

**RESOLUTION NO. 2011-09**

**A RESOLUTION TO ADOPT THE FRANKLIN COMMUNITY  
REVITALIZATION PLAN**

**WHEREAS**, in 2010 the Tennessee Housing Development Agency (THDA) created a definition and established criteria for a Community Revitalization Plan (CRP); and

**WHEREAS**, the THDA encourages local communities to develop CRPs by prioritizing funding for affordable housing to communities that have adopted CRPs; and

**WHEREAS**, providing decent, attractive and affordable housing will help the economic vitality and revitalization of the City of Franklin, and

**WHEREAS**, the City of Franklin has existing revitalization policies in various adopted Plans that meet the intent of a THDA CRP; and

**WHEREAS**, the Franklin CRP consolidates City policy statements from the various adopted City Plans into one document in a format that meets the THDA criteria; and

**WHEREAS**, the Board of Mayor and Aldermen supports the Franklin Housing Authority and other entities that seek to provide affordable housing in pursuing funding through the THDA Low-Income Housing Tax Credit Program (LIHTC); and

**WHEREAS**, the Franklin Housing Authority and Michaels Development Company intend to apply for the March 1, 2011 round of LIHTC for the senior residence facility at the Reddick Public Housing Property.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting on this 8<sup>th</sup> day of February, 2011 in Franklin, Tennessee, that the City will adopt the Franklin Community Revitalization Plan.

**ADOPTED THIS \_\_\_ DAY OF \_\_\_\_\_, 2011.**

**ATTEST:**

**By:** \_\_\_\_\_  
**ERIC S. STUCKEY**

**City Administrator**

**CITY OF FRANKLIN, TENNESSEE**

**By:** \_\_\_\_\_  
**KEN MOORE**

**Mayor**




HISTORIC  
FRANKLIN  
TENNESSEE

# MEMORANDUM

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January 18, 2011

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator   
Vernon Gerth, ACA Community Development  
Kelly Dannenfels, Part-Time Planner, AICP

**SUBJECT:** **Community Revitalization Plan (CRP)**

## **Purpose**

The purpose of a Community Revitalization Plan is to support the Franklin Housing Authority (FHA) and other entities that seek to provide affordable housing in pursuing funding for the redevelopment and revitalization of affordable housing developments within the City of Franklin.

## **Background**

Last year, the Tennessee Housing Development Agency (THDA) defined a Community Revitalization Plan (CRP). The staff has prepared a document that is intended to meet the criteria as defined by THDA, which will allow the Franklin Housing Authority and non-profits to apply for very competitive tax credit opportunities that will stimulate construction of affordable rental housing or rehabilitation of existing rental housing to lower-income families. This program is administered by the THDA. A community like Franklin must have an approved CRP for applications to be competitive. This grant, among others, would aid in the revitalization of the Reddick public housing site in Franklin.

The document, as prepared, contains three parts: the geographic target area; revitalization policies; and implementation. Almost all of the policies within this document came from existing plans that involved a significant amount of community involvement. This document serves to pull all the pieces together for a holistic view of revitalization policies and implementation in Franklin, highlighting the collective work of the public, private and non-profit entities in the original town of Franklin area.

## **Financial Impact**

No direct costs for the City of Franklin are associated with adopting this Plan, although adoption of this Plan could mean significant funding assistance for the Franklin Housing Authority's Reddick site redevelopment plans.

## **Recommendation**

The deadline for the Low Income Housing Tax Credit application is March 1, 2011. The CRP will need adoption by the Board of Mayor and Aldermen in February 2011 to assist FHA in obtaining this grant. The staff recommendation is for the Board to adopt the Community Revitalization Plan at the February 8, 2011 BOMA meeting.

# FRANKLIN HOUSING AUTHORITY

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FRANKLIN, TENNESSEE 37065-0304

ADMINISTRATIVE OFFICES  
100 SPRING STREET

DERWIN JACKSON Executive Director  
Telephone 615-794-1247  
Fax 615-794-9254

January 24, 2011

Board of Mayor & Aldermen  
City of Franklin  
City Hall  
109 3rd Avenue South  
Franklin, TN 37064

## **RE: Community Revitalization Plan**

Dear Aldermen:

I'm writing today to voice my support for the City of Franklin approving the proposed Community Revitalization Plan, and to also explain why approving this plan is one of the more important things the City can do to support the redevelopment of the Franklin Housing Authority's properties and the development of affordable housing in the City of Franklin in general.

