



Meeting Agenda

Work Session

Tuesday, April 28, 2020

5:00 PM

Board Room

The Board of Mayor and Aldermen Work Session Meeting will limit physical access in the meeting room due to current limitations on public gatherings. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Call in to the conference meeting 1-615-550-8420. Callers will be unmuted and given an opportunity to ask questions during the meeting at specific times. • Limited viewing will be available in the lobby of City Hall to watch the live video. • The public may email questions before the start of the meeting to recorder@franklinton.gov to be read aloud during the meeting. City YouTube: <https://www.youtube.com/user/CityOfFranklin> City Facebook Live: <https://www.facebook.com/CityOfFranklin> City website: <https://www.franklinton.gov/government/departments-a-j/communications/franklin-tv>

CALL TO ORDER

MEETING PROCEDURE CHANGES

1. Consideration Of Resolution 2020-42, A Resolution Declaring That The Board Of Mayor And Aldermen Members Shall Meet On April 28, 2020 For Work Session And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Shauna Billingsley

CITIZEN COMMENTS

WORKSESSION DISCUSSION ITEMS

2. Consideration Of Initiating The Annexation Process And Draft Plan Of Services, Resolution 2020-24, For The Annexation Of 2208 Crossway Drive And 1190 Lewisburg Pike, Establishing A Public Hearing for May 26, 2020.

Sponsors: Emily Hunter, Amy Diaz-Barriga, Joseph Bryan

3. Consideration Of Initiating The Annexation By Referendum Process And Draft Plan Of Services, Resolution 2020-28, For The Annexation Of 4478, 4482, 4484, 4501, 4511, 4540 Peytonsville Road, 4339 Long Lane, 4460 Pratt Lane, And 4431 Dyke Bennett Road, Establishing a Public Hearing for May 26, 2020.

Sponsors: Emily Hunter, Amy Diaz-Barriga, Joseph Bryan

4. *Consideration Of Change Order No. 1, To The Municipal Services Complex Improvements Project (COF Contract No. 2019-0236) In The Amount Of \$514,674.16 With Civil Constructors, Inc.
Sponsors: Paul Holzen, David Hodnett
5. Consideration Of Ordinance 2020-06, An Ordinance To Amend Title 16, Chapter 6 Of The City Of Franklin Municipal Code To Video, Film, And Photography Production Permit And To Amend Appendix A, Chapter 16 Of The City Of Franklin Municipal Code.
Sponsors: Holland Schellhase, Monique McCullough, Milissa Reiersen
6. Consideration Of Resolution 2020-22, A Resolution Adopting The 2020-2025 Consolidated Plan And The First Year, 2020 Through 2021, Annual Action Plan, And Authorizing A Request For Housing And Urban Development Community Development Block Grant Funding.
Sponsors: Tom Marsh, Kathleen Sauseda
7. Consideration Of COF Contract No. 2020-0042, Parkland Impact Fee (Payment Of Fee Only) Agreement For Woodlands Pud Between The City Of Franklin And SWJ2@Tennessee LLC For The Payment Of Two Hundred Ninety-Two Thousand, Six Hundred Seventy Two Dollars (\$292,672).
Sponsors: Lisa Clayton
8. Consideration Of Ordinance 2020-03, An Ordinance To Amend Title 25, Chapter 4 Of The Franklin Municipal Code Known As Requirements For Parkland Impact Fees And Parkland Dedication.
Sponsors: Vernon Gerth, Lisa Clayton, Alyssa Dillon
9. Consideration Of Ordinance 2020-04, An Ordinance To Amend Appendix A, Comprehensive Fees And Penalties Of The Franklin Municipal Code, Chapter 25. Parks.
Sponsors: Vernon Gerth, Lisa Clayton, Alyssa Dillon
10. Consideration of DRAFT Resolution 2020-49, A Resolution Approving the Contribution (to be determined) to Harpeth Associates Toward the Installation of a New Signalized Pedestrian Crossing on the Westside of the Main Street/First Avenue Intersection Across First Avenue and the Installation of Approximately 300 Feet of Multi-Use Path on the Northside of First Avenue Beginning at the Corner of Main Street/First Avenue, West Along First Avenue.
Sponsors: Vernon Gerth
11. Consideration of Resolution 2020-45, A Resolution Authorizing Condemnation Of Two, Non-Buildable Parcels For The Extension Of The City's Greenway.
Sponsors:
12. Presentation To Highlight Capital Projects
Sponsors: Paul Holzen

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



File #: 20-0579

DATE: April 9, 2020

TO: Board of Mayor and Alderman

FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

Consideration Of Resolution 2020-42, A Resolution Declaring That The Board Of Mayor And Aldermen Members Shall Meet On April 28, 2020 For Work Session And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning conducting the Board of Mayor and Aldermen by electronic means to limit physical contact for the health and safety of all citizens.

BACKGROUND/STAFF COMMENTS:

Due to the COVID-19 Outbreak citizens need to limit potential exposure to the virus by limiting contact with others. To support this effort the City of Franklin boards and commissions will meet electronically rather than gathering a quorum physically in the same location to conduct their essential business.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of Resolution 2020-42.

RESOLUTION 2020-42

A RESOLUTION DECLARING THAT THE BOARD OF MAYOR AND ALDERMEN SHALL MEET ON APRIL 28, 2020 FOR WORK SESSION AND CONDUCT ITS ESSENTIAL BUSINESS BY ELECTRONIC MEANS RATHER THAN BEING REQUIRED TO GATHER A QUORUM OF THE MEMBERS PHYSICALLY PRESENT IN THE SAME LOCATION BECAUSE IT IS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory disease that appears to occur through respiratory transmission, presents with similar symptoms to those of influenza, and can lead to serious illness or death, particularly in the case of older adults and persons with serious chronic medical conditions; and

WHEREAS, the Centers for Disease Control and Prevention has recommended that all states and territories implement aggressive measures to slow and contain transmission of COVID-19 in the United States; and

WHEREAS, on March 12, 2020, pursuant to the authority granted by Tenn. Code Ann. § 58-2-107, the Governor of Tennessee, Bill Lee, issued Executive Order No. 14, declaring a state of emergency to facilitate the response to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States, Donald J. Trump, declared a national state of emergency with respect to COVID-19; and

WHEREAS, on March 20, 2020, Mayor Ken Moore issued Executive Order No. 2020-01 Declaring a State of Emergency and Civil Emergency; and

WHEREAS, on March 20, 2020, Governor Lee issued Executive Order No. 16 allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, Mayor Moore issued Executive Orders No. 2020-03, No. 2020-05, No. 2020-07 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to conduct the April 28, 2020, work session by electronic means.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

The work session scheduled for April 28, 2020, at 5 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Board of Mayor and Aldermen to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 Outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at <https://www.franklinton.gov/Home/Components/Calendar/Event/10205/1092>.

IT IS SO RESOLVED AND DONE on this 28th day of April, 2020.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to Form By:
Shauna R. Billingsley, City Attorney



File #: 20-0521

DATE: March 27, 2020

TO: Board of Mayor and Alderman

FROM: Eric Stuckey, City Administrator
Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Initiating The Annexation Process And Draft Plan Of Services, Resolution 2020-24, For The Annexation Of 2208 Crossway Drive And 1190 Lewisburg Pike, Establishing A Public Hearing for May 26, 2020.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2020-24, Initiating the Annexation Process and Draft Plan of Services for 2208 Crossway Drive And 1190 Lewisburg Pike and establishing a Public Hearing for May 26, 2020.

Project Information

Applicant: Greg Gamble, Gamble Design

Owner: James W. Cross, IV

BACKGROUND/STAFF COMMENTS:

The property being considered is between Bowman Road and Henpeck Lane. It is not contiguous to the City limits and is within the City's Urban Growth Boundary (UGB); however, the property helps fill an existing hole in the city limit locations to the north and south. There is an attached memo that addresses criteria that staff considers for non-contiguous annexation requests.

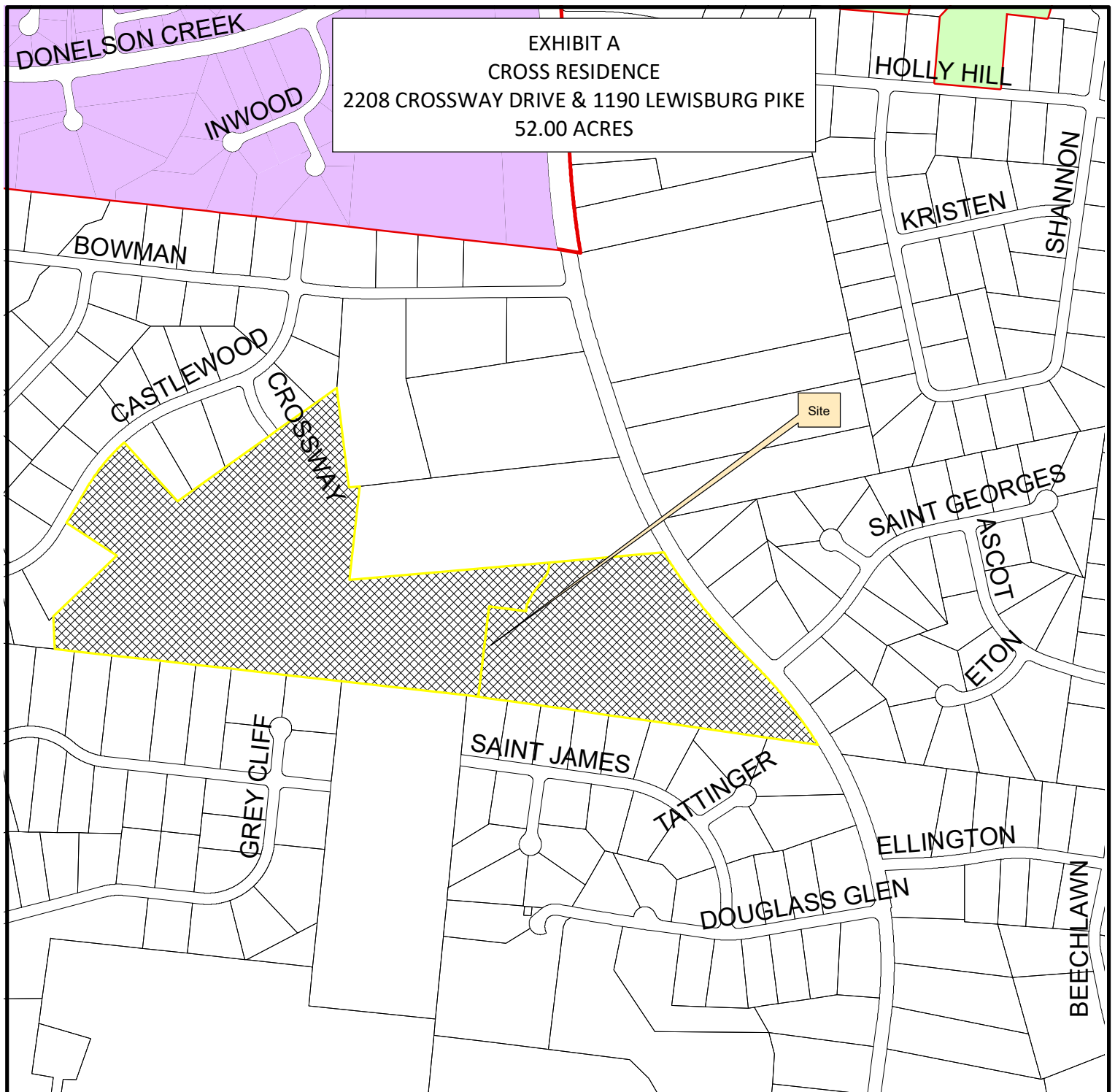
The subject properties at 2208 Crossway Drive and 1190 Lewisburg Pike are within the Large Lot Residential Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into single-family residential lots. Envision Franklin states that the Large Lot Residential Design Concept should reflect, "the established character of existing neighborhoods and often provides a transition between City and County subdivisions." Envision Franklin further encourages one-acre minimum lots and that new development should fit contextually with surrounding neighborhoods and designed around natural features.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Approval of Resolution 2020-24 is recommended.



Legend

- | | |
|---------------------------------|------------------------------------|
| Cross Residence | NC Neighborhood Commercial |
| AG Agricultural District | CC Central Commercial District |
| ER Estate Residential District | DD Downtown District |
| R1 Residential 1 District | 1ST Avenue District |
| R2 Residential 2 District | 5TH Avenue District |
| R3 Residential 3 District | RC6 Regional Commerce 6 District |
| R4 Residential 4 District | RC12 Regional Commerce 12 District |
| R6 Residential 6 District | GO General Office District |
| MR Mixed Residential District | LI Light Industrial District |
| PD Planned District | HI Heavy Industrial District |
| OR Office Residential District | Existing City Limits |
| CI Civic Institutional District | |



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 Feet

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RESOLUTION 2020-24

CONSIDERATION OF INITIATING THE ANNEXATION PROCESS AND DRAFT PLAN OF SERVICES, RESOLUTION 2020-24, FOR THE ANNEXATION OF 2208 CROSSWAY DRIVE AND 1190 LEWISBURG PIKE.

WHEREAS, James Cross, ("Owner(s)") of property located at 2208 Crossway Drive and 1190 Lewisburg Pike ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, it is believed it is in the best interest of the City to further investigate the area petitioned to be annexed in order to consider the area for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property; and

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the Property to be further considered by the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen is located South of Bowman Road and West of Lewisburg Pike, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
105-28.01	34.79
106-8.00	17.21
Total	52.00

SECTION II: That the attached Draft Plan of Services hereto as Exhibit B shall provide guidance to the Board of Mayor and Aldermen on how the Property would be served by City resources but is not binding on final annexation.

SECTION III: That the Draft Plan of Services shall be studied by City staff and amended as needed during the study before final presentation to the Franklin Municipal Planning Commission and BOMA.

SECTION IV. **BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric S. Stuckey

City Administrator/Recorder

By: _____

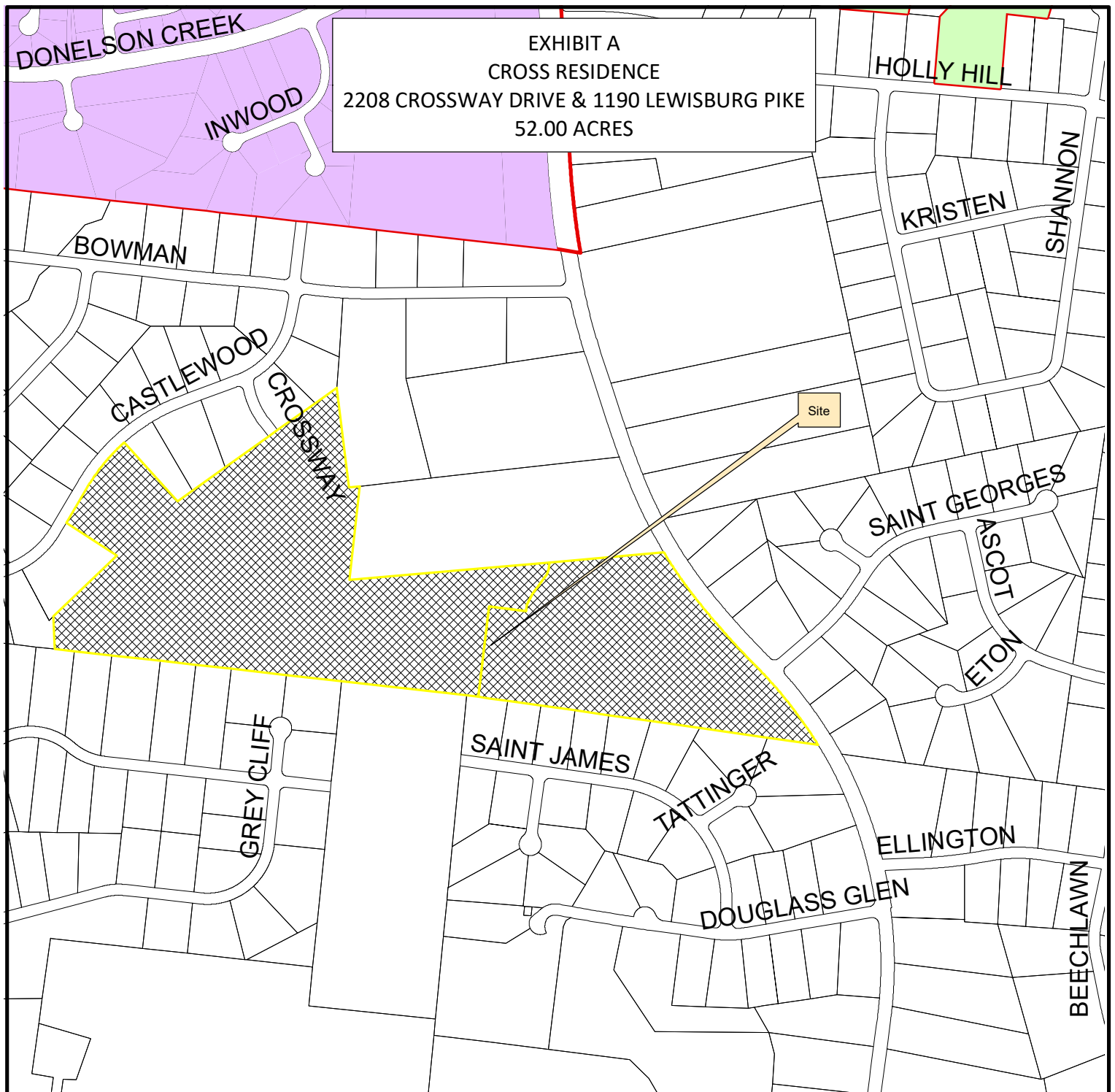
Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney



Legend

- | | |
|---------------------------------|------------------------------------|
| Cross Residence | NC Neighborhood Commercial |
| AG Agricultural District | CC Central Commercial District |
| ER Estate Residential District | DD Downtown District |
| R1 Residential 1 District | 1ST Avenue District |
| R2 Residential 2 District | 5TH Avenue District |
| R3 Residential 3 District | RC6 Regional Commerce 6 District |
| R4 Residential 4 District | RC12 Regional Commerce 12 District |
| R6 Residential 6 District | GO General Office District |
| MR Mixed Residential District | LI Light Industrial District |
| PD Planned District | HI Heavy Industrial District |
| OR Office Residential District | Existing City Limits |
| CI Civic Institutional District | |



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Feet

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DRAFT Plan of Services Exhibit B

The Property is located South of Bowman Road and West of Lewisburg Pike, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
105-28.01	34.79
106-8.00	17.21
Total	52.00

A. Water

1. The Property is located within the City of Franklin service area.
2. Water availability shall be approved and provided through the City of Franklin prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an approximately 3,000 foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the SW4 Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct a new school.
3. The Owner shall be required to extend the sanitary sewer main approximately 2,500 linear feet to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8-inch sanitary sewer main.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from the extension of Crossway Drive that will line up with the planned curb cut on Lewisburg Pike.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The Envision Franklin Land Use Plan places the subject properties in the Large Lot Residential Design Concept. Envision Franklin recommends that new development in Large Lot Residential have a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods and be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows.

Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. *** ALTERNATE LANGUAGE FOR NON-RESIDENTIAL/APARTMENTS/INSTITUTIONAL USES***
The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

Date: April 13, 2020

To: Franklin Board of Mayor and Aldermen (BOMA)

From: Emily (Hunter) Wright, Director of Planning & Sustainability

Re: **Noncontiguous Annexation Guidelines for Staff Recommendations**

With changes to state law (T.C.A.) in 2015, municipalities' ability to annex property within the Urban Growth Boundary became limited to:

- Annexation by property owner request
- Annexation by referendum (a requirement if outside of the UGB)

Also, during this time, the state adopted legislation to permit noncontiguous annexation. This came about because municipalities were no longer able to annex property where property owners did not agree to be annexed; however, property owners farther outside the City limits would continue to be interested in annexation. While noncontiguous annexation is not ideal or always efficient, it is one of the only ways that cities can continue to expand their boundaries under the existing parameters of the law. Another important factor pertains to the City's plans for extending reliable, public water and sanitary sewer services and how these plans and the investments made to date will be impacted. So, why should noncontiguous annexation be considered in some circumstances?

City staff use the **following guidelines** to evaluate noncontiguous annexation requests (responses relate to current annexation requests along Lewisburg Pike at Henpeck Lane):

1. **Where does the property rate in the 2018 Growth Priority Study, which analyzed developable acreage, future land uses/return on investment, infrastructure, and emergency response?** These particular annexations on Lewisburg Pike are located in the SW4 Drainage Basin, which was rated as a Long-Term Capability; however, these particular properties are near Sullivan Farms and in closer proximity to sewer than much of the SW4 basin.
2. **What is the magnitude of public and private investment needed to serve the property with infrastructure and City services?** Sewer is already in close proximity, and the needed investment is much less than other large noncontiguous annexations considered in the past. Extension of sewer would be at the cost of the property owner.
3. **Where are the existing City limits in proximity to the property to be annexed?** The properties being considered for annexation are located between the existing City limit boundaries along Lewisburg Pike. They begin to fill a gap between Berry Farms at the south and Sullivan Farms at the north. Additional property owners along Lewisburg Pike have expressed interest in annexation, as well.



File #: 20-0522

DATE: March 27, 2020

TO: Board of Mayor and Alderman

FROM: Eric Stuckey, City Administrator
Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Initiating The Annexation By Referendum Process And Draft Plan Of Services, Resolution 2020-28, For The Annexation Of 4478, 4482, 4484, 4501, 4511, 4540 Peytonsville Road, 4339 Long Lane, 4460 Pratt Lane, And 4431 Dyke Bennett Road, Establishing a Public Hearing for May 26, 2020.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2020-28, initiating the annexation by referendum process and draft plan of services, for the annexation of 4478, 4482, 4484, 4501, 4511, 4540 Peytonsville Road, 4339 Long Lane, 4460 Pratt Lane, And 4431 Dyke Bennett Road and establishing a Public Hearing for May 26, 2020.

Project Information

Applicant: Greg Gamble

Property Owners: Heath & Jennifer Adams, Kenneth E. & Annona F. Groves, Kenneth T. Groves, David & Mona Brown, Jerry Lee, Jr., Thomas Beasley, Randall Baskin III, James & Kelly Reedy, and Jon & Kathy Yarbrough

BACKGROUND/STAFF COMMENTS:

In May 2018, a BOMA Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential due to the properties' proximity to I-65 and major corridor extensions, such as Carothers Parkway.

The City has received annexation requests for 9 properties in the Goose Creek Basin that are located outside the UGB. A map of properties is attached. Annexation cannot occur until a referendum has been held, where a majority of the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to Williamson County Election Commission to hold a referendum on November 3, 2020 in conjunction with the State/Federal General Election. A full timeline of the annexation by referendum is attached

as an exhibit with this request.

A Draft Plan of Services has been prepared by staff and attached as an exhibit. Because the properties to be annexed are located outside of the UGB, staff recommends an initial zoning of Estate Residential (ER) until Envision Franklin can be updated to evaluate the most appropriate land uses for the properties.

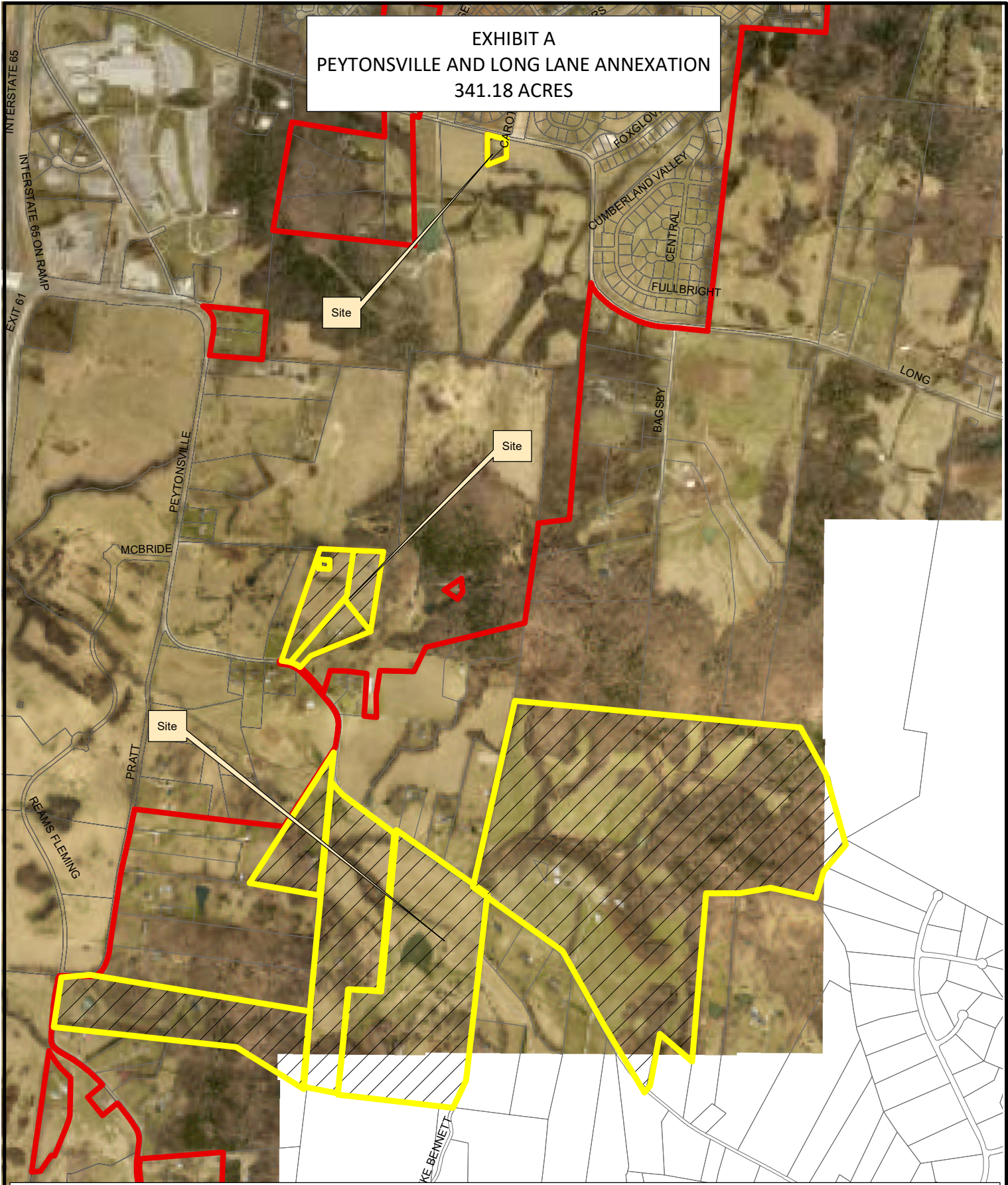
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

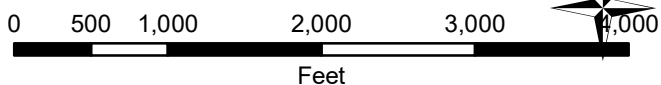
Approval of Resolution 2020-28 is recommended.

EXHIBIT A
PEYTONSVILLE AND LONG LANE ANNEXATION
341.18 ACRES



Legend

-  Peytonsville & Long Ln Annexation
-  Existing City Limits
-  parcelsgpdata



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RESOLUTION 2020-28

CONSIDERATION OF INITIATING THE ANNEXATION BY REFERENDUM PROCESS AND DRAFT PLAN OF SERVICES, RESOLUTION 2020-28, FOR THE ANNEXATION OF 4478, 4482, 4484, 4501, 4511, 4540 PEYTONSVILLE ROAD, 4339 LONG LANE, 4460 PRATT LANE, AND 4431 DYKE BENNETT ROAD.

