

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2023 Annual Action Plan (AAP) is the one-year Community Development Block Grant (CDBG) Program plan for the City of Franklin program year 2023, which begins July 1, 2023, and goes through June 30, 2024. For this program years the City anticipates receiving \$368,352.00

The City of Franklin continues to have challenges meeting our goals from our 2020 Five Year Consolidated Plan, due in part to the City focusing on allocating the CARES Act funds to ensure our residents needs are being met.

The City of Franklin continues to support our local non-profits in their endeavors to bring and keep affordable housing within the City of Franklin. This includes working with all four of our non-profits to develop deed restricted, affordable homes to the City. As the population of Franklin continues to grow, housing prices are increasing, and people are being pushed out of the place they have called home their entire lives. Furthermore, we have the children of these homeowners returning from college only to find themselves priced out of a home in their hometown.

The City of Franklin's Board of Mayor and Aldermen recognize the value of a diverse connected community. The City of Franklin will continue to strive to keep vibrant neighborhoods that will enhance our character. The success of the Hill Development is paramount to this goal.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City continues to create strategies to meet the need for affordable housing within the City. We anticipate our allocation of CDBG funds will be used to support availability of affordable housing units, land acquisition, as it becomes available, and to support public facilities including repair or replacement of infrastructure, sidewalks and sewers.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The COVID crisis has slowed progress within the City of Franklin; however, we did receive and allocate CARES Funds throughout our community. This included outreach to various non-profits to insure children and those adults with special needs were supported. This included outreach to various non-profits to insure children and those adults with special needs were supported.

The City has moved forward with support of our PHA on an as needed basis and the Board of Mayor and Aldermen have approved the "Hill Property" for the development of affordable housing. This development will take several years, as it is raw land, but it is a step forward. Pre-development work will continue in 2023, including the possibility of modifications of Standards/Street Standards, as a way to meet a specific unit count/mix.

Hill Property

H:\Hill Property\RFP for the Hill Property 12-02-21_Law Approved.pdf

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City reaches out via our local newspaper and on our Social Media page. Additionally, the Housing Commission is an open meeting where discussion of the CDBG allocations are discussed.

The public meeting was held Monday, April 10, beginning at 5:15 p.m.

Public Meeting Outline

Good evening,

Tonight, we will review the fourth year of the City's 2020-2025 Consolidated Plan. These funds are provided by the Department of Housing & Urban Development on an annual basis.

We anticipate funding allocated to the COF will be approximately 368k. This Annual Action Plan proposes to continue to distribute the funds as we have in the past including:

- supporting availability and affordability of housing
- public facilities, which includes, infrastructure support, sidewalks or repair, sewer assistance
- 20% of this grant is returned to the City for allowable planning and administration

Define what the intent of CDBG funds are:

- Provide decent, safe and sanitary housing
- Provide a suitable living environment
- Expand economic opportunities

CDBG funds may be used for activities which include, but are not limited to:

- Acquisition of real property
- Relocation and demolition
- Rehabilitation of residential and non-residential structures
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes
- Public services, within certain limits
- Activities relating to energy conservation and renewable energy resources
- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments or views were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments or views were received. Hence the City did not decline any comments or views.

7. Summary

The City is continuing to work within the community to further affordable housing that addresses the missing middle.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FRANKLIN	Building and Neighborhood Services

Table 1 – Responsible Agencies

Narrative (optional)

The City of Franklin has a dedicated staff person who is solely responsible for preparing the Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance Evaluation Report. This staff person is also accountable for the administration of the CDBG funds and disbursement. Currently, the City only receives CDBG funding.

The City of Franklin is governed by a Board of Mayor and Aldermen. Registered voters in the City elect the aldermen/alderwomen to serve staggered four-year terms of office. Staggered terms provide continuity of policy and direction. The Board of Mayor and Aldermen meet twice a month to conduct City business. Meetings are held on the second and fourth Tuesday at 7:00 p.m. in City Hall.

Consolidated Plan Public Contact Information

Hard copies of the City’s Consolidated Plan are available in the Building & Neighborhood Services Department, our local library and online under the Property Maintenance and Housing Tab. Staff contact is also available online.

Kathleen L. Sauseda, Housing Development Coordinator

Building & Neighborhood Services

kathleens@franklintn.gov

615-550-6608

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

This year's Annual Action Plan for the City of Franklin has been prepared by the Building & Neighborhood Department staff. The plan reflects a comprehensive planning process which included both formal and informal consultations with both public and non-profit organizations. Many of the organizations that provide input for our plan are long-time City partners.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City encourages public input through public meetings, public notification on our website and with input from the Mayor appointed Housing Commission members. The City has an active communications team that utilizes various social media outlets to keep our community engaged and informed. Additionally, the Housing Commission interacts with the community through activities and outreach. The Annual Action Plan is brought before the Board of Mayor and Aldermen for questions and approval.

