

## 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.

In partnership with Hard Bargain Association the City used a portion of their CBDO funds for the purchase of a vacant lot, 958 Glass Street, in the Hard Bargain Neighborhood. There will be a new, affordable, deed restricted home built on this lot, to further preserve the historic Hard Bargain neighborhood by renovating existing homes, building high quality affordable housing, and enriching the lives of our neighbors. The emphasis is on restoring the current community and not allowing gentrification of this historic neighborhood.

### 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
Affordable Housing and Availability	Affordable Housing Public Housing	CDBG: \$318000	Homeowner Housing Added	Household Housing Unit	2	1	50.00%	2	1	50.00%
Affordable Housing and Availability	Affordable Housing Public Housing	CDBG: \$318000	Homeowner Housing Rehabilitated	Household Housing Unit	2	2	100.00%	2	2	100.00%

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's CDBG allocation for this year was \$353,910. which was an approximate increase of eleven (11%) over last years funding. Affordable housing continues to be a top priority for the City of Franklin with approximately 30% of our total allocation invested in the construction of new, affordable, deed restricted homes.

With the COVID-19 outbreak emergency rehabilitation of homes slowed down; however, the City did assist several homeowners in our low-to-moderate neighborhoods. Additionally, the City declared a lot surplus in the heart of Natchez Street which had a appraised value of \$110,000; this lot will be made available through an RFP process for construction of a new, affordable, deed restricted home.

## 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
<b>Total</b>	<b>4</b>
Hispanic	0
Not Hispanic	0

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

### Narrative

The majority of residents assisted through the CDBG program are Black or African American; the City did assist with one white gentleman with a small but necessary repair. The City continues to reach out to the community as a whole to offer assistance, this is especially important for our low-to-moderate residents.

## 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	350,000	50,000
Other	public - federal	0	0

Table 3 - Resources Made Available

### Narrative

From the total CDBG funding, the City allocated 100k to CBDO's to encourage new construction homes. In the Hard Bargain Neighborhood, Map 78B-8-41.00, Lot 44, with an address of 958 Glass Street a new, affordable, deed restricted home will be built.

### 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			
Hard Bargain Neighborhood and Natchez Street		30	Low to moderate income

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The Hard Bargain Neighborhood and Natchez Street are significant areas in Franklin that need to be preserved; they are both in highly sought after locations. The communities are working toward slowing the gentrification of their neighborhoods. After the war, the Natchez area evolved into the business district for the African American Community. The Natchez Street historic district is one of five National Register historic districts in the City of Franklin.

The mission of Hard Bargain Association is to preserve the historic neighborhood by renovating existing home, building high quality affordable homes and enriching the lives of the neighbors. The emphasis is on restoring the current community and not allowing gentrification of this historic neighborhood. The new home on Glass Street will be approximately 1450 square feet.



## 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 projects that move through the City of Franklin using CDBG funding include private sector low interest loans, equity investments from the non-profit and zero interest lines of credit made available to our non-profit. Additionally there is a lot of in-kind donations, as well as, local participation. The City does not receive any additional local or state funds; however, the private sector continues to support affordable housing in Franklin.

A local attorney is working pro bono to assist with the legal work relating to the home sale and deed restrictions. The contractor David Crane of Crane Builders, donated his time and some of his subcontractors made donations of time or materials

## 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
<b>Total</b>	<b>0</b>	<b>0</b>

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	0
Number of households supported through Rehab of Existing Units	2	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>4</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 addition to a new home construction in the historic Hard Bargain neighborhood, the City assisted with several owner occupied emergency repairs. These repairs included replacing heat/air units, replacing a roof on a home, replacing flooring to avoid trip hazards, and working toward making baths safe and secure for the resident. Part of this cost was shared in partnership with another agency which allowed the City to complete more projects than planned for.

Working with the City's volunteer Housing Commission a vacant lot was identified that will support a single family home. The City adsorbed the cost of the prep work creating a viable building lot. With the Mayor and Board of Aldermen's approval this lot was declared surplus and made available at no cost to the developer. An RFP was issued for a partner to build an affordable, deed restricted home on the lot.

