

**CR-05 - Goals and Outcomes**

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City completed the last house in Bungelow Court, the Hard Bargain Neighborhood. The home was sold to two African American twin sisters below cost with a twenty year deed restriction. The mission of Hard Bargain Association's mission is to preserve this historic neighborhood. The emphasis is on restoring the current community and not allowing gentrification of this historic neighborhood. HBA repairs existing homes and offers quality, affordable homes for purchase to people who have not been able to attain the dream of home ownership.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of Franklin could only accomplish what we have with the CDBG funds. These funds provide a base foundation that encourages participation and donations from the non-profit community, as well as, leverage for interest free financing from local banks or financial institutions. All of our funds are related to our low to moderate income residents, the support of the CDBG funds has allowed some children of

descendants of Franklin to come back home and live in their community.



Hard Bargain

## **CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted).**

**91.520(a)**

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### **Narrative**

The new home constructed in the Hard Bargain neighborhood was sold to African American twin sisters whose family had been raised in the same community. The new home construction that was completed in January, 2019 is home to a family of 3,

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	318,360	128,880
Other	public - local	0	0

**Table 3 - Resources Made Available**

**Narrative**

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Franklin Priority Area		100	All of the City's funds are awarded to the City of Franklin.

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The City has passed several ordinance's in support of partnerships with the community toward affordable housing. These include the re-purposing of city owned water and sewer taps, a voluntary round-up program for water bills with the funds going toward the cost of new affordable home construction, as well as, waiver of the permit fees to encourage the construction of new affordable homes.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The projects that move through the City of Franklin using CDBG funding include private sector low interest loans, equity investments from the non-profit and zero interest lines of credit made available to our non-profit. Additionally there is a lot of in-kind donations, as well as, local participation.

For example Southern Land Company did some drainage work for us and also landscaped the 5 new homes on the Bungalow Court on Mount Hope Street. St. Paul's Episcopal Church matched the funding with Southern Land Company, so we didn't have to pay anything. Various architects volunteered their time to help us with design work for 2 homes during the 2018-2019 year. Additionally our engineer reduced his fees and donated his time. Our builder David Crane of Crane Builders, donated his time and some of his subcontractors made donations of time or materials. For the homes in Bungalow Court all the plumbing fixtures were donated from Ferguson Enterprises, as well as, all of the paint both interior and exterior was donated. A pastor from a local church installed all the tile in the bathrooms and laundry rooms.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	1
Number of households supported through Rehab of Existing Units	3	2
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>5</b>	<b>3</b>

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

With the help of private donations, CDBG funds and corporate contributions, the Hard Bargain Association has built 5 new homes that make up "Bungalow Court". These homes have all sold below market value and have 20 years deed restrictions to insure the homes remain affordable. This is a Planned Unit Development that also won Hard Bargain the "Heritage Preservation" award for the Historic Hard Bargain Neighborhood.

The challenges of new home construction continues to be the high cost of land and availability.

**Discuss how these outcomes will impact future annual action plans.**

The City of Franklin continues to support decent, safe and affordable housing; this goal has been established by the City of Franklin Board of Mayor and Alderman as one of its top priorities. The City of Franklin Staff and Board of Mayor and Alderman have adopted policies that aim to further the goal of housing that is affordable within the City of Franklin. These policies for Affordable Housing assists organizations and developers that commit to the construction of permanently affordable housing dwellings. This policy seeks to promote diversity by producing a wide variety of housing options.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

**Table 7 – Number of Households Served**

**Narrative Information**

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Franklin participates in providing for homeless by being a member of the Homeless Continuum of Care. We meet quarterly to address needs, available funding and brainstorm. Local non-profits and Faith Based Organizations provide most of the service. City staff continues to reach out to the communities and sharing available information with the HOA's, non-profits and one on one communication with anyone in need.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City does not have a direct homeless shelter, nor do they receive direct funding from the Emergency Shelter Grant. The City worked with a non-profit to create a men's group home and we have a domestic violence shelter for victims of domestic violence. Currently there is movement to create a shelter for female prisoners that are ready for release but have no place to go to. Additionally, the City is involved in the Doorstep Project has been created, this project supports transitional housing for people moving from a shelter back into mainstream living.

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

In the City of Franklin Graceworks offers support and referral services to families and individuals who have found themselves without permanent shelter, additionally, they will assist with rent and utility payments, newborn and adult/senior needs and medical support.

The City of Franklin Police Department has joined with the Men's Group Home run by Franklin Community Development to insure that homeless men have a place to go to that is clean, safe and secure.

My Friend's House provides a group care facility offering temporary, short-term residential support for up to 10 at-risk male youth ages 12-18. The program provides 24/7 structure, oversight, counseling support, behavior intervention and work toward transitional permanency planning for those with low to moderate clinical and behavior needs, who do not require intensive therapeutic or secure settings.