The Continuum of Care, Central TN 503 is a member of Coordinated Entry which is a nationally recognized best practice for homeless housing and services that has been adopted by HUD and is required by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act as well as 24 CFR 578.7(a)(8) and HUD Notice CPD-17-01. The City does not receive any direct funding for ESG or Homeless assistance; however, they coordinate with the agencies that are recognized by HUD.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Continuum of Care for the City of Franklin is Central TN 503 CoC. **The Central TN 503 CoC's** program website is: <http://www.centraltn503.org/help/>. One of their missions is to identify people experiencing homelessness and facilitate a rapid and permanent resolution to their housing crisis. The City of Franklin is actively involved in Central TN and communicates with staff members and other nonprofits that assist within our community.

The Central Tennessee 503 Continuum of Care (COC) is designed to promote a community-wide commitment to the goal of ending homelessness. Central Tennessee 503 has a rooted 20-year history in Tennessee. The COC seeks to provide resources for homeless people, at-risk populations, other advocates, service providers, policymakers and the public at large.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City is an active member of our Continuum of Care that serves our area, they are the decision-making body. Neither the City nor Central TN receive any direct ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Franklin Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Families with children Moving back to mainstream living
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has an ongoing relationship with Franklin Housing Authority, including phone conversations and in person often for brainstorming sessions. FHA also holds a seat on the City's Housing Commission.

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

All relevant agencies are consulted or contacted. Combined, these agencies provide housing and supportive services to the community's special needs populations, including persons with disabilities, homeless families and individuals. In addition to the agencies above, the City of Franklin has an open-door policy and welcomes questions and concerns regarding the development of this plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Central Tennessee 503	

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Central Tennessee 503 provides a centralized access line to help those experiencing homelessness or a housing crisis. A coordinated entry system is defined as a coordinated process designed to coordinate program participant intake, assessment, and provision of referrals, which includes the City of Franklin, TN.

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

This plan is the result of a comprehensive planning outreach that included both formal and informal consultations with both the public and private sector. Many of the people participating are long time partners of the City, including subrecipient's the CDBG funds. During the public comment period the plan will be available online and at City Hall in the Building & Neighborhood Services Department and at our local library.

Within the 2023 AAP the City included information for the homeless narratives from both our Public Housing Authority and our Homeless Coalition that, in addition to the City of Franklin, includes several surrounding cities and counties.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Persons with disabilities Residents of Public and Assisted Housing	No comments were received from the newspaper ad.	None	None	https://www.williamsonherald.com/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Persons with disabilities Residents of Public and Assisted Housing		None	None	https://www.franklintn.gov/our-city/calendar

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

At this time the City of Franklin only receives funding through its affiliation as a Community Development Block Grant entitlement community.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	368,252	0	0	368,252	0	The majority of CDBG funds the City receives is allocated for our low to moderate income residents.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The funding received through the Community Development Block Grant is the only resource that supports the objectives the City has identified within this 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.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The volunteer Housing Commission continues to search for buildable lots that may be obtained or repurposed for the construction of new affordable homes. In partnership the City awards CBDO funds to our local non-profits to assist with the construction of new, deed restricted homes within the City of Franklin. We are currently working with the school district to see if we may purchase an upcoming vacant lot.