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

The City continues to search for infill property that may be made available for the construction of affordable, deed restricted homes.

**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 Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	2	0
Moderate-income	2	0
<b>Total</b>	<b>4</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The City of Franklin is only eligible for CDBG funding. Affordable housing continues to be the prime goal for the City; however, the cost of land and the cost of construction continue to create roadblocks for this goal. We strive to search out partners and leverage our funds to the maximum in an effort to create affordable new homes.



## **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**

Homeless services in the City of Franklin are provided primarily by agencies and organizations throughout the City, these include Churches, the Domestic Violence Shelter and many United Way affiliates. Additionally, the City works with our Public Housing Authority with in kind assistance, as well as, financial assistance. The City also participates in the Central Tennessee 503 Continuum of Care meetings and point in time counts.

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

Franklin Community Development a division of Franklin Community Church, Community Housing Partnership and Bridges, DVS all work to provide families and individuals with adequate housing during times of emergency and during extreme weather.

**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**

**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**

Transitional housing is helping people move from emergency situations to a place of their own. Transitional housing also involves group homes and half-way houses. Transitional housing is supported

by both Franklin Community Development and Bridges Domestic Violence Shelter.

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

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

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

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

The Franklin Housing Authority is not designated as troubled.

### **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 continues to experience a population surge that is driving the cost of land and housing. The City waives fees for non-profits that are creating affordable housing in the city limits. The Board of Mayor and Aldermen are reviewing a large parcel of surplus land to see if we may work with a developer to build all affordable homes on the site. This has been pushed back due to the COVID-19 outbreak.

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

The City is an active liaison with both our local housing authority and our non-profits. The City continues to support funding applications for the non-profit agencies and assist our housing authority on an as needed basis. There is a new development coming to Franklin that will include all affordable units, the city meets regularly with the developer to insure the project can move forward. One of the obstacles in the path of development that will meet our underserved population is the lack of private sector participation.

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

All rehabilitation projects undertaken by the City or its subreipients will include lead-safe work practices. The City of Franklin continues to make lead poisoning information available to our residents.

The City uses the following company for any lead based concerns: <http://lyellenvironmentalservices.com>

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

The City continues to work with all of the local non-profits in an effort to reduce poverty within the City. These list includes, Habitat for Humanity of Williamson County, Bridges Domestic Violence Shelter, as well as, the Door Step Mission of moving families affected by domestic violence back into main stream living. Additionally, we work with Hard Bargain, Graceworks and Community Housing Partnership in meeting the needs of our low to moderate income residents and families.

Also, as mentioned, the City worked with the group that created Oak Cottage, a transition home for woman leaving the prison system. The City assisted with waiving development fees, as well as, assisting with the cost of the sprinkler system.

Those who move into Oak Cottage are allowed to stay up to a year, but will have to live there for the

next six months. They will interact with skills coaches, health care professional and counselors to help them re-enter society.

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

The City of Franklin's Building and Neighborhood is the lead entity for creating and implementing both the Annual Action Plan and the Five-Year Consolidated Plan. We have staff assigned that work specifically for these programs to insure the City follows HUD's guidelines. The Department liaison works with other City Departments, as well as, maintaining strong ties with our local non-profits and entities to fund and meet the CDBG identifiable goals.

