

City of Franklin

Consolidated Plan for Housing and Community Development



Contents:

Annual Action Plan 2017-2018



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 \$250,000.00 for the 2017-2018 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 Consolidated Plan address the methodology for citizen participation and institutional structure for delivering services and programs.

The City of Franklin priorities are as follows:

1. Availability and affordability of housing
2. 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 toward providing housing options with both nonprofit entities and for profit housing developers to provide additional units. 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.



The City of Franklin will address the following activities for the 2017-2018 Program Year:

- Community Based Development Organization \$190,000.00
- Fair Housing Education & Outreach \$10,000.00
- Administration \$50,000.00
- Total Anticipated Entitlement \$250,000.00

The City of Franklin's area median income has increased over the past decade. Despite this, many areas identified as low to moderate income have retained a preponderance of households with lower incomes. Neighborhoods such as Hard Bargain, Natchez, Cadet, Hill Estates, and Rolling Meadows have traditionally had a lower median income than other neighborhoods in the City. These neighborhoods are still of special significance as they are transitioning racially/ethnically and in income due to gentrification and an interest to live near the Historic City of Franklin center.



The City will continue to expend CBDO funds on new home construction, seeking partnership with both non-profits and for profit developers with an ultimate goal of building 1-2 new homes within the City of Franklin. Above is a new construction home in the Hard Bargain neighborhood; this home sold for under \$180,000.00 and is deed restricted for 20 years. The City has created neighborhood identification signs within neighborhoods as part of the community revitalization plan; they were well received by the residents. Additionally, the City is planning a neighborhood outreach program with volunteers and City staff assisting with clean-up and removal of unwanted items as requested by the residents.



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. 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.

The City of Franklin's Housing Commission is currently considering initiatives to improve housing affordability and availability. The City donated a lot and made it available for a non-profit to build a single family deed restricted home on. The home has 2 bedrooms and 1.5 baths. This home sold for \$169,900.00. 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. The City is currently looking at vacant/surplus property that may be suitable for development of affordable/workforce homes.



The City of Franklin is committed to working with both for profit and non-profit developers toward facilitating housing options for the citizens of Franklin.