WHEREAS, Heath & Jennifer Adams, Kenneth E. & Annonsa F. Groves, Kenneth T. Groves, David & Mona Brown, Jerry Lee, Jr., Thomas Beasley, Randall Baskin III, James & Kelly Reedy, Jon & Kathy Yarbrough ("Owners") of property located at 4478, 4482, 4484, 4501, 4511, & 4540 Peytons ville Road, 4339 Long Lane, 4460 Pratt Lane, and 4431 Dyke Bennett Road ("Property") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 9 parcels containing 341 acres, located outside of the Franklin Urban Growth Boundary (UGB); and

WHEREAS, it is believed it is in the best interest of the City to further investigate the area petitioned to be annexed in order to consider the area for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex or hold a referendum for the Property; and

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-58-111 (c)(2) states as an alternative to a municipality annexing in a county's planned growth area or rural area by first amending the growth plan as described in subdivision (c)(1), a municipality may annex within a county's planned growth area or rural area, but the annexation must be by referendum only and not by ordinance, and the municipality must follow the referendum process as provided for in §§ 6-51-104 and 6-51-105; and

WHEREAS, T.C.A. § 6-51-104 (a) permits a municipality, when petitioned by interested persons, or upon its own initiative, by resolution for annexation by referendum; and

WHEREAS, T.C.A. § 6-51-105 (a) states at least thirty (30) days and not more than sixty (60) days after the last of such publications, the proposed annexation of territory shall be submitted by the county election commission in an election held on the request and at the expense of the proposing municipality, for approval or disapproval of the qualified voters who reside in the territory proposed for annexation; and

WHEREAS, T.C.A. § 6-51-105 (e) states if a majority of all the qualified voters voting thereon in the territory proposed to be annexed, or in the event of two (2) elections as provided for in subsections (a) and (b), a majority of the voters voting thereon in the territory to be annexed and a majority of the voters voting thereon in the municipality approve the resolution, annexation as provided therein shall become effective thirty (30) days after the certification of the election or elections; and

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the Property to be further considered by the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen is located North and South of Peytonsville Road and East of Pratt Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-179.01	1.40
117-33.02	8.36
117-33.03	4.63
117-33.05	4.65
117-38.00	189.0
117-44.00	11.4
117-45.01	56.41
117-45.02	30.34
117-45.03	35.00
Total	341.18

SECTION II: That the attached Draft Plan of Services hereto as Exhibit B shall provide guidance to the Board of Mayor and Aldermen on how the Property would be served by City resources but is not binding on final annexation.

SECTION III: That the Draft Plan of Services shall be studied by City staff and amended as needed during the study before final presentation to the Franklin Municipal Planning Commission and BOMA.

SECTION IV. BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

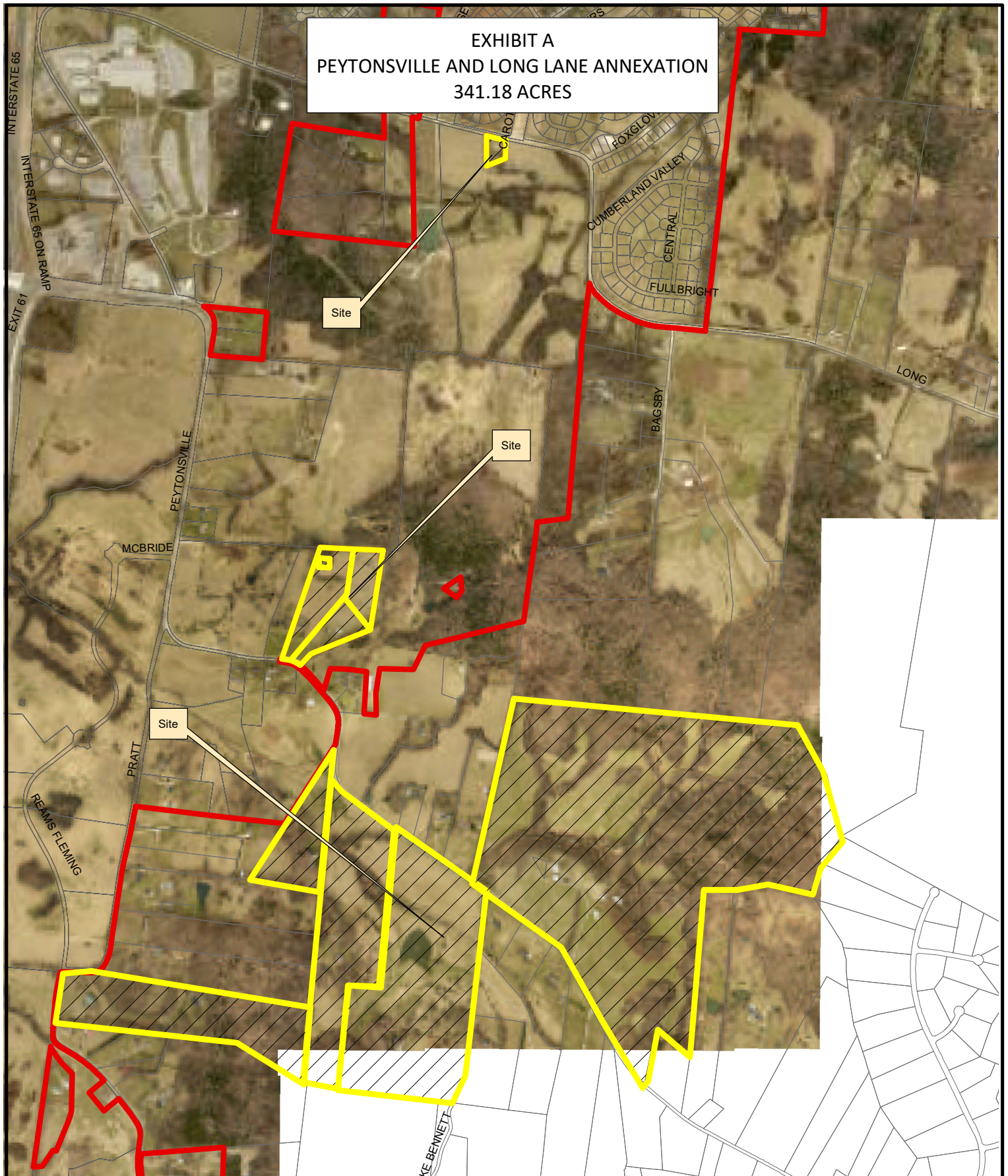
By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

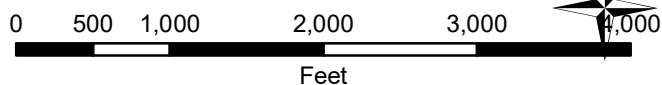
Shauna R. Billingsley
City Attorney

EXHIBIT A
PEYTONSVILLE AND LONG LANE ANNEXATION
341.18 ACRES



Legend

- Peytonsville & Long Ln Annexation
- Existing City Limits
- parcelsgpdata



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials (c) copyright 2016. All rights reserved.

DRAFT Plan of Services
Exhibit B

The Property is located North and South of Peytonsville Road and East of Pratt Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-179.01	1.40
117-33.02	8.36
117-33.03	4.63
117-33.05	4.65
117-38.00	189.0
117-44.00	11.4
117-45.01	56.41
117-45.02	30.34
117-45.03	35.00
Total	341.18

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of these Properties, an extension of reclaimed water infrastructure will be required to serve any developing Property pending jurisdiction of this area for Reclaimed Water.

C. Wastewater

1. The proposed development of the Properties is anticipated to construct only after the property is rezoned at a later date, to a City zoning district matching their proposed development plans.
2. The Owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the Property.
3. The sanitary sewer mains and interceptors shall be sized according to the expected demands of development in the sewer basins being served by said infrastructure, as determined by a sanitary sewer study deemed acceptable by the City of Franklin.
4. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
5. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Peytonsville Road and the future extension of Carothers Parkway. An alignment study and traffic impact analysis is needed at the development plan stage to address roadway widths and access management for this region.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. *** ALTERNATE LANGUAGE FOR NON-RESIDENTIAL / APARTMENTS / INSTITUTIONAL USES*** The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

Annexation by Referendum Timeline		
Monday, March 2	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Tuesday, April 28	BOMA Worksession	Discussion to consider the Proposed Annexation by Referendum
Tuesday, May 26	BOMA Public Hearing	RES Proposed Annexation by Referendum and DRAFT Plan of Services
Monday, June 2	Initial Submittal	Staff prepares RES Annexation by Referendum, RES Plan of Services, ORD Zone properties
Thursday, July 23	FMPC	Recommendation to BOMA on annexation by referendum, POS, and Zoning
Tuesday, August 11	BOMA Worksession and BOMA regular meeting (1 st Reading)	Discussion to consider Annexation by Referendum, and associated Plan of Services and Zoning; 1 st reading of Annexation and Zoning items
Tuesday, September 8	BOMA Public Hearing	RES Annexation by Referendum (56 days prior to referendum date; must be 30-60 days) RES Plan of Services ORD Zone properties
Tuesday, September 22	BOMA 3 rd Reading	ORD Zone properties
Tuesday, November 3	State General Election; vote on referendum	
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective



File #: 20-0483

DATE: March 18, 2020

TO: Board of Mayor and Aldermen

FROM: Paul Holzen, Director of Engineering
David Hodnett, Staff Engineer

SUBJECT:

*Consideration Of Change Order No. 1, To The Municipal Services Complex Improvements Project (COF Contract No. 2019-0236) In The Amount Of \$514,674.16 With Civil Constructors, Inc.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Change Order No. 1, to the Municipal Services Complex Improvements Project (COF Contract No. 2019-0236).

BACKGROUND/STAFF COMMENTS:

The Municipal Services Complex Improvements Project was awarded to Civil Constructors, Inc. on September 3, 2019, and work began on October 1, 2019. Civil Constructors, Inc. has done a great job on the project and staff is proposing a change order to construct Phase 2 of the planned project. Phase 2 of the project will replace the failing asphalt in the truck storage area, with concrete pavement. All unit prices will be based on the Phase 1 bid.

FINANCIAL IMPACT:

COF Contract No. 2019-0236, the construction of the Municipal Services Complex Improvements, was awarded for \$2,346,347.00. Change Order No. 1 will reconcile current Phase 1 quantities to date, and include additional work in Phase 2 for a cost of \$514,674.16. The new contract total will be \$2,861,021.16. The total project budget is \$3,150,000, funded through bond issuances in 2017 and 2019 and serviced annually through the Sanitation Fund.

RECOMMENDATION:

Approval for Change Order No. 1 to COF Contract No. 2019-0236 with Civil Constructors, Inc. is recommended.

CHANGE ORDER NO.: 1

Owner: City of Franklin, TN Date Issued: 3/18/2020
Engineer: [ENTER ENGINEER NAME]
Contractor: Civil Constructors, LLC
Project Name: Municipal Services Complex Project
Owners Contract No.: COF 2019-0236
Effective Date of Change Order: 3/18/2020

The Contract is modified as follows upon execution of this Change Order:

Description:

Request 1: \$17,921.84 The plans detailed a 2" service water line to the Transfer Building but the existing was a 4" service line. This request will delete the 2" service line items and replace with 4" service line items. In order to increase the line pressure at the Fire Department training area the old vertical pressure tank was removed from service and the existing 8" line will be connected to the new 10 " main line.

Request 2: \$485,371.32 The garbage truck parking area at Sanitation and Environmental Services Complex has deteriorated from heavy loading and usage, and the existing water quality units onsite have settled and caused the surrounding parking area to subside. This area is currently asphalt paving and this change order will remove the existing asphalt, old water quality units, and install approximately 4800 sq. yds. of new 10-inch Portland cement concrete pavement.

Request 3: \$630.00 Request 42' of 3" Schedule 40 PVC conduit to be installed in order to provide electrical service to the new and installed debris burner.

Request 4: \$10,751.00 Request a new storage yard to be built onsite near the Fire Department Training facility to store equipment used for fire personnel training.

Total Change Order No. 1:	\$ 17,921.84
	\$485,371.32
	\$ 630.00
	<u>\$ 10,751.00</u>
Grand Total:	\$514,674.16

Attachments:

COF 2019-0236 Change Order No. 1 Item Quantities and Cost Worksheet
Civil Constructors Change Order Request pricing breakdown No. 1 – No. 4

MODIFIED - EJCDC® C-941, Change Order.

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EJCDC - 00941

Page 1 of 2

Change in Contract Price	Change in Contract Times [State Contract Times as number of days]
Original Contract Price: \$ 2,346,347.00	Original Contract Times: Substantial Completion: May 15, 2020 Ready for final payment: June 15, 2020
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. [Number of previous Change Order]: \$ 0.00	[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order]: Substantial Completion: 0 Ready for final payment: 0
Contract Price prior to this Change Order: \$ 2,346,347.00	Contract Times prior to this Change Order: Substantial Completion: May 15, 2020 Ready for final payment: June 15, 2020
[Increase] [Decrease] this Change Order: \$ 514,674.16	[Increase] [Decrease] this Change Order: Substantial Completion: August 2, 2020 Ready for final payment: September 1, 2020
Contract Price incorporating this Change Order: \$ 2,861,021.16	Contract Times with all approved Change Orders: Substantial Completion: August 2, 2020 Ready for final payment: September 1, 2020

Recommended by Contractor
 By: [Signature]
 Title: Project Manager
 Date: 3-24-2020

Recommended by Department Director
 By: [Signature]
 Title: Eng Director
 Date: 3-25-20

Recommended by City Project Manager
 By: [Signature]
 Title: STAFF ENGR 2
 Date: 3-18-2020

Authorized by Owner
 By: _____
 Title: Mayor, City of Franklin, TN
 Date: _____

COF 2019-0236 Municipal Services Complex Change Order No. 1						
ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	ITEM TOTAL	GRAND TOTAL
	Change Request 1					
W1	Delete Item 2" Type K Copper Water Line	-75	LF	\$82.00	-\$6,150.00	
W6	Delete Item 2" Water Service Meter Assembly	-1	EA	\$8,488.00	-\$8,488.00	
W8	Delete Item 2" Backflow Preventer Assembly	-2	EA	\$6,248.00	-\$12,496.00	
W11	Delete Item 2" Schedule 40 PVC	-255	LF	\$13.00	-\$3,315.00	
W12	Delete Item Electrical Wiring	-255	LF	\$5.00	-\$1,275.00	
W16	ADD connect to Existing 10" Water Main	1	EA	\$4,786.00	\$4,786.00	
W20	ADD Cut and Cap Water Main	1	EA	\$1,814.00	\$1,814.00	
	ADD 4" DIP Class 52 Water Line	75	LF	\$104.00	\$7,800.00	
	ADD 4" Water Service Meter Assembly	1	EA	\$22,090.52	\$22,090.52	
	ADD 4" Backflow Preventer Assembly	1	EA	\$9,629.46	\$9,629.46	
	ADD Demo Backflow and Bollards	1	LS	\$1,997.06	\$1,997.06	
	ADD Demo Existing Water Main	80	LF	\$19.11	\$1,528.80	
					Change Request 1 Total	\$17,921.84
	Change Request 2					
105-01B	Construction Stakes Lines and Grades	1	LS	\$12,335.40	\$12,335.40	
202-01B	Removal of Structures and Obstructions	1	LS	\$4,838.21	\$4,838.21	
202-01.14	Removal of Pipe (18" storm drain)	49	LF	\$48.00	\$2,352.00	
203-01.77B	Earthwork	1	LS	\$14,007.69	\$14,007.69	
203-05	Undercutting	250	CY	\$87.00	\$21,750.00	
209-40.30	Temporary Catch Basin Protection	5	EA	\$166.00	\$830.00	
209-40.31	Permanent Catch Basin Protection	4	EA	\$994.00	\$3,976.00	
407-02.13	Removal and Disposal of Existing Pavement	4805	SY	\$12.00	\$57,660.00	
407-20.05	Saw Cutting Asphalt Pavement	43	LF	\$5.00	\$215.00	
501-01.03	Portland Cement Concrete Pavement 10"	4805	SY	\$75.00	\$360,375.00	
611-09.03	Adjustment of Existing Catch Basin/Manhole	2	EA	\$792.00	\$1,584.00	
717.01B	Mobilization	1	LS	\$4,683.52	\$4,683.52	
740-10.04	Geotextile Stabilization	278	SY	\$2.75	\$764.50	
					Change Request 2 Total	\$485,371.32
	Change Request 3					
	ADD 3" Schedule 40 PVC for Debris Burner	42	LF	\$15.00	\$630.00	
					Change Request 3 Total	\$630.00
	Change Request 4					
203-01.77	ADD Earthwork and Stone Base	97	CY	\$87.00	\$8,439.00	
740-10.04	ADD Geotextile Fabric	578	SY	\$4.00	\$2,312.00	
					Change Request 4 Total	\$10,751.00
					Change Order No. 1 Total	\$514,674.16

P.O. Box 685
Franklin, Tennessee 37065



Telephone (615) 236-9000
Fax (615) 236-9001

Change Order Request

Name of Project: Municipal Services Complex

Project # 192104

November 7, 2019

C.O. Request # 1

Reason for request: This is the pricing breakdown for the changes made in revision 1 (10-7-19). The grease trap reinforcement has not been addressed in this pricing due to the likely possibility that an alternate unit will be utilized. We request 8 additional calendar days for the additional work. This would apply to both the utility milestone date as well as the overall contract completion date.

Item Description	Quantity	Unit	Price	Extension
W1 - (Delete) 2" Type K Copper Water Line	75	lf	(\$82.00)	(\$6,150.00)
W6 - (Delete) 2" Water Service Meter Assembly	1	ea	(\$8,488.00)	(\$8,488.00)
W8 - (Delete) 2" Backflow Preventer Assembly	2	ea	(\$6,248.00)	(\$12,496.00)
W11 - (Delete) 2" Schedule 40 PVC	255	lf	(\$13.00)	(\$3,315.00)
W12 - (Delete) Electrical Wiring	255	lf	(\$5.00)	(\$1,275.00)
W16 - Connect to Existing 10" Water Main	1	ea	\$4,786.00	\$4,786.00
W20 - Cut and Cap Water Main	1	ea	\$1,814.00	\$1,814.00
4" DIP Class 52 Water Line	75	lf	\$104.00	\$7,800.00
4" Water Service Meter Assembly	1	ea	\$22,090.52	\$22,090.52
4" Backflow Preventer Assembly	1	ea	\$9,629.46	\$9,629.46
Demo Backflow and Bollards	1	ls	\$1,997.06	\$1,997.06
Demo Existing Water Main	80	lf	\$19.11	\$1,528.80
			Subtotal:	\$17,921.84

Caleb Unland | Project Manager

P.O. Box 685
Franklin, Tennessee 37065



Telephone (615) 236-9000
Fax (615) 236-9001

Change Order Request

Name of Project: Municipal Services Complex

Project # 192104

December 13, 2019

C.O. Request # 2

Reason for request: This is the pricing is for Phase 2 of Municipal Services Complex. We request an additional 67 calendar days for the completion of this additional work.

Item Description	Quantity	Unit	Price	Extension
105-01B Construction Stakes Lines and Grades	1	ls	\$12,335.40	\$12,335.40
202-01B Removal of Structures and Obstructions	1	ls	\$4,838.21	\$4,838.21
202-01.14 Removal of Pipe (18" storm)	49	lf	\$48.00	\$2,352.00
203-01.77B Earthwork	1	ls	\$14,007.69	\$14,007.69
203-05 Undercutting	250	cy	\$87.00	\$21,750.00
209-40.30 Temporary Catch Basin Protection	5	each	\$166.00	\$830.00
209-40.31 Permeant Catch Basin Protection	4	each	\$994.00	\$3,976.00
407-02.13 Removal and Disposal of Existing Asphalt	4805	sy	\$12.00	\$57,660.00
407-20.05 Saw Cutting Asphalt Pavement	43	lf	\$5.00	\$215.00
501-01.03 Portland Cement Concrete Pavement 10"	4805	sy	\$75.00	\$360,375.00
611-09.03 Adjustment of Existing Catch Basin / Manhole	2	each	\$792.00	\$1,584.00
717-01B Mobilization	1	ls	\$4,683.52	\$4,683.52
740-10.04 Geotextile Stabilization	278	sy	\$2.75	\$764.50
			Subtotal:	\$485,371.32

Caleb Unland | Project Manager

P.O. Box 685
Franklin, Tennessee 37065



Telephone (615) 236-9000
Fax (615) 236-9001

Change Order Request

Name of Project: Municipal Services Complex

Project # 192104

December 13, 2019

C.O. Request # 3

Reason for request: This is the pricing for "Quote 1" which is for us to install 42lf of 3" Sch 40 PVC conduit

Item Description	Quantity	Unit	Price	Extension
3" Schedule 40 PVC	42	lf	\$15.00	\$630.00
			Subtotal:	\$630.00

Caleb Unland | Project Manager

P.O. Box 685
Franklin, Tennessee 37065



Telephone (615) 236-9000
Fax (615) 236-9001

Change Order Request

Name of Project: Municipal Services Complex

Project # 192104

December 13, 2019

C.O. Request # 4

Reason for request: This is the pricing for "Quote 2" which is for the work by the large water tank. The area covers approximately 5200 sf and we have included stripping 6" of material off the area, installing filter fabric, and placing 6" of aggregate base. We request an additional 4 calendar days for this added work.

Item Description	Quantity	Unit	Price	Extension
Earthwork and stone base	97	cy	\$87.00	\$8,439.00
Fabric underlayment	578	sy	\$4.00	\$2,312.00
			Subtotal:	\$10,751.00

Caleb Unland | Project Manager



File #: 20-0546

DATE: March 31, 2020

TO: Board of Mayor and Alderman

FROM: Eric Stuckey, City Administrator
Holland Schellhase, Management Fellow
Monique McCullough, Public Outreach Specialist
Milissa Reiersen, Communications Manager

SUBJECT:

Consideration Of Ordinance 2020-06, An Ordinance To Amend Title 16, Chapter 6 Of The City Of Franklin Municipal Code To Video, Film, And Photography Production Permit And To Amend Appendix A, Chapter 16 Of The City Of Franklin Municipal Code.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning changes to the Franklin Municipal Code to include the Video, Film, and Photography Production Permit and amend Appendix A, Chapter 16 of the Franklin Municipal Code to include Video, Film and Photography Production Permit Fees.

BACKGROUND/STAFF COMMENTS:

The City of Franklin is a popular destination for professional artists, film makers, videographers, and photographers to create visual media. Frequently, these professionals need to block public streets and sidewalks to produce their media, which takes away resources from the City of Franklin including, but not limited to, streets maintenance, police officers, and firefighters. Staff is recommending changes to the Franklin Municipal Code to include Video, Film, and Photography Production Permits, so the City of Franklin is properly notified when film makers, videographers, and photographers are blocking public streets, public sidewalks, and/or using large-scale equipment blocking pedestrian and/or vehicular traffic. Staff is also recommending permit fees for time taken away from staffs' roles to assist in the safety of the production.

FINANCIAL IMPACT:

There is no financial impact to the City of Franklin, However, if this ordinance is passed, the City of Franklin will acquire revenue from permit fees, which will be listed in Appendix A, Chapter 16 under Video, Film, and Photography Production Permit Fees.

RECOMMENDATION:

Approval of Ordinance 2020-06 is recommended.

VIDEO, FILM, PHOTOGRAPHY PRODUCTION PERMITS

*Sponsored by: Holland
Schellhase, Monique
McCullough, Milissa
Reierson*

The City of Franklin is a popular destination for media production

- Staff time is diverted to ensure the safety of the production, persons, vehicles, and infrastructure.
- Downtown Franklin businesses have reduced foot traffic while productions occur on Main Street.



Cities with Video, Film Photography Permits

- City of Franklin Special Events Permits
- Decatur (GA): framework for administrative paperwork
- Atlanta & Dahlonega (GA): extensive fee structure



[This Photo](#) by Unknown Author is licensed under [CC BY-SA](#)

Amend Title 16, Chapter 6 Commercial Motion Picture and Television Production Permits

- More coordination between the City of Franklin and video, film, and photography producers
- Ensure safety of motorists, pedestrians, and producers
- Only apply to producers blocking public streets and/or public sidewalks and/or use large-scale equipment
- Minimizes business disruption

Amend Appendix A, Chapter 16 of the Franklin Municipal Code

- Non-refundable application fee: \$100
- Rush fee (4 days or less notice): \$300
- Parking space reservation: \$50 per space per day
- Police personnel: Rate determined by department
- Fire Personnel: Overtime for personnel
- Other Personnel: Overtime for personnel
- Approved changes for approved permit: \$100 per change
- Unapproved changed for approved permit: \$200 per unapproved change

ORDINANCE 2020-06

CONSIDERATION TO AMEND TITLE 16, CHAPTER 6 OF THE CITY OF FRANKLIN MUNICIPAL CODE TO VIDEO, FILM, AND PHOTOGRAPHY PRODUCTION PERMIT AND TO AMEND APPENDIX A, CHAPTER 16 OF THE CITY OF FRANKLIN MUNICIPAL CODE.

WHEREAS, the City of Franklin is a popular destination to video, film, and photograph; and

WHEREAS, professional visual content is being produced at a faster rate to be used for social media and streaming platforms; and

WHEREAS, producers and photographers may need to block or restrict pedestrian and/or vehicular access and/or use large-equipment to produce their visual product; and

WHEREAS, the City of Franklin needs timely notice when sidewalks and/or streets must be restricted or blocked for video, film, and/or photography and/or if large equipment is used by the applicant to ensure the safety of pedestrians, motorists, producers, photographers, and others involved at the location of the set.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. that Title 16, Chapter 6 of the Franklin Municipal Code hereby amended to change the title as follows:

CHAPTER 6. – VIDEO, FILM, PHOTOGRAPHY PRODUCTION PERMITS

SECTION II. that Title 16, Chapter 6, Section 16-601 of the Franklin Municipal Code hereby deleted in its entirety and amended as follows:

Sec. 16-601. – Purpose and intent.

This chapter is intended to provide for the issuance of permits to film and video producers and photographers for the temporary use of public streets and places and/or use of large-scale equipment, when such use does not conflict with public safety, health, or public welfare.

SECTION III. that Title 16, Chapter 6, Section 16-602 of the Franklin Municipal Code hereby deleted in its entirety and amended as follows:

Sec. 16-602. – Definitions.

Video, film, photography productions shall mean set-up, staging, filming, videotaping, photographing, or any other activity related to the production of motion pictures, film shorts, music or entertainment videos, television presentations, advertising, professional photography, or other commercial materials.

Large-scale equipment shall mean any equipment that blocks pedestrian and/or motor vehicle access or that conflicts with public safety, health, or public welfare.

SECTION IV. that Title 16, Chapter 6, Section 16-603 of the Franklin Municipal Code hereby amended delete the section in its entirety and replace with the language as follows:

(1) No person shall use any public street, road, alley, right-of-way, public facility or public place owned by the City of Franklin for video, film, or photography production without having first obtained a permit from the city administrator.

(2) This chapter shall not apply to filming, videotaping, or photography done for news gathering, for use in criminal investigations by law enforcement agencies or for use in judicial proceedings.

(3) A permit application fee shall be required as explained in Appendix A, Chapter 16 under Video, Film Photography Permit Fees.

SECTION V. that Title 16, Chapter 6, Section 16-604(1)(a) of the Franklin Municipal Code hereby deleted in its entirety and the following shall be replaced:

Sec. 16-604. - Application.

(1) Application for a permit under this chapter shall be made to the city administrator and shall contain the following information:

(a) The address or location to be used for the motion picture or television production and identification of streets or portions thereof to be closed or temporarily restricted.

SECTION VI. that Title 16, Chapter 6, Section 16-605 of the Franklin Municipal Code hereby amended to add subsection (4) as follows:

Sec. 16-605. - Security for costs; insurance; indemnification.

(4) If the permittee makes changes to their permit after it is approved, the changes must be approved by the City of Franklin. If the permittee makes changes to their permit without notifying the City of Franklin for approval, the permittee will incur additional fees. Each fee is explained in Appendix A, Chapter 16 under Video, Film Photography Permit Fees.

SECTION VII. that nine new amendments are added to Appendix A Chapter 16 of the Code of Ordinances of the City of Franklin and it shall read as follows:

<i>Video, Film, Photography Permit Fees</i>	
Non-refundable application	\$100
Rush Fee (4 days or less notice)	\$300

Parking space reservation	\$50 per space per day
Police Personnel	\$45 per hour
Fire Personnel	Overtime for Personnel
Other Personnel	Overtime for Personnel
Approved Changes for Approved Permit	\$100 per approved change
Unapproved Changes for Approved Permit	\$200 per unapproved change

SECTION VIII. BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that this Ordinance shall take effect immediately after its passage on second and final reading, the health, safety, and welfare of the citizens of Franklin Tennessee, requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PASSED FIRST READING: _____

PASSED SECOND READING: _____



Small-Scale Photography Annual Registration

Small-scale photography is defined as photographers using a few pieces of equipment that are not disruptive to day-to-day activities on public property; having no more than a total of 15 people as part of crew and subjects being photographed; and not needing to block public streets or sidewalks for their projects. The City requires all small-scale photographers to fill out an annual registration for their activities on public property.

If you or your company will need to block a public street and/or sidewalk, close public property, and/or use special equipment for your project, you are required to complete a "Video, Film, and Photography Permit Application." Applications must be completed 10 business days before the project date; however, rushed applications with an additional fee will be considered.

Please supply the following information.

Company Information

Name: _____

Photographer(s): _____

Address: _____

City: _____ State: _____ Zip: _____

Company e-mail address: _____ Company Phone: _____

Website: _____

Social Media Handles: _____

Lead Photographer

Name & Title: _____

Address: _____

Email Address: _____ Cell: _____

Please provide a list of provided services below:

What is the average number of people you/your company photographs in one session? _____

Please attach a certificate of insurance to your application. The City of Franklin should be listed as Additional Insured. Coverage should be in an amount acceptable to the City Administrator and Risk Manager (minimum of \$500,000).