Discussion

The City will continue to do outreach and search for new opportunities to further affordable housing in the City of Franklin.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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1	New Affordable Housing Opportunities	2020	2025	Affordable Housing	City of Franklin Priority Area Hard Bargain Neighborhood and Natchez Street	Housing Affordability	CDBG: \$200,000	<p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted</p> <p>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: Purchase of lots that will have affordable, deed restricted homes constructed on them. Low/Moderate Income Housing Benefit: 2 Persons Assisted</p> <p>Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted</p> <p>Facade treatment/business building rehabilitation: 0 Business</p> <p>Brownfield acres remediated: 0 Acre</p> <p>Rental units constructed: 0 Household Housing Unit</p> <p>Rental units rehabilitated: 0 Household Housing Unit</p> <p>Homeowner Housing Added: 1 Household Housing Unit</p> <p>Homeowner Housing Rehabilitated: 0 Household Housing Unit</p> <p>Direct Financial Assistance to Homebuyers: 0 Households Assisted</p> <p>Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted</p> <p>Homeless Person Overnight Shelter: 0 Persons Assisted</p>
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted Housing for Homeless added: 0 Household Housing Unit Housing for People with HIV/AIDS added: 0 Household Housing Unit HIV/AIDS Housing Operations: 0 Household Housing Unit Buildings Demolished: 0 Buildings Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	New Affordable Housing Opportunities
	Goal Description	The City of Franklin is moving forward with creating affordable dwelling units in the City of Franklin. These units will be developed to include a mix of owner-occupied, deed restricted dwelling units for those whose income is below eighty percent (80%) of the median household income level within the Greater Nashville, Davidson, Murfreesboro and Franklin Metropolitan Statistical Area (MSA). This table is published annually by the Department of Housing & Urban Development.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City continues to have a need for affordable housing units; this is a priority for the community. The Board of Mayor and Aldermen encourages and support the production of affordable housing throughout all geographical and economic neighborhoods. Franklin will continue to put the majority of their CDBG funds into the construction of new, deed restricted, affordable homes and to preserve existing affordable homes especially in our low to moderate income neighborhoods. The City's growth has created the loss of many affordable homes and the potential for further loss is continuing as our population is increasing.

The City of Franklin is taking steps towards the development of affordable housing at the long vacant Hill Property near downtown. Public discussion over the property peaked in 2018, when citizens attended an open house and supported workforce housing on the 4-acre lot.

Projects

#	Project Name

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were set after reviewing the needs identified in the Consolidated Plan, outcomes from activities funded that have been successful in the past; as well as; input from the stakeholders.

The complications and social distancing from COVID-19 have significantly delayed progress. Most of our emergency repair assistance goes to our low to moderate income population and there have been genuine concerns over people coming into their homes.

AP-38 Project Summary
Project Summary Information

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Although Community Development Block Group regulations allow grantees to target specific areas, the City of Franklin continues to make an effort to spread the funding in areas that are home to low to moderate income residents. This has been the City’s policy since becoming a CDBG entitlement in the year 2007. This area includes the Hard Bargain, Natchez Street, Cadet and Hill Estate neighborhoods. However, the city continues to strive to make affordable housing available to all areas within the city.

Geographic Distribution

Target Area	Percentage of Funds
City of Franklin Priority Area	65
Hard Bargain Neighborhood and Natchez Street	35

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Hard Bargain Neighborhood and Natchez Street Neighborhoods have received many grants in the past years. At this time, they are both close to being balanced, between the rehabilitation of current homes and infill development of any available lots. The city continues to search for vacant lots throughout the city that may be viable for an infill development.

Discussion

Where there are opportunities to develop homes in concentrated areas, the city will review those with much greater scrutiny to ensure that funds and other assistance are leveraged and maximized to the fullest extent.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City continues to use the CDBG funds received to either assist our low- and moderate-income residents with emergency repair or to assist with the building of new, affordable homes for low to moderate income residents. These homes are deed restricted.

Cherokee Place, an affordable housing development located along Cherokee Place and Shawnee Drive is currently under construction. This development will feature 76 multifamily units ranging from one to three-bedroom units. In addition to Cherokee Place, Shawnee Place construction will begin in 2023. This development will include 50-unit multifamily units and includes two-, three-, four- and five-bedroom units.

These units are not Section 8 housing, which typically require vouchers from the U.S. Department of Housing and Urban Development. The rental rates for the new units will be comparable to the existing rent at the site.

The Executive Director, Derwin Jackson states, "Most of our families, they work, it's possible that if the tenant themselves is making above what that income level is, that there's no subsidy at all on the unit. But if a tenant is below a certain income level, then there may be a subsidy on it. Some will have subsidies; some will not". This development will have a mixture of market-rate and subsidized units in the development.

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

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	4

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

Discussion

The City of Franklin recognizes the need for affordable housing and wants to either facilitate or directly assist everyone who has a need. However, our allocation is limited and due to the Franklin housing market, the average price of a home is over \$800,000.00. We strive to work with our partner organizations who specialize in this effort. Our annual action plans will continue to reduce blight and provide safe, livable neighborhoods while supporting our housing partners to assist the homeless and create new affordable housing. The City of Franklin, with its nonprofit partners, will continue to support homeowner housing, including assistance to people with disabilities and homeless individuals and families. The special needs population will be served through local service providers.

