



City of Franklin Housing Commission

Date: November 8, 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 Lots of Varying Sizes

Dear Honorable City of Franklin Board of Mayor and Aldermen:

Alderman Speedy requested the Commission have an opportunity to review a possible development that would include a variety of lot sizes and price points at our October Commission meeting that was held Thursday, October 3rd. After much discussion regarding this specific proposal within the City of Franklin, a motion was made by Alderman McLendon and unanimously ratified, for the Commission to support housing options on lot sizes less than the 45 feet that is currently required by Envision Franklin and a letter was sent to the City of Franklin Planning Commission in support of this change.

The City of Franklin Housing Commission held its regular monthly meeting on Thursday, November 7th and a follow up motion was passed and unanimously ratified to send this same recommendation directly to The Board of Mayor and Aldermen.

The mission of the City of Franklin Housing Commission is to encourage the production and maintenance of affordable housing, raise community awareness of potential business opportunities involving partnerships with neighborhood residents and community development organizations, and advise the Board of Mayor and Aldermen on affordable, workforce, and moderately-priced housing issues and opportunities.

Per our mission, the Commission supports any endeavors that are working towards providing and maintaining affordable/workforce housing, and it is our belief that by allowing for a variety of lot sizes, this will spur production from both the private and non-profit sector. It is the unanimous consent of the Commission that limiting lot sizes for potential housing developments in the City to 45 foot lots, as required currently by Envision Franklin, reduces the opportunity for innovative ways to address the City's need for attainable and workforce housing, whether that be single family home, townhome, condominium, or multi-family home. Envision Franklin desires a diverse and vibrant community; this provision handicaps that vision.

We do understand and appreciate the amount of time and study that has gone into Envision Franklin, but we ask you to consider each project on its merit, especially if a proposed project is addressing the need for attainable and workforce housing. Therefore, we support and encourage



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the Board of Mayor and Alderman to consider future development projects that have proposals for dwellings on varying lot sizes, not just those limited to 45 foot lots, and make relevant changes necessary to Envision Franklin that would make the development of attainable and workforce housing pursuable and innovative for the City of Franklin.

Sincerely,

Elizabeth D. Wanczak

Chair, City of Franklin Housing Commission