

ORDINANCE 2018-34

TO BE ENTITLED: “AN ORDINANCE AUTHORIZING CERTAIN INCENTIVES BE PROVIDED TO THE FRANKLIN HOUSING AUTHORITY IN SUPPORT OF DEVELOPING A 48-UNIT MULTI-FAMILY SENIOR HOUSING COMPLEX ON CHICKASAW PLACE.”

WHEREAS, in 1953 the City of Franklin Board of Mayor and Aldermen established the Franklin Housing Authority to provide decent and safe housing for eligible low-income families, the elderly, and persons with disabilities; and

WHEREAS, prior to commencing with their redevelopment initiative in 2012, the Franklin Housing Authority operated 297 public housing units spread across eight different parcels totaling 56 acres; and

WHEREAS, since 2012, the Franklin Housing Authority has undertaken an ambitious redevelopment plan designed to replace the existing fifty-year-old housing units with new, efficient, affordable housing units while providing additional units by taking advantage of and complying with the City of Franklin’s current development standards; and

WHEREAS, to date the Franklin Housing Authority has constructed 114 new residential housing units through the redevelopment of property on Reddick Street by demolishing 44 existing detached single-family dwellings and constructing 65 new detached single-family dwellings as well as a 49-unit multi-family senior housing complex; and

WHEREAS, the Franklin Housing Authority’s redevelopment plans include building a 48-Unit Multi-Family Senior Housing Complex on Chickasaw Place utilizing Low Income Housing Tax Credits; and

WHEREAS, the Franklin Housing Authority has requested assistance from the City of Franklin Board of Mayor and Aldermen to receive a future allocation of Community Development Block Grant program funds to improve sanitary sewer and water infrastructure; to allow a new payment in lieu of taxes (PILOT) agreement; and assistance in offsetting Road and Parkland Impact Fees associated with the proposed 48-Unit Multi-Family Chickasaw Senior Housing Complex; and

WHEREAS, the Board of Mayor and Aldermen recognizes the positive impact affordable and workforce housing has on the Franklin community by helping to provide safe, secure housing for people of all income levels, and economically benefiting the community by helping attract and retain a local workforce by reducing some of the cost burdens on employees who are otherwise unable to live near jobs.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that:

1. \$150,000 in future Community Development Block Grant funding will be assigned to the 48-Unit Multi-Family Chickasaw Senior Housing Complex for required public sanitary sewer and water infrastructure upgrades and improvements.
2. A new PILOT agreement be drafted and presented to this Board that will allow for an annual payment in lieu of taxes of \$50 per unit for the 48-unit Multi-Family Chickasaw Senior Housing Complex, a total of \$2,400 annually.

3. \$ _____ be appropriated from the City of Franklin’s General Fund and deposited into the City of Franklin Road Impact Fee account on behalf for the Franklin Housing Authority for offsetting the 48-Unit Multi-Family Chickasaw Senior Housing Complex Road Impact Fee of \$251,184.
4. \$ _____ be appropriated from the City of Franklin’s General Fund and deposited into the City of Franklin Parkland Impact Fee account on behalf of the Franklin Housing Authority for offsetting the 48-Unit Multi-Family Chickasaw Senior Housing Complex Parkland Impact Fee of \$206,592.

BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that this Ordinance shall be approved and implemented after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
 City Administrator

By: _____
DR. KEN MOORE
 Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley, City Attorney

PASSED FIRST READING	_____
PUBLIC HEARING	_____
PASSED SECOND READING	_____
PASSED THIRD AND FINAL READING	_____