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

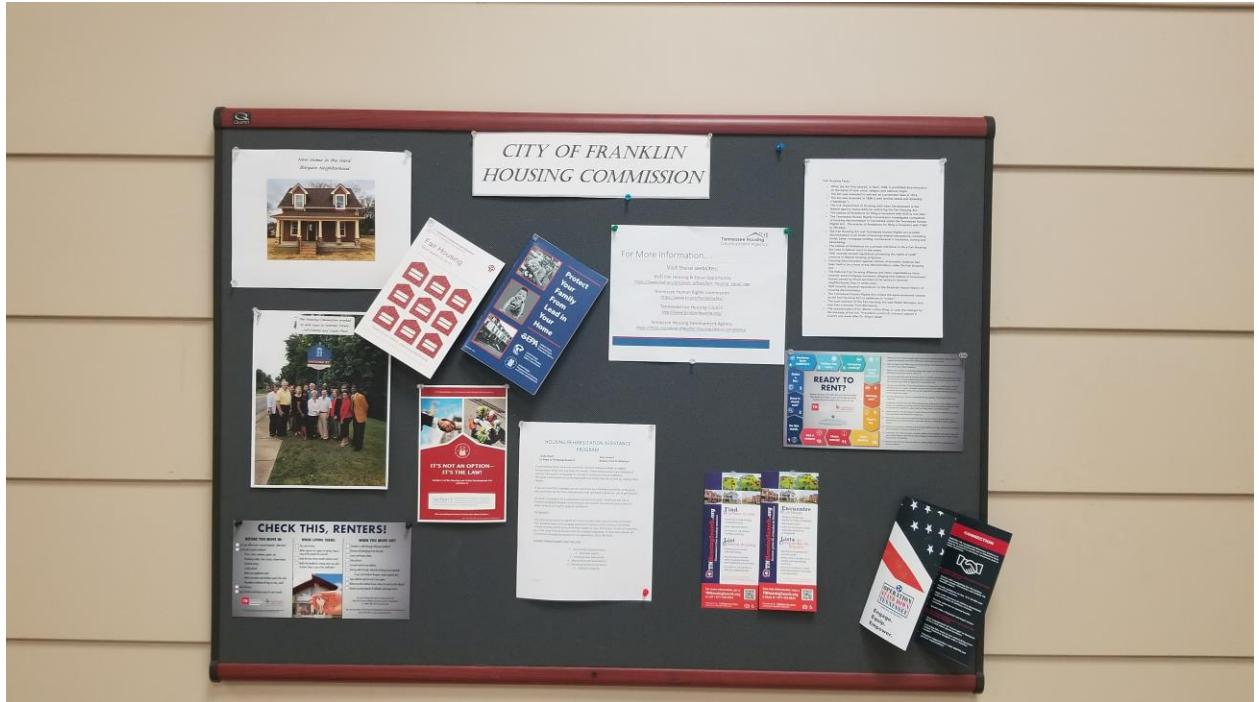
The City of Franklin works as the liaison with Franklin Housing Authority, Bridges Domestic Violence Shelter, Hard Bargain Association, Graceworks and Community Housing Partnership with a common goal of meeting the housing needs of our low to moderate income citizens. We are actively involved in current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

City staff is also involved with the Doorstep Project which assists families moving out of a shelter environment back into main stream living. This projects sets the family up for success.

**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 continues to work to affirmatively further fair housing. The City partners with The Tennessee Fair Housing Council of Nashville, Tennessee.

The Council's staff make dozens of appearances and sponsor several events each year to tell the public about fair housing. Moreover, the Council will reach out to other organizations that serve vulnerable populations making them an effective tool for reaching a broad population. On behalf of the City of Franklin, the Council will take complaints, investigate these complaints, counsel the clients and may represent the client with administrative or legal actions. Moreover, the City posts information regarding fair housing and rental rights in both the public hallway and the Building & Neighborhood Office.



**Bulletin Board**

## **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 consistent with the comprehensive planning process, while continuing to develop partnerships with the stakeholders and various service providers. Monitoring also ensures that the City and stakeholders continue to be conscious 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 through project site visits and sub recipient site visits to ensure compliance with all applicable federal regulations. Monitoring provides staff an opportunity to meet with our sub recipients and the citizens being served and share any new federal guidance or regulations which benefit us all. Monitoring is directed toward the comprehensive planning program goals, financial compliance, and regulatory performances. Each sub recipient and staff meet often to allow staff to 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.**

The City has a dedicated page on the website that includes information relating to everything CDBG: <https://www.franklintn.gov/government/departments-a-j/building-and-neighborhood-services/property-maintenance-and-housing>, tag Community Development Block Grant. Additionally, we post to the City's Facebook page, on the City calendar and in the local newspaper. We make hard copies available to residents in the Department of Building & Neighborhood Services Department.

## **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, the City continues to work with our low to moderate income residents to insure they have safe and healthy homes. Additionally, the City reaches out to the community in efforts to partner with entities to further the availability of affordable homes.

**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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