



City of Franklin Housing Commission

Date: November 11, 2019

City of Franklin Board of Mayor and Aldermen

Ken Moore, Mayor

109 3rd Ave S

Franklin, TN 37064

Re: Housing Commission Motion in Support of Accessory Dwelling Units

Dear Honorable City of Franklin Board of Mayor and Aldermen:

The City of Franklin Housing Commission met on Thursday, October 4th for our regular monthly meeting. After discussion, a motion was made and overwhelmingly ratified by the Commission regarding the proposed zoning ordinance update that Accessory Dwelling Units (ADUs) be only on properties that are owner occupied, and in my position as Chair, I sent a letter to the Planning Commission explaining the Housing Commission's motion and asking them to consider it in their final discussion of the proposed Zoning Ordinance. At the Housing Commission's meeting on Thursday, November 3rd, a second motion was made and unanimously passed to directly speak to this issue with the Board of Mayor and Aldermen in further detail.

The proposed updated zoning ordinance expands the overlay allowing ADUs and this provides an opportunity for the City to address its need for attainable housing. The Housing Commission believes that limiting ADUs to solely be on properties that are owner-occupied limits the potential for such units to be an innovative way to address the City's need for attainable housing. Since the proposed zoning ordinance already requires short-term rentals to be owner-occupied, if the ADU was to be used as a short-term rental, it would have to comply with the ordinance regarding that provision.

The concern about short-term rentals is particularly of interest to the Housing Commission and through discussion, we want to emphasize that we are not trying to change the proposed requirement of short-term rentals to be owner-occupied. We understand that short-term rentals are a complex issue that weighs the needs of the City as well as those of the free market. That said, we believe having neighborhoods that are primarily short-term rentals may possibly inhibit the making of the diverse community as outlined in Envision Franklin, as well as potentially removing units that are attainable from the housing market.

In my position as Chair, I have spoken with the Assistant Director of Planning and Sustainability, Kelly Dannenfelser, and understand the City's concern of possibly changing single family residential to multi-family residential if ADUs are not required to be owner-occupied. The Housing Commission is not intending to change the residential zoning of any



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neighborhood with this request, but we do believe that requiring ADUs to be owner-occupied creates an unnecessary burden on the homeowner and limits innovation towards affordable housing initiatives within the City, and are asking that ADUs be removed from this requirement within the new Zoning Ordinance.

We respectfully request you to consider the Housing Commission's motion in the proposed zoning ordinance, and remove the requirement for ADUs to be solely on properties that are owner-occupied.

Sincerely,

Elizabeth D. Wanczak
Chair, City of Franklin Housing Commission