AP-60 Public Housing – 91.220(h)

Introduction

The City continues to work in partnership and supports the Franklin Housing Authority as they assist low-income families by providing safe, decent, affordable housing and self-sufficiency opportunities. Additionally, Franklin Housing Authority provides affordable housing to families and individuals that are burdened with low to moderate incomes.

Over 300 families are being served in housing managed by the FHA.

FHA offers housing through multiple programs including:

- Public Housing
- Section 8 Vouchers
- VASH Vouchers
- Mainstream Vouchers
- Homeless No More

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

The City of Franklin has an active partnership with its Public Housing Authority (PHA), Franklin Housing Authority. The Housing Authority is currently carrying out the rehabilitation and expansion of an existing 38-unit rental housing building on 5.6 acres. When completed, the site will be home to 82 multifamily units and 27 single-family and twin units. The Housing Authority's latest completed housing development, Cherokee Place, started leasing one- to three-bedroom rental units on March 8, 2023.

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

The Franklin Housing Authority offers The Public Housing Family Self-Sufficiency Program (PH-FSS) which is promoted by the US Department of Housing & Urban Development (HUD). This program is designed to help families living in public housing developments create plans to move toward independence, which may reduce or eliminate their need for public assistance. Residents can receive assistance with seeking employment, job training, and educational opportunities.

The program, which can take up to 5 years to complete, offers families the chance to control their own success by planning work and life goals of their choosing, becoming networked to services for the whole family and giving valuable input into the program itself through participation on an FSS committee. It

also allows them to create savings that will become theirs when they complete the program.

The residents of FHA consider this to be more than just a place to live, it is a community where neighbors care about their neighbors. FHA encourages every resident in the community share their voice for improving the quality of their live and to speak about the services offered by FHA.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Our PHA is sound.

Discussion

The City has an Ordinance in place for Providing A Policy For The Reimbursement Of Road Impact And Parkland Impact Fees Paid By The Franklin Housing Authority (FHA) And The Offset Of Future Road Impact And Parkland Impact Fees For The Construction Of Housing For Low Income Families By The Franklin Housing Authority. This waiver is in addition to the other fees waived by the City for non-profits and for profits that are constructing affordable housing.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City actively works with the various nonprofits within the city limits regarding homelessness. Indications are there may be homeless people within the city; however, they are not visible so we must seek them out to offer assistance. Much of the funding for homeless comes into other non-profits that are independently receiving federal funding, including:

Franklin Community Development, Homeless No More Alliance, Franklin Housing Authority and Central TN 503 Continuum of Care

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

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

The City participates in and supports local efforts of the local agencies in its initiatives and projects. Franklin will also continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless services in the City of Franklin are provided primarily by independent agencies and organizations. The City is supportive of Bridges of Williamson County, Community Housing Partnership of Williamson County, and Central Tennessee 503 all of these agencies serve transitional homeless.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Franklin Community Development is committed to teaching and training people with basic principles and skills to help them obtain and keep a livable wage job. Their main avenue of doing this is through the internationally recognized program called **Jobs for Life** (www.jobsforlife.org).

Furthermore, they are trying to begin an entrepreneurship program and offer micro-loans for people wishing to start their own business, enroll in college, or attend a vocational school. The ultimate goal is to return to those in need the dignity that comes from self-sustainability.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City is supportive of Bridges Domestic Violence Center which serves women, men, and their children affected by domestic violence, ensuring a safe transition to successful independent living through education, intervention, and case management. Through Bridges there is an additional program that has single family homes that are available for transitional housing for those moving from shelters.

The City also supported the The Oak Cottage for Women. This cottage provides a safe residential home to formerly incarcerated women to re-enter society as a productive citizen.

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

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

Discussion

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

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In addition to the development costs in the City of Franklin the unpredictability of labor and materials are presenting challenges to creating and maintaining affordable housing in the City of Franklin. Additionally, the new educational impact fee to each new home built in Williamson County has made it extremely difficult to build new affordable homes. Raw land is becoming very hard to find, and undeveloped property in the City's core is scarce and conditions in some neighborhoods discourage redevelopment. The City's Housing Commission and staff continue to search out available vacant land that may be feasible for the construction of a new, affordable homes.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Franklin has, and continues to be, actively involved in issues concerning the housing market especially relating to current and new affordable housing. The adoption of regulations, building codes, and ordinances has shaped the growth of neighborhoods, as well as, encouraging the preservation of our established neighborhoods. Franklin continues to explore methods that will reduce the barriers to quality, affordable and deed restricted homes.

