



FRANKLIN HOUSING AUTHORITY

FRANKLIN, TENNESSEE

Lighting your path to affordable housing

May 16, 2018

Mr. Vernon Gerth
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

Dear Mr. Gerth:

In 1953, the Franklin Housing Authority was established by the City of Franklin and has been serving families in the Franklin community since that time. We are a unique organization in that we are considered an instrumentality of the city with our Board of Commissioners being appointed by the Mayor. Since 1967, the FHA and the City have had a cooperation agreement in effect which further outlines the relationship between the two organizations.

As you are aware, we have been redeveloping our public housing portfolio with plans to redevelop all our sites and increase the number of affordable housing units (rental and homeownership) in Franklin. To date, we have completed the development of two new properties on the Reddick site at a development cost of \$22.8 million which added 68 units of affordable housing. Our Park Street development is almost complete with a cost of \$1.7 million and the addition of 22 non-subsidized affordable units.

In a few months, we will begin construction of our next new property, Chickasaw Senior Community, a \$10 million 48-unit Low Income Housing Tax Credit development for senior residents. We appreciate the support we have received from the city in the past and are requesting assistance for this project. The request is as follows:

- Waiver of the Road Impact Fees
- Waiver of the Parkland Dedication Fees-we will be providing a connection to Jim Warren Park from the development
- \$150,000 from the CDBG funds
- A PILOT payment of \$50 per unit. This is being done in several of our surrounding cities.

Development is very expensive with the recent bid for our Chickasaw Senior Community being \$2.5 million over the original estimate and exceeding the amount of money that will be received for construction through tax credits. In order to meet the requirements for our tax credit allocation, grant funding and funding from HUD, our rents are restricted thereby limiting the amount of income generated. Without assistance from the City with fees, this development will be difficult to build.

200 Spring Street, Franklin, TN 37064
615-794-1247

Once again, we appreciate the past support we have received from the City and hope we can continue to count on that partnership to help us provide more affordable housing for our community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derwin Jackson", with a long horizontal flourish extending to the right.

Derwin Jackson
President/CEO