

City of Franklin

Consolidated Plan for Housing and Community Development



Contents:

Annual Action Plan 2016-2017

Prepared by:
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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The five year Consolidated Plan serves as the guiding document for the City of Franklin's Community Development Block Grant (CDBG) program. The plan covers the period commencing July 1, 2015 and concluding on June 30, 2020. The plan is a requirement of the U.S. Department of Housing and Urban Development. The City anticipates receiving \$280,410.00 for the 2016-2017 program year. Annual funding is anticipated to be similar over the next program years. The Consolidated Plan has several primary sections including a Housing Needs Assessment that addresses the needs for affordable housing, homelessness, special needs populations, and non-housing community development needs. The plan also includes a Housing Market Analysis that evaluates existing housing stock and resources. There is a Strategic Plan that outlines objectives for the next five-year planning period and the first program year's Annual Action Plan that sets goals and funding for the upcoming year. Other sections found in the Con Plan address the methodology for citizen participation and institutional structure for delivering services and programs.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Franklin priorities are as follows: Availability and affordability of housing align 2. Public improvement in low to moderate income areas 3. Rehabilitation of existing housing units 4. Public education and awareness of fair housing. The City of Franklin has discussed and is currently working on strategies for housing affordability in the City of Franklin. As options are identified, the city will continue its current initiatives with rehabilitation and assisting nonprofit housing developers to provide additional units. The City will also work to improve public facilities and improvements in areas that may be in older portions of town and in older segments of town. Fair housing education and awareness are important factors in ensuring that housing discrimination is not occurring in the city and the city will continue its partnership with

the Tennessee Fair Housing Council on those efforts. The City will continue to assess the homelessness needs in the city and will work with area nonprofits to address the need.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City has had success in its existing CDBG activities, which includes its rehabilitation program, its work with the local CBDO to increase affordable housing opportunities, and its work with the Tennessee Fair Housing Council to improve its fair housing education and outreach to the city. Staff also participates in the annual Fair Housing Conference. Due to its success in addressing the need, the city will continue these activities.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Two housing summits were held in January and February 2015 that provided guidance on the affordable housing needs in the city. Additionally, a public meeting was held in March and a public hearing in April. Nonprofits attended and provided the community needs and information needed to create the goals for the Annual Action plan and the strategic goals of the city.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public Comments are attached in the appendix of this document.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments that were not accepted. All questions have been answered and comments have been added to the public comments section attached to the plan.

7. Summary

The City of Franklin will address has programmed the following activities for the 2016-2017 Program Year:

Emergency Rehab \$ 0

Community Based Development Organization \$180,000.00

Fair Housing Education & Outreach \$3,000.00

Public Facilities \$41,328.00

Administration\$56,082.00

Total Anticipated Entitlement \$280,410.00

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Building & Neighborhood Services

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Kathleen Sauseda

Housing Development Coordinator

Building & Neighborhood Services

Phone: (615) 550-6608

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Franklin meets with city departments, nonprofits, and the City's Housing Commission to review the allocations of the CDBG funds and accepts input of how the fund can work for them. The City has also held recent housing summits and conducted a survey to gain input on housing needs of the city.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Many of the consultation efforts allowed for greater coordination efforts for anticipated activities. For example, during the consultation with the city's Fire Department, the city coordinated a way to publicize the rehabilitation activities of the city. The city will follow up with partners and other city departments to continue to coordinate city's activities and efforts in the future.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Bridges of Williamson County, a domestic violence shelter for men, women, and children, is a member of the area Continuum of Care. It also receives an Emergency Shelter Grant (ESG) for emergency shelter activities for domestic violence victims and family members. The city will continue to coordinate and assist as necessary with Bridges of Williamson County. Also, the city will refer individuals and families to existing networks in surrounding areas.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

N/A

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Bridges of Williamson County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During the course of the consolidated planning process individual consultations were conducted with various groups and organizations in addition to the general public meetings and hearing. City agencies consulted included the Department of Streets, Department of Solid Waste Sanitation and Environmental Services, Department of Building and Neighborhood Services, and the Fire Department. Information was also collected from the Police Department and an interview was held and information received from the Franklin Housing Authority.
2	Agency/Group/Organization	COMMUNITY HOUSING PARTNERSHIP OF
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During the course of the consolidated planning process individual consultations were conducted with various groups and organizations in addition to the general public meetings and hearing. City agencies consulted included the Department of Streets, Department of Solid Waste Sanitation and Environmental Services, Department of Building and Neighborhood Services, and the Fire Department. Information was also collected from the Police Department and an interview was held and information received from the Franklin Housing Authority.

