

## 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 partnered with Community Housing Partnership to build a single family home that has been sold to a single mother, additionally, the City of Franklin was reconized by Mayor Megan Berry for their support of the Fair Housing Conference in April, 2016. Within the CDBG allocations for 2015-16 was an award for Public Facilites which was evenly distributed to 3 non-profits. This award will allow for sidewalks, curbs and gutters in areas that support LMI and displaced people in the community.

### 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
Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG:	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	40	0	0.00%	20	22	110.00%

Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	75	0	0.00%	15	10	66.67%
Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	5	0	0.00%	1	1	100.00%
Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	0	0.00%			
Housing Affordability & Availability	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	5	1	20.00%	1	1	100.00%

Improve Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	20	22	110.00%	20	22	110.00%
Public Service	Public Service	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	15	5	33.33%	15	10	66.67%
Substandard Housing Needs	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				

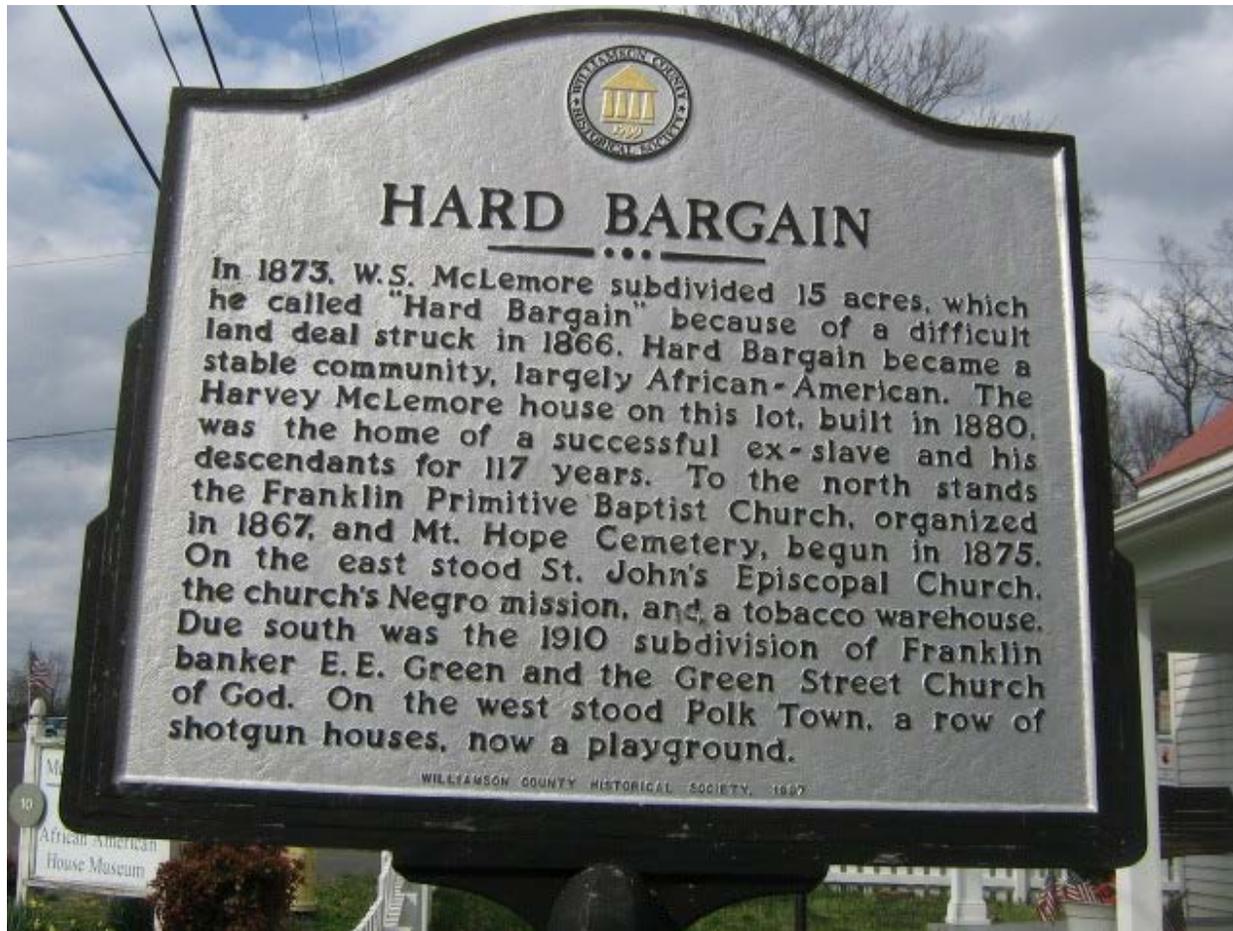
**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**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 CBDO grant funds were used for the infrastructure expenses on a Planned Unit Development (PUD) on Mt. Hope Street. In addition to the previously built home 5 new homes will be built within this PUD. All of these homes will be sold to low to moderate income families and be deed restricted for 20 years. Additionally, the City has offered credits to local non-profits that are furthering housing options within the City. These credits include water and sewer related fees.