Please read the following statements, initial after each statement, and sign below:

1. I agree to abide by all ordinances of the City of Franklin and all conditions placed on the event by the City Administrator. _____
2. I do swear and affirm that all the information given in this application is true. _____
3. I understand that if closure of a public road, closure of a public sidewalk, closure of public property, and/or use of special equipment is needed for a project, I am required to submit a ***“Video, Film, and Photography Permit Application”*** at least 10 business days prior to the event. _____
4. I understand that failure to comply with the terms of the City’s small-scale photography registration as described may result in revocation of the registration and the inability to obtain future permits. _____
5. I do hereby agree to assume the defense of and indemnify and save harmless the City, its aldermen, boards, commissions, officers, employees, and agents from all suits, actions, damages, or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of, or as a consequence of the activities permitted in connection with this registration. _____
6. Prior to the project, a certificate of insurance must be provided in an amount acceptable to the City’s Risk Manager and the City Administrator. The City of Franklin must be listed as certificate holder and additional insured. _____
7. The City of Franklin logo may not be included in the photography without written permission from the Communications Director. _____
8. I understand that this registration is viable for 12 months. After expiration, I will complete a new registration so long as my small-scale photography services are continuing to be provided within the City. _____

Signature of Authorized Agent: _____

Name and Title of Authorized Agent: _____

Date: _____

FOR OFFICE USE ONLY

Received on _____, 20____. Approved on _____, 20____.

Certificate of insurance attached? Circle YES or NO

Approved by Eric S. Stuckey, City Administrator



File #: 20-0573

DATE: April 8, 2020

TO: Board of Mayor and Alderman

FROM: Eric Stuckey, City Administrator
Tom Marsh, Director of BNS
Kathleen Sauseda, Housing Development Coordinator

SUBJECT:

Consideration Of Resolution 2020-22, A Resolution Adopting The 2020-2025 Consolidated Plan And The First Year, 2020 Through 2021, Annual Action Plan, And Authorizing A Request For Housing And Urban Development Community Development Block Grant Funding.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the 2020-2025 Consolidated Plan required by the Department of Housing & Urban Development. The plan is required for participation in the Community Development Block Grant (CDBG) Program and serves as the framework to identify housing and community development activities for which the City will utilize CDBG funds.

BACKGROUND/STAFF COMMENTS:

Franklin is an Entitlement Community and annually is allocated approximately 275-325 thousand dollars in CDBG Funds. CDBG Funds are targeted towards the benefit of low and moderate income individuals and families. These funds are used to address the priority needs and specific goals identified in the Five-year Consolidated Plan and each Annual Action Plan thereafter.

FINANCIAL IMPACT:

For the 2020 fiscal year the City received \$353,910.00 from the Department of Housing and Urban Development; no match required. The only requirement is the City continue to identify attainable goals that address the affordable housing and community development needs in the City of Franklin.

RECOMMENDATION:

Approval of Resolution 2020-22 is recommended.

RESOLUTION 2020-22

A RESOLUTION ADOPTING THE 2020-2025 CONSOLIDATED PLAN AND THE FIRST YEAR, 2020 THROUGH 2021, ANNUAL ACTION PLAN, AND AUTHORIZING A REQUEST FOR HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

WHEREAS, Regulation 24 CFR Part 91 issued by the U.S. Department of Housing and Urban Development (HUD) requires the city to submit and receive HUD approval of a Consolidated Plan and Annual Action plan as part of a HUD-approved Community Development Block Grant (CDBG) Funding for the City of Franklin; and

WHEREAS, Title 1 of the Housing and Community Development Act of 1974, as amended, establishes a Community Development Block Grant (CDBG) program for the purpose of developing viable urban communities by providing decent housing and suitable living environment, as well as, expanding economic opportunities and preventing and/or eliminating conditions of blight, principally for persons of low and moderate income; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to adopt the Consolidated Plan and the Annual Action Plan to meet the Congressional Intent that requires Entitlement City grantees to expend their funds in a manner that effectively meets local needs but primarily serves low-income residents.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

Section 1. The 2020-2025 Consolidated Plan and First Year Annual Action Plan, 2020 Through 2021, attached as Exhibit A hereto, is adopted.

Section 2. The Housing Development Coordinator of the City shall be responsible for the administration of the Five-Year Consolidated Plan and the Annual Action Plan hereby adopted.

Section 3. Changes or revisions to the Plans hereby adopted shall be made only by resolution of the Board of Mayor and Aldermen of the City of Franklin.

Adopted this ____ day of _____, 2020.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey, City Administrator

By: _____
Dr. Ken Moore, Mayor

APPROVED AS TO FORM:

BY: _____
William E. Squires, Assistant City Attorney

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Five-Year Consolidated Plan serves as the guiding document for the City of Franklin's Community Block Grant (CDBG) program. This document covers the five fiscal years beginning July 1, 2020 and ending June 30, 2024.

Federal regulation 24 C.F.R. 91 requires a jurisdiction receiving certain formula grants to state in one document - the Consolidated Plan - its plan to pursue goals for all the community planning and development programs, as well as for housing programs. It is these goals against which the plan and the jurisdiction's performance under the plan will be evaluated by HUD.

The City of Franklin only receives CDBG funding and this comes directly from HUD. The Five-Year Consolidated Plan serves as:

- 1) A planning document for the jurisdiction, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders
- 2) A submission for federal funds under HUD's formula grant programs for jurisdictions
- 3) A strategy to be followed in carrying out HUD programs
- 4) A management tool for assessing performance and tracking results. The Consolidated Plan is supported by a series of five Annual Action Plans.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Franklin priorities are:

1. Availability and affordability of housing
2. Public improvement in our low to moderate income areas
3. Emergency rehabilitation of existing housing dwellings
4. Public outreach and education relating to fair housing

The City continues to create strategies for housing affordability within the City of Franklin. The City will continue to partner with the non-profit housing developers to provide additional dwellings

3. Evaluation of past performance

The City continues to have success with its identified CDBG activities, including the rehabilitation program, partnering with qualified CBDO no-profits, fair housing education and assistance with public facilities. Additionally, the city waived all impact fees for our local PHA to assist construction costs for the Chickasaw Senior Community. This dwelling will house Forty-Eight low to moderate income seniors.



Chickasaw Senior Community

4. Summary of citizen participation process and consultation process

In addition to holding a public meeting the City created a survey via survey monkey that was posted on the City's webpage.

"As part of the City's Consolidated Plan I am reaching out to the public with the survey below. Please fill out this survey, your answers will come back to the City; feel free to share. This will be open from today through March 26, 2020. Your input is appreciated".

<https://www.surveymonkey.com/r/TDHBQVC>

5. Summary of public comments

To ensure the Consolidated Plan and the Annual Action Plan is available to all the citizens within the City limits, the City held a public meeting that included having additional staff available to answer questions. Additionally, the survey monkey was shared with the Housing Commission encouraging them to share on their individual Facebook pages. The survey was also shared with Franklin Tomorrow; Franklin Tomorrow is an independent, community-visioning nonprofit created in 2000 by a group of forward-looking business and community leaders to safeguard the attributes that made Franklin special then for future generations.

6. Summary of comments or views not accepted and the reasons for not accepting them

None

7. Summary

The City of Franklin continues to grow and expand. With its increased popularity has come immense pressure for housing, especially affordable housing. Cost burden is a burgeoning problem throughout the City. With this five-year Consolidated Plan the City is addressing goals and priorities that will create new affordable housing, as well as preserve the core neighborhoods that are the backbone of the City.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Building and Neighborhood Services

Table 1 – Responsible Agencies

Narrative

The City of Franklin delegates the program responsibilities to the Housing Development Coordinator in the Building & Neighborhood Services Department. At this time the City only receives Community Development Block Grant Funds for allocation.

Consolidated Plan Public Contact Information

Kathleen L. Sauseda, Housing Development Coordinator

Building & Neighborhood Services, City of Franklin

615-550-6608

Email: kathleens@franklintn.gov

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Franklin, Tennessee's 2020-2025 five-year Consolidated Plan and its First Year Annual Action Plan have been prepared by staff in the Building & Neighborhood Services Department. The plan is the result of a comprehensive planning outreach that included both formal and informal consultations with both the public and private sector. Many of the people participating are long time partners of the City, including subrecipient's the CDBG funds.

We included information for the homeless narratives from both our Public Housing Authority and our Homeless Coalition that, in addition to the City of Franklin, includes several surrounding cities and counties.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Building & Neighborhood Services Department and the Housing Development Coordinator for the City of Franklin are active in engaging the public and non-profit sectors in searching for ways to maintain communication within the community. Because the City is a recipient of CDBG funds we serve as the liaison that brings the stakeholders together to facilitate partnerships that further the mission of assessing their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Bridges of Williamson County, a domestic violence shelter for men, women, and children, is a member of the area Continuum of Care. It also receives an Emergency Shelter Grant (ESG) for emergency shelter activities for domestic violence victims and family members. The city will continue to coordinate and assist as necessary with Bridges of Williamson County. Also, the city will refer individuals and families to existing networks in surrounding areas.

A representative from the City of Franklin does participate in the quarterly meetings of the CTN503 CoC which is the official entity acting on behalf of the Continuum of Care to take care of furthering the mission to end homelessness in Central Tennessee.

The Board is made up of representatives from key providers that identifies and addresses membership gaps. Specifically, outreach is conducted to obtain membership from the following groups as they exist within social service providers, mental health agencies, hospitals, universities, governments, businesses, advocates, public housing agencies, school districts, affordable housing developers, law enforcement, organizations that serve homeless and formerly homeless veterans, homeless and formerly homeless persons and any other identified stakeholders that benefits the mission of ending homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Franklin does not receive ESG funds nor do we participated in the HMIS technology system.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Franklin Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

Identify any Agency Types not consulted and provide rationale for not consulting

The City consulted with all agency types.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Franklin does not receive any HOME, ESG, or HOPWA funding, we only receive Community Development Block Grant funds.

Narrative (optional):

The City strives to partner with all service agencies and these agencies assist with encouraging their clients and residents to provide input to the City of Franklin.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

"As part of the City's Consolidated Plan I am reaching out to the public with the survey below. Please fill out this survey, your answers will come back to the City; feel free to share. This will be open from today through March 26, 2020. Your input is appreciated."

<https://www.surveymonkey.com/r/TDHBQVC>

-

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Minorities Persons with disabilities General Population	The City should continue to assist our "core" neighborhoods, including Natchez, Hill Estates, and Hard Bargain.	26% of the respondents agree that it is important that the workforce in Franklin are able to live in Franklin. 23% feel Franklin needs more affordable housing choices.	N/A	https://www.surveymonkey.com/r/TDHBQVC

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Persons with disabilities Residents of Public and Assisted Housing General Population	They were looking for general information which was provided.	None	None	

Table 4 – Citizen Participation Outreach

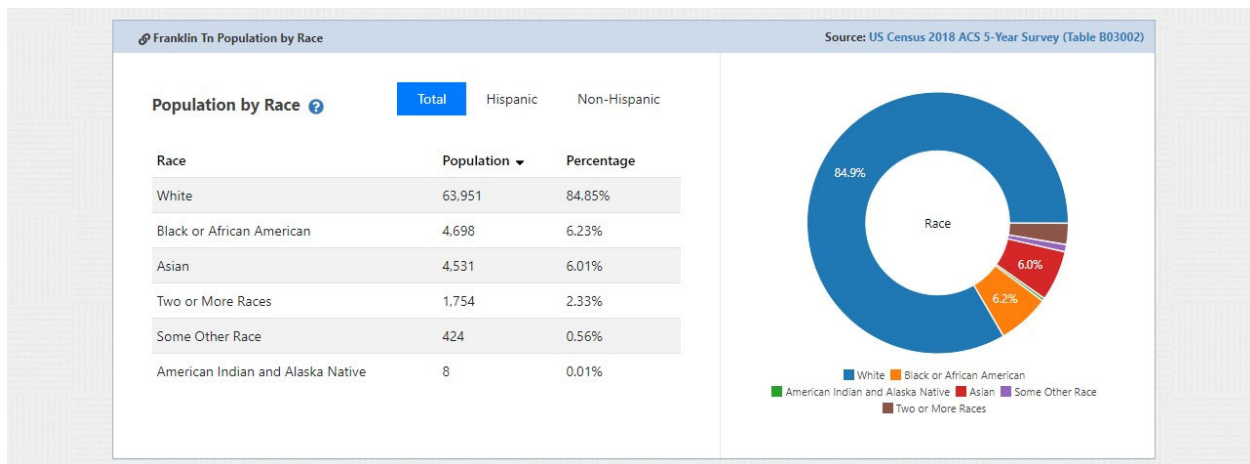
Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan helps the City define the areas of need. The City of Franklin continues to work with the City's Housing Commission to define strategies that will address and define these needs. Additionally, the non-profit organizations and City Departments were consulted during the planning process to discuss housing, homelessness and community development.

The City of Franklin continues to develop options that will assist in supporting the activities described in our 5-year Consolidated Plan.



Population

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Over the past 30 years, the City of Franklin has added approximately 21,000 residents every decade; this information comes from <https://data.census.gov>. The projected population for 2030 is 106,000. According to the United States Census Bureau, the city has a total area of 41.4 square miles of which 0.52%, are covered by water. New construction of single family homes has dropped from 755 in 2015 to 556 in 2019; while multifamily construction has increased from 7 units in 2015 to 20 units in 2019.

Data Source: factfinder.census.gov; datausa.io/profile/geo/franklintn; en.wikipedia.org

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	62,487	68,555	10%
Households	21,160	26,230	24%
Median Income	\$76,465.00	\$85,671.00	12%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,790	1,910	2,905	2,149	17,440
Small Family Households	575	679	890	880	9,815
Large Family Households	155	45	220	113	1,745
Household contains at least one person 62-74 years of age	245	337	570	345	2,790
Household contains at least one person age 75 or older	384	410	590	329	960
Households with one or more children 6 years old or younger	330	210	500	294	3,433

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	80	90	40	210	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	40	0	0	40	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	10	65	15	150	0	10	4	15	29
Housing cost burden greater than 50% of income (and none of the above problems)	695	395	215	0	1,305	430	328	360	54	1,172

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	125	400	415	305	1,245	90	235	410	300	1,035
Zero/negative Income (and none of the above problems)	40	0	0	0	40	40	0	0	0	40

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	755	530	370	55	1,710	430	338	360	70	1,198
Having none of four housing problems	290	560	995	885	2,730	235	485	1,185	1,129	3,034
Household has negative income, but none of the other housing problems	40	0	0	0	40	40	0	0	0	40

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	410	345	260	1,015	74	193	219	486
Large Related	95	40	10	145	50	0	150	200
Elderly	185	119	225	529	239	270	260	769
Other	190	340	279	809	155	98	150	403
Total need by income	880	844	774	2,498	518	561	779	1,858

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	410	90	105	605	74	148	130	352
Large Related	60	30	0	90	30	0	10	40
Elderly	130	109	130	369	184	115	110	409
Other	135	215	30	380	140	59	110	309
Total need by income	735	444	265	1,444	428	322	360	1,110

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
City of Franklin Housing Needs Assessment
Data Source
Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	60	50	65	30	205	0	10	4	15	29

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	70	0	0	70	0	0	0	0	0
Total need by income	60	120	65	30	275	0	10	4	15	29

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
City of Franklin Housing Needs Assessment
Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The City of Franklin works with Bridges of Williamson County whose mission is to serve women, men, and their children affected by domestic violence, ensuring a safe transition to successful independent living through education, intervention, and case management.

According to Bridges, 14 families were served which includes a total of 36 individuals for the 2018-2019 year.

What are the most common housing problems?

The most common housing problem in Franklin is households are cost burden. Franklin home values have gone up 4.5% over the past year and they are predicted to rise an additional 3.9% within the next year. The median list price per square foot in Franklin is \$260, which is higher than the Nashville-Davidson--Murfreesboro--Franklin Metro average of \$161. The median price of homes currently listed in Franklin is \$579,000 while the median price of homes that sold is \$471,400.

The median rent price in Franklin is \$2,300, which is higher than the Nashville-Davidson--Murfreesboro--Franklin Metro median of \$1,650. According to payscale.com the annual average wage in Franklin, TN is 61k which is far below the wage necessary to afford a median priced home in Franklin, TN.

Are any populations/household types more affected than others by these problems?

Based on population within the City of Franklin and general population data approximately 85% of our population is white. There are some racial or ethnically concentrated areas within the City's core neighborhoods, including Natchez, Hard Bargain, Hill Estates and the Cadet area. These areas have a higher rate of Hispanic and African American/Black populations than the surrounding area. The City continues to focus on these specific areas with both infill construction of new affordable homes and resources to assist with emergency repair.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Bridges Domestic Violence Shelter uses their Rapid Re-housing funds for staff salary to find the most options available for affordable housing. The people who are currently housed are typically stuck in a cycle of generational poverty and haven't taken advantage of educational opportunities or don't understand the importance or need to advance their education. By the time they have children and are adults they don't have a skill set that gives them the opportunity of living in a community that is classified as affluent. At this point there is not enough extremely low income housing to give them the opportunity to return to school to acquire these necessary skills.

Clients that enter the transitional housing program that is supported through the Doorstep Project come from the DV Shelter. To be accepted the program seeks assurance that with the 1 year of assistance and support services they will be capable of standing on their own in a year's time. So far this has been the case. These residents need and deserve to be able to stay in their communities. This time period has assistance with time to heal from the trauma, work through divorce cases and division of assets, increase their salaries and complete their education.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Franklin does not provide estimates of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Cost burden is the most common housing problem within the City of Franklin

Discussion

The Healthy People 2020 Social Determinants of Health topic area is organized into 5 place-based domains:

1. Economic Stability
2. Education
3. Health and Health Care
4. Neighborhood and Built Environment
5. Social and Community Context

Housing Instability is a key issue in the Economic Stability domain. The City of Franklin is experiencing tremendous

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing problems are generally categorized as a housing unit lacking complete kitchen facilities, lacking complete plumbing facilities, has more than one person per room, and/or is cost burdened greater than 30%. Analyzing existing units to determine if there are housing problems is partly determinant on the condition of housing stock, as well as, if residents are able to pay for improvements for greater housing stability. In Franklin the greater need tends to be concentrated in specific neighborhoods that the City continues to focus on. Our five-year Consolidated Plan will continue to address the specific areas of greatest need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,400	310	80
White	930	150	70
Black / African American	235	115	10
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	230	45	0
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

CHAS Data Documentation

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,505	410	0
White	975	295	0
Black / African American	280	75	0
Asian	100	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	15	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
CHAS Data Documentation
Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,550	1,355	0
White	1,165	1,150	0
Black / African American	185	90	0
Asian	115	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	125	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
CHAS Data Documentation
Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	730	1,419	0
White	615	1,299	0
Black / African American	15	60	0
Asian	30	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	50	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The City of Franklin population is made up of 85% White, 13%, Black, African American and Asian, with a balance of 2 or more races. Other ethnicities include other race, 0.56%, Native American, 0.01% with no Native Hawaiian or Pacific Islander's.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

There are no racial or ethnic groups that have disproportionately greater needs within the City of Franklin; as the table supports severe housing problems are shared proportionately by all racial and ethnic groups within the City. We continue to address any homes that are experiencing any of the four severe housing problems that have been identified using the Comprehensive Housing Affordability Strategy (CHAS) data.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,185	525	80
White	760	315	70
Black / African American	180	170	10
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	230	45	0
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

CHAS Data Documentation

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	868	1,045	0
White	613	660	0
Black / African American	120	230	0
Asian	90	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	125	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
CHAS Data Documentation
Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	730	2,180	0
White	600	1,705	0
Black / African American	60	220	0
Asian	35	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	39	185	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
CHAS Data Documentation
Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	125	2,014	0
White	84	1,829	0
Black / African American	0	75	0
Asian	30	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	105	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

CHAS Data Documentation

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Housing needs in the City of Franklin less affected by racial and ethnic categories than they are by social economic categories. Residents in the very low- and low-income bracket experience far more housing needs and hardships than residents in higher income categories despite their racial or ethnic classification. The City of Franklin continues to see population increases that reflect the cost of housing both in home ownership and rental which may create cost burdens for residents that have a less than average income.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The City of Franklin, like much of Middle Tennessee is seeing annual population increases. Within Franklin since 2014 it is averaging 3%. This results in cost burden being the biggest threat to housing stability. According to data released in December from the U.S. Census Bureau's American Community Survey 2014-18 five-year estimates, median home values in Franklin have risen by over 25%, while the median household income has risen by a little less than 20% in the same time period. According to the ACS, 20% of Franklin's residents were cost-burdened in 2018.

Population Changes in the City of Franklin, TN

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	19,499	3,845	2,783	80
White	16,910	2,965	2,085	70
Black / African American	893	415	360	10
Asian	865	165	95	0
American Indian, Alaska Native	4	0	0	0
Pacific Islander	0	0	0	0
Hispanic	630	299	230	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

For this 1st year of the five-year Consolidated Plan the City is focusing on working with the non-profits toward creating new, affordable homes on infill lots throughout the City. We are working with the BOMA to create a more effective incentive program to offset fees associated with the construction of new homes. Our five-year plan will seek ways to get developers involved in the construction of affordable homes, the challenge continues to be market rate homes are selling well in the City.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There is no data that suggests that individuals of various income groups have disproportionately greater needs due to their racial or ethnic groups. The needs of the residents tend to be very similar to route their various income groups regardless of race and ethnicity. Once again of all the housing problems, the largest issue for households in all racial or ethnic group is cost burden. According to HUD's definition, households paying more than 30% of their income towards housing are considered cost-burdened and might have difficulty affording necessities, such as food, clothing, transportation and medical care. According to the ACS, 20% of Franklin's residents were cost-burdened in 2018.

According to the most recent ACS, the racial composition of Franklin Tn was:

- White: 84.85%
- Black or African American: 6.23%
- Asian: 6.01%
- Two or more races: 2.33%
- Other race: 0.56%
- Native American: 0.01%
- Native Hawaiian or Pacific Islander: 0.00%

If they have needs not identified above, what are those needs?

All needs have been described in previous sections. However, to reiterate, needs include both housing rehabilitation assistance, and the availability of affordable housing are the base this five-year Consolidated Plan and the Annual Action Plan are being built from.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The City of Franklin has the greatest percentages of concentrations of minority residents east of the city center, north of Murfreesboro Road and a small area west of the city center, along Downs Boulevard.

The HUD Community

Planning and Development maps also reveal that the area along Downs Boulevard has a greater percentage of African Americans (between 22-45% of overall census tract population) while the area north of Murfreesboro Road has a concentration of Hispanic population.

NA-35 Public Housing – 91.205(b)

Introduction

Franklin Housing Authority is the public housing authority (PHA) in the City of Franklin. They manage 167 public housing units, 22 affordable units on Park Street and 224 Tax Credit Units. The tax credit units were used for the Chickasaw Senior Community that is not income based which rents for \$725.00 per month. However, you must be 62 years of older to apply.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	251	0	0	0	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,115	0	0	0	0	0
Average length of stay	0	0	9	0	0	0	0	0
Average Household size	0	0	2	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	92	0	0	0	0	0
# of Disabled Families	0	0	42	0	0	0	0	0
# of Families requesting accessibility features	0	0	251	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	92	0	0	0	0	0	0
Black/African American	0	0	158	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	13	0	0	0	0	0	0
Not Hispanic	0	0	238	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Currently our PHA has 75 people on the Section 8 waiting list and 53 on the public housing waiting list. Most of the individuals on the waiting lists are looking for affordable housing or income-based housing. The public housing wait list has 7 elderly families, 12 disabled families including children. The majority of the individuals on the public housing wait list need one bedroom. The Section 8 list has 5 elderly individuals; there is a need for two-bedroom Section 8 for families with children.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Currently the PHA has two families that are in wheel chair accessible units; there are three residents that need to be moved into handicap units.

On the Public housing waiting list, there is one family that needs a wheel-chair accessible unit. There is one family that needs a wheel chair accessible unit on the Section 8 waiting list. Other families may have disabilities that include a mental disability but do not require a wheel chair accessible unit. Most of the elderly residents on the public housing and Section 8 waiting list require a downstairs or unit with no stairs.

How do these needs compare to the housing needs of the population at large

It is evident that assisting our elderly and disabled is a work in progress as we address more accessible units. There is an additional challenge of supporting our residents that may have a mental disability.

Discussion

The City will continue to expend CBDO funds on new home construction in partnership with the two non-profits that are established in the City of Franklin. As in the past the City will reach out to the Hard Bargain neighborhood where new homes are being constructed and sold for under \$180,000.00 with a 20-year deed restriction attached. The City and the Housing Commission continues to search for vacant land or infill lots that may be available for a certified CBDO to build new, deed restricted affordable homes.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Franklin is a part of the Community Housing Partnership COC Collaborative Applicant and HMIS Lead. This COC serves over twenty Tennessee counties, including Franklin. A Point-In-Time count was conducted on January 23, 2020 by the Franklin Police Department, staff, and area non-profits.

Point In Time Count

While not a major problem in the City of Franklin, the issue of homelessness still exists. Homeless persons and families come from a variety of social circumstances. There are persons and families stranded from travel along the interstate system, persons and families that have been evicted from existing rental arrangements, and families and persons escaping domestic violence or other social issues.

Within the City of Franklin school districts if a student is identified as being homeless, the school district can refer the family to Grace Works Ministries or My Friend's House. The McKinney Vento Act definition of homelessness is used to determine if a student is homeless.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	26	114	84	53	42

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	47	219	921	683	425	27
Chronically Homeless Individuals	2	37	157	116	72	0
Chronically Homeless Families	0	1	2	2	2	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: These figures include both the City of Franklin and Williamson County, as Franklin is the only city offering shelters.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Williamson County does not participate in a homeless count; however, they are in contact with the local non-profits in the area.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Of the families identified none were veterans or family of veterans; all of heads of household were female, ethnicity has been identified in the table below:

Head of Household

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The majority of those identified as homeless are living in shelters; with a total of five families of which three were Non-Hispanic/Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of those identified, 1 family was Asian, fleeing a domestic violence situation, 1 family was Hispanic/Latino, fleeing domestic violence, three families of Non-Hispanic/Latino were fleeing domestic violence and 1 Black male was found to be a first-time homeless person.

Discussion:

Homeless Needs Assessment

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section of our five-year plan addresses the needs of the population in the City of Franklin that may require some level of supportive services. This population includes the elderly, elderly frail, persons with disabilities, victims of domestic violence and persons that may have criminal records.

Describe the characteristics of special needs populations in your community:

According to <https://www.census.gov/quickfacts/franklincitytennessee> of the City of Franklin's total population 12.3% are 65 years and above and 4.5% of the population over 65 have a disability. At the end of 2019 the domestic violence shelter served 14 families that include a total of 36 individuals. The City of Franklin has a men's group home that may house up to eight men at a time. Moreover, the City is home to Oak Cottage, which is a transitional living facility for women coming out of prison in the Greater Nashville area. Those who move into Oak Cottage are allowed to stay up to a year, but are required to live there for six months. They will interact with skills coaches, health care professional and counselors to help them re-enter society.

What are the housing and supportive service needs of these populations and how are these needs determined?

The primary housing and supportive needs of the elderly, elderly frail, persons with disabilities, victims of domestic violence are all served by various non-profit agencies throughout the City and County. These include allocation from the City's General Fund account to WAVES whose mission is: "Empowering individuals with intellectual and developmental disabilities to progress toward their full potential". Community Housing Partnership whose mission is: "To establish a public/private partnership as Williamson County's leading agency in achieving quality affordable housing for the elderly, low income, disabled, and workforce families of Williamson County through housing alternatives to create, supply, and maintain appropriate housing by rehabilitation, maintenance, and restoration." Additionally, the City provides financial support to the Franklin Transit Authority. The FTA offers fixed route fares, adults are \$1.00, seniors 65+, disabled or Medicare eligible are \$.50, children up to five years of age, \$.50 and lap children are free.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to <https://gis.cdc.gov/grasp/nchhstpatlas/main.html?value=atlas>, there has been a decrease in reported HIV cases. Per the County Health Rankings & Roadmaps rankings, Williamson County is

number one in the overall health ranks of the State of Tennessee.

Discussion:

In addition to the elderly, there are other special need populations with housing problems, such as those with developmental and non-developmental disabilities, families in need of public housing, the victims of domestic violence, as well as, those trying to move back into mainstream living and recently released incarcerated people.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Franklin continues to grow, the State of Tennessee Population Projections suggests the City's population will be 83,174 by 2025. Improving public facilities where they are substandard or as part of upgrading an existing neighborhood. Creating a desirable residential environment and removing barriers are essential to the attraction of investments by homeowners, housing developers and small businesses. Our public facilities include parks, playgrounds, open space and walking trails that are multi-use friendly. Franklin is implementing a Riverwalk which will bring a network of multi-use pedestrian and bike paths throughout the city. The City strives to promote both a healthy lifestyle and a sustainable community.