The primary reason this Plan is important to the development of affordable housing is that it will allow us to claim an additional 5 points when applying to the Tennessee Housing Development Agency for an allocation of Low Income Housing Tax Credits. The Low Income Housing Tax Credit (LIHTC) program has 4% and 9% variants. Since 9% credits generate much more capital than the 4% credit, they are also highly competitive. These credits, when sold to an investor, are typically worth approximately 70% of the total development cost of a building. In the case of the proposed 49-unit Senior Residence at Reddick Street, these credits could translate into approximately \$5M, and would allow us to move forward with building the development. The next round of 9% LIHTC applications are due on March 1<sup>st</sup>, and the Franklin Housing Authority and Michaels Development Company intend to apply in that round for the Senior Residence.

If the City has an adopted Community Revitalization Plan in place in advance of the March 1st application deadline, we would be able to claim an additional 5 points as mentioned earlier, and improve our likelihood of receiving an LIHTC allocation. This is but a small portion of the 181 possible points under the scoring criteria, but most applications tend to score within a very narrow range. Those 5 points could easily make the difference between a development getting funded or not. Furthermore, the Community Revitalization Plan will boost the funding potential of future affordable housing projects in the revitalization area that seek LIHTC allocations, or possibly other public financing.

If you have any questions please do not hesitate to let me know, and I thank you sincerely for your continued support of the Franklin Housing Authority's redevelopment efforts.

Sincerely,



Derwin Jackson,  
Executive Director  
Franklin Housing Authority

# CHP

Community Housing Partnership of Williamson County

129 West Fowlkes Street, Suite 128, Franklin, TN 37064 - Phone (615) 790-5556 - Fax (615) 595-1215

January 24, 2011

Board of Mayor and Aldermen  
City of Franklin  
City Hall  
109 3rd Avenue South  
Franklin, TN 37064

**RE: Community Revitalization Plan**

Dear Mayor and Aldermen,

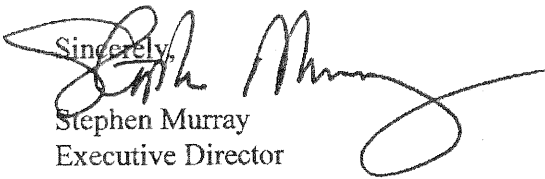
Community Housing Partnership of Williamson County (CHP) would like to commend the City of Franklin staff and voice our support for the City of Franklin approval of the proposed Community Revitalization Plan. Approval of this plan is one of the most important things that City of Franklin can do in their efforts to support the affordable and workforce housing agenda that the City of Franklin has been doing for the past number of years. Additionally, it is very important in the redevelopment efforts of Franklin Housing Authority and CHP.

The Community Revitalization Plan plays an integral part in a number of state and federal housing applications. The Low Income Housing Tax Credit (LIHTC) application is a primary focus that uses this Community Revitalization Plan in their scoring system. The 9% credit that is available through LIHTC is highly competitive and the points from the Community Revitalization Plan could well be the difference between funding or no funding. As these tax credits are sold off to investors they generate a significant portion of the available funding for the development costs of any project. Funding of the LIHTC is critical to Franklin Housing Authority on their project for the Senior Residence at Reddick Street and for CHP on their project at Shadow Green (if finalized).

If the City of Franklin has adopted the Community revitalization Plan prior to the application date of March 1st deadline both entities would be able to obtain an additional 5 points on the application and as competitive as this application is it might mean the difference in funding or no funding. Additionally, future applications for affordable housing tax credits or grants from a variety of sources would be embellished by this plan. Truly, the Community Revitalization gives the City of Franklin a stronger position for funding for affordable and workforce housing.

Should you have any questions, please do not hesitate to call . The City of Franklin continues to show support for Affordable and Workforce housing, and you are to be commended for that. This is another piece of that support and we hope that the Board of Mayor and Aldermen will see it's worth and adopt it.

Sincerely,

  
Stephen Murray  
Executive Director

*A United Way Agency*