

**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 continues to meet with a variety of stakeholders in the community including for-profit, non-profit, residents and the business community to further the goal of creating affordable housing within the City. Additionally, we actively support Fair Housing Outreach, including hosting a public meeting in January to celebrate the 50th Anniversary of the signing of the Fair Housing Law.

In addition to the funds the City receives from the CBBG, the Mayor and Board of Aldermen have designated \$100,000.00 from our General Fund to create new housing units that will support low to moderate income residents or assist with maintaining the current housing stock for the same population.

**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

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 for the 2017-18 year was put toward creating new, affordable homes for our low to moderate income

residents through the CBDO portion of the grant. 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 has completed "Bungalow Court" a Planned Unit Development of 7 new homes that have all been sold to low-to-moderate people. The last two will be completed by the end of fy2019. The neighborhood is located within two square city blocks in the downtown Franklin area and totals over 130 households. Many of the families in the neighborhood today have roots that go back several generations.

<https://www.tennessean.com/story/news/local/williamson/2018/07/05/here-comes-neighborhood-last-house-hard-bargain-bungalow-court->

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sold/744342002/



**7-18 Hard Bargain**

## 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	1
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

This year the City focused on creating new homes, from our CBDO funds, for purchase that would benefit low-to-moderate income residents. These homes are in the Natchez and Hard Bargain historic neighborhoods within the City of Franklin. The homes are deed restricted and sold to residents that meet the Metropolitan Statistical Area Median income parameters of 80% AMI or less.

<https://www.tennessean.com/story/news/local/williamson/2018/07/05/here-comes-neighborhood-last-house-hard-bargain-bungalow-court-sold/744342002/>

## 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	CDBG	263,690	111,281
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

**Table 3 - Resources Made Available**

### Narrative

One more house in the Hard Bargain neighborhood has been completed and sold, we will expend the an additional \$115,952.00 on the final home. That leaves 85k available for Community Housing Partnership to build a house; they are looking to find a suitable lot to build on. The Housing Commission worked with our IT Department to identify all vacant lots within the City limits that may be buildable lots.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

CDBG funds are invested throughout the community as eligible projects are brought forward by partners.

## 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 homes in Hard Bargain are sold below market value with the stipulation that the home buyer participate in a home ownership class. Hard Bargain hosts several events throughout the year to garner financial support for this project, including a fund raising dinner, a music festival, and direct mailings.

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

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## 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	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 who serve the needs of low- and moderate-income residents.

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 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 that aim to further the goal of housing that is affordable within the City of Franklin. These policies for Affordable Housing assists 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	2	0
Moderate-income	0	0
<b>Total</b>	<b>2</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

In an effort to educate the residents about affordable housing staff and volunteers from the Housing Commission have been reaching out to various HOA's, civic and faith based groups. We have presented to a local Church and a HOA group for one of the larger neighborhoods. In July we presented to the Noon Rotary Club and are on the agenda to present at the Breakfast Rotary Club in August.



## **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 service.

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

The City does not have a direct homeless shelter, nor do they receive direct funding from the Emergency Shelter Grant. The City worked with a non-profit to create a men's group home and we have a domestic violence shelter for victims of domestic violence. Very recently the Doorstep Project has been created, this project supports transistional housing for people moving back into mainstream living.

**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**

The City collaborates with Bridges of Williamson County, a domestic violence shelter that also has transistional housing to assist individuals and families get back into main stream living. Bridges offers legal assistance, as well as, educaction and case management. Community Housing Partnership works with our elderly, low income, and the disabled residents to create and maintain afforable housing within the City of Franklin. Additionally, they assist in the management of a men's group home within the City.

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

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

The City worked with our local PHA to complete a nearly \$2 million renovation on 22 units. These include 4 one-bedroom, 14 two-bedroom and 4 three-bedroom units.

This included an exterior renovation with new roofs, porches and painted brick. The interior renovation included energy efficient appliances and lighting, new fixtures and cabinets in the bathrooms and kitchens, new HVAC systems which replaced window units and baseboard heat, new windows and more efficient insulation.

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

The City approved an ordinance that encourages responsible growth and approved a Planned Unit Development to allow for the construction and development of 48 senior residence apartments and 12 attached residential homes. The majority of the units will have one bedroom. These units will be income-based, with a goal of qualifying public housing residents to become homeowners.

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

N/A Our PHA is stable.

## **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. The Envision Franklin Planning Document was adopted in January, 2017. This plan focuses on the City striving to create inviting neighborhoods with memorable 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. The City offers deferral of Water and Wastewater Development and Access Fees on over-occupied residential dwelling units that qualify as affordable.

The City has implemented an opp in Round Up Program that encourages residents to round up their water bill to the nearest dollar. This supports a fund that is dedicated to assisting with the cost of water and sewer tap fees.

<http://www.franklintn.gov/services/round-up-program>

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

Any rehabilitation effort used by the City or its subreceptants 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)**

The City continues its relationship with Habitat for Humanity, the Franklin Housing Authority, Bridges Domestic Violence Shelter, Hard Bargain Association, Graceworks and Community Housing Partnership sharing a goal of meeting the housing needs of our low to moderate income citizens. We continue to search out opportunities to bring affordable housing to the City of Franklin, including identifying all the vacant lots within the City, to see if they are buildable.

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

- The City of Franklin, through its Building & Neighborhood Services Department is the lead entity for implementing the City's Consolidated Plan, Annual Action Plan and each of the CAPER's.
- The City is actively engaged with our Continuum of Care and has a voice on the Board of Housing Equality Alliance of Tennessee, (HEAT).
- The Department continues to have a strong working relationship with many community organizations and non-profits.

**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.

The City also hosted a public mobile workshop tour that went around the various neighborhoods that have been here for decades and those that have been here for only a few years.

**Mobile Workshop**

THE HOUSING COMMISSION MOBILE WORKSHOP Thursday, June 7, 2018

Developments to be included:

The original 16- (now 15-) block of downtown	Adams Court
Charleton Green	Cannonwood
Good Neighborhood	The Villages at West Main
Rucker Park	Fieldstone Farms
Berry Farms	Reams-Fleming site
Strahl Street Habitat Housing	Park Street
Natchez Street	Willow Springs
Franklin Green	Carlisle
Westhaven	The Hill Property

**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 actively engages in activities to affirmatively further fair housing. The lack of affordability is the number one barrier to fair housing in Franklin; the City continues to search out creative ways to bring affordability to the City. Franklin continues to support the Fair Housing Conference, HEAT Alliance and webinars that relate to fair housing, including, sending staff and citizens to this year's Fair Housing Conference. The City realizes the importance of having housing choices for its residents and consequently the importance of removing impediments to housing retention.

## **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 web page that addresses information that relates to activities, meetings and public notices for the CDBG funding. We also use media sources to advertise the program. <http://www.franklintn.gov/government/building-neighborhood-services/housing-commission>.

Additionally, the meeting was posted on the COF's face book page.

## **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, there have been no changes.

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

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