<https://www.franklinton.gov/home/showdocument?id=25126>

How were these needs determined?

Conducted community outreach to gain input in the process through a statistically valid survey, focus group discussions, and community meetings.

<http://dev6.visioninternet.com/FranklinTN6/home/showdocument?id=29330>

Describe the jurisdiction's need for Public Improvements:

Public Improvements are also important to assisting with neighborhoods that may be in transition. These improvements include street improvements, sidewalks and storm water drainage, particularly in addressed in the goals section of this plan. By far, the biggest need is sidewalks to make neighborhoods more walkable, especially in our senior resident locations.

How were these needs determined?

The process of identifying these needs included open discussions with the non-profits, city staff, the BOMA appointed Housing Commission, as well as, community input through public outreach. It has always been the City's intention to put the low and low-moderate income residents and communities.

Describe the jurisdiction's need for Public Services:

Housing affordability depends on one of two factors, the cost of housing and/or the ability to pay for that housing. Employment directly impacts the ability to pay, thereby making housing more affordable and homeownership viable. According to HUD Section 7.1.1 funds for Public Services may be used to

enable low to moderate income persons become self-sufficient. This may include assisting with financial planning, employment services, initiatives that offers opportunities to at-risk youth, especially during after-school or summer break, and services for seniors.

Wherever possible, CDBG funds will be leveraged with other sources of private and public funds.

How were these needs determined?

With limitations on Annexation imposed by the Tennessee State Legislature, growth by annexation has been curbed. Annexation may only be done by referendum, when previously it was allowed by ordinance. This has slowed the development of property outside the city limits.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Williamson Trends

https://www.williamsonchamber.com/wp-content/uploads/WilliamsonInc_Trends2018_Web-1.pdf

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Occupied housing units in the City of Franklin equal 69.9% with rentals making up approximately 28%. Since the City's last five year Consolidated Plan, the City has added a total of 3,444 dwelling units. These include new construction of single family, townhomes and multifamily. Single family homes made up the largest portion of these units, totaling 2,635. The other 28% of new construction include both the townhomes and multifamily.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,145	63%
1-unit, attached structure	2,205	8%
2-4 units	1,330	5%
5-19 units	4,325	16%
20 or more units	1,910	7%
Mobile Home, boat, RV, van, etc	444	2%
Total	27,359	100%

Table 27 – Residential Properties by Unit Number

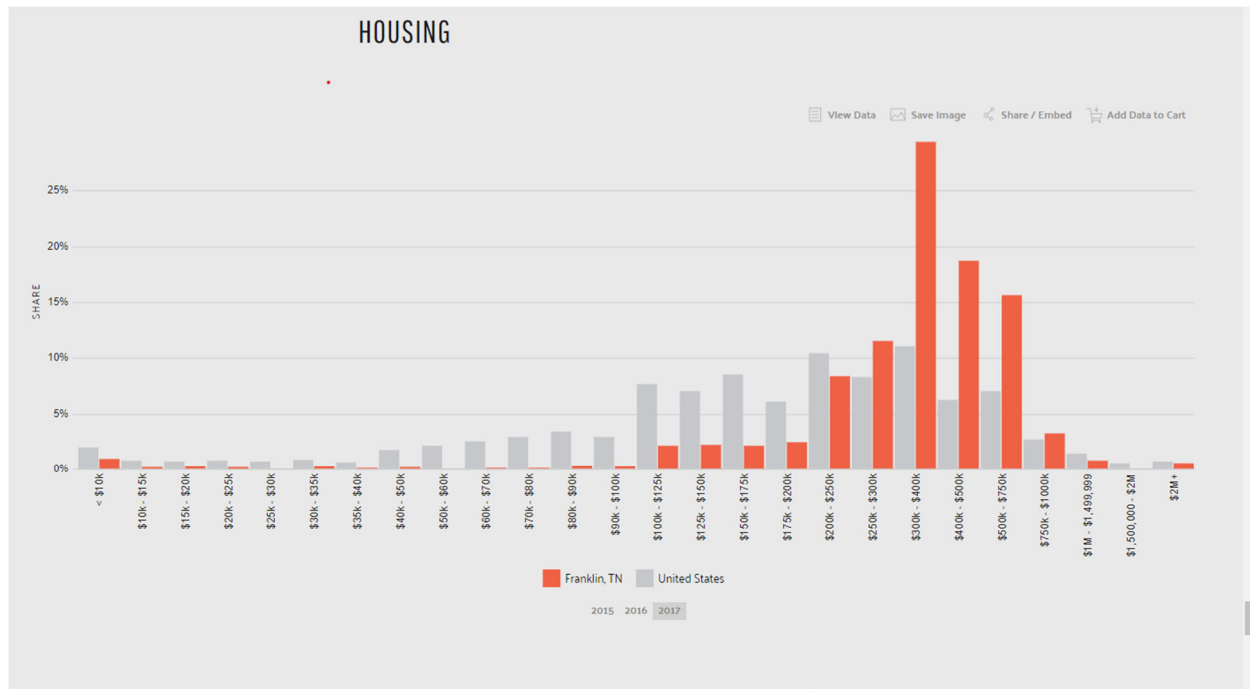
Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	270	3%
1 bedroom	110	1%	2,055	24%
2 bedrooms	2,000	11%	3,935	46%
3 or more bedrooms	15,585	88%	2,266	27%
Total	17,695	100%	8,526	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS



Housing Chart

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Franklin Housing Authority, the City's PHA, administers currently has 167 public housing units, 22 affordable units that were recently re-habilitated and 224 Tax Credit Units.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

At this time our PHA has Section 8 vouchers available and do not expect to lose those this year.

Does the availability of housing units meet the needs of the population?

Housing units are available in Franklin; however, most of them are above the MSA price point.

Describe the need for specific types of housing:

Affordable housing is an issue in the City of Franklin, especially housing that is friendly for seniors.

Discussion

The City is working diligently with our PHA and our local non-profits to ensure affordable housing continues to be available in some form, such as assisting with people moving into home ownership, the

men's group home, the Oak Cottage which will house released female prisoners and a new community under design which will cater to affordable housing.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The City of Franklin has experienced a population growth of about 15% between 2014 & 2018. The State of Tennessee projects growth increases for Williamson County, the seat for the City of Franklin, to increase 153% by the year 2025.

Cost of Housing

Source: <https://www.rentcafe.com/average-rent-market-trends/us/tn/franklin/>

Source: <https://www.tennessean.com/story/news/local/williamson/2018/05/17/real-estate-franklin-brentwood-williamson-county-median-home-prices-higher-property-values/611446002/>

<https://www.franklinton.gov/services/franklin-round-up-program>

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	296,200	321,400	9%
Median Contract Rent	891	1,013	14%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,267	14.8%
\$500-999	3,045	35.7%
\$1,000-1,499	2,780	32.6%
\$1,500-1,999	810	9.5%
\$2,000 or more	629	7.4%
Total	8,531	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	365	No Data
50% HAMFI	950	213

% Units affordable to Households earning	Renter	Owner
80% HAMFI	2,715	1,043
100% HAMFI	No Data	2,221
Total	4,030	3,477

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

The average income of a Franklin resident is \$40,447 a year but the average price of a home is 560k. At this time the City is experiencing a housing shortage for extremely low and low-income households. The City of Franklin's Public Housing Authority consist of:

Hud apartments, limited Section 8 apartments, public housing apartments, low income senior residents and low income tax credit apartments.

How is affordability of housing likely to change considering changes to home values and/or rents?

In 2016, a new population estimate by the U.S. Census Bureau shows that Franklin was the second fastest growing city in the state of Tennessee. Also, with a growth rate of 3.5 percent, Williamson County was the fastest growing county in Tennessee. As of 2017, Franklin, TN was among the 15 fastest-growing large cities in the United States, in estimates released by the US Census Bureau. Additionally, Franklin's increase of 4.9 percent, from 74,685 in 2016 to 78,321 in 2017 made it the fastest-growing large city in Tennessee. This growth fosters new construction and with land costs being significant the cost of homes continues to rise.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The City does not receive any HOME funds.

Discussion

The City of Franklin's rents are approximately 3% higher than the national average. According to <https://www.areavibes.com/franklin-tn/cost-of-living/> the cost of living index in Franklin is 117, which is 32% higher than the average in Tennessee and 17% higher than the national average. According to the American Community Survey, 20% of Franklin's residents were cost-burdened in 2018.

Franklin, TN Rent Trends

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Approximately 83 percent of the homes built in the City of Franklin were built 2014 or later, with only 17% of the current units built sometime between 1939 and 1979. Analyzing the existing housing supply, the condition of the housing stock, the number of vacant and abandoned units, and the risk posed by lead-based paint is essential to understanding rehabilitation needs and critical rehabilitation needs that may be posed with health hazards such as lead based paint.

Definitions

When discussing rehabilitation efforts, there are two definitions that are considered by the city and any subrecipient or agency involved in rehabilitation. Standard rehabilitation can mean it meets HUD Housing Quality Standards and it meets all state and local codes. Substandard rehabilitation is when the unit is in poor condition yet it is both structurally and financially feasible to rehabilitate. Selected “conditions” are defined as a unit that:

- lacks complete plumbing facilities
- lacks complete kitchen facilities
- more than one person per room
- cost burden greater than 30%

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,600	20%	3,065	36%
With two selected Conditions	4	0%	305	4%
With three selected Conditions	0	0%	85	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	14,090	80%	5,080	60%
Total	17,694	100%	8,535	101%

Table 33 - Condition of Units

Alternate Data Source Name:

CHAS Data Documentation

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,794	38%	1,825	21%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	8,355	47%	4,655	55%
1950-1979	2,119	12%	1,689	20%
Before 1950	430	2%	365	4%
Total	17,698	99%	8,534	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,549	14%	2,054	24%
Housing Units build before 1980 with children present	4,284	24%	3,315	39%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Lead-based paint was eliminated from use in residential dwellings in 1978. Lead-based paint poisoning in housing units constructed before that time can be a potentially serious problem. This is particularly the case in geographic areas where there is a concentration of older homes that have not been renovated or mediated for the presence of lead-based paint. Although the median age of housing in Franklin at the time of the 2010 U.S. Census was less than twenty years (median year structure built = 1995), there are dwellings, particularly in the historic core, where lead-based paint continues to be present.

The vast majority of housing units in Franklin have been constructed since 1979, approximately 83%. This percentage has continued to increase in recent years as the City grows and more new housing units are brought on-line. Older historic homes have continued to be restored and largely mediated of

lead-based paint in the process. Only 2% of homes were constructed prior to 1950. While a majority of the homes were built between the years 1990 and 1999.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

There may be approximately 2000 to 3000 homes built before 1978 in the City of Franklin with the majority being in established now transitional neighborhoods. As these neighborhoods are transitioning low to moderate income families are moving away.

The City makes available the Lead-Safe Certified Guide to Renovate Right to all residents, as well as, posting a copy on their website.

Discussion

Due to the popularity of Williamson County, particularly the City of Franklin, homes are rarely on the market for more than 45 days. This often results in homes being sold above asking price, especially in the working class and low-income neighborhoods.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Public housing for the City of Franklin is the responsibility of the Franklin Housing Authority they are located at 200 Spring Street Street, Franklin, TN 37064. The mission of the Franklin Housing Authority is to assist low-income families by providing safe, decent, affordable housing and self-sufficiency opportunities. They operate fully staffed but also have a five-person commissioner board who provide input to management, as well as, a resident board.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			297						
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are currently 167 public housing units, 224 Low Income Housing Tax Credit units, 22 affordable units with no subsidy and 42 housing choice vouchers (HCV), serving nearly 600 residents in the City of Franklin. These units are spread within the following sites:

- Brookwood Avenue
- Carter Street
- Cherokee Place
- Chickasaw Place
- Edgewood Boulevard
- Granbury Street
- Iris Place
- Johnson Circle
- Natchez Street
- Park Street
- Reddick Circle
- Shawnee Drive
- Short Court
- Spring Street
- Strahl Street
- Sunflower Court
- West Meade Boulevard

The Franklin Housing Authority is considered a high-performing public housing agency, (PHA) whose mission The mission of the Franklin Housing Authority is to assist low-income families by providing safe, decent, affordable housing and self-sufficiency opportunities. One of the goals of the Franklin Housing Authority is to convert some of the public units to RAD, as well as, constructing additional affordable housing units which may include a homeownership program.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Spring Street and Johnson Circle

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

In the past five years, FHA has completed the construction of the Reddick Senior Residences, Reddick Street Apartments and the 22-unit Park Street renovation. A new 48-unit senior building has been constructed with resident move in effective December 31, 2019.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Two additional projects are in the planning stages with incentives from the City of Franklin. These include the Spring Street and Johnson Circle renovations and the redevelopment of the Cherokee site. The Cherokee site has been projected to replace the current 59 units with up to 100 new homes.

Discussion:

The City of Franklin uses the CDBG funds to assist income-eligible and disabled residents with housing rehabilitation. All pre-1978 homes that qualify are assessed for lead-based paint and tested if indicated. If lead based paint is found, its presence is mitigated by a certified lead inspector. Additionally, the City of Franklin adsorbed the Road Impact and Parkland Dedication fees which totaled approximately 450k. '

The city of Franklin will refund almost \$500,000 in impact fees paid so far by the Franklin Housing Authority as it constructs affordable senior housing". <https://communityimpact.com/nashville/franklin-brentwood/city-county/2019/05/15/city-of-franklin-to-refund-impact-fees-for-chickasaw-senior-community-project/>

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Franklin is not a direct Continuum of Care; however, they participate with activities that are coordinated with Community Housing Partnership. The Central Tennessee 503 Continuum of Care (CTN503) is designed to promote a communitywide commitment to the goal of ending homelessness. Central Tennessee 503 has a rooted 20-year history in Tennessee. Community Housing Partnership (CHP) took the leadership role as the HUD collaborative applicant in early 2019. The COC seeks to provide resources for homeless people, at-risk populations, other advocates, service providers, policymakers and the public at large. The Continuum of Care (COC) competitively awards grants for CoC planning costs, acquisition, rehabilitation, new construction, leasing, rental assistance, supportive services, operating costs; Homeless Management Information Systems (HMIS), and project administration costs.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	12	0	14	0	0
Households with Only Adults	4	0	2	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

The City does not receive funds homelessness; however, we do work with agencies and non-profits to assess the needs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Shelters

Bridges of Williamson County - Bridges Domestic Violence Center serves women, men, and their children affected by domestic violence, ensuring a safe transition to successful independent living through education, intervention, and case management.

Franklin Community House - The mission and vision of Franklin Community House is to *offer affordable housing, emergency housing, transitional housing and a home for disenfranchised men*

Housing Franklin Housing Authority - The mission of the Franklin Housing Authority is to assist low-income families by providing safe, decent, affordable housing and self-sufficiency opportunities.

Oak Cottage - Serves women who will exit the prison system

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Franklin is dedicated to insuring that our most vulnerable population, low to moderate income and persons with disabilities have assistance available to them. The City uses their CDBG funds in partnership with the local non-profits subrecipients that will provide emergency shelter services for the homeless, our population that may need safe and decent housing, as well as, assistance for recently released prisoners that are transitioning into mainstream living.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City of Franklin does not receive HOPWA funds and does not have access to HOPWA data; however, the city will continue efforts to assist those with these needs and the needs of other special needs populations.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City of Franklin continually supports, through appropriations, Waves, Inc which offers residential support for individuals with a broad range of abilities. Waves has homes that are shared by residents with each person having a private bedroom. Waves also offers a semi-independent living option for those individuals who have higher functionality.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City also waived the building fees associated with My Friend's House. My Friend's house has a mission of serving at-risk youth in a home-like environment with a balance of structure, support and expectation. They believe every youth be given an opportunity to recover from adverse situations and move on to become successful adults.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Franklin does not consider public policies or regulations to major barriers to the development of affordable housing. The reality is land cost is a premium. The median home value in Franklin is \$496,804. Franklin home values have gone up 3.0% over the past year and are predicated to rise another 1.1% within the next year. The median list price per square foot in Franklin is \$261, which is higher than the Nashville-Davidson--Murfreesboro--Franklin Metro average of \$161.

The City continues to offer incentives to encourage the construction of affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

According to quick facts from the US Census table the Civilian Employed Population Labor Force (persons 16 years and over) from 2014-2018 was at 70.9%. The City of Franklin has a 2.4% unemployment rate which is 1.5% less than the US average. The City also has a 95.2% high school graduation rate and 61% have a Bachelor's degree. The majority of employers are in the healthcare or corporate positions; these statistics support the median income of 90k and the per capita income of 47k.

Over 90% of the households have a broadband internet subscription and have an in-home computer which may contribute to the independently owned firms within the City.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	43	34	0	0	0
Arts, Entertainment, Accommodations	3,639	7,999	14	15	1
Construction	989	3,052	4	6	2
Education and Health Care Services	5,110	6,417	19	12	-7
Finance, Insurance, and Real Estate	2,717	6,516	10	12	2
Information	1,003	2,099	4	4	0
Manufacturing	1,762	2,543	7	5	-2
Other Services	976	1,738	4	3	-1
Professional, Scientific, Management Services	4,242	9,778	16	18	2
Public Administration	0	0	0	0	0
Retail Trade	3,669	10,672	14	20	6
Transportation and Warehousing	936	428	4	1	-3

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	1,363	2,507	5	5	0
Total	26,449	53,783	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	36,992
Civilian Employed Population 16 years and over	35,280
Unemployment Rate	4.68
Unemployment Rate for Ages 16-24	14.15
Unemployment Rate for Ages 25-65	3.35

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	14,275
Farming, fisheries and forestry occupations	1,422
Service	2,460
Sales and office	9,005
Construction, extraction, maintenance and repair	988
Production, transportation and material moving	720

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,465	65%
30-59 Minutes	9,845	31%
60 or More Minutes	1,129	4%
Total	31,439	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	980	140	459

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,175	125	1,220
Some college or Associate's degree	6,520	405	1,570
Bachelor's degree or higher	18,395	570	3,525

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	10	190	255	360	250
9th to 12th grade, no diploma	909	289	95	395	625
High school graduate, GED, or alternative	1,515	795	1,055	2,680	1,879
Some college, no degree	1,525	1,099	1,280	3,770	1,600
Associate's degree	230	348	620	1,384	274
Bachelor's degree	1,390	3,575	4,540	6,375	1,680
Graduate or professional degree	75	1,500	3,025	3,480	1,555

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	142,048
High school graduate (includes equivalency)	230,936
Some college or Associate's degree	311,772
Bachelor's degree	498,248
Graduate or professional degree	620,853

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

At this time positions within the health care field dominate the professional sector with approximately 15,000 positions. The majority of employees within the top 25 companies doing business in the City of Franklin are in the professional field. This is dominated by professional health care companies that top the list with approximately 15k positions.

Describe the workforce and infrastructure needs of the business community:

The workforce needs of the business community are being met, the City's unemployment rate is just 3%. However, the City does recognize the value of infrastructure, especially as it relates to encouraging businesses to move here and stay here. In the new budget year, the Planning & Sustainability Department is requesting the creating of a new position for a Transportation Planner. This position would be specific to Multimodal Transportation Planning. Multimodal planning refers to transportation and land use planning that considers diverse transportation options, typically including walking, cycling, public transit and automobile, and accounts for land use factors that affect accessibility.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

At this time there are no major companies coming into the City; however, south of Franklin is being developed as a business hub with Ramsey Solutions, Aetna Insurance and several hotels under construction. Additionally, Columbia State Community College is offering a Hospitality Certified Program to assist with filling some of the hotel positions coming. Additionally, the Tennessee Board of Regents and Columbia State Community College are in the final stages of adding an Applied Science in Civil and Construction Engineering Technology curriculum to the Columbia State list of educational and workforce development programs, the City is in full support of this program.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Williamson County Schools will serve more than 40,000 P-12 students at 48 school sites during the 2018-2019 school year. This represents 10 high schools, 11 middle schools, and 27 elementary schools. The district's graduating class of 2018 posted 95.9% graduation rate. An educated workforce is integral to a prosperous business environment. From 2013 through 2018 Williamson County specifically grew by more than 30,000 jobs. This continued job growth means management opportunities for experienced residents to advance in their careers in addition to entry-level opportunities for young people starting their professions. Currently the unemployment rate in the City of Franklin is 3%, which is 36% lower than the national average. (Source, <https://www.areavibes.com/franklin-tn/employment/>)

DEGREE ATTAINMENT

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In 1995, Workforce Essentials was one of the original contractors to the Department of Human Services in the JobsWork program. Through the years, Workforce Essentials has been a committed and successful partner with DHS operating the Families First program. For nearly twenty years we have assisted tens of thousands of Tennesseans with becoming self-sufficient through job training and placement assistance.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

N/A

Discussion

Overall, the City of Franklin has a solid, forward moving economy. The residents are fortunate to have low unemployment and many opportunities for further education.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The neighborhoods that make up Franklin's Central neighborhoods are desirable neighborhoods because of their close proximity to the downtown corridor, as well as, their rich architectural character and the history behind the neighborhoods. It is because of these characteristics that Franklin's central core neighborhoods are in peril of being gentrified. In general, the City focuses their CBGD funds within these neighborhoods to ensure they remain in place for generations to come. All of Central Franklin's neighborhoods are important.

All of Central Franklin's neighborhoods are important, from the standpoint of the homes and sense of community they provide, for their rich architectural character and history, and for the role they play in supporting the downtown core. However, five of Central Franklin's neighborhoods in particular face unique issues that warrant the focus of the Community Development Block Grant program. The following are two neighborhoods of particular focus, Natchez and Hard Bargain (see Appendix A for a map). Other neighborhoods include Rolling Meadows, Cadet Homes, and Hill Estates.

Natchez Neighborhood:

The Natchez Neighborhood has its roots deeply embedded in Central Franklin's earliest days, having been settled by freed slaves following emancipation. Natchez Street was one of the main roads that comprised the Natchez Trace as it passed through the area. According to neighborhood residents, Natchez in its prime was a diverse neighborhood of residential homes and businesses, including grocery stores, nightclubs, theaters and other local services. During the past century, many of the original homes have been demolished and reconstructed or have had new "shells" built around existing buildings. As a result, the neighborhood includes a mix of structures ranging in condition from well maintained and viable to severely deteriorated. Homes in the neighborhood remain largely occupied by direct descendants of its original settlers, and many of the homes are passed down to family members, which result in a high owner occupancy rate. Much of the concern for the future of Natchez, as described by members of Natchez Place, Inc. and residents of the neighborhood stems from a sense of detachment from the rest of the City and general decline in the level of maintenance of homes in the areas that some fear will lead to wholesale redevelopment.

Hard Bargain:

Hard Bargain Neighborhood is a small, traditionally African-American neighborhood located just west of the downtown core. It lies across from the Toussaint L'Overture Cemetery, which was started for Franklin's African-American community in 1864, and was added to the National Register of Historic

Places in 1995. The neighborhood is characterized by its modest homes with the home of the former slave, Harvey McLemore serving as a museum highlighting African-American heritage in Franklin.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Concentration is the percentages of households in a particular racial or ethnic minority group that is at least 20 percent higher than the percentage of minority groups for the housing area. In Franklin this includes the Natchez Neighborhood which has its roots deeply embedded in Franklin's earliest days as it had been settled by freed slaves. The neighborhood was alive with homes, businesses, nightclubs and other local services. Unfortunately, gentrification is taking root as these lovely cottage homes are being purchased and torn down to be rebuilt with large 2-story homes that fill the lot.

Hard Bargain is faring better as it hosts a very involved community/resident board that works hard to keep the original character of the neighborhood alive. This neighborhood is characterized by its modest homes with the home of the former slave, Harvey McLemore serving as a museum highlighting African-American heritage in Franklin.

The Hill Estates neighborhood represents a wide range of time periods and styles. In general, homes in Hill Estates are about \$135,000 – \$290,000 and sit on quarter-acre lots with three bedrooms and two bathrooms.

What are the characteristics of the market in these areas/neighborhoods?

One of the oldest homes on Natchez Street is the Merrill-Williams home which was built in 1891. Natchez Street Historic District is a 25-acre historic district in Franklin, that was listed on the National Register of Historic Places in 2004.

Are there any community assets in these areas/neighborhoods?

The general historical value of these neighborhoods is an asset, this includes the Toussaint L'Overture Cemetery which is on the National Register of Historic Places; Ty's Place which was the cemetery caretakers home built around 1905, has been fully renovated and serves as a community center for the residents of Hard Bargain. Additionally, at this time, Natchez Street is a quaint walkable neighborhood that showcases homes that were built

Are there other strategic opportunities in any of these areas?

These areas continue to be a priority for the city's rehabilitation program as we seek to preserve the homes and the character of the neighborhoods.

Public Housing Redevelopment Strategy Franklin, TN



PROPOSED SITE STATISTICS	
TOTAL AREA	12.3 AC
EXISTING # UNITS	64
PROPOSED # UNITS	77

Kitchen & Associates Architectural Services, PA

SPRING STREET / JOHNSON CIRCLE SITE CAPACITY STUDY

Spring Street and Johnson Circle

One of the oldest homes on Natchez Street is the Merrill-Williams home which was built in 1891.



Williams House

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

All of the public housing dwelling units in Franklin have access to broadband. They do pay for the connection and their monthly fee. There is a free computer lab available to the residents of the Hard Bargain Neighborhood in the public Community Center. The table below reflects total internet accessibility for the City of Franklin.

<https://www.census.gov/quickfacts/franklincitytennessee>

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

At present the residents only have access to AT&T and Comcast; we have no other providers available. A comparison of the two is listed below:

A 100 Mbps VDSL plan from **AT&T** runs \$50/month, while a 150 Mbps cable internet plan (they don't have a 100 Mbps one) from **Xfinity** costs \$54.99. ... Both sell 1 Gbps fiber plans for \$90/month for the first 12 months of service; however, **Xfinity's** plan includes a huge \$1,000 upfront fee, whereas **AT&T's** is only \$99.99

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Currently the City does not have any hazard risks associated with climate change; however, the City of Franklin is a member of the National Flood Insurance Program (NFIP). Being a participating community allows residents to purchase flood insurance. The City of Franklin's floodplain program is administered by an ASFPM Certified Floodplain Manager. In 2015 the City was accepted into the Community Rating System program. This program is for communities that have more stringent floodplain regulations than FEMA's minimum standards. The City of Franklin has a class 8 ranking which provides a 10% discount on flood insurance for citizens within the community.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

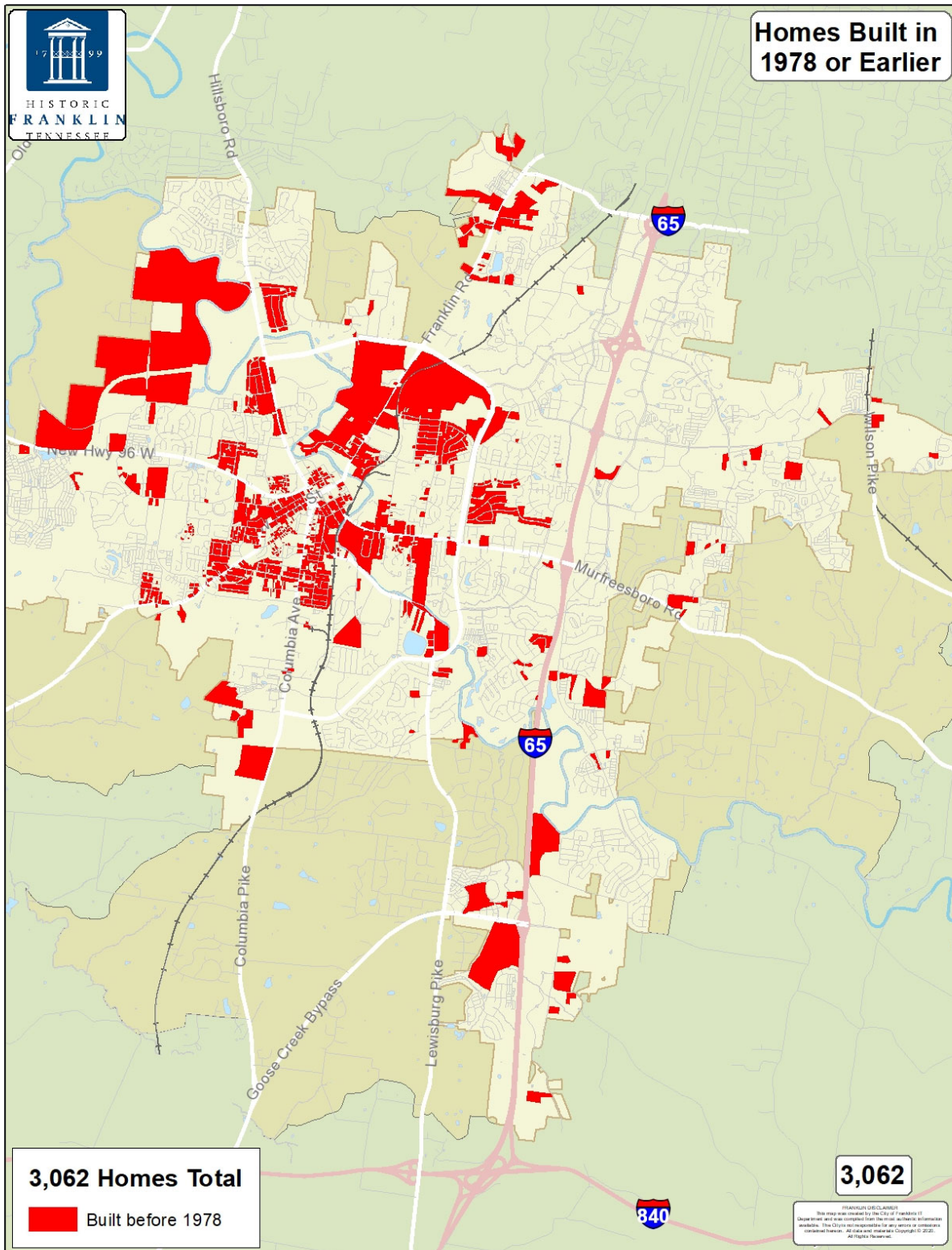
N/A

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan identifies the priority needs for the City of Franklin; our Consolidated Plan describes the strategies that will be undertaken over the next five years to address these needs. The Strategic Plan is shaped by the current market analysis and public input. Although Community Development Block Group regulations allow grantees to specify certain areas for need especially the areas of Franklin that have homes built prior to 1978; the City of Franklin recognizes there may be citywide projects in need of funding.



