

## 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 a local non-profit to purchase a vacant lot in the Hard Bargain Neighborhood. This project specifically supports low to moderate income residents who are permanent residents in the City of Franklin and are documented to be low to moderate persons. We will work with the non-profit to build at least one home on the lot, perhaps even making the lot work for a duplex.

Additionally, The Franklin Board of Mayor and Aldermen voted to approve plans to build 26 units of affordable housing on the east side of Shawnee Drive. The board approved this partnership with Franklin Housing Authority. The plans which included a rezoning of 2.24 acres, is designed for 26 apartments in six two-story buildings. The new units will replace eight duplex buildings on the site that contained 16 units.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	8	0	0.00%	0	0	

Land Acquisition	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	1	1	100.00%	1	0	0.00%
New Affordable Housing Opportunities	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	1	1	100.00%	1	0	0.00%
Planning and Administration	Admin and Planning Costs	CDBG: \$	Other	Other	1	1	100.00%			
Substandard Housing Needs	Assisting current population to stay in their homes	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2	1	50.00%	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 majority of City's CDBG allocation has been awarded toward creating new, affordable homes for our low to moderate income residents. Affordable housing is a priority for the City as our population continues to grow and housing costs escalate at such a rapid pace.

With this funding the Hard Bargain neighborhood, which is a thriving African American Community, has been able to remain stable. With the CDBG funding and community support Hard Bargain continues to be home to many residents, several of the families in Hard Bargain go back several generation. We continue to strive to bring more residents back to Franklin so they may call it home once again.

We are also working with Community Housing Partnership is build new single family affordable homes in Franklin. The neighborhood, to be developed by CHP, would include 43 total units: 11 single-family homes and eight multiplex buildings with four units each. These units will be

affordable and deed restricted for 30 years.

## 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
<b>Total</b>	<b>2</b>
Hispanic	0
Not Hispanic	0

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

### Narrative

The City continues to focus on creating new, affordable homes, within the City. These homes benefit our low-to-moderate income residents. The homes are deed restricted and sold to residents that meet the Metropolitan Statistical Area Median income parameters of 80% AMI or less.

## 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	369,035	0

Table 3 - Resources Made Available

### Narrative

The Housing Development Coordinator works within the Building & Neighborhood Services Department. This division distributes the City's CDBG award city-wide. The City of Franklin's priorities continue to be:

1. Availability and affordability of housing
2. Public improvement in our low to moderate income areas
3. Emergency rehabilitation of existing housing dwellings
4. Public outreach and education relating to fair housing

The City continues to create strategies for housing affordability within the City of Franklin. The City will continue to partner with the non-profit housing developers to provide additional dwellings.

### 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	70		Homes & Repairs
Hard Bargain Neighborhood and Natchez Street	30		Low to moderate income

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The City partnered with Hard Bargain Association to acquire a vacant lot in the neighborhood; a deed

restricted duplex will be built. Additionally, we are currently working with several non profits to purchase homes that may become available to keep them in the affordable range.

## **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.**

In an effort to maintain affordable homes/living in the City of Franklin any home that is built in partnership with a non-profit is sold below market value and deed restricted for a minimum of 20 years. The City continues to host a Housing Commission whose mission is to support affordable housing initiatives, foster public/provate partnership and advise the Board of Mayor & Aldermen on affordable and diverse housing opportunities.

The City also contributes through appropriations, approximately 40k to civic organizations that specifically support low to moderate income residents.

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	2	2
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>2</b>	<b>2</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	2
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>2</b>	<b>2</b>

Table 6 – Number of Households Supported

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

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general lack of funding resources available to the public and private agencies. The median priced home in Franklin is upwards of 800k, making it very difficult for low to moderate income residents to buy. Moreover, when a moderate priced home becomes available, a developer purchases the home only to demolish it and build a new one in its place with a price tag of over one-million dollars.



It is the intent of the City of Franklin to encourage the acquisition, development, management and/or financing of affordable housing options at various price points.

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

Decent, safe and affordable housing has been established by the City of Franklin's Board of Mayor and Alderman as one of its top priorities. The City of Franklin Staff and Board of Mayor and Alderman have adopted policies to further the availability of affordable and diverse homes within the City of Franklin. The City continues to address policies for affordable housing assists to organizations and developers that commit to the construction of permanently affordable housing dwellings. This policy seeks to promote diversity by producing a wide variety of housing options.

**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	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

City Staff and our Housing Commission continue to reach out in an effort to educate the residents about affordable housing. We are in the process of producing a video to represent our accomplishments that will be shared on the City's Facebook page and Franklin TV.

## **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 providing for homeless by being a member of the Homeless No More Continuim of Care, Buffalo Valley. We meet quarterly to address needs, available funding and brainstorm. Local non-profits and Faith Based Organizations provide most of the services.

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

Franklin Housing Authority is an active member of the Homeless No More (HNM) Coalition within Franklin.

Homeless No More (HNM) is a rapid rehousing (RRH) rental assistance program under the HUD Homeless Assistance Program through the Central Tennessee 503 Continuum of Care (CoC). We serve individuals and families across nineteen middle Tennessee counties, who are facing homelessness, displacement, and/or fleeing domestic violence with no shelter options.

