

ANNUAL ACTION PLAN

Expected Resources

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	274,706	0	0	274,706	0	

Table 1 - 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

Community Development Block Grant funding is the primary resource for many of the objectives outlined in the plan. There will be opportunities for activities to be completed with a combination of CDBG funds, private funds of the CBDO(s) on-hand, applied for, or borrowed, and other public funds or in-kind contributions, which could include land, as may be available.

The City of Franklin, the selected CBDO(s), and any other subgrantees will seek to identify and leverage additional funds during the three year planning period to expand the scope and goals of the above programs, and to support other associated community and economic development projects. The City of Franklin will investigate the availability of HOME funds via the THDA or other mechanisms.

The City of Franklin receives Emergency Shelter Grant funds from Tennessee Housing and Development Agency (THDA). Those funds are typically awarded to Bridges for homeless prevention and services, and operations. Public facilities work in the City has also leveraged other financing and funds from the Franklin Housing Authority as they redevelop some of their properties and nearby areas.

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

Publically owned land or property may be used to address the needs addressed in the plan. There may be efforts to combine the city's capital improvements plans with CDBG funds within the next five years to maximize the overall efforts of the city.

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
1	Substandard Housing Needs	2016	2020	Affordable Housing		Housing Affordability Housing Rehabilitation	CDBG: \$0	Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit
2	Housing Affordability & Availability	2016	2020	Affordable Housing-- CBDO		Housing Affordability	CDBG: \$150,000	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve Public Facilities	2016	2020	Non-Housing Community Development		Public Facilities	CDBG: \$60,311.80	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
4	Public Service	2016	2020	Public Service— Fair Housing Outreach			CDBG: \$10,000	Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Substandard Housing Needs
	Goal Description	Housing rehabilitation efforts will continue to be provided and will have particular focus in areas with concentrations of low to moderate income households.
2	Goal Name	Housing Affordability & Availability
	Goal Description	Housing affordability is a top priority for the City of Franklin. Community Based Development Organizations (CBDOs) will assist the city with the acquisition, rehabilitation, and/or new construction efforts for low to moderate income households.
3	Goal Name	Improve Public Facilities

	Goal Description	Various communities in the city can benefit from additional support to increase the functionality of public facilities, or provide additional public improvements for overall community benefit.
4	Goal Name	Public Service
	Goal Description	Fair Housing is an important issue to the City of Franklin. The goal allows for improving public services through 2020, including the continuation of fair housing education and outreach activities.

Projects

AP-35 Projects – 91.220(d)

Projects

#	Project Name
1	Housing Rehabilitation
2	Housing Affordability
3	Public Service

Table 3 - Project Information

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

See the Priority Needs Summary Table (SP-25)

AP-38 Project Summary

Project Summary Information

TBD

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

There are pockets of low-income and minority concentration throughout the city including communities such as Hard Bargain, Natchez, Cadet, Hill Estates, and Rolling Meadows. Priority will be given to these neighborhoods. See map in appendix.

Geographic Distribution

Target Area	Percentage of Funds
City of Franklin	100%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Allocating CDBG investments will be strategically spread out within the city. Where there are opportunities to provide facilities and/or services 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)

The City of Franklin's Housing Commission is currently considering initiatives to improve housing affordability and availability. One of the proposed initiatives is to update the city's existing inclusionary housing ordinance which will provide additional affordable housing units. The City will use CDBG funds to assist CBDOS and other affordable housing providers to increase housing units through acquisition, rehabilitation, and new construction efforts. Within the first year, the City will focus on increasing affordable housing opportunities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	5
Special-Needs	0
Total	5

Table 5 - 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	5
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	5

Table 6 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

The working mission of the Franklin Housing Authority is to provide more affordable housing to the City of Franklin and Williamson County. This will be done in several ways including converting FHA's public housing stock to Rental Assistance Demonstration project based vouchers; provide Homeownership programs to assist the low income families to be able to achieve homeownership goals; to utilize additional LIHTC funds to build additional Affordable Housing above and beyond FHA's existing stock to address the need.

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

FHA has plans to acquire land/property for additional housing units in the area. FHA has been approved to convert 22 units on Park Street to RAD project based vouchers and an application is pending for Johnson Circle and Spring Street.

The City of Franklin has awarded the FHA with \$195,000 from the inclusionary housing fees-in-lieu fund for land acquisition for the future planning and development.

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

FHA is currently working on a master plan for transforming the current public housing stock into newer, more current housing that will better serve existing and future residents. Public housing residents are welcome and encouraged to attend meetings and participate in homeownership programs. FHA operates both the Residents Opportunities and Self Sufficiency (ROSS) and Family Self Sufficiency (FSS) programs designed to link resources to residents for empowerment and economic sustainability. The FSS program also provides residents with opportunities to become independent and transition to homeownership opportunities.

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

N/A

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

Bridges of Williamson County currently receives Emergency Shelter Grant (ESG) funds through the Continuum of Care (CoC) for the area. Bridges focuses on domestic violence but is well aware of other services available with emergency and transitional housing services throughout the area.