Year Built

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	City of Franklin Priority Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The City of Franklin is working toward filling vacant and infill lots with affordable homes that may be sold at prices that reflect the current MSA table. All homes built using CBDO funding are deed restricted.
	Include specific housing and commercial characteristics of this target area.	The target area includes all of the City of Franklin area.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City's Housing Commission worked to identify the areas that may be available for infill homes.
	Identify the needs in this target area.	The need for affordable housing in Franklin is overwhelming. The average cost of a home in an established neighborhood is over 300k.
	What are the opportunities for improvement in this target area?	The City partners with not-for profits giving them opportunities to improve vacant lots by constructing new homes. The City waives the development fees and tap fees for a non-profit that constructs new, deed restricted, affordable homes.
	Are there barriers to improvement in this target area?	The biggest barrier to this improvement is the cost of land, recently a lot was identified for a possible infill project. This 0.13 acre lot was appraised for 110K making it very difficult to build an affordable home on this property.

2	Area Name:	Hard Bargain Neighborhood and Natchez Street
	Area Type:	Low to moderate income
	Other Target Area Description:	Low to moderate income
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	In Franklin, a neighborhood exists called Hard Bargain, or the Hard Bargain neighborhood. This historic neighborhood adjoins Mt. Hope Cemetery on the south and sandwiched between 5th Avenue and 11th Avenue, bisected by Glass Street and Green Street, and Johnson Alley.
	Include specific housing and commercial characteristics of this target area.	The Hard Bargain Neighborhood is a traditionally African American residential community in Franklin, that developed on land bought by a former slave from his former master after the Civil War. County records of the land show that the 15 acres that comprise the neighborhood was owned by Judge Perkins, who sold the parcel to W.S. McLemore in 1866. Harvey McLemore- W.S.'s slave- was emancipated after the Civil War.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area was identified by the survey monkey and community outreach.
	Identify the needs in this target area.	Throughout the years this neighborhood has declined as homes were deeded to multiple family members making it difficult to receive permission to work on the homes that were in decline. The Hard Bargain Association and the City of Franklin are working diligently to keep the character of this neighborhood alive both with the rehabilitation of current homes and the construction of new homes that are sold at affordable prices.

	What are the opportunities for improvement in this target area?	Today, 130 households comprise the Hard Bargain Neighborhood and the Hard Bargain Association strives to preserve the Hard Bargain neighborhood by rehabbing existing homes, building quality affordable housing, and enriching the lives of our neighbors.
	Are there barriers to improvement in this target area?	The only barriers are sorting out the deeds on some of the older homes and plats.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Franklin's median income has continued to increase; despite this, many areas identified as low to moderate income have retained a preponderance of households with lower incomes. This is especially true in neighborhoods such as Hard Bargain, Natchez, both Hill Estates and the Cadet community, as well as, Rolling Meadows. The City continues to commit their CDBG funds to its low to moderate income residents. These neighborhoods are very special and have strong ties within their own community. Natchez Street, along with the surrounding neighborhood, was once the pulse of the city's black community, and is only a few blocks from downtown Franklin which is the heart of Franklin. There are still households within these communities that will benefit from CDBG activities and services.

The Hard Bargain neighborhood is a traditionally African American community in Franklin, that developed on land bought by a former slave from his former master after the Civil War. Today, 130 households comprise the Hard Bargain Neighborhood and the Hard Bargain Association strives to preserve the Hard Bargain neighborhood by rehabbing existing homes, building quality affordable housing, and enriching the lives of our neighbors.



Hard Bargain



Natchez Neighborhood

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing Affordability
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Franklin Priority Area
	Associated Goals	New Affordable Housing Opportunities

	Description	Franklin has experienced significant population growth, just between 2015 and 2018 the population has grown 14%. Williamson County's population is expected to increase by 41% between 2010 and 2025. Although there was a decline in the African American population in Franklin over the last decade, the Hispanic and Asian population more than doubled. Of the total population, approximately 5% are disabled, in which 13% of that population is 65 years and over. Fair housing efforts will include information relative to all populations within the city. Cost burden has been identified as a severe housing problem for owner and renter occupied households in the city. A healthy mix of housing options and types of housing are needed to address this need. Additionally, low income households, particularly the elderly and the existing and future workforce have been identified as high priority populations that need housing options. Source: https://worldpopulationreview.com/us-cities/franklin-tn-population/
	Basis for Relative Priority	Franklin is growing exponentially creating a city void of housing choice. The City is working toward the broad goal of ensuring housing choice, affordability and quality place for all our residents. We understand the shortage of quality affordable housing reinforces inequality and limits the opportunities for future growth.
2	Priority Need Name	Public Facilities
	Priority Level	High

	Population	Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	City of Franklin Priority Area
	Associated Goals	Improve Public Facilities
	Description	Under the CDBG Program, grantees may use funds to undertake a variety of public facilities and public improvement projects. The City interprets this to include to include all facilities and improvements that are publicly owned, or that are owned by a nonprofit and available and open to the public.
	Basis for Relative Priority	The City of Franklin is growing but also aging; there are infrastructure improvements needed that include streets and water and sewer lines. Our PHA and the domestic violence both assist those unable to help themselves.
	3	
	Priority Need Name	Emergency Rehabilitation
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	City of Franklin Priority Area
	Associated Goals	Substandard Housing Needs
	Description	The City is striving to keep our most at risk population in their homes while keeping them safe and secure. The City has consistently supported emergency homeowner repairs since we became an entitlement City. Again, in this five-year Consolidated Plan we will support using a portion of our CDBG funds to assist with emergency home repairs. Per HUD guidelines most of our emergency repairs include spot rehabilitation to bring a home up to a city code and meet the minimum standards as the International Codes suggests.
	Basis for Relative Priority	Housing maintaince, especially for those living in or below the poverty level, is an issue for the citizens; work is plentiful resulting in non-negotiable labor costs. The race most likely to be in poverty in Franklin is Hispanic, with 27.56% living below the poverty level. Next comes Asian's with a 3.69% below the poverty level. Among those working part-time or not working the poverty level is between 9 and 11%. Source: https://worldpopulationreview.com/us-cities/franklin-tn-population/

Narrative (Optional)

Because the need for more affordable housing units is a priority for the community; Franklin will continue to put the majority of their CDBG funds into the construction of new, deed restricted, affordable homes and to preserve existing affordable homes especially in our low to moderate income neighborhoods. The City's growth has created the loss of many affordable homes and the potential for further loss is continuing as our population is increasing.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	The City of Franklin CDBG funds will not be used for TBRA. Instead, these funds will be used for home rehab and new construction. These are the only funds the City receives directly.
Rehabilitation	The City of Franklin CDBG funds will not be used for TBRA. Instead, these funds will be used for home rehab and new construction. These are the only funds the City receives directly.
Acquisition, including preservation	The City of Franklin CDBG funds will not be used for TBRA. Instead, these funds will be used for home rehab and new construction. These are the only funds the City receives directly.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

On July 1, the City received approval for the 2019 Program Year with available funding for the CDBG Program in the amount of \$353,910.00. This allocation will provide funding which will promote the City's goals of creating new, affordable housing, assisting our underserved residents with emergency repairs to their homes, as well as, supporting public improvements and fair housing outreach and education.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	353,910	0	0	353,910	0	Expected amounts reflect level funding based on 2018 allocations.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Community Development Block Grant fund is the primary source of most of the objectives outlined within this plan. In addition, the City does offer waiver of building fees to the local non-profits for projects that benefit our low to moderate income population. The City will continue to search for opportunities for activities to be completed using a combination of CDBG funds, private, state, public funds, and partner with developers to further the CBDO funds. This may include vacant that that may become available.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City continues to search for publicly owned land or lots that may be used as a baseline for the construction of affordable housing. The City is in budget discussions to allow for an incentive program to be put into place.

Discussion

Community Development Block Grant funding is the primary resource for the objectives outlined in the plan. There will be opportunities for activities to be completed with a combination of CDBG funds, private funds of the CBDO(s) on-hand, including other sources of funding applied for or borrowed by the CBDO, and other public funds or in-kind contributions, which could include land, as may be available.

The City of Franklin, the selected CBDO(s), and any other subgrantees will seek to identify and leverage additional funds to expand the scope and goals of the identified activities.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Hard Bargain Association	CBDO	Ownership	Region
COMMUNITY HOUSING PARTNERSHIP OF	Subrecipient	Ownership neighborhood improvements	Region
Franklin Housing Authority	PHA	Public Housing Rental	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

City government in Franklin plays the major role in providing the services and functions that are needed in a dynamic and growing community. Franklin provides a similar package of services as other cities of its size (education, parks, streets, water and sewer, social services, etc.) and has considerable flexibility in determining what functions it will undertake and at what level. Through the local system of government, Franklin provides a blend of services that best serve the needs of its residents of the metropolitan area.

The City's allocation of Community Development Block Grant funds is currently administered by the City, through the Building & Neighborhood Services Department. Currently the City delivers the funds, either through a Request for Proposals (RFP) process and/or by designating experienced and qualified subrecipients. Advertisement of an RFP would be done in a similar fashion to the advertisement and outreach process associated with the preparation of the Consolidated Plan, and in accordance with all applicable HUD, federal, state, and local law. The City will also provide a level of training to potential users/applicants, both before and after they may receive funds, to familiarize them with the applicable rules and regulations of the CDBG program, and to help ensure quality applications.

Franklin takes great pride in being a City that builds strong partnerships and enduring collaborations with public, private, and non-profit entities. The delivery system for the Consolidated Plan programs will largely rely on these existing and on new relationships. Many of the agencies and organizations listed in the prior consultation section of this plan will be included in this process and invited to apply where appropriate, based on their expertise.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training	X		
Healthcare			
HIV/AIDS			
Life Skills	X		
Mental Health Counseling			
Transportation			
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Our community uses outreach services as the primary tool to engage people who are chronically homeless and unaccompanied youth. People who are chronically homeless may be connected to permanent supportive such as the group home; as room allows, the local shelter is available for families with children and unaccompanied youth may be directed to My Friend's House a residential group home focusing on at-risk youth. Community Housing Partnership is the City's Coc connection.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Franklin receives approximately 250k each year in CDBG funds; with these funds the City strives to coordinate with the non-profits within our community to insure we are not offering duplicate services. This allows for all the population that needs assistance be served. The City intends to facilitate a workshop/information session that will bring the surrounding Cities and/or Counties together to share information. This will be especially helpful in learning the strengths and weaknesses of various outreach programs.

Franklin is experiencing an affordable housing crisis. The average two-bedroom apartment rent is \$1,504; this is approximately four to five hundred dollars (\$400 - \$500) more than the 2018/2019 HUD fair market rent table. The average home price is 564k which equates to approximately \$204 per square foot. This makes it difficult for specific populations to have options for housing within the community. The City continues to work with our PHA and the various non-profits to search for a means of addressing housing needs and costs. However, the City of Franklin continues to grow in population which may be driven by the public-school system and its urban living style.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Franklin will continue to work with the business community, non-profits and other resources that are or become available. homelessness system is working closely with the faith community in an effort to increase the amount of rapid rehousing resources that are available. We are also working with hospitals and other systems of care in an effort to increase the amount of housing first style permanent supportive housing that is available.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	New Affordable Housing Opportunities	2020	2025	Affordable Housing	City of Franklin Priority Area	Housing Affordability	CDBG: \$100,000	Homeowner Housing Added: 8 Household Housing Unit
2	Substandard Housing Needs	2020	2025	Affordable Housing Assisting current population to stay in their homes	City of Franklin Priority Area	Emergency Rehabilitation	CDBG: \$91,128	Homeowner Housing Rehabilitated: 9 Household Housing Unit
3	Improve Public Facilities	2020	2025	Non-Housing Community Development	City of Franklin Priority Area	Public Facilities	CDBG: \$42,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3 Households Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	New Affordable Housing Opportunities
	Goal Description	In this five-year Consolidated Plan year the city will construct new affordable housing that will be deed restricted and benefit our low to moderate income population.

2	Goal Name	Substandard Housing Needs
	Goal Description	The City will work toward preserving the affordable homes and to assist our most underserved, at-risk population in the low to moderate income neighborhoods. We will keep their homes safe and secure.
3	Goal Name	Improve Public Facilities
	Goal Description	Various communities in the city can benefit from additional support to increase the functionality of public facilities, or provide additional public improvements for overall community benefit. Create a variety of improvements for public improvements that benefit our low to moderate income persons and families.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

According to the 2014-2018 ACS, the overall number of low to moderate income families in the jurisdiction is approximately 32% of households identify as at or below 80% AMI (under \$51,000 gross income). Although the city receives a limited amount of funding with its CDBG allocation, they strive to leverage these dollars with both the non-profit and private sectors within the City. The City's Housing Commission is reaching out to the State Legislatures in an effort to reconsider the Inclusionary Zoning Ordinance the City passed which requires a percentage of units for low to moderate income households be included with new developments coming into the City.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Franklin Housing Authority is not required by a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Franklin Housing Authority offers classes to assist with financial management, homeowner workshops, stress management and even yoga classes. FHA and the city have a working relationship and as projects and activities are implemented, each entity will ensure that resident involvement and participation is a priority. The FHA does serve on the City's Housing Commission which is the advisory committee to BOMA for housing related initiatives.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Franklin does not consider public policies or regulations to major barriers to the development of affordable housing. The reality is land cost is a premium. The median home value in Franklin is \$496,804. Franklin home values have gone up 3.0% over the past year and are predicated to rise another 1.1% within the next year. The median list price per square foot in Franklin is \$261, which is higher than the Nashville-Davidson--Murfreesboro--Franklin Metro average of \$161.

The City continues to offer incentives to encourage the construction of affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City continues to support a voluntary roundup fee program, allowing residents to up their utility bill to the nearest whole dollar. These funds will be used to assist in the development of deed restricted affordable homes. Additionally, the City waives the building permit and plan review fees for any certified 501(c)(3), not-for-profit organization that is developing or renovating low- or moderate-income housing within the City of Franklin limits. Recently a plan has come before the City which includes building on smaller lots; this plan has the support of the Housing Commission which may allow for the homes to be built at a more affordable cost.

SP-60 Homelessness Strategy – 91.215(d)

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

Although the City of Franklin has a very low population of homeless persons; the City does participate in the Point In Time annual count for the Department of Housing and Urban Development. Our police department also monitors people that may be homeless within the City.

Addressing the emergency and transitional housing needs of homeless persons

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 has a very low homeless population; however, they do have services available on an as needed basis. The City of Franklin will work with our service agencies to ensure individuals and families are assisted with appropriate services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Franklin works closely with service agencies and the faith community toward assisting low-income individuals and families avoid homeless. We continue to work with our public housing authority to expand dwelling units that will serve the low and extremely low-income individuals and families.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Franklin understands that any residence built prior to 1978 and using CDBG funds must comply with the regulations found at 24 CFR Part 35.

Prior to approval of renovation work on pre-1978 homes, a lead-based paint visual inspection is conducted. If paint disturbance is noted, a full lead assessment and risk analysis is conducted.

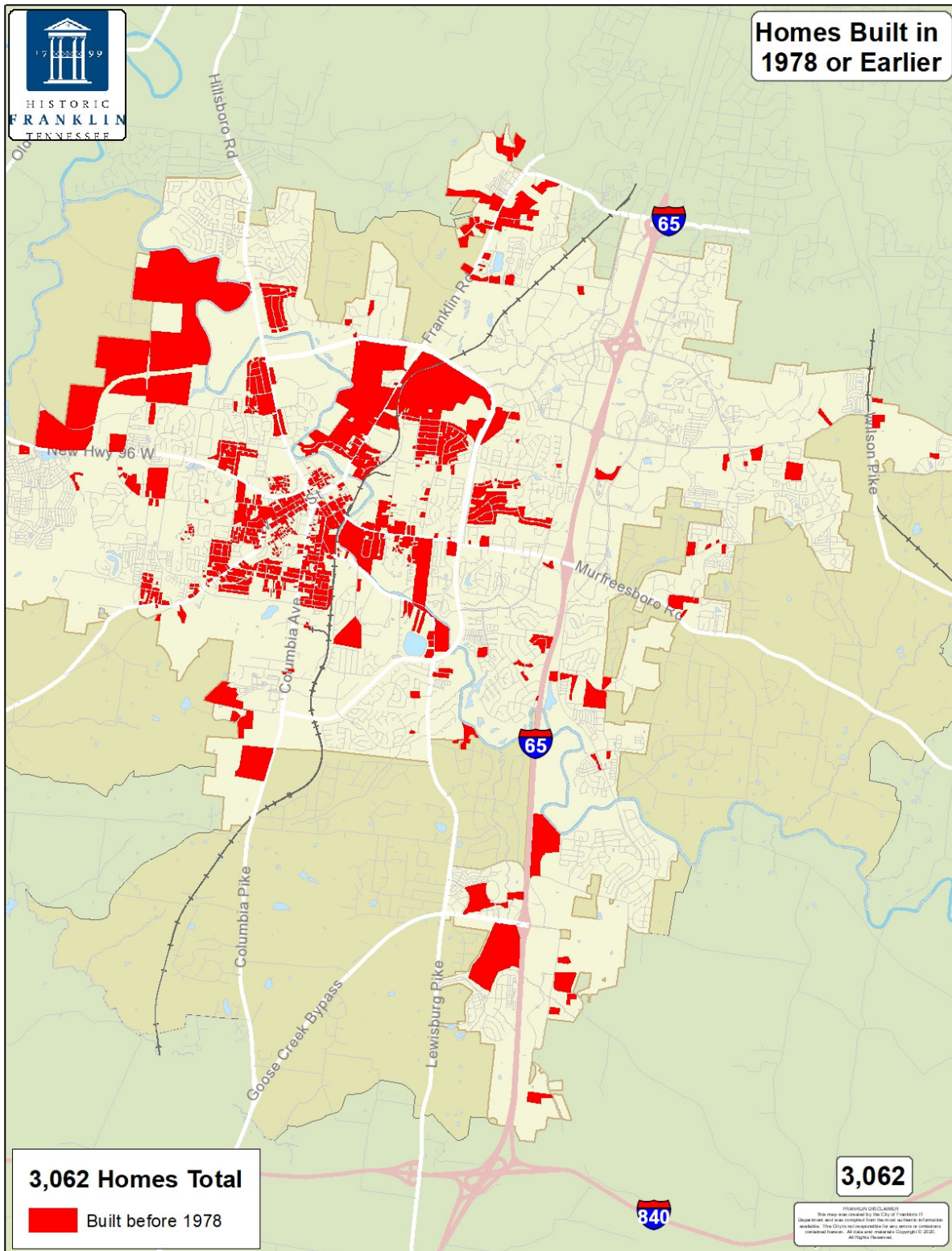
How are the actions listed above related to the extent of lead poisoning and hazards?

City housing programs will increase the number of owner-occupied pre-1978 houses without lead hazards. Lead testing is done whether or not children reside in the home.

How are the actions listed above integrated into housing policies and procedures?

All existing and planned rehabilitation activities follow lead-safe work practices and procedures. The City continues to educate its residents regarding lead-based paint.

The City has copies of the booklet *The Lead-Safe Certified Guide to Renovate Right* available; we have also shared the web page information with our CDBG partners.



Structures before 1978

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Franklin has a consistently strong and growing economy that includes a wide variety of salaries. The income per capita in Franklin is \$43,087, which is 66% higher than the Tennessee average and 44% higher than the national average. The median household income is \$88,961, which is 91% higher than the Tennessee average and 61% higher than the national average. The unemployment rate in Franklin is 3%, which is 36% lower than the national average. The poverty rate in Franklin is 7% which is 51% lower than the national average. With that said, the City itself is not engaged with specifically reducing the number of poverty-level families; however, the City continues to support programs that assist our low to moderate income citizens, including annual appropriations from the City's General Fund to a variety of non-profits operating within the City of Franklin.

The City of Franklin's anti-poverty strategy is primarily based upon partnering with non-profit agencies to address homeless needs and families displaced by domestic violence situations. In past years, the CDBG funds have been used to support the work of these agencies and will continue to do so. The City's CDBG funded rehabilitation program has historically targeted elderly and disabled populations with incomes less than 50% HAMFI, sometimes substantially below. The City also works with the local Habitat for Humanity chapter, providing land and other services for past projects. For this Consolidated Plan the Housing Commission is working on identifying vacant land or infill lots that may be developed in partnership with either a nonprofit or a for profit developer. These homes fall into the affordable price range using the current MSA tables.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

During the five-year Consolidated Plan period the City will continue to seek opportunities to stamp out poverty in Franklin. Currently in the City of Franklin 5.09k of the 72.6 population equaling 7.02% live below the poverty line. This number is lower than the national average of 13.1%. The largest demographic living in poverty are Males 6 - 11, followed by Females 18 - 24 and then Females 45 - 54. Currently the City only receives Community Development Grant funds; these funds are used primarily to further home ownership within the City for low to moderate income citizens.

Poverty.docx

Children (Under 18) (Table B17001) View tableColumnFranklinNashville-Davidson--Murfreesboro--Franklin, TN Metro

AreaTennesseePoverty	4.7%†±3.5%	949±712.8	16.5%±1.1%	72,501±5,219.8	22.3%±0.7%	330,998±10,521.4
Non-poverty	95.3%†±14.8%	19,361±2,119	83.5%±0.4%	366,504±8,495.7	77.7%±0.4%	1,151,121±16,105.3

SP-80 Monitoring – 91.230

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

The City understands the responsibility for ensuring that program funds entrusted to them must be used in accordance with program requirements and compliance. The City also understands the importance of making certain subawards are used for only eligible purposes and that they are in compliance with Federal statutes and regulations.

Prior to payment City staff reviews invoices and backup documentation to ensure the funds were used for eligible expenses. Staff also meets with subrecipients throughout the program year.

Additionally, the City's outside auditor samples the Community Block Development Grant files for compliance with City, State and Federal rules and regulations.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

On July 1, the City received approval for the 2019 Program Year with available funding for the CDBG Program in the amount of \$353,910.00. This allocation will provide funding which will promote the City's goals of creating new, affordable housing, assisting our underserved residents with emergency repairs to their homes, as well as, supporting public improvements and fair housing outreach and education.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	353,910	0	0	353,910	0	Expected amounts reflect level funding based on 2018 allocations.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how

matching requirements will be satisfied

The Community Development Block Grant fund is the primary source of most of the objectives outlined within this plan. In addition, the City does offer waiver of building fees to the local non-profits for projects that benefit our low to moderate income population. The City will continue to search for opportunities for activities to be completed using a combination of CDBG funds, private, state, public funds, and partner with developers to further the CBDO funds. This may include vacant that that may become available.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City continues to search for publicly owned land or lots that may be used as a baseline for the construction of affordable housing. The City is in budget discussions to allow for a incentive program to be put into place.

Discussion

Community Development Block Grant funding is the primary resource for the objectives outlined in the plan. There will be opportunities for activities to be completed with a combination of CDBG funds, private funds of the CBDO(s) on-hand, including other sources of funding applied for or borrowed by the CBDO, and other public funds or in-kind contributions, which could include land, as may be available.

The City of Franklin, the selected CBDO(s), and any other subgrantees will seek to identify and leverage additional funds to expand the scope and goals of the identified activities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	New Affordable Housing Opportunities	2020	2025	Affordable Housing	City of Franklin Priority Area Hard Bargain Neighborhood and Natchez Street	Housing Affordability	CDBG: \$100,000	Homeowner Housing Added: 2 Household Housing Unit
2	Substandard Housing Needs	2020	2025	Affordable Housing Assisting current population to stay in their homes	City of Franklin Priority Area Hard Bargain Neighborhood and Natchez Street	Emergency Rehabilitation	CDBG: \$91,128	Homeowner Housing Rehabilitated: 5 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	New Affordable Housing Opportunities
	Goal Description	The City will use a portion of their CDBG funds toward the construction of new affordable housing that will be deed restricted and benefit our low to moderate income population.
2	Goal Name	Substandard Housing Needs
	Goal Description	The City will work toward preserving the affordable homes, especially those in the low to moderate income neighborhoods. The goal is to insure our most at-risk residents live in safe and secure dwellings.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Franklin anticipates receiving about 350k each year of this five-year Consolidated Plan period. We foresee using the same structure of funding for this five years. The City of Franklin's CDBG allocation for the 2019-2020 program year is \$353,910.00. As HUD requires, the City held a public meeting, as well as, sharing the draft plan with the Housing Commission. The plan was also presented to the Mayor and Board of Aldermen for review and comments. The City continues to partner with non-profits in various ways to ensure allocation priorities are met after reviewing the public comments and needs identification.

The following are proposed projects to be undertaken for the 2020 program year, with a goal of utilizing all of our allocations.

Projects

#	Project Name

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funding priorities for the 2020 Annual Action Plan are the same as those in our 2020-2025 Consolidated Plan. The City continues to fund activities that address the underserved that qualify as low to moderate income residents. Allocation priorities were set after reviewing the needs identified within the City of Franklin, as well as, consultation with stakeholders. The City strives to partner with entities that may have additional funding sources to ensure the maximum result from the award.

AP-38 Project Summary
Project Summary Information

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Although Community Development Block Group regulations allow grantees to target specific areas, the City of Franklin makes an effort to spread the funding in areas that are home to low to moderate income residents. This has been the City's policy since becoming a CDBG entitlement in the year 2007. This area includes the Hard Bargain, Natchez Street, Cadet and Hill Estate neighborhoods. However, the City will continue to look at the City as a whole to see if other areas have a need.

Geographic Distribution

Table 8 - Geographic Distribution

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Allocating CDBG investments will be strategically within the city may allow for more of the long term residents to stay in their neighborhood and/or their homes. Gentrification is rapidly encroaching on the mature neighborhoods, especially where they are close to the downtown areas. Where there are opportunities to develop homes 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.

Discussion

The City of Franklin continues its efforts to preserve the neighborhoods that are the backbone of our community, including community outreach through our various non-profits and partners.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Franklin continues to explore initiatives and provide incentives to improve the affordability and availability within the City limits. The City of Franklin recognizes the Tennessee Municipal Code Section 21-302 Section b-3 which allows for the donation of land by the City of Franklin. The Board of Mayor and Alderman may declare lots surplus allowing them to be made available for new home construction; additionally, the home will be sold at a price that meets the Nashville Metropolitan Statistical Area table for affordability that is recognized by the United States Census Bureau.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

One-year goals established will reflect the utilization of our CDBG funds affordable housing.

AP-60 Public Housing – 91.220(h)

Introduction

The working mission of the Franklin Housing Authority is to provide more affordable housing to the City of Franklin and Williamson County. This will be done in several ways including redeveloping and adding to FHA's current public housing stock. As mentioned, FHA provides homeownership programs to assist the low income families to be able to achieve homeownership goals. Moreover, FHA utilizes LIHTC funds to build additional Affordable Housing above and beyond FHA's existing stock to address the need.

Actions planned during the next year to address the needs to public housing

The City is working with our PHA in the continued construction of the redevelopment plan for the Chickasaw Senior Community. This property is being funded with 9% Low Income Housing Tax Credits, a CITC mortgage from Franklin Synergy Bank, CDBG funds from the City of Franklin and a contribution from the Franklin Housing Authority.