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

The City of Franklin helps to support GraceWorks non-profit. GraceWorks assist our local low-income residents with food, clothing, housing support, and financial assistane. GraceWorks pools resources with private and public sectors, to offer wraparound services to a large number of individuals and families in need. They also offer referral services to those in without permanent shelter, additionally, they assist with rent and utility payments.

The City of Franklin Police Department has joined with the Men's Group Home run by Franklin Community Developement to insure that homeless men have a place to go to that is clean, safe and secure.

Additionally, My Friend's House provides a group care facility offering temporary, short-term residential support for up to 10 at-risk male youth ages 12-18. The program provides 24/7 structure, oversight, counseling support, behavior intervention and work toward transitional permanency planning for those with low to moderate clinical and behavior 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**

Door Step is a non-profit within the City that offers transitional housing to assist individuals and families get back into main stream living. Door Step supports the family for one year to ensure they are able to move forward in their goal of moving out of a shelter or group home. Bridges, our domestic violence shelter, offers legal assistance, as well as, education and case management.

Community Housing Partnership works with our elderly, low income, and the disabled residents to create and maintain affordable, safe and decent housing within the City of Franklin. Additionally, there are two group/transitional homes in Franklin and a home that provides a stepping stone for women coming out of prison.

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

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

The City continues to work with our local Public Housing Authority to bring decent, safe and affordable dwelling units to our residents. One area is the new Cherokee Place Development; this development will offer units with one, two or three bedrooms. The City has been very active in this development to insure the development continues in a forward motion.



**Spring Street Johnson Circle Renovation**

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

The City continues to work in partnership with Franklin Housing Authority. Franklin Housing Authority

(FHA) has programs available that support and encourage job training, placement and educational options. They also have a mentoring available to assist residents and their families. FHA participates in the Workforce Innovation and Opportunity Act (WIOA). WIOA YOUTH works with community partners to help young adults between the ages of 16 and 24 achieve their academic and employment goals.

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

Our PHA is doing well.

### **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 phenomenal growth of Williamson County, that includes the City of Franklin, has resulted in a population shift from a small town to a business hub making it the 7th largest City in Tennessee. Compared to the national average, housing in the City of Franklin is 19.2% higher.

The City is currently in the process of updating their Envision Franklin Planning Document that was adopted in January, 2017. This plan focuses on the City striving to create inviting neighborhoods that may include infill development. This will include the redevelopment of properties or vacant lots and adaptive reuse of older buildings.

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

The City is an active liaison with numerous non-profits and our local housing authority. We continue to implement programs through grants and support funding applications for various non-profit agencies that assist our underserved population.



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

Any rehabilitation effort used 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, especially when we spear head a neighborhood cleanup.

The City uses the following company if an issue comes to light regarding a lead issue:

<http://lyellenvironmentalservices.com/>

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

According to the 2022 Census Bureau estimates of poverty in the City of Franklin are not comparable to other geographic levels due to methodology differences that may exist between different data sources. Their table reflects a 5.1% poverty level; however, the 2021 City-Data only recognizes a poverty level of 2.7%.

The City strives to support our residents through continued relationships with Habitat for Humanity, the Franklin Housing Authority, Graceworks and others that share a goal of meeting the needs of our low to moderate income residents.

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

The City continues to work closely with various housing agencies and non-profits to review service gaps and pursue the potential development of coordinated assistance.

### **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.

Moreover, the City has worked with the Williamson County Homeless Alliance in support of transitional housing that provides programming and support to help residents with the often-confusing tasks needed to move into their own permanent homes.

**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 continues to take appropriate actions to overcome the effects of any impediments relating to fair housing. We make sure this information is available both on our website and displayed in the City's public area's. The Fair Housing Act ensures that all Americans have equal access to the housing of their choice. For information on the Fair Housing Act, you can contact the Tennessee Fair Housing Council at 615-874-2344 or Federal U.S Department of Housing and Urban Development (HUD) at 800-440-8091



## **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. The City of Franklin works with subrecipients to ensure we align with the best practices and requirements of administering the CDBG program. Additionally, City staff works directly with each of the sub grantees to ensure the CDBG awards are spent according to both the Consolidated Plan and the Annual Action Plan. Additionally, staff will monitor a project 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 of Franklin hosted a public meeting which was advertised in our local newspaper and on our website. We initiated a 30-day public comment period on the contents of this performance report. Copies of the draft report were available on the City's website and at the counter of the City's Building & Neighborhood Services Department at City Hall. No comments were received during the Public Comment Period.

## **CR-45 - CDBG 91.520(c)**

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

The City of Franklin has not changed any of its objectives, we continue to work toward our program outline.

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

No

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

**CR-45 - CDBG 91.520(c)**

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The City of Franklin has not changed any of its objectives, we continue to work toward our program outline.

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

No

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

## CR-58 – Section 3

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

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

**Table 8 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	12				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

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

**Narrative**

The City works closely with our non-profits. Our PHA has established employment, training, and contracting requirements consistent with Federal, state, and local laws and regulations. We also worked with our local Community College to support a Medical Records course; this program had a 90% success rate. This insures compliance with Section 3 requiements.