The City of Franklin will continue to work with Bridges and build a referral network for homeless persons that requests services. Existing facilities and services are currently outside of the city, including homeless families, families with children, veterans and their families, and unaccompanied youth.

The City of Franklin will continue to partner with non-profit agencies to address homeless needs and families displaced by domestic violence situations. In past years, CDBG and State ESG funds have been used to support the work of these agencies and will continue to do so. The City’s CDBG funded rehabilitation program has historically targeted elderly and disabled populations with incomes less than 50% HAMFI, sometimes substantially below. The City also works with the local Habitat for Humanity chapter, providing land and other services for past projects.

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

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

Barriers to Affordable Housing

Public regulatory policies such as zoning ordinances and subdivision regulations can directly or indirectly affect affordability by controlling supplies of residential land, the intensity and character of its use, and many of the costs in developing, owning, and renting housing. The City of Franklin does not consider public development policies and regulations to be major barriers to the provision of affordable housing. During the creation of land development policies, the City takes into account their impacts on all its citizens. The City is reviewing and evaluating options for mitigating the application and fee costs associated with affordable housing development.

The major barriers to development of affordable housing in Franklin are more private sector oriented: the market value and cost of land in a growing, relatively affluent area with above average personal incomes; the increasing cost of materials and labor, particularly in a local economy with significant construction activity; and an inevitable element of “nimbyism.” Of these, affordable housing non-profits point most often to the cost of land and their inability to compete with private development interests for its acquisition.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Housing Needs Assessment conducted by BBC Research & Consulting provided recommended policies and strategies to address unmet housing needs:

1. Strengthen the city's inclusionary housing ordinance as follows,

- Mandatory policy

- A "Fee in lieu" policy for funds to go into a fund if construction is not an option

- Include density bonuses as an incentive for developers

- Build in workforce preferences to address the amount of in-commuters to the city for employment

- Possibly add a visitability component to address accessibility/visitability concerns

2. Revisit the city's zoning and land use regulations to allow for accessory dwelling units and cottage homes to provide diversity of housing types for various incomes
3. Streamline the development approval and rezoning process for developments that incorporate affordable housing
4. Promote and encourage mixed-income communities that allow for housing diversity.
5. Inventory vacant and/or underutilized parcels for residential redevelopment potential.
6. Incorporate fee waivers and discounts for affordable housing units.
7. Consider implementing programs to achieve deeper homeownership affordability

Continuing housing affordability discussions will also break down barriers to affordable housing by addressing the needs and eliminating misconceptions of who will live in affordable housing units.

AP-85 Other Actions – 91.220(k)

Actions planned to foster and maintain affordable housing

The Housing Needs Assessment conducted by BBC Research & Consulting provided recommended policies and strategies to address unmet housing needs:

1. Strengthen the city's inclusionary housing ordinance as follows,

Mandatory policy

A "Fee in lieu" policy for funds to go into a fund if construction is not an option

Include density bonuses as an incentive for developers

Build in workforce preferences to address the amount of in-commuters to the city for employment

Possibly add a visitability component to address accessibility/visitability concerns

2. Revisit the city's zoning and land use regulations to allow for accessory dwelling units and cottage homes to provide diversity of housing types for various incomes

3. Streamline the development approval and rezoning process for developments that incorporate affordable housing

4. Promote and encourage mixed-income communities that allow for housing diversity.

5. Inventory vacant and/or underutilized parcels for residential redevelopment potential.

6. Incorporate fee waivers and discounts for affordable housing units.

7. Consider implementing programs to achieve deeper homeownership affordability

The City will also continue its emergency rehabilitation and provide assistance in affordable housing production.

Actions planned to reduce lead-based paint hazards

With any rehabilitation effort conducted by the city, identified CBDs or other subrecipients, lead-safe work practices will be implemented as necessary. The City of Franklin will also continue to educate its residents on the hazards of lead-based paint. Instances of lead-based paint poisoning and elevated blood levels in children will receive priority under Consolidated Plan rehabilitation programs that may be funded.

Actions planned to reduce the number of poverty-level families

The City of Franklin’s anti-poverty strategy is primarily based upon partnering with non-profit agencies to address homeless needs and families displaced by domestic violence situations. In past years, CDBG and State ESG funds have been used to support the work of these agencies and will continue to do so. The City’s CDBG funded rehabilitation program has historically targeted elderly and disabled populations with incomes less than 50% HAMFI, sometimes substantially below. The City also works with the local Habitat for Humanity chapter, providing land and other services for past projects.

The City has recently held two housing summits that included a wide variety of the community’s cross section including residents, public/private housing providers, nonprofits, business owners, and community leaders. The events have opened dialogue related to affordable housing and what Franklin may look like in the next few years and many years to come. These conversations will be taken into account when discussing housing policy for the city which may increase dialogue about many other related issues.

Program Specific Requirements

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

N/A