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

Our Public Housing Association offers "Dream Tours" to current residents; they tour houses that are for sale so they can see the possibilities of home ownership. Additionally, there are monthly resident meetings that keep residents' updates on development activities taking place both at their facility and within the City.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

The City will continue to work with our PHA to provide affordable housing and assistance to our low, extremely low and moderate income residents. With homeownership programs in place, perhaps more residents may be able to achieve homeownership.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City actively works with the various nonprofits within the city limits regarding homelessness; indications are there may be homeless people within the city; however, they are not visible nor are they seeking assistance. The City participated in the Point In Time count on January 23, 2020. We worked with the non-profits in the area and our local law enforcement; we found one family of 3 living in their car at Parkway Church of Christ parking lot.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Bridges Domestic Violence Shelter of Williamson County currently receives Emergency Shelter Grant (ESG) funds through the State of Tennessee. Although Bridges focuses on domestic violence they are well aware of other services available with emergency and transitional housing services throughout the area. The City of Franklin will continue to work with Bridges and build a referral network for homeless persons that requests services. Existing facilities and services are currently outside of the city, including homeless families, families with children, veterans and their families, and unaccompanied youth. The City of Franklin will continue to partner with non-profit agencies to address homeless needs and families displaced by domestic violence situations. In past years, CDBG funds have been used to support the work of these agencies and will continue to do so. The City's CDBG funded rehabilitation program has historically targeted elderly and disabled populations with incomes less than 50% HAMFI, sometimes substantially below. The City also works with the local Habitat for Humanity chapter, providing land and other services for past projects.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Franklin will continue to partner with non-profit agencies to address homeless needs and families displaced by domestic violence situations. As mentioned, the City uses a portion of their CDBG funds to In past years, CDBG funds to support the work of these agencies and will continue to do so.

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

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

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Our social agencies, non-profits and the faith-based community have developed a solid system to support the above individuals and families. The City has assisted with the Oak Cottage a transitional home for woman leaving the prison system, the male group home that can house up 8 individual men that had been homeless, and a facility that supports at-risk youth. The City will continue to work toward insuring all our residents live in a stable and safe environment.

Discussion

The City has a good working relationship with our social/service agencies. We will continue to address the needs of the community as they are brought forward.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Undeveloped property in the City is scarce, homes that may be affordable are purchased and torn down to build new more expensive homes. This is happening all over the Franklin area. The median home value in Franklin is \$497,490. Franklin home values have gone up 2.5% over the past year and Zillow predicts they will rise 1.7% within the next year. The median list price per square foot in Franklin is \$257, which is higher than the Nashville-Davidson--Murfreesboro--Franklin Metro average of \$161. The median price of homes currently listed in Franklin is \$579,450 while the median price of homes that sold is \$470,200. The median rent price in Franklin is \$2,400, which is higher than the Nashville-Davidson--Murfreesboro--Franklin Metro median of \$1,650.

A recent newspaper article stated that between the raw cost of land, a county development fee, stormwater fees and other related costs, a developer will have invested an average of \$60,000 for most residential building lots, which translates into a \$300,000

Actions it planned 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

Public regulatory policies such as zoning ordinances and subdivision regulations can directly or indirectly affect affordability by controlling supplies of residential land, the intensity and character of its use, and many of the costs in developing, owning, and renting housing. The City of Franklin does not consider public development policies and regulations to be major barriers to the provision of affordable housing. During the creation of land development policies, the City takes into account their impacts on all its citizens. The City has fee waivers in effect for any 501(c) 3 that is contributing to the construction of affordable homes. The Housing Commission has drafted an ordinance that will serve as a financial incentive to either non-profit or for-profit developers that build new, affordable housing. The major barriers to development of affordable housing in Franklin are more private sector oriented: the market value and cost of land in a growing, relatively affluent area with above average personal incomes; the increasing cost of materials and labor, particularly in a local economy with significant construction activity; and an inevitable element of “nimbyism.” Of these, affordable housing non-profits point most often to the cost of land and their inability to compete with private development interests for its acquisition.

Discussion:

Demographics Analysis

Forecasts of the City of Franklin through 2029 expect a slight decrease in the White Alone category

(79.64%), minimal growth among Black Alone (6.81%), Asian (6.17%), and Some Other Race (4.87%), and a small increase in people of Hispanic Origin (10.88%). HOUSEHOLDS AND INCOME The City of Franklin's income characteristics demonstrate steady growth trends. The median household income is projected to grow to \$119,396 by 2029. The median household income represents the earnings of all persons age 16 years or older living together in a housing unit.

Source: <http://dev6.visioninternet.com/FranklinTN6/home/showdocument?id=29330>

AP-85 Other Actions – 91.220(k)

Introduction:

This section reports additional efforts the City will undertake during the 2020-2021 program year to address the residents' housing and community development's needs. The City of Franklin continues to create new strategies to meet the changing needs of our community. Franklin only receives CDBG funds; however, they play an important role in the revitalization and preservation of the City. Despite the city's targeted use of federal and local resources to meet the underserved needs of the community, obstacles to meeting these needs persist. The goals set forth in this plan position the city to continue its focus on our primary activity of single affordable housing and housing revitalization. The city will continue to allocate our federal resources to meet these needs and work with partners to identify and address underserved needs.

Actions planned to address obstacles to meeting underserved needs

While the City has pursued a variety of strategies to impact the identified needs of the community, the primary obstacle to meeting the underserved needs is the lack of sufficient financial resources. Housing actions continue to be accomplished with the administration of CDBG funds. We continue to explore options to address the need for affordable housing, including the creation of a financial incentive for both for profit and non-profit developers.

Actions planned to foster and maintain affordable housing

The City's Housing Commission is revisiting the city's zoning and land use regulations to allow for accessory dwelling units throughout the City; not just in designated areas. Promote and encourage mixed-income communities that will allow for housing diversity; continue to inventory vacant or infill lots for affordable residential development. As previously mentioned, consider implementing programs to achieve deeper homeownership affordability. Moreover, we will support projects that use low income tax credit financing.

Actions planned to reduce lead-based paint hazards

Continue to monitor any renovation that may host lead-based paint hazards. The Housing Development Coordinator has successfully completed the U.S. Department of Housing and Urban Development, Office of Healthy homes and Lead Hazard Control, Visual Assessment Course. Additionally, with any rehabilitation effort conducted by the city, identified CBDOs or other subrecipients, lead-safe work practices will be implemented as necessary. The City of Franklin will also continue to educate its residents on the hazards of lead-based paint. Instances of lead-based paint poisoning and elevated blood levels in children will receive priority under the Consolidated Plan and any programs that may be

funded.

Actions planned to reduce the number of poverty-level families

The City of Franklin's anti-poverty strategy is primarily based upon partnering with non-profit agencies to address homeless needs and families displaced by domestic violence situations. The City supports agencies that work one on one with families facing poverty. In addition to CDBG funds, the City continues to fund allocations for some non-profits each budget year.

Actions planned to develop institutional structure

The City of Franklin, its Housing Commission and the Board of Mayor and Aldermen continue to review ways to insure the CDBG funds can be more unified for use toward the goals and activities identified throughout this plan. The city will contribute to capacity building in the institutional structure by continuing to encourage coordination among all the service agencies and our local not for profit's.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to search for additional affordable housing options with our partners, as well as, continue community outreach through various sources, i.e.. Facebook, Franklin TV and our Housing Commission.

Discussion:

The City understands that statistical data can assist in identifying potential problems and topics of concern. In the current economy and given the structure of the City's housing stock we need to focus our efforts on the immediate future as it appears the population boom is here to stay.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Franklin strives to expend all of its annual funding in the program year it is awarded.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	60.00%

The City receives approximately 300k each year in CDBG funds; the main activities funded relate to affordable housing, emergency rehabilitation and housing outreach and education relating to fair housing.

Appendix - Alternate/Local Data Sources

1	Data Source Name City of Franklin Housing Needs Assessment
	List the name of the organization or individual who originated the data set. BBC Research & Consulting
	Provide a brief summary of the data set. The Housing Needs Assessment was conducted in 2014 to help the city's decision makers, stakeholders and citizens understand the city's primary housing issues.
	What was the purpose for developing this data set? The study was intended to measure unmet housing demand currently in the future. The document is not intended as a policy document, but instead offers community leaders and stakeholders a basis for formulating specific housing priorities, policy alternatives and related strategies. The research was later presented at two housing summits held in early 2015.

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The coverage is for the entire City of Franklin. What time period (provide the year, and optionally month, or month and day) is covered by this data set? This document was completed in 2014. What is the status of the data set (complete, in progress, or planned)? It is complete and is available on the city's website.
2	Data Source Name CHAS Data Documentation List the name of the organization or individual who originated the data set. https://www.huduser.gov/portal/datasets/cp/CHAS/data_doc_chas.html Provide a brief summary of the data set. Data information from: https://www.huduser.gov/portal/MCCharts/stateCharts.html?stateID=47&stateName=Tennessee&dt=March%2031,%202020 What was the purpose for developing this data set? The CHAS special tabulation is a count of the number of households (or housing units) that have certain combinations of HUD-specified characteristics, summarized for HUD-specified geographies. Provide the year (and optionally month, or month and day) for when the data was collected. 2012-2016 Briefly describe the methodology for the data collection. HUD can purchase special tabulations of 1-year data, 3-year data, or 5-year data, subject to the same population thresholds. In 2009 and 2010, HUD only requested a special tabulation of 3-year data (2005-07 and 2006-08). In 2011, HUD requested a special tabulation of 5-year data (2005-2009). In future years, HUD expects to rotate to balance the timeliness of the data and its geographic precision.

	Describe the total population from which the sample was taken. The City of Franklin held a public meeting to obtain citizen comments, this period allowed for the 30 day citizen comment period. This meeting took place on October 17, 2019; this meeting was posted on the City's website, in the local newspaper and on the City's Facebook page. The City also shared with The Housing Commission on January 7, 2020, this also is an open and public meeting with times and locations that accommodated the low to moderate income population. These meetings were held to inform the citizens about the CDBG Program and to encourage citizen participation with completing the Consolidated Plan for the City.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Although the City did not have a large response to the public meetings; the survey monkey that was created and posted to the City's website generated approximately 100 responses.
3	Data Source Name CHAS 2012-2016 List the name of the organization or individual who originated the data set. HUD Provide a brief summary of the data set. What was the purpose for developing this data set? How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? What time period (provide the year, and optionally month, or month and day) is covered by this data set? What is the status of the data set (complete, in progress, or planned)?



File #: 20-0507

DATE: March 23, 2020

TO: Board of Mayor and Alderman

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks

SUBJECT:

Consideration Of COF Contract No. 2020-0042, Parkland Impact Fee (Payment Of Fee Only) Agreement For Woodlands Pud Between The City Of Franklin And SWJ2@Tennessee LLC For The Payment Of Two Hundred Ninety-Two Thousand, Six Hundred Seventy Two Dollars (\$292,672).

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the payment of parkland impact fees by SWJ2@Tennessee LLC for the development known as Woodlands.

BACKGROUND/STAFF COMMENTS:

SWJ2@Tennessee LLC (hereinafter, "SWJ2") proposes to build a development known as Woodlands. The development will consist of Sixty Eight (68) dwelling units. Under the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, and hereinafter, "Ordinance") there shall be a Parkland Impact Fee against each new dwelling unit constructed within the City of Franklin in the amount of Four Thousand Three Hundred Four Dollars (\$4,304) per dwelling unit. The Parkland Impact Fee assessed on the Woodlands PUD is Two Hundred Ninety Two Thousand, Six Hundred Seventy Two Dollars (\$292,672). SWJ2 has elected to pay the parkland impact fee in lieu of receiving parkland dedication offsets.

FINANCIAL IMPACT:

SWJ2 will pay the City Two Hundred Ninety Two Thousand, Six Hundred Seventy Two Dollars (\$292,672) which will be due at the first final plat or the issuance of the first building permit if a plat is not required. The funds received by the City will be placed in the Parkland Dedication Fund for community-type parks in Quadrant Two (2).

RECOMMENDATION:

Approval of COF Contract No. 2020-0042 is recommended.

**PARKLAND IMACT FEE (PAYMENT OF FEE ONLY)
AGREEMENT FOR WOODLANDS COURT PUD BETWEEN THE
CITY OF FRANKLIN AND SWJ2@Tennessee LLC
CONTRACT NO. 2020-0042**

PARKLAND IMPACT FEE AND [PROJECT NAME] (this “Agreement”), made and entered into this day of _____ 2020 by and between THE CITY OF FRANKLIN, TENNESSEE (hereinafter “City”) and SWJ2@Tennessee LLC (hereinafter “SWJ2”) pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code, and SWJ2 as owner of that certain land located at 780 Oak Meadow Drive in Franklin, Williamson County, Tennessee, join herein for the sole purpose of consenting to and approving this Agreement, and hereby consent to and approve this Agreement.

WITNESSETH:

WHEREAS, SWJ2 is in the process of developing property located at 780 Oak Meadow Drive in Franklin, TN consisting of 5.18 acres. SWJ2 intends to develop or cause the development of Sixty-Eight (68) dwelling units; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City’s Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, and hereinafter, “Ordinance”); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four Dollars (\$4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee obligation for this project is Two Hundred Ninety-Two Thousand Six Hundred Seventy-Two and 00/100 dollars (\$292,672.00) and shall be paid at the first final plat, or at the issuance of the first building permit if a plat is not required.

NOW, THEREFORE, in consideration of the terms, conditions and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PAYMENT OF PARKLAND IMPACT FEES

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. This Agreement is non-transferable to the successors or assigns of SWJ2 unless the successor assumes the same obligations of SWJ2 in writing. Such assignment shall be provided to the City within fifteen (15) days after the transfer of the Development Project. Upon assignment, SWJ2 shall be relieved from any and all further liability under this Agreement, including, without limitation, pursuant to Section 18 hereof.
3. The City and SWJ2 agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.

4. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
5. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Vernon J. Gerth, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of SWJ2@Tennessee LLC:

SWJ2@Tennessee LLC
Attn: John Kennedy
1214 Forest Avenue
Wilmette, IL 60091

6. This Agreement constitutes the entire agreement between the parties. There are no further or other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only be an instrument of equal formality signed by the respective parties.

II. General Terms and Conditions

1. Personal Liability.
No member, Mayor, Alderman, official, or employee of the City shall be personally liable to SWJ2 or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to SWJ2 or successor or on any obligations hereunder; provided, however, the City shall remain liable to SWJ2 for its gross negligence and willful misconduct. The City shall only look to SWJ2 and the Development Project for the enforcement of SWJ2's obligations hereunder. None of the trustees, officers, directors, employees, members, owners, partners, or shareholders of SWJ2 or any direct or indirect owner of SWJ2 shall have any personal liability for any of the liability or obligations of SWJ2 in connection herewith.
2. Warranties /Limitation of Liability/Waiver.
The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by SWJ2 to limit its liability shall be void and unenforceable.
3. Severability.
If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____
Dr. Ken Moore, Mayor

By: _____
Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 2020.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
Maricruz R. Fincher
Staff Attorney

of **SWJ LLC TENNESSEE LLC**
SWJ@Tennessee LLC

By: *John F Kennedy*
Name: **JOHN F KENNEDY**
Title: *Managing Member*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Illinois
COUNTY OF Cook

On March 18, 2020, before me, Tracy E Anderson, Notary Public, personally appeared John F Kennedy who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tracy E. Anderson (seal)
Signature





File #: 20-0576

DATE: April 9, 2020

TO: Board of Mayor and Alderman

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Lisa Clayton, Director of Parks
Alyssa Dillon, Research & Planning Specialist

SUBJECT:

Consideration Of Ordinance 2020-03, An Ordinance To Amend Title 25, Chapter 4 Of The Franklin Municipal Code Known As Requirements For Parkland Impact Fees And Parkland Dedication.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning proposed changes to Title 25, Chapter 4 of the Franklin Municipal Code known as Requirements for Parkland Impact Fees and Parkland Dedication.

BACKGROUND/STAFF COMMENTS:

After having implemented Ordinance 2016-25 in May of 2018, staff and development professionals have identified several sections where clarification would improve the interpretation and effectiveness of the City's Parkland Dedication Ordinance. City staff met with development professionals and the Board of Mayor and Aldermen to obtain feedback on the proposed clarifications and ordinance amendments to ensure new residential development continues to contribute its proportionate share in providing improved parkland, greenways, and related recreational amenities or through parkland impact fee contributions that meet the intent and purpose of the Parkland Impact Fee and Parkland Dedication Ordinance. The proposed clarifications and amendments are summarized as follows:

- Clarifications to the definitions for Dwelling Units, Parkland Dedication, Phase, and Total Parkland Impact Fee
- Restructure of timing of payment with 25% of the fees collected at the first final plat, or first building permit when a plat is not required, with the remainder of the fee collected at a pro-rated rate for every building permit pulled
- Clarification of time amenities must be constructed within a development
- Clarification for eligible off-sets. Based on density.
- Restructuring of the dedication levels:
 - 100% offset for public parkland dedication equal to or exceeding five acres, when the density allows, and will include land value as determined in the ordinance
 - After initial 25% is deposited for Community Parks, the remaining 75% is eligible for an offset which includes private parkland dedication open to the public (all-access public

- easement) and includes land value as determined in the ordinance
- 50% offset for private parkland improvements, land will not be considered, but the offset amount has increased from 25%-50%

FINANCIAL IMPACT:

Currently, all parkland impact fees are collected at the first final plat, or the first building permit when a plat is not required. The proposed amendments would require 25% of the fee paid at the first final plat. These funds would be programmed for expanding Community Parks. The remainder of the fee collected at a pro-rated and collected with each building permit. This is similar to when Road Impact Fees are collected. All fees collected which are not subject to an offset reimbursement will continue to be used for park and greenway improvements within the designated quadrant of the City where the development is located.

RECOMMENDATION:

Staff recommends approval of Ordinance 2020-03, An Ordinance to Amend Title 25, Chapter 4 of the Franklin Municipal Code Known as Requirements for Parkland Impact Fees and Parkland Dedication.

ORDINANCE 2020-03

AN ORDINANCE TO AMEND TITLE 25, CHAPTER 4 OF THE FRANKLIN MUNICIPAL CODE KNOWN AS REQUIREMENTS FOR PARKLAND IMPACT FEES AND PARKLAND DEDICATION

WHEREAS, it is the City of Franklin's intent that new growth in Residential Development should pay its proportionate share to maintain the existing resident to parkland ratio so not to impose costs on existing City of Franklin taxpayers; and

WHEREAS, the City of Franklin values public parkland as an important community amenity and a central tenet of quality of life for its citizens, thereby requiring a Parkland Impact Fee or, as an alternative, Parkland Dedication for new Residential Development; and

WHEREAS, after having implemented the Parkland Impact Fees and Parkland Dedication Ordinance in May 2018, staff and development professionals have identified several sections where clarification would improve the interpretation and effectiveness of this Ordinance; and

WHEREAS, City staff met with development professionals and the Board of Mayor and Aldermen to obtain feedback on the proposed clarifications and ordinance amendments to ensure new residential development continues to contribute its proportionate share in providing improved parkland, greenways, and related recreational amenities or through parkland impact fee contributions that meet the intent and purpose of the Parkland Impact Fee and Parkland Dedication Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FRANKLIN BOARD OF MAYOR AND ALDERMEN, AS FOLLOWS:

SECTION I. That Title 25, Chapter 4, Section 25-403 (7) (13), (17), and (18) of the City of Franklin Municipal Code is hereby deleted in its entirety and replaced with the following to read as follows:

Sec. 25-403. Definitions.

(7) Dwelling Unit or Dwelling Units means a room, or rooms connected, which constitute a separate, independent housekeeping establishment for owner occupancy, rental or lease on a daily, weekly, monthly, or longer basis; physically separated from any other room(s) or Dwelling Units which may be in the same structure; and containing independent cooking and sleeping facilities. This ordinance is applicable to dwelling units that are not licensed by the State, even if included as a part of an overall plan for a continuum of care facility as defined in the City's Zoning Ordinance, Title 14, Chapter 2, Section 14.201.

(13) *Parkland Dedication* means the option where, at the Board of Mayor and Alderman's discretion, a Developer may dedicate land with improvements, to be used by the City for parkland in lieu of reducing the amount of their Total Parkland Impact Fee Obligation. The

dedication of Parkland, which may include land used for Greenways that are eligible for an off-set, shall not exceed the total acreage required by the density of the development as calculated in the formula that determines the Parkland Impact Fee. (Refer to illustrative exhibit of Ordinance 2016-25).

(17) *Phase* means a smaller platted section of the larger development that is typically identified during the approval of a Development Plan or Site Plan. A phase may also be referred to as a section.

(18) *Total Parkland Impact Fee Obligation* means the total amount of Parkland Impact Fees assessed to a specific development which, at the discretion of the Board of Mayor and Aldermen may be eligible for an off-set. The Total Parkland Impact Fee Obligation is based on two components: land and cost of park and/or greenway improvements. The acreage of land eligible for consideration of an off-set shall not exceed the total acreage required by the density of the development as calculated in the formula that determines the Parkland Impact Fee and as set forth in Appendix A – Comprehensive Fees and Penalties, Chapter 25 - Parks. (Refer to the formula in the illustrative exhibit of Ordinance 2016-25.)

SECTION II. That Title 25, Chapter 4, Section 25-405 of the City of Franklin Municipal Code is hereby deleted in its entirety and replaced with the following to read as follows:

Sec. 25-405. Parkland Impact Fees.

Developers shall be required to meet the Parkland Impact Fee requirements through payment of a Parkland Impact Fee in the amount as set forth in Appendix A – Comprehensive Fees and Penalties, Chapter 25, Parks. Such Parkland Impact Fees shall be paid as follows: twenty-five percent (25%) of the Total Parkland Impact Fee Obligation shall be paid prior to recording the first final plat, or the issuance of a building permit, whichever occurs first. To account for the initial twenty five percent (25%) payment, the remaining Parkland Impact Fee Obligation shall be paid at a pro-rated rate at the time a building permit for every residential unit is issued until the remaining Parkland Impact Fee Obligation has been satisfied. An example of the pro-rated amount is illustrated in Appendix A – Comprehensive Fees and Penalties, Chapter 25 - Parks.

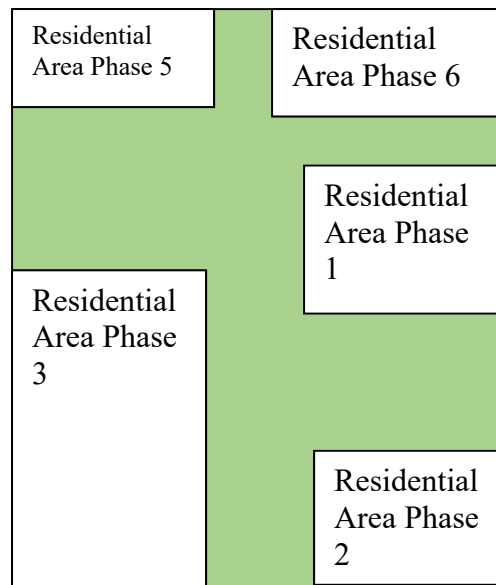
SECTION III. That Title 25, Chapter 4, Section 25-407 (5) of the City of Franklin Municipal Code is hereby deleted in its entirety and replaced with the following to read as follows:

Sec. 25-407. Parkland Dedication in Lieu of Parkland Impact Fee Requirements and Off-Sets.

(5) For all developments, the Parkland Dedication and/or Construction shall be completed concurrently within the platted phase where the residential development has commenced and/or when the improvements are adjacent to a platted phase(s) where development has commenced. The Director has the authority to withhold the

issuance of building permits and/or the recording of future plats if the improvements have not been constructed, inspected, and approved in accordance with this section. Two examples are provided below.

Example 1: The green area represents a greenway connecting all six (6) residential phases which will then be dedicated to the City. With development commencing in Phase One (1), at a minimum all green areas (greenways) immediately within Phase One (1) and the adjacent Phase(s), when platted, shall be constructed, inspected, and approved prior to fifty (50) percent of the dwelling units in these platted phases being approved for occupancy. As development progresses and new phases are being developed, the adjoining greenway portions will be required to be constructed, inspected, and approved to staff's satisfaction, prior to fifty (50) percent of the dwelling units in those phases being approved for occupancy.



Example 2: This development project has the parkland area adjoined solely by the Phase 1 residential section. When the Phase 1 residential section is developed, the entire parkland dedicated project shall be constructed, inspected, and approved prior to fifty (50) percent of the dwelling units in this Phase 1 being approved for occupancy.

	Phase 1 Residential	Phase 2 Commercial
		Phase 3 Commercial
		Phase 4 Commercial
		Phase 5 Residential

SECTION IV. That Title 25, Chapter 4, Section 25-408 of the City of Franklin Municipal Code is hereby deleted in its entirety and replaced with the following and to be re-numbered to read as follows:

- (1) *Public Parkland Dedications Equal to or Exceeding Five Acres, and Dedications of Floodplains or Greenways (off-road).* For any proposed Parkland Dedication equaling or exceeding five (5) acres of land, or for any proposed Parkland Dedication equaling or exceeding five (5) acres of land containing Floodplain or Greenways, the Developer may be eligible to receive off-sets for Parkland Dedication in lieu of Parkland Impact Fees in amounts as set forth in Appendix A – Comprehensive Fees and Penalties, Chapter 25, Parks. In order to be eligible to dedicate parkland and receive off-sets for Parkland Dedication in lieu of Parkland Impact Fees, the Developer shall:
- (a) Obtain a recommendation from the DRT,
 - (b) Obtain approval of a Contract for Parkland Impact Fees, Parkland Dedication and/or Construction of Park Improvements approved by the BOMA, and
 - (c) Obtain approval from the Planning Commission of a final plat that shows the dedication of parkland as required by this ordinance.
 - (d) Eligible acreage for off-set consideration shall be calculated using the density of the development and current Service Level as set forth in Appendix A - Comprehensive Fees and Penalties, Chapter 25, Parks and illustrated in the exhibits of Ordinance 2016-25. Projects must have enough dwelling units to create a 5-acre park.

NOTE: Developments which do not meet the dwelling unit requirement listed above may still create larger park areas, but they will only be eligible for off-sets on the amount of

land determined by the current service level. Therefore, if Example 1 development constructs a 5-acre park, it will not be eligible for a 100% offset, but may be eligible for off-set on the 4.32 acres depending on the type of improvement.

- (2) *Public Parkland Dedications of Less than Five Acres, including Dedications of Floodplains or Greenways (off-road) and Private Parkland Dedications Open to the Public.* For any proposed Parkland Dedications of less than five (5) acres, or for any proposed Parkland Dedication of less than five (5) acres containing Floodplains or Greenways, the Developer may be eligible to receive off-sets for Parkland Dedication in lieu of Parkland Impact Fees for up to seventy-five percent (75%) of their total Parkland Impact Fees Obligation upon submittal of documentation showing the actual cost of the improvement, in amounts as set forth in Appendix A – Comprehensive Fees and Penalties, Chapter 25, Parks, provided such dedicated parkland is based upon the Comprehensive Parks and Recreation Master Plan as may be amended from time to time, and as determined by the Parks Department Director. The remaining twenty-five percent (25%) of the Parkland Impact Fee obligation paid by the developer shall be used for Community Parks (excluding historic parks and The Park at Harlinsdale Farm) within the quadrant in which the fee was collected and shall be consistent with the Comprehensive Parks and Recreation Master Plan, as may be amended from time to time. The amount of off-sets granted for Parkland Dedication in Lieu of Parkland Impact fees shall be based on the Contract for Parkland Impact Fees, Parkland Dedication and/or Construction of Park Improvements approved by the BOMA.
- (3) *Private Parkland Dedications, including Dedications of Floodplains or Greenways.* For any proposed Private Parkland Dedications, including dedications of Floodplains or Greenways, the Developer may be eligible to receive off-sets for Parkland Dedication in lieu of Parkland Impact fees for up to fifty percent (50%) of the actual cost to construct the private park and/or recreation amenities as submitted by the Developer up to fifty percent (50%) of the Total Parkland Impact Fee Obligation upon submittal of documentation showing the actual cost of the improvements. The total offset shall not exceed 50% of the Total Parkland Impact Fee Obligation. Land value will not be considered as actual costs of private parkland dedications.
- (4) In cases when the proposed Parkland Dedication is insufficient for a park site, the Parks Department Director shall determine the acceptability of a proposed Parkland Dedication based upon the Comprehensive Parks and Recreation Master Plan, as may be amended from time to time. Off-sets for Parkland Dedication In Lieu of Parkland Impact Fees may be granted by the BOMA on some or all of the Parkland Impact Fee as part of the approval of the Contract for Parkland Impact Fees, Parkland Dedication and/or Construction of Park Improvements in the amounts as set forth in Appendix A – Comprehensive Fees and Penalties, Chapter 25, Parks.

