to pursue affordable housing as its main activity. Of specific note is the progress of our Public Housing Authority, Franklin Housing. This partner serves our low-to-income residents and families by providing safe, decent, affordable housing and self-sufficiency opportunities. All projects in various ways improved housing in the City of Franklin; the city continues to focus on low to moderate income residents.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	8	6	75.00%			
Land Acquisition	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	1	1	100.00%			
New Affordable Housing Opportunities	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	26	26	100.00%	50	2	4.00%
New Affordable Housing Opportunities	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
New Affordable Housing Opportunities	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	1	1	100.00%	2	0	0.00%
New Affordable Housing Opportunities	Affordable Housing	CDBG: \$	Other	Other	0	0				

Planning and Administration	Admin and Planning Costs	CDBG: \$	Other	Other	1	1	100.00%			
Substandard Housing Needs	Assisting current population to stay in their homes	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2	1	50.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Franklin continues to use the allocation of its CDBG funds in alignment with the priorities identified in the Five-Year Consolidated Plan and the Annual Action Plan. The activities include infrastructure improvements, housing rehabilitation and emergency home repairs, construction of new, deed restricted affordable single-family homes and administration and planning costs of the CDBG funds.

Funds were used in these projects to support the city's efforts to meet HUD's mandate to provide safe, decent and affordable housing, improve the quality of life for our LMI residents and improve housing accessibility. The City, through its CDBG program, continues to work with both non-

profits and other local organizations to help improve the overall quality of life for residents that reside in LMI neighborhoods.



Ms. Hines

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1
Black or African American	3
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	4
Hispanic	0
Not Hispanic	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The duplex that has been constructed will be home to 2 African American families.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	318,746	

Table 3 - Resources Made Available

Narrative

The greatest percentage of CDBG funded activities were utilized for assisting our low/moderate income residents.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Franklin Priority Area	25		
Hard Bargain Neighborhood and Natchez Street	75		Low to moderate income

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City does not receive any direct matching funds.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	2	2
Number of Special-Needs households to be provided affordable housing units	0	0
Total	2	2

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	1	0
Number of households supported through Rehab of Existing Units	1	1
Number of households supported through Acquisition of Existing Units	0	0
Total	2	1

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Franklin is experiencing a wave of new residents that have above normal purchasing power. Homes in an average priced neighborhood are purchased, demolished and a new very expensive home is built on the property. This is severely restricting the ability of both the LMI or average home buyer to obtain a home.

The City continues to look for alternative solutions to affordable living in the City, including a public-private partnership among the Franklin Housing Authority, Elmington Property Management, the Tennessee Housing Development Agency, the Williamson County Commission and the Franklin Board of Mayor and Aldermen. This development will include 212 units for rent.

Discuss how these outcomes will impact future annual action plans.

Without a significant change in cost-of-living expenses, or a federal reduction in mortgage interest rates, affordable housing units will continue to be hampered. The city is actively working to increase affordable homes insuring they are deed restricted to the maximum years allowed by the State of Tennessee. City staff and our elected officials will participate as stakeholders in a Housing Needs Assessment within the next nine months. The City will benefit from the findings that come from the assessment; this will give the City a clear picture of housing concerns.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	2	0
Moderate-income	0	0
Total	2	0

Table 7 – Number of Households Served

Narrative Information

Affordable housing is a broad term used to describe housing for families equal to no more than 30 percent of their gross annual household income. According to a report by the National Association of Realtors representing the first quarter of 2024, Williamson County has the highest median home value in the state, at almost \$896,000.

City Staff and our Housing Commission continue to reach out in an effort to educate the residents about the need for affordable housing. Affordable homes offer support within the community to the local workforce so they can live close to their jobs. Shorter commutes allow workers to spend more time with their families while the community benefits from reduction in traffic congestion, air pollution, and expenditures on roads.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Franklin does not directly reach out to homeless persons. Franklin has and maintains a relationship with the Williamson County Homeless No More Alliance, <https://wilcohomeless.com/> Additionally, our public housing authority supports Homeless No More (HNM) which is a rapid rehousing (RRH) rental assistance program under the HUD Homeless Assistance Program through the Central Tennessee 503 Continuum of Care (CoC).

