

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's Housing Commission met with several businesses within the City limits to discuss housing needs, we brought the results to the Board of Mayor and Aldermen for future consideration regarding the future economic impact affordable housing may have on the City. The Housing Commission also sent a resolution to the State of Tennessee requesting the State of Tennessee reject intervention of Zoning Policy making at the Muncipal Level.

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
Housing Affordability and Availability	Affordable Housing		Homeowner Housing Added	Household Housing Unit	5	2	40.00%	2	2	100.00%

Improve Public Facilities	Non-Housing Community Development		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted		0				
Improve Public Services	Affordable Housing		Other	Other				1	0	0.00%
Substandard Housing Needs	Affordable Housing		Rental units rehabilitated	Household Housing Unit	0	0				
Substandard Housing Needs	Affordable Housing		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 portion of the CDBG funds were used toward the construction of new affordable, deed restricted homes in the Natchez and Hard Bargain historic neighborhoods of the City of Franklin. These homes were sold to residents that met the Metropolitan Statistical Area Median Income parameters.

The Public Services portion of the funds has been allocated to local non-profits; due to weather issues they are still working on their projects.

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	0
Black or African American	2
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	2
Hispanic	0
Not Hispanic	0

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

Narrative

The people listed were are new homebuyers, both of these new consturction homes were sold single mothers. Tennessee Fair Housing Council reproted a total of 2 assists, both parties were either Black or African American.

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	CDBG	280,410	236,082
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The new construction homes were constructed in the Natchez Street and Hard Bargain neighborhoods. Generation of families have called the four-block neighborhood of Hard Bargain home since years after the Civil War. Hard Bargain Association has plans to bring many more generations of families back home to Hard Bargain, an historic area near downtown Franklin. City of Franklin staff are dedicated to working with Hard Bargain Association to preserve the historic neighborhood through restoring existing homes and building new affordable homes that will be home to the low-to moderate income population.

Community Housing Partnership offers a First Time Homebuyers Program that assists City of Franklin residents with buying their first home, the City of Franklin has a certified homebuyer educator on staff, as well. As housing prices in the City of Franklin continue to rise any assistance with purchasing a home is critical to young families and low income residents. Partnering with the City of Franklin, CHP constructed a new home in the historic Natchez neighborhood. This house become home to a single mother who grew up in Franklin but until now was unable to own a home.

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 with; however, the City has established a round up fund for the residents to participate in through their monthly water bill. The Board of Mayor and Aldermen are considering adding a budget line item that will support the construction of affordable housing in the City of Franklin. The City will continue to use the funds 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.

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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	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

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	2	2
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	2	2

Table 6 – Number of Households Supported

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

Discuss how these outcomes will impact future annual action plans.

The City of Franklin will continue to seek vacant lots that may be re-developed with new construction affordable homes that meet the character of the existing neighborhood. These homes will be deed restricted.

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	2	0
Low-income	0	0
Moderate-income	0	0
Total	2	0

Table 7 – Number of Households Served

Narrative Information

The City of Franklin recognizes that affordable homes foster a diverse employment base necessary for continued economic vitality. A range of housing options are encouraged to support both employees and the local economy.

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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 participates in a monthly meeting with CoC Buffalo Valley to review and discuss any challenges the City may be facing regarding our homeless population. The City participated in the Point In Time Count in February of 2017. The City also outreaches to all local entities both public and private to facilitate information regarding where services 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 currently working toward creating transitional housing specifically for their clients. They have created a separate board and are searching financing for the Door Step Project.

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.

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 of Franklin, continues to work with our public housing partner Franklin Housing Authority to ensure theredevelopment of the Reddick Street Property and Strahl Street stay on track. Franklin Housing Authority provides affordable housing to families and individuals with low to moderate income. They operate 288 public housing units in Franklin, Tennessee, serving nearly 600 residents. The Reddick Street apartments are comprised of one, two, three and four bedroom units.

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

Actions taken to address the needs of public housing

The Housing Commission and the Board of Mayor and Aldermen passed a resolution that declared surplus the single family unit equivalents capacity of water and sewer taps that have been vacated to be credited and reused on dwellings that meet the affordable criteria as set by the Metropolitan Statistical Area and the Department of Housing and Urban Development. These taps have been made available to Franklin Housing Authority. The City continues to waive or allow for reduced fees for units that the Franklin Housing Authority re-develops that meet the MSA guidelines.

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 open opportunities to become self sufficient. The Franklin Housing Authority offers a variety of classes and labs that assist with employment, resume building, homeownership programs, and networking through our local Workforce Essentials Office.

Workforce Essential Services include administration of the Tennessee American Job Center System and delivery of Adult, Dislocated and Youth programs to Job Seekers and Employers. They have assisted tens of thousands of Tennesseans with becoming self-sufficient through job training and placement assistance.