3	Agency/Group/Organization	Hard Bargain Association
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During the course of the consolidated planning process individual consultations were conducted with various groups and organizations in addition to the general public meetings and hearing. City agencies consulted included the Department of Streets, Department of Solid Waste Sanitation and Environmental Services, Department of Building and Neighborhood Services, and the Fire Department. Information was also collected from the Police Department and an interview was held and information received from the Franklin Housing Authority.
4	Agency/Group/Organization	Franklin Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During the course of the consolidated planning process individual consultations were conducted with various groups and organizations in addition to the general public meetings and hearing. City agencies consulted included the Department of Streets, Department of Solid Waste Sanitation and Environmental Services, Department of Building and Neighborhood Services, and the Fire Department. Information was also collected from the Police Department and an interview was held and information received from the Franklin Housing Authority.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Buffalo Valley CoC	Coordinated and reported annual homeless count.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Franklin is very proactive in informing the public about the community develop plan and the CDBG funded activities. This primarily consists of ongoing information posted on the City's calendar and Franklin TV. The Annual Action Plan is presented to the City's Affordable Housing Commission and subsequently the Board of Mayor and Alderman. Both of those meetings are opportunities for citizen input to the process. The statutorily required Public Hearing is held, wherein the plan and CDBG program are presented and comments/questions are solicited. In addition, both the public hearing and the mandatory comment period are advertised and any written comments are included in the plan along with comments at the public hearing.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	City Calendar	Non-targeted/broad community				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community Affordable Housing Commission	12	Reviewed the plan and recommended submission to the Board of Mayor and Alderman. Recognized the importance of continuing the fair housing outreach and education program. Also acknowledged the CBDO production this last year and the opportunity to work more with area non-profits.		
3	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Priority Table

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	280,410	0	0	280,410	0	

Table 5 - 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 sub grantees 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 - 91.420, 91.220(c)(3)&(e)

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				
2	Housing Affordability and Availability	2016	2020	Affordable Housing		Housing Affordability		Homeowner Housing Added: 5 Household Housing Unit
3	Improve Public Facilities	2016	2020	Non-Housing Community Development				
4	Improve Public Services	2016	2020	Affordable Housing		Public Services		Other: 15 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Substandard Housing Needs
	Goal Description	
2	Goal Name	Housing Affordability and Availability
	Goal Description	
3	Goal Name	Improve Public Facilities
	Goal Description	
4	Goal Name	Improve Public Services
	Goal Description	

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

According to the 2012 ACS, the overall number of low to moderate income families in the jurisdiction is approximately 32% of households identify as at or below 80% AMI (under \$51,000 gross income). Although the city receives a limited amount of funding with its CDBG allocation, the city is reviewing its inclusionary housing program which will require a percentage of units for low to moderate income households. The city is currently reviewing its existing program and should have a revised policy by 2015. The city also has a Housing Commission that is advisory to the Board of Mayor and Aldermen created to address affordable housing issues and efforts of the city.

AP-35 Projects – 91.220(d)

Introduction

The city will continue to expend CBDO funds on new home construction in the Hard Bargain neighborhood; these homes will be sold for under \$180,000.00 and be deed restricted for 20 years. Additionally, with the Public Facilities allocation the city will identify low-to-moderate income neighborhoods that may need infrastructure updating. The city will also move forward in creating and placing neighborhood identification signs within neighborhoods as part of the community revitalization plan area.

#	Project Name
1	Community Based Development Organizations
2	Fair Housing Outreach
3	Public Facilities

Table 8 – Project Information

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

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Community Based Development Organizations
	Target Area	
	Goals Supported	Housing Affordability and Availability
	Needs Addressed	Housing Affordability
	Funding	CDBG: \$180,000
	Description	
	Target Date	7/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	
	Planned Activities	
2	Project Name	Fair Housing Outreach
	Target Area	
	Goals Supported	Housing Affordability and Availability
	Needs Addressed	Housing Affordability
	Funding	CDBG: \$3,000
	Description	
	Target Date	7/1/2017
	Estimate the number and type of families that will benefit from the proposed activities	Working with the Franklin Housing Authority, the expectation is to reach at least 10 low to moderate income households and educate them on fair housing issues in a workshop setting.
	Location Description	
	Planned Activities	
3	Project Name	Public Facilities
	Target Area	

Goals Supported	Improve Public Services
Needs Addressed	Public Services
Funding	CDBG: \$41,000
Description	
Target Date	7/1/2017
Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 families will be assisted with this activity.
Location Description	
Planned Activities	

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

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.

Table 4 - Geographic Distribution

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - 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)

Introduction

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.

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

Table 7 - One Year Goals for Affordable Housing by Support Type

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

Table 11 - 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 12 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

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)

Introduction

The city actively works with the various non-profits within the city limits regarding homelessness; indications are there may be homeless people within the city; however, they are not visible nor are they seeking assistance.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

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

Addressing the emergency shelter and transitional housing needs of homeless persons.

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.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

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.

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

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 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. The city has passed an ordinance allowing 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. The city is reviewing vacant land within its boundaries that may be developed in partnership with either local developers or non-profits.

AP-85 Other Actions – 91.220(k)

Introduction

In addition to the several actions taken by the City and the Housing Commission, the Board of Mayor and Aldermen adopted a revised Community Revitalization Plan in 2013, this plan covers four interconnected parts of a healthy community. This plan embraces the concept of employing the power of transportation, housing, economic development and community support together creates a community that is more accessible, affordable and livable.

Actions planned to address obstacles to meeting underserved 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. 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.

Actions planned to foster and maintain affordable housing

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

The Housing Development Coordinator has successfully completed the U.S. Department of Housing and urban Development, Office of Healthy homes and Lead Hazard Control, Visual Assessment Course. Additionally, with any rehabilitation effort conducted by the city, identified CBDOs or other sub recipients, 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.

Actions planned to develop institutional structure

N/A

Actions planned to enhance coordination between public and private housing and social

service agencies.

N/A

Program Specific Requirements

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

Introduction

N/A

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%