The City of Franklin continues to support fair housing practices, including participating in and sponsoring the Fair Housing Conference, holding fair housing workshops within the City limits and maintaining a Fair Housing Committee that is open to the

public and meets quarterly.



Hard Bargain Neighborhood



**Hard Bargain**

## 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	13
Black or African American	15
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>28</b>
Hispanic	2
Not Hispanic	10

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

### Narrative

All of the people listed were either assisted through the CDBG emergency repair plan, with Fair Housing issues or they are residents of the Franklin Housing Authority. Tennessee Fair Housing Council reported a total of 10 assists including 1 Black or African American, 7 White and 2 Hispanic or Latino. All of the people that were assisted with emergency repair through Community Housing Partnership are Black or African American, and those whom are supported by the Housing Authority make up the balance of white, Black or African American, Hispanic and Not Hispanic.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

<b>Source of Funds</b>	<b>Source</b>	<b>Resources Made Available</b>	<b>Amount Expended During Program Year</b>
CDBG			50,000

**Table 3 – Resources Made Available**

**Narrative**

**Identify the geographic distribution and location of investments**

<b>Target Area</b>	<b>Planned Percentage of Allocation</b>	<b>Actual Percentage of Allocation</b>	<b>Narrative Description</b>
City of Franklin Priority Area	100		

**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 CDBG funds are the primary resource for many of the projects the City is involved; however, prior to the legislation banning Inclusionary Zoning the City was receiving fees in lieu that went into a housing reserve fund. These funds were used to assist the non-profits with the expense of creating primary housing for the citizens of Franklin that qualified as LMI persons. In an effort to look at in-kind contributions the City completed an inventory of vacant city owned property for further evaluation.

**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.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of homeless households to be provided affordable housing units		
Number of non-homeless households to be provided affordable housing units		
Number of special-needs households to be provided affordable housing units		
<b>Total</b>		

**Table 5- Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rehab of Existing Units	2	0
<b>Total</b>	<b>2</b>	<b>0</b>

**Table 6 - Number of Households Supported**

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

In cooperation with Community Housing Partnership the City was able to exceed their goal of existing homes that needed rehabilitation. CHP performs emergency repairs and restores owner occupied homes to a safe and healthy condition through the use of volunteer labor, donated materials/services, and financial contributions funding through the CDBG program.

**Discuss how these outcomes will impact future annual action plans.**

The City of Franklin will continue to support emergency rehabilitation financially while continuing to build a volunteer base of workers.

**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.**

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	1	0
Low-income	3	0
Moderate-income	0	0

<b>Total</b>	<b>4</b>	<b>0</b>
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**Table 7 – Number of Persons Served**

**Narrative Information**

The City of Franklin in partnership with both the non-profits and for profit developers the City attempts to develop a number of low income units with the limited resources that they receive.

## **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 outreaches to all local entities including Churches, schools, government and businesses to facilitate information on where support may be available to the homeless population.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

BRIDGES of Williamson County is the only agency that currently serves homeless women, men, and their children affected by domestic violence. At this time there are no other homeless facilities available within the City; however, Community Housing Partnership in the City of Franklin does assist on an as-needed basis and participates in the Continuum Of Care program.

BRIDGES of Williamson County is the only domestic violence shelter in Williamson County. This not-for-profit organization is dedicated to assisting victims of physical, mental and sexual abuse. Their role is to provide a safe place for you to make those decisions and regain control of your life. They provide a 24 hour crisis hotline staffed by people who can help immediately, an outreach support group, and shelter at an undisclosed/unnamed/unidentified location.

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 Franklin Housing Authority has property on Reddick Street which includes 22 Rental Assistance Demonstration Project Based Voucher units with the remaining units being Low Income Housing Tax Credit. The City of Franklin will continue to work with the non-profits in addressing homeless needs and support families that may be displaced.

### **Franklin Housing Authority**

**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**

By being part of the Continuum of Care the City has the resources to move the homeless population from initial homeless up to ladder to permanent housing.

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

### **Actions taken to address the needs of public housing**

The City of Franklin, via Resolution, awarded the public housing liaison Franklin Housing Authority \$194,162.00 from the Housing Reserve Account. This award was for the purpose of reducing the development fees associated with Phase II of the Franklin Housing Authority redevelopment of the Reddick Street Property. The site at Reddick Street apartments is comprised of 23 buildings totaling 64 units that included one, two, three and four bedroom apartments.



### **Reddick Street**

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

Residents are encouraged to participate in programs that will help them on their journeys to self-sufficiency. The FHA partners with organizations to offer programs such as computer literacy, job search/training and GED. Residents can also participate in the Homeownership Academy which provides residents with the tools and information to get prepared to be homeowners.

### **Actions taken to provide assistance to troubled PHAs**

The City of Franklin is home to just one public housing authority, Franklin Housing Authority; they are stable and active in the community.