Actions taken to provide assistance to troubled PHAs

N/A

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, with the exception of the State of Tennessee banning inclusionary zoning. During the creation of land development policies, the City takes into account their impacts on all its citizens. 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.

To assist with costs of constructing a new home the City passed a Resolution to re-purpose excess water and sewer taps from City owned un-developable parcels. This Resolution made available, at no cost, 17 water and sewer taps and 30 sewer taps to developers that meet the affordable criteria as set by the Metropolitan Statistical Area and the Department of Housing and Urban Development.

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

The City financially supports and participates in the Fair Housing Conference in Nashville that is held annually. This year staff also participated in a Neighborworks Training Course for Designing a Financial Capability Program that Builds Financial Health. This was a two day course that helped teach participants how to design and develop an effective financial capability program that build financial health. The City of Franklin works closely with the Franklin Housing Authority as we continue to address the accessible housing supply for our LMI residents.

The Housing Commission, made up of volunteers from the City of Franklin, and staff host neighborhood cleanups that include having the Franklin Fire Department, at not cost, replace smoke alarms with a new one that lasts 10 years, handing out blue bags for recycling, picking up old electronics, tires, or large items that are not part of trash pickup and CHP was on hand to meet with homeowners that may have home repair issues.

Neighborhood Cleanup

Here are the numbers for the Cadet Cleanup held on Saturday May 20, 2017.

Oil - 17gals Paint - 52gals Anti-freeze - 1gal

Total Waste fluids - 70gals

Total Garbage Collected = 24,640 lbs or 12.32tons

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

With any rehabilitation effort conducted by the city, identified CBDOs or other subrecipients, lead-safe work practices will be implemented as necessary. The City of Franklin will also continue to educate its residents on the hazards of lead-based paint. Instances of lead-based paint poisoning and elevated blood levels in children will receive priority under Consolidated Plan rehabilitation programs that may be funded. Additionally, The Housing Commission makes literature available to the residents when we go into neighborhoods and work with them on cleanups.

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U.S. Department of Housing and Urban Development



Office of Public and Indian Housing
Office of Healthy Homes and Lead Hazard Control



Lead Compliance Toolkit Housing Choice Voucher Program HUD's Lead-Based Paint Regulations (24 CFR Part 35)

Lead Based Regulations Page 1

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

CAPER

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The City of Franklin actively partners with non-profit agencies to address poverty levels, homeless needs and families that may be displaced by a domestic violence situation. In past years, CDBG and State ESG funds have been used to support the work of these agencies and the City will continue to do so. The City primarily uses their CDBG funds to assist our elderly and single family parents with incomes less than 50% HAMFI.

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

There were no changes to the institutional structure.

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

The City of Franklin works as the liaison with Franklin Housing Authority, Bridges Domestic Violence Shelter, Hard Bargain Association, Graceworks and Community Housing Partnership with a common goal of meeting the housing needs of our low to moderate income citizens. We are actively involved in current and future projects that will support creating and maintaining housing for our financially challenged residents.

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 sponsored and staff attended and participated in the annual Fair Housing Conference in Nashville, TN. Additionally, the City has a Fair housing Task Force that reviews and addresses any Fair Housing issues within the City of Franklin. The City of Franklin's local Television Channel 10 has a public service announcement that relates to the Fair Housing Act.

FAIR HOUSING IS THE LAW!

The Fair Housing Act (Title VIII of the Civil Rights Act of 1968) introduced meaningful federal enforcement mechanisms. It outlawed:

*** Refusal to sell or rent a dwelling to any person because of race, color, religion or national origin.**

*** Discrimination based on race, color, religion or national origin in the terms, conditions or privilege of the sale or rental of a dwelling.**

Fair Housing

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 overall purpose of the monitoring is to maximize grant performance, while continuing to develop partnerships with the stakeholders and various service providers. Monitoring also ensures that the City and stakeholders continue to be conscientious stewards of the grant funding received and that we are providing top quality service and care for our residents. All federally funded programs are monitored on a regular basis to ensure compliance with all applicable federal regulations. Monitoring provides staff an opportunity to meet with our subrecipients and share any new federal guidance or regulations which benefit us all. Monitoring is directed toward the program goals, financial, and regulatory performances. Each subrecipient and staff meet often as staff was receive, review and authorize any reports of invoices that relate to program goals.

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.

For the 2016-2017 CAPER, the City provided residents, stakeholders, and public service organizations with an opportunity to provide written comments during the 15-day comment period beginning August 7, 2017 to September 7 2017. The public was notified of the public review and comment period through a publication in a local newspaper, available for download on the city's website (www.franklinton.gov); additionally a copy was made available to the public for review at City Hall, 109 3rd Avenue South, in the Building and Neighborhood Services Department. The Board of Mayor and Aldermen is slated to approve the 2016-2017 CAPER at the public meeting held on September 26, 2017. Proof of notice to the public is provided in Appendix A, as well as any comments that are received during the review and 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.

N/A

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

No

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

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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.

N/A

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

No

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

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