We do not specifically allocate CDBG funds to this program due to the direct support from other sources including the general fund.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Franklin supports through its General Fund both emergency shelter locations and Oak Cottage, which is a transitional shelter for women. We work with the domestic violence shelter and assist with in kind donations for Doorstep, a program that supports families leaving the shelter. Homeless No More serves individuals and families who are facing homelessness, displacement, and/or fleeing domestic violence with no shelter options.

We do not specifically allocate CDBG funds to this program due to the direct support from other sources including the general fund.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Franklin does not directly provide homeless services; however, the area homeless providers do assist with transportation, life skills training, counseling, connection to social services agencies, and coordinated case planning with Mental Health.

Both Hard Bargain Association and Franklin Housing Authority offer life skills classes and job fairs that

are open to all residents at no cost.

Our local TMA Group customizes transportation solutions for commuters within Franklin/Williamson County. Rides for seniors or disabled are fifty cents (\$.50).

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

Although the City of Franklin does not directly administer homeless or homeless prevention services, we do partner with several non-profits and the faith based community to provide services such as life skills training, employment assistance, credit counseling, family counseling, landlord-tenant mediation, crisis intervention and substance abuse treatment programs in an attempt to keep individuals and families from being homeless.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Franklin Housing Authority works to provide stability for the families they serve while assisting the community with implementing long-term goals for affordable housing. FHA offers a variety of programs and services to aid families in our community while preserving well maintained multi-family housing and affordably- priced rents. FHA has programs available to the residents to encourage education

opportunities, money managements and job skills assessment.



Job Training and Placement

Realizing that having a good job is one of the key components to self-sufficiency, the Franklin Housing Authority works with residents to provide resources and training. Through our social services programming and partnerships with area organizations residents are provided with many opportunities.

Listed below are links to some partner organizations:

- [Goodwill Industries of Middle Tennessee, Inc.](#)
- [Workforce Essentials](#)
- [Jobs for Tennessee](#)
- [Indeed](#)

Several of these sites also provide tips and information for your job search such as resume writing and interviewing.

Programs available through the FHA will be posted on the calendar on the website.



Family Self-Sufficiency Program

The Family Self-Sufficiency (FSS) program is an employment and savings program for families in federally subsidized housing. The program combines a powerful savings incentive with service delivery to support residents in reaching their financial capability goals.

How does it work?

When you are getting rental assistance, any time you secure earned income through employment, you may be able to establish an escrow savings account. You are also connected with a case manager that will help support you in identifying, overcoming barriers and propel you towards achieving your financial goals.

Am I eligible for the FSS program?

If you are a public housing resident or participant in the HCV programs, yes, you are eligible.

Will I lose my housing if I join?

No. If you are still income eligible and in compliance you will still get rental assistance.

How long is the program?

FSS is a five (5) [year long](#) program with a chance to extend for two (2) more years.

May I access the money early?

An interim disbursement may be requested from the escrow account once the FSS family has completed at least one (1) interim goal, in order to pay for a specific goods or services that will help the family make progress toward achieving the goals agreed upon.

What makes me eligible to graduate?

- Be suitably employed
- Be free of cash welfare assistance
- Meet the goals set in the Individual Training and Service Plan (ITSP).

FHA

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

The Franklin Housing Authority oversees public housing units and the Section 8 voucher program. Units are at full occupancy, currently all the wait lists are closed. The local PHA also offers opportunities for first-time homebuyers with home buyer education classes. Additionally, the agency provides financial literacy and continued education opportunities for residents who would like to become financially independent and income stable. The activities of the Franklin Housing Authority are consistent with the objectives and goals of the City of Franklin's Consolidated Plan.

Actions taken to provide assistance to troubled PHAs

Our Public Housing Authority is in good standing.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The city is an urban population center that delivers a full range of municipal services, creating a very inviting city.