- Sec. 21-101. - Purpose. The city recognizes that the marketplace is the primary supplier of adequate housing for those in the upper economic groups, but that the combination of appropriately zoned land, regulatory incentives, and innovative planning techniques will be necessary to make adequate provisions for the needs of families whose incomes are at or below moderate-income levels as published annually by the Secretary of the U.S. Department of Housing and Urban Development (HUD). The purpose of this title is to state and implement the policies and procedures contained in the city's consolidated plan and other initiatives that encourage the production and maintenance of affordable, workforce, and moderately priced housing throughout all geographic and economic segments of the community, and that provide a mixture of housing types to discourage the development of economic enclaves. (Ord. No. 2008-22, § I, 5-13-2008)

Discussion:

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

Reducing barriers to Fair Housing Impediments. The City will begin to update their Analysis of

Impediments to Fair Housing.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Franklin is committed to addressing the needs identified in the Consolidated Plan: especially affordable housing, community development through rehabilitation and public works/facilities. For this program year, the City of Franklin will use available Community Development Block Grant funds to focus on affordable housing and addressing public facilities issues as needed especially related to affordable housing. We will continue to partner with non-profits in meeting the needs of our underserved residents through a variety of initiatives. We will continue to care for our low to moderate income families and continue our ongoing effort to build relations within the community that can lead to bringing non-federal resources to our City.

Additionally, the City combined the Property Maintenance and Zoning enforcement operations. This achieved a more cohesive and efficient action relating to potential property maintenance and zoning inspections and violations. This also shortened processing times for some of the permitting process.

Actions planned to address obstacles to meeting underserved needs

The City continues to explore a variety of strategies to address the needs of the community, including conversations with various stakeholders in the community. Our Housing Commission continues to be active in support of issues that impact our community, especially in the area of housing. Franklin will actively work to address the need for more decent and affordable housing by prioritizing the investment of funds into its housing programs. Our focus remains on the preservation of affordable housing in Franklin, as well as, efforts to increase the quality of life for our LMI residents through safe and affordable homes.

Actions planned to foster and maintain affordable housing

City staff in charge of the CDBG program work very closely with our Property Maintenance and other environmental code enforcement actions to improve the quality of life in all city neighborhoods. This is especially important in our efforts of maintaining homes in affordable neighborhoods. We will continue to work with our non-profit partners to seek new funding opportunities along with existing sources to assist in rehabilitation of homes and encourage construction of new affordable houses in older neighborhoods.

The City is working with Community Housing Partnership to develop the Hill Haven neighborhood,

which will include 43 total units: 11 single-family homes and eight multiplex buildings with four units each. Hillside views along the parkway would be preserved.

Homes in the neighborhood would be reserved for families that earn 80% or less of the median area income, as defined by the U.S. Department for Housing and Urban Development (HUD). Eighty percent of the annual area median income for a family of four in Williamson County is \$75,450, as of 2022 HUD numbers.

Actions planned to reduce lead-based paint hazards

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

According to the State of Tennessee Department of Health <https://www.tn.gov/health/search-results.html?q=lead+based+paint+issues+in+franklin+tn> there have been no incidents with lead-based paint. The City publicly posts the State of Tennessee information that relates to lead-safety in TN. <https://www.tn.gov/environment/toxic-substances-program/lead-hazard-program/lead-compliance.html>

Actions planned to reduce the number of poverty-level families

Currently the City of Franklin allocates all of the CDBG funds received to assist our low to moderate income families and persons that may have a need. The City, in conjunction with other public agencies and private organizations, will seek to provide very low- and low-income households with various opportunities to gain the knowledge, skills and motivation to become fully self-sufficient.

Actions planned to develop institutional structure

The City understand that institutional structure is the ability to work with local agencies, community groups and non-profits to continually improve our outreach. Additionally, we will encourage coordination among the various agencies to strengthen our development. We recognize that our citizens are vital partners in the housing community development delivery system.

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

service agencies

The City of Franklin continues to be active in advocating with local agencies, community groups and non-profits regarding the greater need for affordable housing and how housing impacts the community. Additionally, we will encourage coordination among the various agencies to strengthen our development.

Discussion:

Overall, the City continues to advocate using their CDBG funds toward housing that will focus on affordable. This option provides opportunities for Franklin to offer inclusionary housing so people may enjoy the benefits of living and working in their own community.

Program Specific Requirements

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

Introduction:

The City of Franklin generally reallocates all funds received from the CDBG program in the same year they are received; this has been a challenge due to the COVID breakout.

The City does not have a Section 108 loan, nor does it have float-funded activities or funds from urban renewal settlements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The three years used to determine the minimum benefit are 2021, 2022 and 2023.