

CITY OF FRANKLIN HOUSING COMMISSION  
109 3<sup>rd</sup> Avenue South  
Franklin, Tennessee 37064

February 9, 2017

Ms. Kelly Dannenfeldser, Long Range Planning Supervisor  
City of Franklin,  
Franklin, TN  
kellyd@franklintn.gov

RE: Request for January 12, 2017 Letters of Interest 54 Acre Tract  
Near Spencer Creek per Williamson Herald Newspaper

Dear Ms. Dannenfeldser,

I am responding on behalf of the ***City of Franklin Housing Commission*** to the recent newspaper posting for "letter of interest" concerning 54 acre tract of vacant land near Spencer Creek. A member of the Housing Commission spotted the above newspaper article concerning city property and brought it to our committee's attention

Letter of Interest

Due to the cost of developable land, the construction of affordable housing below \$300,000 has literally disappeared in our community. For example, Habitat for Humanity informed us years ago they no longer look in the city limits at all except for donated land due the cost being too high to achieve affordability. Additionally, per the "Housing Needs Assessment" posted on the COF Planning & Sustainability Department website, the city needs more affordable housing units.

The *Housing Commission* sees the real estate as presented in the newspaper as an opportunity for construction of affordable units in the \$225,000+ range on the 10 or so acres above the flood plain. We have contacted the adjacent golf course to offer as partner on the project but phone calls were not returned initially, and then there was not any discussion as they had already submitted a Letter of Interest.

A joint land use with residential and recreation (golf course) would:

*reward the city with new affordable housing with good property tax dollars for the residential (approximately 8-10 acres) while the lower tax golf course (approximately 40+ acres) can use the remainder of the property which occasionally floods.*

The Housing Commission needs the City of Franklin to take a leadership role in providing the opportunity for creation and construction of affordable housing.

Should the City of Franklin formally decide to release the Spencer Creek property, please make the *Housing Commission* a part of the development project alternatives discussion.

*We have a developer interested in building affordable housing with attractive architectural detail and design that we would present to the city for approval in the development process. If awarded the opportunity to build a limited number of houses on this site, the Housing Commission and its representatives will follow all required City of Franklin, State, and Federal guidelines for construction and development.*

Respectfully,

John E. Besser  
Chairman, Franklin Housing Commission