SECTION V. That Title 25, Chapter 4, Section 25-417 of the City of Franklin Municipal Code is hereby deleted in its entirety and replaced with the following to read as follows:

Sec. 25-417. Special Fund; Right to Refund.

In accordance with Private Act 1987, chapter 117, Parkland Impact Fees will be deposited in a separate account, as determined by the City of Franklin Finance Department, and reserved for acquisition, expansion, and development to the Park Quadrant to which it relates. The City

shall account for all Parkland Impact Fees and Parkland Dedication in Lieu of Parkland Impact Fees paid under this Section regarding the individual plat(s) involved. Each year the Board of Mayor and Aldermen shall be provided a report of Parkland Impact Fees collected during the previous year and the total balance of Parkland Impact Fees in conjunction with their consideration and prioritization of parkland and greenways capital projects.

SECTION VI: BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that this ordinance shall be in full force and in effect immediately upon passage for the health, safety and welfare of the citizens of Franklin, Tennessee requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric S. Stuckey
City Administrator/Recorder

By: _____

Dr. Ken Moore
Mayor of Franklin

PASSED FIRST READING _____

PASSED SECOND READING _____

Approved as to Form:

By: _____

Maricruz R. Fincher
Staff Attorney

ORDINANCE 2020-03

“AN ORDINANCE TO AMEND TITLE 25, CHAPTER 4 OF THE FRANKLIN MUNICIPAL CODE KNOWN AS REQUIREMENTS FOR PARKLAND IMPACT FEES AND PARKLAND DEDICATION.”

WHEREAS, it is the City of Franklin’s intent that new growth in Residential Development should pay its proportionate share to maintain the existing resident to parkland ratio so not to impose costs on existing City of Franklin taxpayers; and

WHEREAS, the City of Franklin values public parkland as an important community amenity and a central tenet of quality of life for its citizens, thereby requiring a Parkland Impact Fee or, as an alternative, Parkland Dedication for new Residential Development; and

WHEREAS, after having implemented the Parkland Impact Fees and Parkland Dedication Ordinance in May of 2018, staff and development professionals have identified several sections where clarification would improve the interpretation and effectiveness of this Ordinance; and

WHEREAS, City staff met with development professionals and the Board of Mayor and Aldermen to obtain feedback on the proposed clarifications and ordinance amendments to ensure new residential development continues to contribute its proportionate share in providing improved parkland, greenways, and related recreational amenities or through parkland impact fee contributions that meet the intent and purpose of the Parkland Impact Fee and Parkland Dedication Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FRANKLIN BOARD OF MAYOR AND ALDERMEN, AS FOLLOWS:

SECTION I. That Title 25, Chapter 4, Section 25-403 (7), (13), (17), and (18) of the City of Franklin Municipal Code is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**; and is approved to read as follows:

Sec. 25-403. Definitions.

- (7) Dwelling Unit or Dwelling Units means a room, or rooms connected, which constitute a separate, independent housekeeping establishment for owner occupancy, rental or lease on a daily, weekly, monthly, or longer basis; physically separated from any other room(s) or Dwelling Units which may be in the same structure; and containing independent cooking and sleeping facilities. **This ordinance is applicable to dwelling units that are not licensed by the State, even if included as a part of an overall plan for a continuum of care facility as defined in the City’s Zoning Ordinance, Title 14, Chapter 2, Section 14.201.**

(13) *Parkland Dedication* means the option where, at the Board of Mayor and Alderman's discretion, a Developer may dedicate land with improvements, to be used by the City for parkland in lieu of **reducing the amount of their paying Total Parkland Impact Fee Obligation. The dedication of Parkland, which may include land used for Greenways that are eligible for an off-set, shall not exceed the total acreage required by the density of the development as calculated in the formula that determines the Parkland Impact Fee. (Refer to illustrative exhibit of Ordinance 2016-25).**

(17) *Phase* means a smaller platted section of the larger development that is typically identified during the approval of a Development Plan or Site Plan. A phase may also be referred to as a section.

(18) *Total Parkland Impact Fee Obligation* means the total amount of Parkland Impact Fees assessed to a specific development which, at the discretion of the Board of Mayor and Aldermen may be eligible for an offset. The Total Parkland Impact Fee Obligation is based on two components: land and cost of park and/or greenway improvements. The acreage of land eligible for consideration of an off-set shall not exceed the total acreage required by the density of the development as calculated in the formula that determines the Parkland Impact Fee and as set forth in Appendix A – Comprehensive Fees and Penalties, Chapter 25 - Parks. (Refer to formula in illustrative exhibit of Ordinance 2016-25.)

SECTION II. That Title 25, Chapter 4, Section 25-405 of the City of Franklin Municipal Code is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**; and is approved to read as follows:

Sec. 25-405. Parkland Impact Fees.

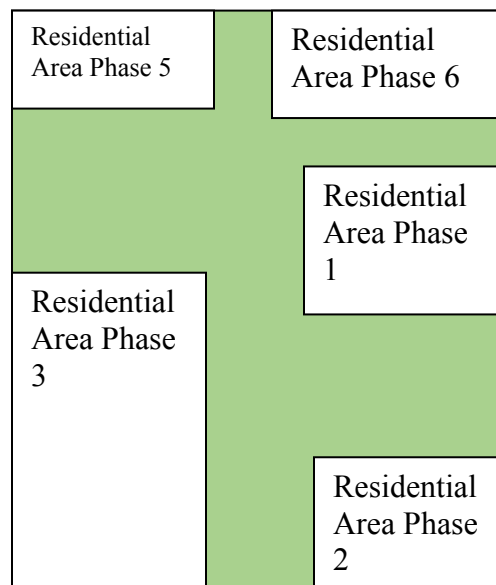
Developers shall be required to meet the Parkland Impact Fee requirements through payment of a Parkland Impact Fee in the amount as set forth in Appendix A – Comprehensive Fees and Penalties, Chapter 25, Parks. ~~Such Parkland Impact Fees shall be due at the same time as the fees that are due for recording of the final plat, or for issuance of a building permit, whichever occurs first, or in accordance with the provisions of the City of Franklin Charter or a Contract for Parkland Impact Fees, Parkland Dedication and/or Construction of Park Improvements approved by the BOMA, when applicable.~~ **Such Parkland Impact Fees shall be paid as follows: twenty-five percent (25%) of the Total Parkland Impact Fee Obligation shall be paid prior to recording the first final plat, or the issuance of a building permit, whichever occurs first. To account for the initial twenty five percent (25%) payment, the remaining Parkland Impact Fee Obligation shall be paid at a pro-rated rate at the time a building permit for every residential unit is issued until the remaining Parkland Impact Fee Obligation has been satisfied. An example of the pro-rated amount is illustrated in Appendix A – Comprehensive Fees and Penalties, Chapter 25 - Parks.**

SECTION III. That Title 25, Chapter 4, Section 25-407 (5) of the City of Franklin Municipal Code is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**; and is approved to read as follows:

Sec. 25-407. Parkland Dedication in Lieu of Parkland Impact Fee Requirements and Off-Sets.

(5) For all developments, the Parkland Dedication and/or Construction shall be completed concurrently within the platted phase where the residential development has commenced and/or when the improvements are adjacent to a platted phase(s) where development has commenced. The Director has the authority to withhold the issuance of building permits and/or the recording of future plats if the improvements have not been constructed, inspected, and approved in accordance with this section. Two examples are provided below.

Example 1: The green area represents a greenway connecting all six (6) residential phases which will then be dedicated to the City. With development commencing in Phase One (1), at a minimum all green areas (greenways) immediately within Phase One (1) and the adjacent Phase(s), when platted, shall be constructed, inspected, and approved prior to fifty (50) percent of the dwelling units in these platted phases being approved for occupancy. As development progresses and new phases are being developed, the adjoining greenway portions will be required to be constructed, inspected, and approved to staff's satisfaction, prior to fifty (50) percent of the dwelling units in those phases being approved for occupancy.



Example 2: This development project has the parkland area adjoined solely by the Phase 1 residential section. When the Phase 1 residential section is developed, the entire parkland dedicated project shall be constructed, inspected, and approved prior to fifty (50) percent of the dwelling units in this Phase 1 being approved for occupancy.

	Phase 1 Residential	Phase 2 Commercial
		Phase 3 Commercial
		Phase 4 Commercial
		Phase 5 Residential

SECTION IV. That Title 25, Chapter 4, Section 25-408 of the City of Franklin Municipal Code is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**; and is approved to read as follows:

- (1) ***Public*** *Parkland Dedications Equal to or Exceeding Five Acres, and Dedications of Floodplains or Greenways (off-road).* For any proposed Parkland Dedication equaling or exceeding five (5) acres of land, or for any proposed Parkland Dedication equaling or exceeding five (5) acres of land containing Floodplain or Greenways, the Developer may be eligible to receive off-sets for Parkland Dedication in lieu of Parkland Impact Fees in amounts as set forth in Appendix A – Comprehensive Fees and Penalties, Chapter 25, Parks. In order to be eligible to dedicate parkland and receive off-sets for Parkland Dedication in lieu of Parkland Impact Fees, the Developer shall:
 - (a) Obtain a recommendation from the DRT,
 - (b) Obtain approval of a Contract for Parkland Impact Fees, Parkland Dedication and/or Construction of Park Improvements approved by the BOMA, and

- (c) Obtain approval from the Planning Commission of a final plat that shows the dedication of parkland as required by this ordinance.
- (d) **Eligible acreage for off-set consideration shall be calculated using the density of the development and current Service Level as set forth in Appendix A – Comprehensive Fees and Penalties, Chapter 25, Parks and –illustrated in the exhibits of Ordinance 2016-25. Projects must have enough dwelling units to create a 5-acre park.**

NOTE: Developments which do not meet the dwelling unit requirement listed above may still create larger park areas, but they will only be eligible for off-sets on the amount of land determined by the current service level. Therefore, if Example 1 development constructs a 5-acre park, it will not be eligible for a 100% offset, but may be eligible for off-set on the 4.32 acres depending on the type of improvement.

- (2) ***Public Parkland Dedications of Less than Five Acres, including Dedications of Floodplains or Greenways (off-road) and Private Parkland Dedications Open to the Public.*** For any proposed Parkland Dedications of less than five (5) acres, or for any proposed Parkland Dedication of less than five (5) acres containing Floodplains or Greenways, the Developer may be eligible to receive off-sets for Parkland Dedication in lieu of Parkland Impact Fees for up to seventy-five percent (75%) of their total Parkland Impact Fees **Obligation requirement upon submittal of documentation showing the actual cost of the improvement**, in amounts as set forth in Appendix A – Comprehensive Fees and Penalties, Chapter 25, Parks, provided such dedicated parkland is based upon the Comprehensive Parks and Recreation Master Plan as may be amended from time to time, and as determined by the Parks Department Director. The remaining twenty-five percent (25%) of the Parkland Impact Fee obligation paid by the developer shall be used for Community Parks (excluding historic parks and The Park at Harlinsdale Farm) within the quadrant in which the fee was collected and shall be consistent with the Comprehensive Parks and Recreation Master Plan, as may be amended from time to time. The amount of off-sets granted for Parkland Dedication in Lieu of Parkland Impact fees shall be based on the Contract for Parkland Impact Fees, Parkland Dedication and/or Construction of Park Improvements approved by the BOMA.
- (3) ***Private Parkland Dedications, including Dedications of Floodplains or Greenways.*** For any proposed Private Parkland Dedications, including dedications of Floodplains or Greenways, the Developer may be eligible to receive off-sets for Parkland Dedication in lieu of Parkland Impact fees for up to fifty percent (50%) of the actual cost to construct the private park and recreation amenities as submitted by the Developer up to fifty percent (50%) of the Total Parkland Impact Fee Obligation upon submittal of documentation showing the actual cost of the improvements. Land value will not be considered as actual costs of private parkland dedications.

(3) (4) In cases when the proposed Parkland Dedication is insufficient for a park site, the Parks Department Director shall determine the acceptability of a proposed Parkland Dedication based upon the Comprehensive Parks and Recreation Master Plan, as may be amended from time to time. Off-sets for Parkland Dedication In Lieu of Parkland Impact Fees may be granted by the BOMA on some or all of the Parkland Impact Fee as part of the approval of the Contract for Parkland Impact Fees, Parkland Dedication and/or Construction of Park Improvements in the amounts as set forth in Appendix A – Comprehensive Fees and Penalties, Chapter 25, Parks.

SECTION IV. That Title 25, Chapter 4, Section 25-417 of the City of Franklin Municipal Code is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**; and is approved to read as follows:

Sec. 25-417. Special Fund; Right to Refund.

In accordance with Private Act 1987, chapter 117, Parkland Impact Fees will be deposited in a separate account, as determined by the City of Franklin Finance Department, and reserved for acquisition, expansion, and development to the Park Quadrant to which it relates. The City shall account for all Parkland Impact Fees and Parkland Dedication in Lieu of Parkland Impact Fees paid under this Section regarding the individual plat(s) involved. ~~Any Parkland Impact Fees paid for such purposes shall be committed by the City within ten (10) years from the date received by the City for acquisition and/or development of a park. Such funds shall be spent on a first-in, first-out basis. If not so expended, the landowners of the property on the expiration of such period shall be entitled to a prorated refund of such sum, computed on a square footage of area basis. The owners of such property shall request in writing such refund within one (1) year of becoming eligible for a refund, or such right shall be barred.~~ **Each year the Board of Mayor and Aldermen shall be provided a report of Parkland Impact Fees collected during the previous year and the total balance of Parkland Impact Fees in conjunction with their consideration and prioritization of parkland and greenways capital projects.**

SECTION VI: BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that this ordinance shall be in full force and in effect immediately upon passage for the health, safety and welfare of the citizens of Franklin, Tennessee requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor of Franklin

PASSED FIRST READING

PASSED SECOND READING

Approved as to Form:

By: _____

Maricruz R. Fincher
Staff Attorney

Proposed Parkland Impact Fee Ordinance Amendment

PRESENTED BY:

ACA COMMUNITY DEVELOPMENT, VERNON GERTH

PARKS DIRECTOR, LISA CLAYTON

FACILITIES SUPERINTENDENT, KEVIN LINDSEY

RESEARCH AND PLANNING SPECIALIST, ALYSSA DILLON

GENERAL AMENDMENTS

- Clarifications to the definitions for Dwelling Units, Parkland Dedication, Phase, and Total Parkland Impact Fee
- Restructure of timing of payment with 25% of the fees collected (for Community Parks) at the first final plat, or first building permit when a plat is not required, with the remainder of the fee collected at a pro-rated rate for every building permit pulled
- Clarification of the time amenities must be constructed within a development
- Clarification for eligible off-sets. Based on density.

OFF-SET AMENDMENTS

- Restructuring of the dedication levels:
 - 100% off-set for public parkland dedication equal to or exceeding five acres, when the density allows, and will include land value as determined in the ordinance
 - After initial 25% is deposited for Community Parks, the remaining 75% is eligible for an off-set which includes private parkland dedication open to the public (all-access public easement) and includes land value as determined in the ordinance
 - 50% off-set for private parkland improvements, land will not be considered, but the off-set amount has increased from 25%-50%

APPENDIX A, CHAPTER 25 AMENDMENTS

- Removal of redundant language
- Inserts figures which were previously included in Ordinance 2016-25, now being included in Appendix A, Chapter 25.
 - Improves efficiency for updating Municipal Code when these figures are updated in accordance with the County re-assessment every five (5) years.



File #: 20-0578

DATE: April 9, 2020

TO: Board of Mayor and Alderman

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Lisa Clayton, Director of Parks
Alyssa Dillon, Research & Planning Specialist

SUBJECT:

Consideration Of Ordinance 2020-04, An Ordinance To Amend Appendix A, Comprehensive Fees And Penalties Of The Franklin Municipal Code, Chapter 25. Parks.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Ordinance 2020-04, An Ordinance to Amend Appendix A, Comprehensive Fees and Penalties of the Franklin Municipal Code, Chapter 25. Parks.

BACKGROUND/STAFF COMMENTS:

Appendix A, Comprehensive Fees and Penalties of the Franklin Municipal Code, under Chapter 25 establishes fees and off-sets for Parkland Impact Fees. The City may, from time to time, amend the established fees and off-set for Parkland Impact Fees as it becomes necessary. The amendments to Appendix A reflect removal of redundant language. It also inserts figures which were previously included in Ordinance 2016-25, now being included in Appendix A, Chapter 25. By including these figures within Appendix A, Chapter 25, as opposed to including them in the other ordinances, it improves efficiency for updating the Municipal Code when these figures are updated in accordance with the County re-assessment every five (5) years.

FINANCIAL IMPACT:

There is no financial impact for this Ordinance. As previously discussed, the City will collect 25% of the total Parkland Impact Fee Obligation at the time the first subdivision plat is recorded. These funds will be programmed toward expanding Community Parks. The remaining Parkland Fees will be collected at the time each building permit is issued which is similar to the timing when Road Impact Fees are collected. The reporting of Parkland Impact Fees collected and proposed capital improvements will be shared with BOMA annually, during the budget and capital project planning processes.

RECOMMENDATION:

Staff recommends approval of Ordinance 2020-04, An Ordinance to Amend Appendix A, Comprehensive Fees and Penalties of the Franklin Municipal Code, Chapter 25. Parks.

ORDINANCE 2020-04

AN ORDINANCE TO AMEND APPENDIX A, COMPREHENSIVE FEES AND PENALTIES OF THE FRANKLIN MUNICIPAL CODE, CHAPTER 25. PARKS.

WHEREAS, it is the City of Franklin’s intent that new growth in Residential Development should pay its proportionate share to maintain the existing resident to parkland ratio so not to impose costs on existing City of Franklin taxpayers; and

WHEREAS, Appendix A, Comprehensive Fees and Penalties of the Franklin Municipal Code, under Chapter 25 establishes fees and off-sets for Parkland Impact Fees; and

WHEREAS, the City may, from time to time, amend the established fees and off-sets for Parkland Impact Fees as it becomes necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FRANKLIN BOARD OF MAYOR AND ALDERMEN, AS FOLLOWS:

SECTION I. That Appendix A, Comprehensive Fees and Penalties, Chapter 25 of the City of Franklin Municipal Code is deleted in its entirety and replaced with the following to read as follows:

CHAPTER 25. -PARKS

Parkland Impact Fee	\$4,304 per Dwelling Unit
Parkland Dedication in Lieu of Parkland Impact Fee Off-sets	(Amount of Parkland Dedicated or set-side x Cost of 1 Acre of Land) Cost of 1 Acre of Land Located Outside Floodplain: \$62,121 Cost of 1 Acre of Land Located Inside Floodplain: \$45,757
Service Levels for Parkland and Park/Greenway Improvements	Parkland = 69.41 Dwelling Units Per 1 Acre Cost of Park/Greenway Improvements = \$ 3,409 per Dwelling Unit *Consideration for Off-Sets in-lieu of Parkland Impact Fees shall not exceed the Service Level for either the amount of Parkland or value of Improvements, individually.

SECTION II: BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that this ordinance shall be in full force and in effect immediately upon passage for the health, safety and welfare of the citizens of Franklin, Tennessee requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor of Franklin

Approved as to form:

Maricruz R. Fincher, Staff Attorney

PASSED FIRST READING _____

PASSED SECOND READING _____

ORDINANCE 2020-04

“AN ORDINANCE TO AMEND APPENDIX A, COMPREHENSIVE FEES AND PENALTIES OF THE FRANKLIN MUNICIPAL CODE, CHAPTER 25. PARKS.”

WHEREAS, it is the City of Franklin’s intent that new growth in Residential Development should pay its proportionate share to maintain the existing resident to parkland ratio so not to impose costs on existing City of Franklin taxpayers; and

WHEREAS, Appendix A, Comprehensive Fees and Penalties of the Franklin Municipal Code, under Chapter 25 establishes fees and off-sets for Parkland Impact Fees; and

WHEREAS, the City may, from time to time, amend the established fees and off-sets for Parkland Impact Fees as it becomes necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FRANKLIN BOARD OF MAYOR AND ALDERMEN, AS FOLLOWS:

SECTION I. That Appendix A, Comprehensive Fees and Penalties, Chapter 25 of the City of Franklin Municipal Code is hereby amended to delete the following text noted with a ~~striketrough~~; to add the following text noted in **bold**; and is approved to read as follows:

CHAPTER 25. -PARKS

Parkland Impact Fee	\$4,304 per Dwelling Unit * Requires approval by the BOMA of a Contract for Parkland Impact Fees, Parkland Dedication and/or Construction of Park Improvements. * To be eligible to receive up to the full 100% of the Parkland Dedication in Lieu of Parkland Impact Fee Off-sets, Parkland Construction in Lieu of Parkland Impact Fee Off-sets, and/or Private Park and Recreation Amenities Off-sets, the density of the proposed development and Parkland Impact Fee formula shall require a total amount of parkland dedicated or set-aside equal to or greater than 5-acres. * If the amount of parkland dedicated or set-aside is less than 5-acres, then the developer shall be responsible for paying 25% of the total Parkland Impact Fee per Dwelling Unit. The developer may then be eligible to receive Off-sets on the remaining 75% of the total Parkland Impact Fee obligation.
Parkland Dedication in Lieu of Parkland Impact Fee Off-sets	(Amount of Parkland Dedicated or set-side x Cost of 1 Acre of Land) * Requires approval by the BOMA of a Contract for Parkland Impact Fees, Parkland Dedication and/or Construction of Park Improvements.

	* The value of the Parkland Dedication in Lieu of Parkland Impact Fee Off-set that may be granted shall be based on the amount of land being dedicated (public) or set aside (private) multiplied by the following 2017 city-wide average price of land per acre: Cost of 1 Acre of Land Located Outside Floodplain: \$62,121 Cost of 1 Acre of Land Located Inside Floodplain: \$45,757 * Off-sets for Parkland Dedications of less than 5 acres shall be calculated at 75% of the value of the parkland and improvements with 25% of the total Parkland Impact Fee obligation being designated for Community-type parks in the quadrant in which the fee was collected.
Service Levels for Parkland and Park/Greenway Improvements	Parkland = 69.41 Dwelling Units Per 1 Acre Cost of Park/Greenway Improvements = \$ 3,409 per Dwelling Unit *Consideration for Off-Sets in-lieu of Parkland Impact Fees shall not exceed the Service Level for either the amount of Parkland or value of Improvements, individually.
Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets	Estimated Cost of Construction of Proposed Park Improvements* * Requires approval by the BOMA of a Contract for Parkland Impact Fees, Parkland Dedication and/or Construction of Park Improvements. * The value of the Off-set that may be granted for the Construction of Public Park Improvements shall be based on the actual cost to construct the proposed public park improvements submitted by the Developer up to the 100% of the value of the total Parkland Impact Fee obligation upon submittal of documentation showing the actual cost of the improvement. * Land and Improvements must be dedicated to the City upon completion and acceptance by the City. * Must be a minimum of 5 acres. Eligible acreage will be calculated using the current service level defined in the ordinance as 69.41 dwelling units per 1 acre of parkland. Therefore, projects must have enough dwelling units to create a 5-acre park. • Example 1: 300 dwelling units / 69.41 service level = 4.32 acres (INELIGIBLE) • Example 2: 350 dwelling units / 69.41 service level = 5.04 acres (ELIGIBLE)

	Note: Developments which do not meet the dwelling unit requirement listed above may still create larger park areas, but they will only be eligible for offsets on the amount of land determined by the current service level. Therefore, if Example 1 development constructs a 5-acre park, it will not be eligible for a 100% offset, but may be eligible for off-set on the 4.32 acres depending on the type of improvement.
Private Park and Recreation Amenities Off-sets	Off-sets may be granted for private park and recreation amenities based on the following criteria: <u>Off-sets for Private Parkland Set-aside for Private Use*:</u> Calculated at 25% of the Parkland Dedication in Lieu of Parkland Impact Fee Off-set Amount <u>Off-sets for Private Parkland Set-aside available for Public Use when in an all access public easement*:</u> Calculated at 100% of the Parkland Dedication in Lieu of Parkland Impact Fee Off-set Amount if the parkland improvement is a project consistent with the Comprehensive Parks and Recreation Master Plan. Calculated at 75% of the Parkland Dedication in Lieu of Parkland Impact Fee Off-set Amount if the private parkland improvement is a project that is not listed in the Comprehensive Parks and Recreation Master Plan. <u>Off-sets for Construction of Private Park and Recreation Amenities – Not Open to the Public*:</u> Calculated at 25% of the actual cost to construct the private park and recreation amenities submitted by the developer up to the value of the 25% of the total Parkland Impact Fee obligation upon submittal of documentation showing the actual cost of the improvement. <u>Off-sets for Construction of Private Park and Recreation Amenities – Open to the Public*:</u> Calculated at 100% 75% of the actual cost to construct the private park and recreation amenities submitted by the developer up to 75% of the total Parkland Impact Fee obligation upon submittal of documentation showing the actual cost of the improvement, if the private park and recreation amenity is a project listed in the Comprehensive Parks and Recreation Master Plan. Calculated at 75% of the actual cost to construct the private park and recreation amenities submitted by the developer if the private park and recreation amenity is a project not listed in the Comprehensive Parks and Recreation Master Plan. * Requires approval by the BOMA of a Contract for Parkland Impact Fees, Parkland Dedication and/or Construction of Park Improvements

SECTION II: BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that this ordinance shall be in full force and in effect immediately upon passage for the health, safety and welfare of the citizens of Franklin, Tennessee requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor of Franklin

Approved as to form:

Maricruz R. Fincher, Staff Attorney

PASSED FIRST READING _____

PASSED SECOND READING _____



File #: 20-0577

DATE: April 9, 2020

TO: Board of Mayor and Alderman

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

Consideration of DRAFT Resolution 2020-49, A Resolution Approving the Contribution (to be determined) to Harpeth Associates Toward the Installation of a New Signalized Pedestrian Crossing on the Westside of the Main Street/First Avenue Intersection Across First Avenue and the Installation of Approximately 300 Feet of Multi-Use Path on the Northside of First Avenue Beginning at the Corner of Main Street/First Avenue, West Along First Avenue.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a contribution to Harpeth Associates toward the installation of a new signalized pedestrian crossing on the west side of the Main Street/First Avenue intersection across First Avenue and the installation of approximately 300 feet of multi-use path on the north side of First Avenue beginning at the corner of Main Street/First Avenue, west along First Avenue.

BACKGROUND/STAFF COMMENTS:

In 2015 and again in 2017 the City of Franklin Board of Mayor and Aldermen approved the original Road Impact Fee Offset Agreement and a subsequent amendment for a variety of roadway, streetscape, associated infrastructure improvements, and road impact fee offsets associated with the Harpeth Square development in downtown Franklin. The developer/owner Harpeth Associates, LLC and their contractors have completed construction of the majority of these roadway, streetscape, infrastructure improvements and during the process of finalizing the design and completing the remaining improvements to 1st Avenue have collaborated with City staff and agreed to install a new, signalized pedestrian crossing across 1st Avenue and, install approximately 300 feet of a multi-use trail along the north side of 1st Avenue. Since the new, signalized pedestrian crossing and 300 feet of multi-use trail were not part of the Harpeth Square Road Impact Fee Offset Agreement approved in 2015 and 2017, Harpeth Associates is requesting the City of Franklin Board of Mayor consider contributing toward these additional public improvements to avoid tearing up a soon to be newly improved Main Street/1st Avenue intersection in the future. Since the final construction plans and survey work is in the process of being completed the amount of the requested contribution is to be determined. The preliminary cost with installing the multi-use trail is \$60,000 and the signalized, pedestrian crossing \$125,000. These figures and the request from Harpeth Associates will be determined prior to Resolution 2020-49 being finalized and placed on a future BOMA agenda for consideration.

FINANCIAL IMPACT:

Since the civil drawings for these improvements are nearing completion and approval, it has not been determined what the City's level of contribution will be for the pedestrian crossing and multi-use trail. Staff has discussed that arterial road impact fees could be used for the pedestrian crossing, parkland impact fees for the multi-use trail, and perhaps hotel/motel revenues for both. Depending on the value of the City's contribution, a budget amendment may be required to be considered by the BOMA in the coming months.

RECOMMENDATION:

Staff recommends approval of Resolution 2020-49 subject to finalizing the contribution level from the City of Franklin.

RESOLUTION 2020-49

A RESOLUTION APPROVING THE CONTRIBUTION OF UP TO \$ _____ TO HARPETH ASSOCIATES, LLC TO BE USED TOWARD THE INSTALLATION OF A NEW SIGNALIZED PEDESTRIAN CROSSING ON THE WESTSIDE OF THE MAIN STREET/FIRST AVENUE INTERSECTION AND THE INSTALLATION OF APPROXIMATELY 300 FEET OF MULTI-USE TRAIL ON THE NORTHSIDE OF FIRST AVENUE BEGINNING AT THE CORNER OF MAIN STREET/FIRST AVENUE, WEST ALONG FIRST AVENUE.

