



## FRANKLIN HOUSING AUTHORITY

FRANKLIN, TENNESSEE

*Lighting your path to affordable housing*

December 18, 2014

Mr. Vernon Gerth  
City Hall  
109 3<sup>rd</sup> Avenue South  
Franklin, Tn. 37064

Dear Mr. Gerth:

Thank you for meeting with us recently about Phase II of the Reddick site redevelopment project. This development is the next phase of the Master Housing Plan designed to redevelop or rehabilitate not only the public housing stock in Franklin but add additional affordable housing for the Franklin community.

For over 50 years, the Franklin Housing Authority has provided safe, decent affordable housing to low income families. We are attempting to not only continue to provide housing for low income families but also to create more affordable housing for the community.

When the first public housing properties were developed in Franklin it was not without concessions and support from the City. Those concessions and support are still critical today and can be addressed through the Cooperation Agreement. The current agreement on the Reddick Apartments is the same agreement that has been in place for many years and is in place between cities and housing authorities across the country.

As we move through the planning and permitting process for the Reddick Apartments, we have been working with the planning staff on infrastructure costs, fees and other anticipated expenses for the development. They have been very helpful and we appreciate their diligence and cooperation. As a result of those conversations, we are requesting consideration by the City of Franklin Board of Mayor and Aldermen of the following:

1. Allow Sanitary Sewer and Water fees to be calculated on one, 3" master meter. Master meters had been approved and installed to serve the existing properties when originally developed in the 1960's. The FHA agrees to extend service lines and separate water meters to the individual buildings to comply with current City of Franklin design standards.

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

2. FHA agrees to incur the cost of approximately \$127,000 for street and sewer work, much of which is beneficial to the city. (see the attached list). The FHA acknowledges it will receive \$50,000 in CDBG funds to assist with these costs.

3. Based on the one, 3" water meter to serve Phase II, the FHA will incur the cost of approximately \$179,250 for water and sanitary sewer development fees associated with the master meter for the project plus the additional costs associated with extending service lines and water meters to individual buildings to comply with current City of Franklin design standards and Municipal Code.

We believe these requests are reasonable in an effort to provide affordable housing and can be handled at the staff level rather than through BOMA. This belief is based on Paragraph 4, Section C of the Cooperation Agreement previously approved by BOMA with states:

*Insofar as the Municipality may lawfully do so, (i) grant such deviations from the building code of the Municipality as are reasonable and necessary to promote economy and efficiency in the development and administration of the Project, and at the same time safeguard health and safety*

If additional information is needed regarding these requests, please contact me to discuss. We look forward to working together to continue to provide housing for the Franklin community.

Sincerely,

Derwin Jackson  
Executive Director