## **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)**

Public regulatory policies such as zoning ordinances and subdivision regulations can directly or indirectly affect affordability by controlling supplies of residential land, the intensity and character of its use, and many of the costs in developing, owning, and renting housing. The City of Franklin does not consider public development policies and regulations to be major barriers to the provision of affordable housing. During the creation of land development policies, the City takes into account their impacts on all its citizens. The City is reviewing and evaluating options for mitigating the application and fee costs associated with affordable housing development. The major barriers to development of affordable housing in Franklin are more private sector oriented: the market value and cost of land in a growing, relatively affluent area with above average personal incomes; the increasing cost of materials and labor, particularly in a local economy with significant construction activity; and an inevitable element of “nimbyism.” Of these, affordable housing non-profits point most often to the cost of land and their inability to compete with private development interests for its acquisition.

### Strategy to Remove or Ameliorate

The Housing Needs Assessment conducted by BBC Research & Consulting provided recommended

policies and strategies to address unmet housing needs:

1. Strengthen the city's zoning ordinance as follows,

Build in workforce preferences to address the amount of in-commuters to the city for employment. Possibly add a visitability component to address accessibility/visitability concerns.

2. The city has passed an ordinance allowing for accessory dwelling units and cottage homes to provide diversity of housing types for various incomes.

3. Streamline the development approval and rezoning process for developments that incorporate affordable housing.

4. Promote and encourage mixed-income communities that allow for housing diversity.

5. Inventory vacant and/or underutilized parcels for residential redevelopment potential.

6. Incorporate fee waivers and discounts for affordable housing units.
7. The city is reviewing vacant land within its boundaries that may be developed in partnership with either local developers or non-profits.

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

1. Strengthen the city's inclusionary housing ordinance as follows, Mandatory policy A "Fee in lieu" policy for funds to go into a fund if construction is not an option Include density bonuses as an incentive for developers Build in workforce preferences to address the amount of in-commuters to the city for employment. 2. Revisit the city's zoning and land use regulations to allow for accessory dwelling units and cottage homes to provide diversity of housing types for various incomes 3. Streamline the development approval and rezoning process for developments that incorporate affordable housing 4. Promote and encourage mixed-income communities that allow for housing diversity. 5. Inventory vacant and/or underutilized parcels for residential redevelopment potential. 6. Incorporate fee waivers and discounts for affordable housing units.

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

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

The City of Franklin's anti front face poverty strategy is primarily based upon partnering with non-profit agencies to address homeless needs and families displaced by domestic violence situations. In past years, CDBG and State ESG funds have been used to support the work of these agencies and will continue to do so. The City's CDBG funded rehabilitation program has historically targeted elderly and disabled populations with incomes less than 50% HAMFI, sometimes substantially below. The City also works with the local Habitat for Humanity chapter, providing land and other services for past projects.

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

NA

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

NA

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

**Specific Actions Undertaken in the 2015/2016 Program Year:**

The City of Franklin sponsored and staff attended the annual Fair Housing Conference

1. Coordinated fair housing training and service activities with Franklin Housing Authority
2. Fair Housing public service announcements on Channel 10
3. Fair Housing brochures and materials distributed in the community
4. THDA's TNHousingSearch.org marketing materials and program information are prominently on display in City Hall offices
5. The City has a Fair Housing Task Force as part of the City's Affordable Housing Advisory Committee<sup>6</sup>. As part of the Annual Update to the Consolidated Plan for the 2013/2014 program year, CDBG funds were allocated for Fair Housing counseling/training

## **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**

## **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.**

**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.**

At this time the City of Franklin continues to search for alternative sources of funding that may be leveraged to further homeownership within the City of Franklin. The City has challenged the developers to work in partnership with the non-profits toward an end result of affordable/workforce homes being built within the City parameters.

**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-60 - ESG 91.520(g) (ESG Recipients only)

## ESG Supplement to the CAPER in *e-snaps*

### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	FRANKLIN
Organizational DUNS Number	081460678
EIN/TIN Number	626000290
Identify the Field Office	KNOXVILLE
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

##### ESG Contact Name

Prefix  
First Name  
Middle Name  
Last Name  
Suffix  
Title

##### ESG Contact Address

Street Address 1  
Street Address 2  
City  
State  
ZIP Code  
Phone Number  
Extension  
Fax Number  
Email Address

##### ESG Secondary Contact

Prefix  
First Name  
Last Name  
Suffix  
Title  
Phone Number  
Extension  
Email Address

#### 2. Reporting Period—All Recipients Complete

**Program Year Start Date** 07/01/2015  
**Program Year End Date** 06/30/2016

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**  
**City**  
**State**  
**Zip Code**  
**DUNS Number**  
**Is subrecipient a victim services provider**  
**Subrecipient Organization Type**  
**ESG Subgrant or Contract Award Amount**

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 8 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 9 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 10 – Shelter Information

**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 11 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 12 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 13 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 14 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

**Table 15 – Special Population Served**

**CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**

**10. Shelter Utilization**

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

**Table 16 – Shelter Capacity**

**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 17 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 18 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

Table 19 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach			
HMIS			
Administration			

**Table 20 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2013	2014	2015

**Table 21 - Total ESG Funds Expended**

**11f. Match Source**

	2013	2014	2015
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

**Table 22 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2013	2014	2015

**Table 23 - Total Amount of Funds Expended on ESG Activities**