**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**

The City is fortunate that we do not have a large homeless population. We do collaborate with all of the non-profits to insure that people in need have a variety of options available to them. This includes legal assistance, education, limited nights stay at a local hotel and a men's group home. Community Housing Partnership works with our elderly, low income, and the disabled residents to create and maintain affordable housing within the City of Franklin.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City has reduced its PILOT obligation for the local public housing authority to just Fifty-Dollars (\$50.00) per unit per year. Additionally, the City reimbursed the local housing authority for all the Road Impact and Parkland Impact Fees that were paid for the Chickasaw Senior Housing project.

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

The Franklin Housing Authority works with residents to assist them on their paths to self-sufficiency. Through the Family Self Sufficiency program, residents are provided with the opportunity to learn more about what is needed to become a homeowner. Local bankers, credit agencies and others provide programming and work with the residents to help improve their credit scores, learn budgeting skills, search for better jobs and what is needed in order to purchase a home. Lenders are available to assist residents once they are ready to purchase. Additionally, the Family Self Sufficiency coordinator is available to work with residents one-on-one.

### **Actions taken to provide assistance to troubled PHAs**

Our PHA is stable.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The phenomenal growth of Williamson County, that includes the City of Franklin, has resulted in a population shift from a small town to a business hub making it the 7th largest City in Tennessee resulting in a median home price above well above the average home price. However, the City is working on a new PILOT that will result in reducing the cost to \$50 per unit per year. Additionally, the City waives fees for non-profit's that are creating affordable housing within the City of Franklin.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City is an active liaison with numerous non-profits and our local housing authority. We continue to implement programs through grants and support funding applications for various non-profit agencies that assist our underserved population. The City's Planning Department is working closely with Community Housing Partnership on a plan for 237 multifamily units proposed within the City's limits.

Planning documents show that the units would range between one to two bedroom condos. Of those units, 149 would be one-bedroom condos and 88 would be two bedroom. Four of the eight condo buildings would rise to four stories. The one-bedroom would sell for \$194,000 and the two-bedroom would sell for \$243,000. Fifteen percent of these units will be dedicated as handicap accessible.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Any rehabilitation effort used by the City or its subreceptents will include lead-safe work practices. The City of Franklin continues to make lead poisoning information available to our residents, especially when we spear head a neighborhood cleanup.

The City uses the following company if an issue comes to light regarding a lead issue:

<http://lyellenvironmentalservices.com/>

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City continues its relationship with Habitat for Humanity, the Franklin Housing Authority, Bridges Domestic Violence Shelter, The Doorstep Project, Hard Bargain Association, Graceworks and Community Housing Partnership toward meeting the housing needs of our low to moderate income citizens. We continue to search out opportunities to bring affordable housing to the City of Franklin

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Building & Neighborhood Services Department is the lead entity for creating and implementing both the Annual Action Plan and the Five-Year Consolidated Plan. The Department works with other City entities to insure the CDBG funding is allocated in accordance with our identifiable goals.

Additionally, the City is a participant with our Continuum of Care. Contact List For TN 503 C

Moreover, the City continues to have and build on relationships with public service subrecipients and non-profits, including Habitat for Humanity of Williamson County, Williamson Inc, Hard Bargain Association, and Community Housing Partnership.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City of Franklin works as the liaison with Franklin Housing Authority, Bridges Domestic Violence Shelter, Hard Bargain Association, Graceworks and Community Housing Partnership with a common goal of meeting the housing needs of our low to moderate income citizens. Additionally, staff participates with the Doorstep Project which assists families moving out of a shelter environment into main stream living. We are actively involved in current and future projects that will support creating and maintaining housing for our financially challenged residents.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City of Franklin actively engages in activities to affirmatively further fair housing. The lack of affordability is the number one barrier to fair housing in Franklin; the City continues to search out creative ways to bring affordability to the City. Franklin continues to support the Fair Housing Conference, we have a bulletin board in City Hall with information relating to Fair Housing and Renters Rights. Staff assisted with the presentation by Legal Aid of Davidson and Williamson County to address Understanding your Rights and Duties as a Renter. The City realizes the importance of having housing choices for its residents and consequently the importance of removing impediments to housing retention.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The overall purpose of the monitoring is to maximize grant performance consistent with the comprehensive planning process, while continuing to develop partnerships with the stakeholders and various service providers. Monitoring also ensures that the City and stakeholders continue to be conscious stewards of the grant funding received and that we are providing top quality service and care for our residents. Our programs are monitored on a regular basis through project site visits and sub recipient site visits to ensure compliance with all applicable federal regulations. Monitoring provides staff an opportunity to meet with our sub recipients and the citizens being served and share any new federal guidance or regulations which benefit us all. Monitoring is directed toward the comprehensive planning program goals, financial compliance, and regulatory performances. Each sub recipient and staff meet often to allow staff to receive, review and authorize any reports of invoices that relate to program goals.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City has a web page that addresses information that relates to activities, meetings and public notices for the CDBG funding. We also use media sources to advertise the program, as well as, the local newspaper, The Herald.

<http://www.franklintn.gov/government/building-neighborhood-services/housing-commission>.

Additionally, the meeting was posted on the COF's face book page.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

N/A, there have been no changes and we do not anticipate any changes. The City is working diligently to further affordable housing for our low to moderate income residents.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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