The city strives to create inviting neighborhoods through a balance mixed of dwelling units for every stage of life.

However, there are many challenges that must be addressed to achieve the variety of housing choices in the city. A major hurdle is the cost of land in Franklin which escalates the price point of a home before the dirt is touched. Our dedication to creating affordable homes will take the coordination of many dedicated stakeholders working together. This first step is the Housing Needs Assessment that will be completed in 2026.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The most successful manner of addressing these obstacles involve the delivery and administration of CDBG funds and the continued participation with the non-profit community. Moreover, the city has a volunteer Housing Commission that is available to review and bring to our Board of Mayor & Aldermen any development activities that will benefit our most vulnerable population.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Franklin continues to comply with all requirements regarding lead-based paint hazards including necessary safe work practices. We are part of Williamson County Health Department that offer education.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Although no specific actions were taken the City of Franklin supports social service agency programs that provide life skills education, emergency shelter and transitional housing, home buying and foreclosure prevention counseling, and free health care services to very low, low and moderate-income residents in an effort to keep them out of poverty during times of economic crisis.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The city is committed to addressing local housing, public service and community development needs in a

manner consistent with HUD's CDBG program objectives. This includes working with our non-profits to improve the quality of housing for low and moderate-income homeowners, increased opportunities for ownership of affordable housing and supporting the local shelter.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Franklin is an active participant in enhancing the coordination between the public and private sector service organizations. This collaboration is the backbone of our City's Consolidated Plan and this objective guides the decision making.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Franklin's offers a FAIR HOUSING COMPLAINT FORM on their web page, complete with instructions.

(Please type or print) Read this form carefully and try to answer all the questions. If you do not know the answer or a question does not apply to you, please put N/A in the space. You have one year from the date of the alleged discrimination to file a complaint. Make sure your form is signed and dated.

Williamson County is served by the Tennessee Fair Housing Council in Nashville, TN.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Franklin CDBG coordinator meets with our subrecipients, at a minimum, once a month. The city receives approximately 300k per year often a large portion of this goes to one project. Additionally, the subrecipients are very involved with our community overall. Moreover, our Finance Department reviews and approves each draw that is done through IDIS. We work diligently to ensure the eligibility and number of beneficiaries served, compliance with federal regulations and City program requirements are met.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

comment on performance reports.

Consistent with HUD's Citizen Participation Plan, the City of Franklin notified the public through public hearing notices in The Herald newspaper, our website and emails were sent to members of the Housing Commission. Moreover, the notice is added to our city calendar and our City Administer includes the information in his weekly update.

A public hearing was held on August 11, 2025, zero attendees were present at the public hearing and no public comments or written comments were received at the public hearing or during the public comment period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its

experiences.

The City of Franklin does not plan to make any changes to its program objectives. The local CDBG program supports efforts made by our staff toward initiatives that further the development of affordable housing opportunities for its LMI persons. CDBG will continue to partner with our community-based organizations with financial and technical assistance. The goals and objectives submitted in the new 2025-2029 Five-Year Consolidated Plan demonstrate plans to continue working with local social service agencies while providing access to opportunities for affordable housing units and improving the quality of life for LMI residents. CDBG funds help to assist public service providers in their efforts to carry out activities such as housing counseling, self-sufficiency training, home buyer education, and job training.

The City of Franklin agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

The City of Franklin will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Franklin does not plan to make any changes to its program objectives. The local CDBG program supports efforts made by our staff toward initiatives that further the development of affordable housing opportunities for its LMI persons. CDBG will continue to partner with our community-based organizations with financial and technical assistance. The goals and objectives submitted in the new 2025-2029 Five-Year Consolidated Plan demonstrate plans to continue working with local social service agencies while providing access to opportunities for affordable housing units and improving the quality of life for LMI residents. CDBG funds help to assist public service providers in their efforts to carry out activities such as housing counseling, self-sufficiency training, home buyer education, and job training.

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Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

Other.	0				
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The City of Franklin CDBG funds are used for housing not job creation/placement. However, the non-profits do offer assistance with job placement, training, and supportive services.