WHEREAS, in 2015 the City of Franklin Board of Mayor approved Development Plan #4713 for the Harpeth Square Planned Unit Development that included a Boutique Hotel, Parking Structure, 151 Luxury Apartments, and additional Retail Space for development in Historic Downtown Franklin; and

WHEREAS, on March 16, 2015 the City of Franklin Board of Mayor and Aldermen approved a Road Impact Fee Offset Agreement COF Contract No. 2014-0344 which outlined a variety of roadway, streetscape, associated infrastructure improvements, and road impact fee offsets for improving various sections of Main Street, 1st and 2nd Avenues, and Bridge Street; and

WHEREAS, on October 30, 2017 the City of Franklin Board of Mayor and Aldermen approved an amendment to the Harpeth Square Road Impact Fee Offset Agreement COF Contract No. 2014-0344 which further outlined a variety of roadway, streetscape, associated infrastructure improvements and road impact fee off-sets for improving various sections of Main Street, 1st and 2nd Avenues, and Bridge Street; and

WHEREAS, the developer/owner Harpeth Associates, LLC and their contractors have completed construction of the majority of the roadway, streetscape, infrastructure improvements as required by COF Contract 2014-0344 and during the process of finalizing the design and completing the remaining improvements to 1st Avenue collaborated with City staff and agreed to install a new, signalized pedestrian crossing across 1st Avenue and, install approximately 300 feet of a multi-use trail along the northside of 1st Avenue as illustrated on Exhibit A; and

WHEREAS, since the new, signalized pedestrian crossing and 300 feet of multi-use trail were not part of the Harpeth Square Road Impact Fee Offset Agreement COF Contract No. 2014-0344 Harpeth Associates is requesting the City of Franklin Board of Mayor consider contributing _____ toward these additional public improvements to avoid tearing up the Main Street/1st Avenue intersection again in the future.

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, agree to contribute \$ _____ to Harpeth Associates, LLC toward the installation of a new, signalized pedestrian crossing across 1st avenue and approximately 300 feet of multi-use trail along the north side of 1st Avenue as illustrated on Exhibit A upon

competition and acceptance by the City Engineer or designee.

IT IS SO RESOLVED AND DONE on this the _____ day of _____, 2020.

ATTEST:

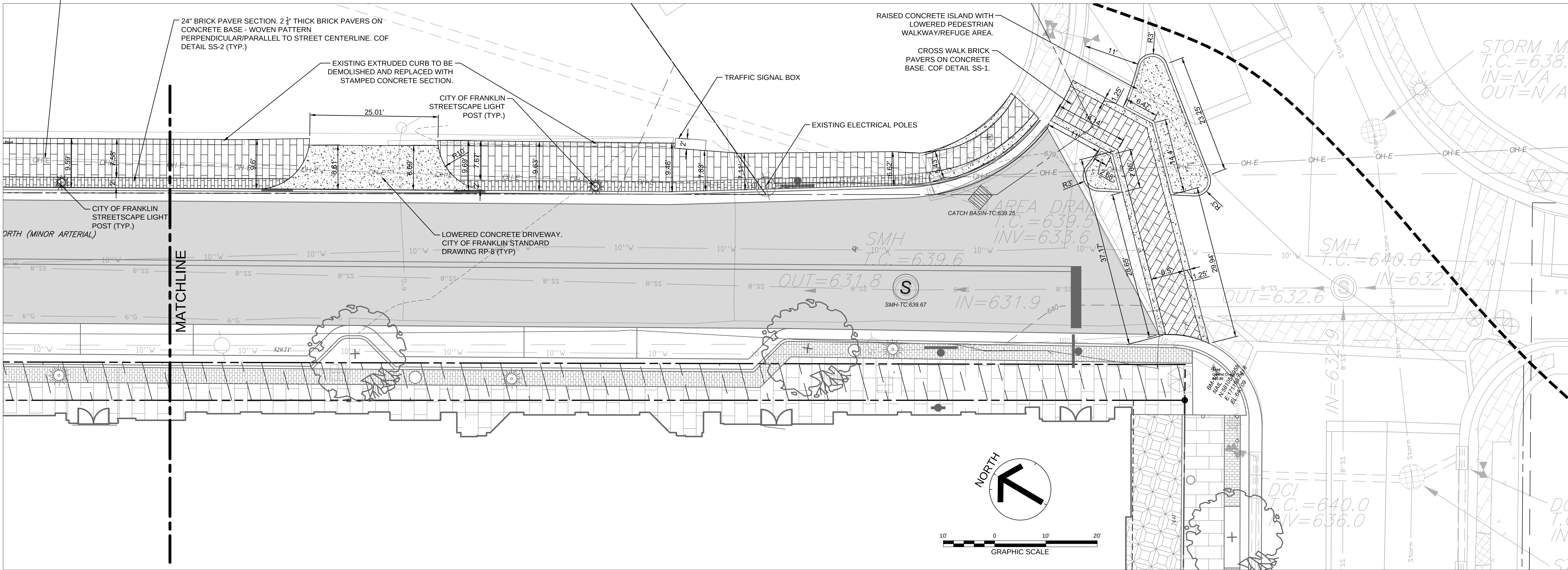
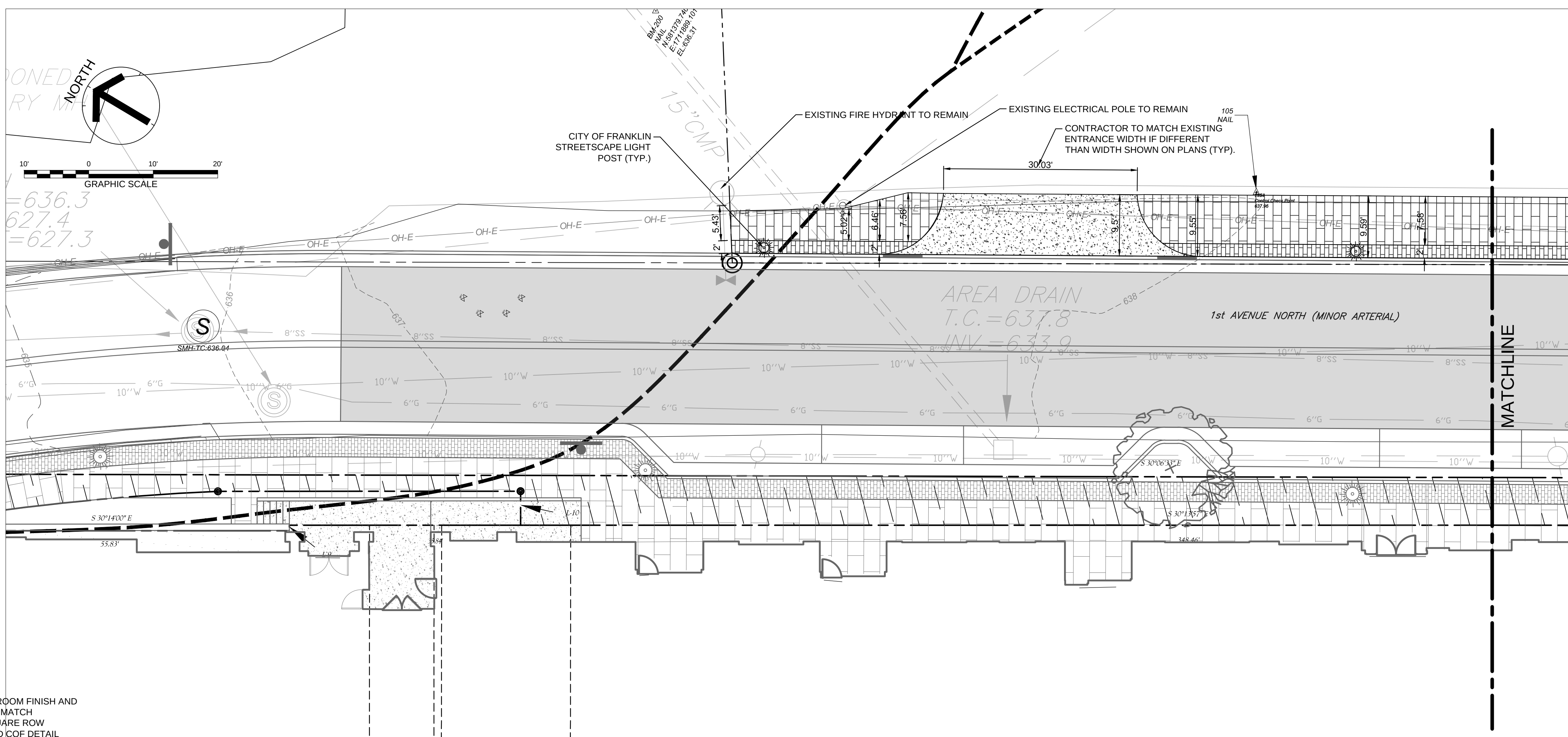
CITY OF FRANKLIN, TENNESSEE

By: _____
ERIC S. STUCKEY
City Administrator/Recorder

By: _____
DR. KEN MOORE
Mayor

APPROVED AS TO FORM BY:

Shauna Billingsley, City Attorney





File #: 20-0581

DATE: April 9, 2020
TO: Board of Mayor and Alderman
FROM: Eric Stuckey, City Administrator

SUBJECT:

Consideration of Resolution 2020-45, A Resolution Authorizing Condemnation Of Two, Non-Buildable Parcels For The Extension Of The City's Greenway.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the condemnation of two, non-buildable parcels for the extension of the City's greenway.

BACKGROUND/STAFF COMMENTS:

Over the years, the Board of Mayor and Aldermen have approved several upgrades to Bicentennial Park and, separately, Main Street sections of our City. These successful efforts have drawn additional pedestrian traffic to our Historic Downtown. To meet the growing safety needs of pedestrians in these areas, the City has put forth a plan to create a greenway trail which connects Bicentennial to Main Street and beyond. A highly desirable byproduct of this plan is the additional pedestrian traffic that will visit the recent investments made by Harpeth Square, the Americana Brew House, and the new, 1st and Main Building. This resolution contemplates the acquisition of certain parcels necessary to build the aforementioned greenway trail connector. The two, non-buildable, irregular shaped parcels staff is requesting permission to proceed with condemnation are referred to as the Tywater parcels and illustrated on Exhibit A of the resolution..

FINANCIAL IMPACT:

Harpeth Associates, LLC had initiated acquisition of the two Tywater parcels but has experienced difficulty to secure title since dozens of family members appear to have ownership. Harpeth Associates has requested City assistance to acquire these to non-buildable, irregular shaped parcels. The anticipated cost to acquired these two parcels is approximately \$20,000.

RECOMMENDATION:

Approval of Resolution 2020-45 which authorizes the City to proceed with condemnation is recommended.

RESOLUTION 2020-45

**A RESOLUTION AUTHORIZING CONDEMNATION OF TWO NON-BUILDABLE PARCELS FOR
THE EXTENSION OF THE CITY'S GREENWAY**

WHEREAS, the Board of Mayor and Aldermen has determined that the construction of certain greenway passage within the City limits of Franklin is necessary, suitable, and desirable for the public welfare; and

WHEREAS, these improvements are generally described as the construction of a greenway trail on 1st Avenue North with the purpose of creating safe passageway between East Main Street and Bicentennial Park; and

WHEREAS, it will be necessary in connection with the construction of the improvements for the City to obtain rights-of-way (property) and/or easements from landowners; and

WHEREAS, the Board expressly finds that the City has the power of eminent domain to extend public roads, see T.C.A. §29-17-301 *et seq.* and to acquire easements and rights-of-way necessary for proper completion of the said improvements, and that the acquisition of such easements and/or rights-of-way is for a public purpose and for a public use, and that the acquisition of the private property hereinafter described is necessary to accomplish said public use.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that the City Engineer, City Administrator, and/or City Attorney, are authorized to obtain the necessary rights-of-way, permanent easements, and/or temporary easements across the properties listed in Exhibit A hereto and may enter into agreements with property owners with respect to the compensation to be paid for the said rights-of-way and easements, so long as such amounts are reasonable, within the project budget and supported by a qualified appraisal.

The City Engineer, City Administrator, and City Attorney are authorized to continue negotiating with any landowner for the acquisition of the rights-of-way and/or easements without resort to condemnation. However, if an impasse is reached with a property and condemnation is the only alternative, then the City Attorney is authorized to commence necessary condemnation proceedings. After condemnation proceedings have commenced, the City Engineer, City Administrator, and/or City Attorney are authorized to enter into settlement agreements with property owners with respect to the compensation to be paid for the said rights-of-way and easements, so long as such amounts are reasonable, within the project budget, and supported by a qualified appraisal.

IT IS SO RESOLVED AND DONE on this the ____ day of _____, 20____.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
City Administrator

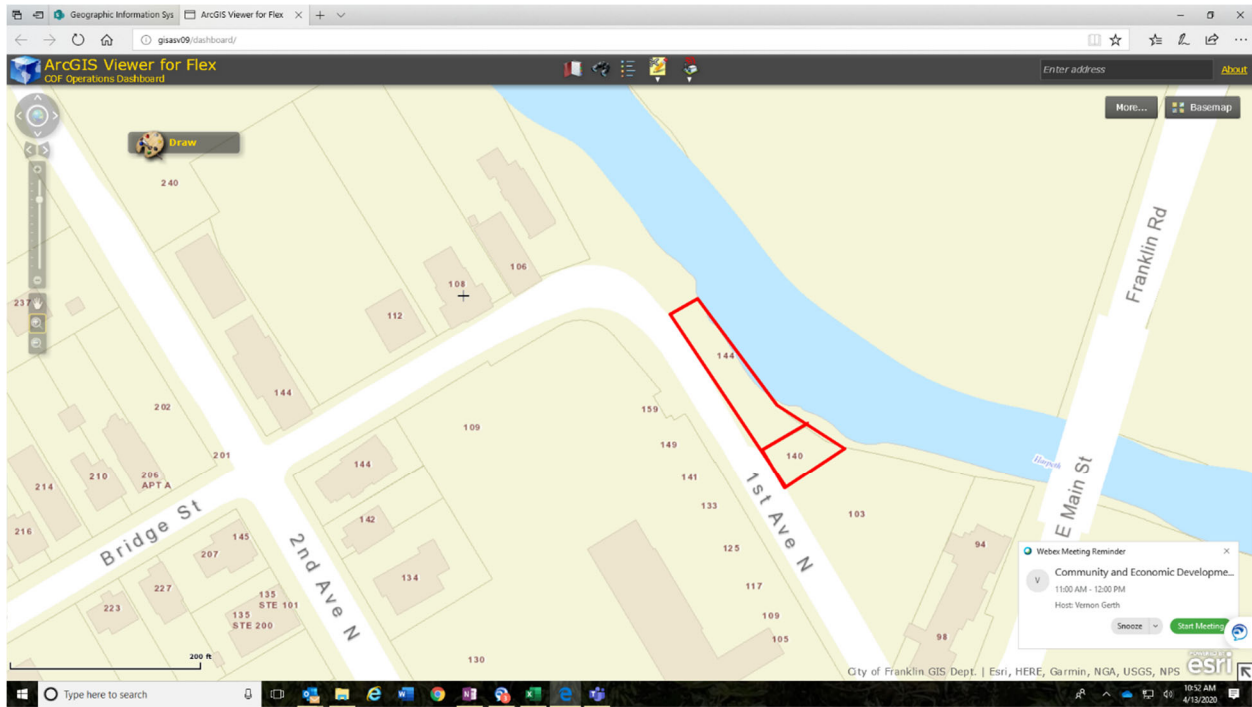
By: _____
DR. KEN MOORE
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

**Resolution 2020-45
EXHIBIT A**

MAP	PARCEL
063N	06100
063N	05900





MCEWEN PHASE 4 PROJECT OVERVIEW

PROJECT OVERVIEW

4/14/2020



Agenda

- Project Overview
- Typical Project Development Overview
- Utility Coordination
- Property Acquisition
- Regulating Authorities / Permits
- Construction Phase

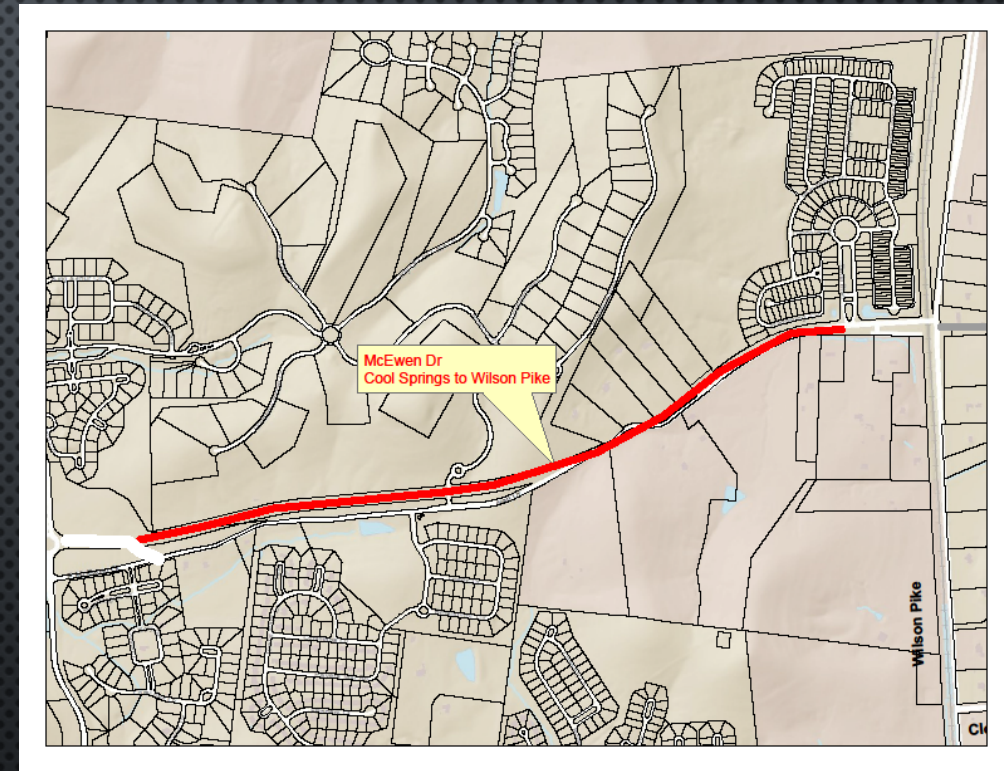


Project Overview

Franklin Road (US31/SR6) Corridor Improvements

Project Limits: Harpeth River Bridge to Harpeth Industrial Ct/Hooper Ln

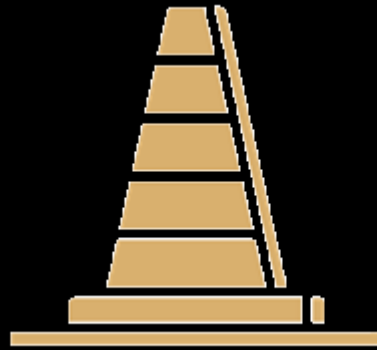
- Estimated Project Cost \$36,640,000
- \$22,400,000 Federal Funds
- Project Length is around 8,200 LF
- Roadway widening from a 2-lane roadway to 4-lane median divided facility
- Existing roadway will be converted to a multi-use trail
- New street lighting
- Bridge modification at Wilson Pike
- Utility upgrades and relocations



**WE ARE
HERE**



Preliminary Design / Environmental



Easement
Acquisition



Final Design



Construction

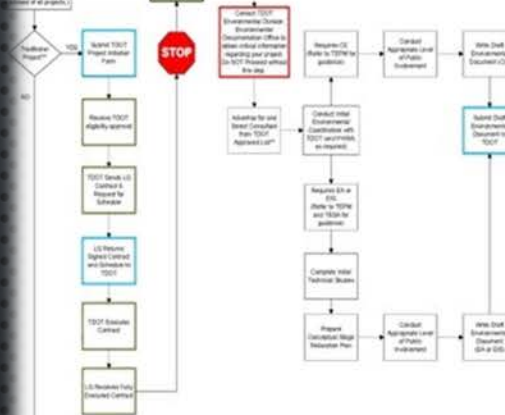
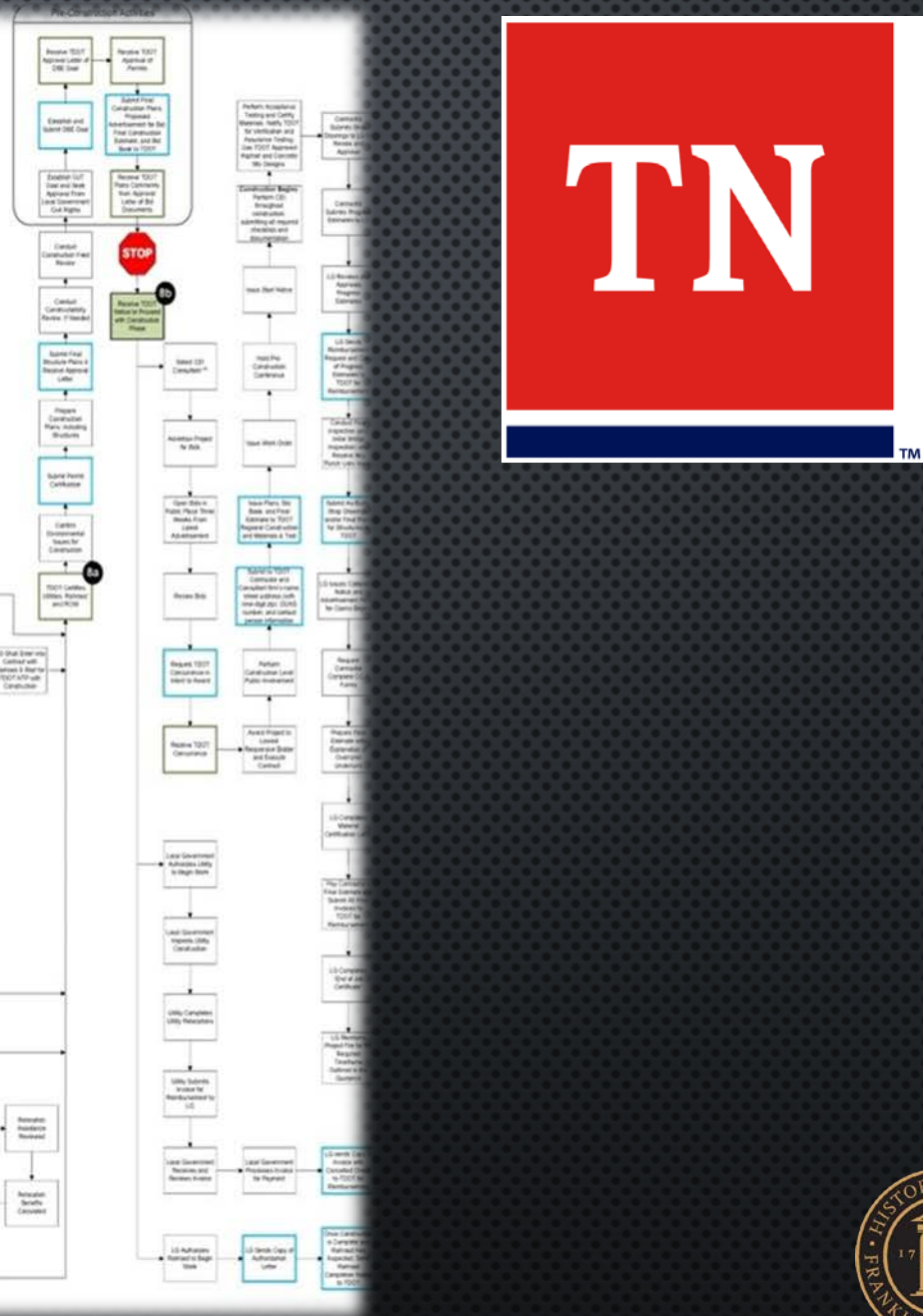
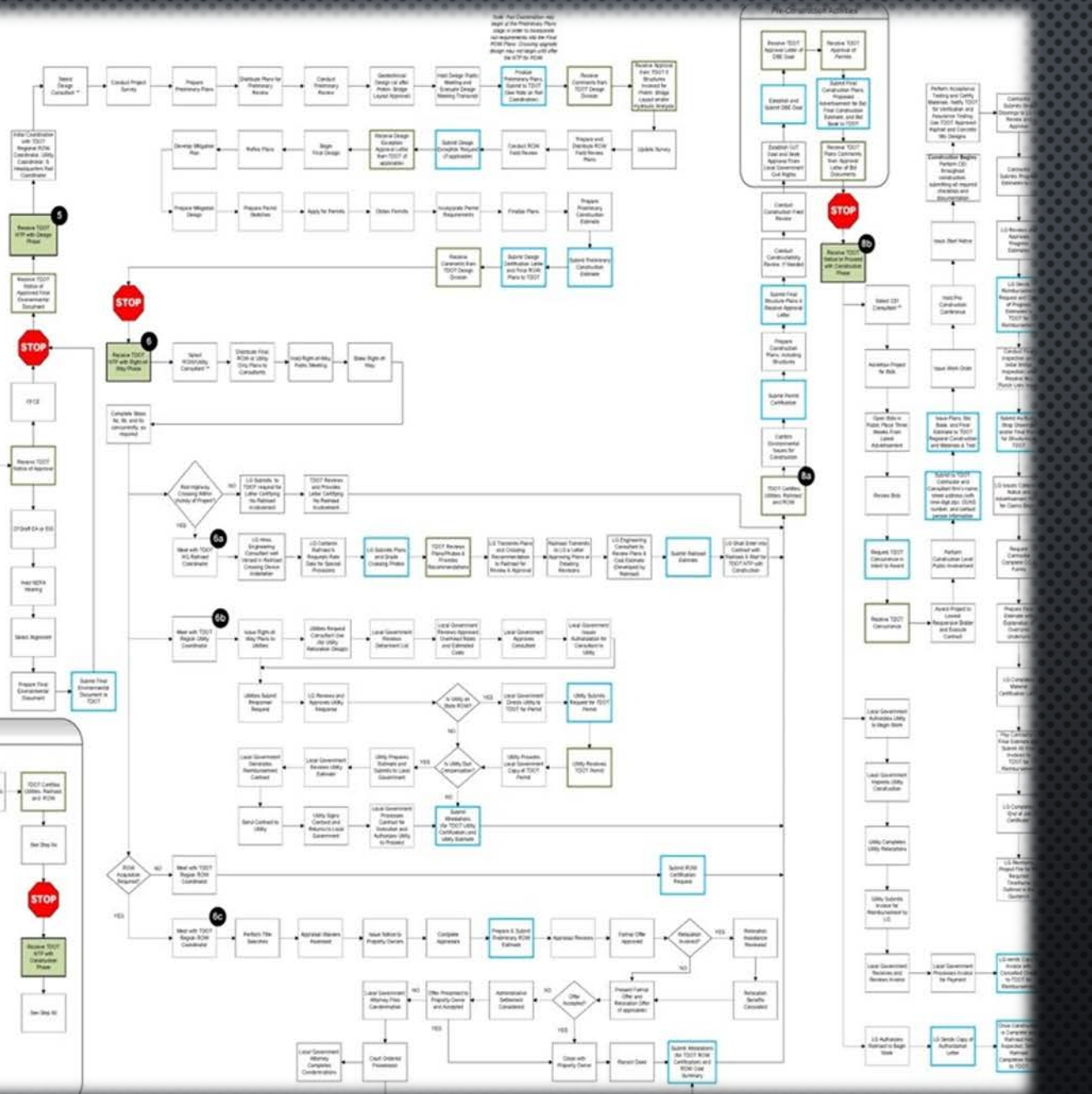
Notes:
outlined in this flow chart are representative of the overall process and correspond with Chapters in the TDOOT Local
ment Guidelines Manual. Please refer to the manual for additional information. Additional steps may be required
each individual project and the respective Divisions/Offices of TDOOT will provide detailed guidance. Some steps
shown may not be applicable based on the individual project.

* Non-Traditional Projects may include: Building Projects, Paving Improvements, Diesel Retrofits, Van Pool Projects, Studies, Rideshare Projects, Air Quality Alerts, Air Quality Outreach, and Software Projects (i.e. GIS, ITS, Rideshare, etc).

¹¹ LG may select a single Consultant for the PE/Design/ROW/including Utilities) phase of the project; however the contract should provide separate work orders for each phase of project development. Also, the consultant should have expertise in the type of work involved in the project or the specific phase(s). A separate CEI Consultant must be chosen for the Construction Phase.

3. The VTO area must be enclosed in 100% PVC tape and clearly marked. Ground must go through enclosure. JSD must

4. Receive VTO per: Firearm, Dangerous Weapon, Involvement Only

[illegible]

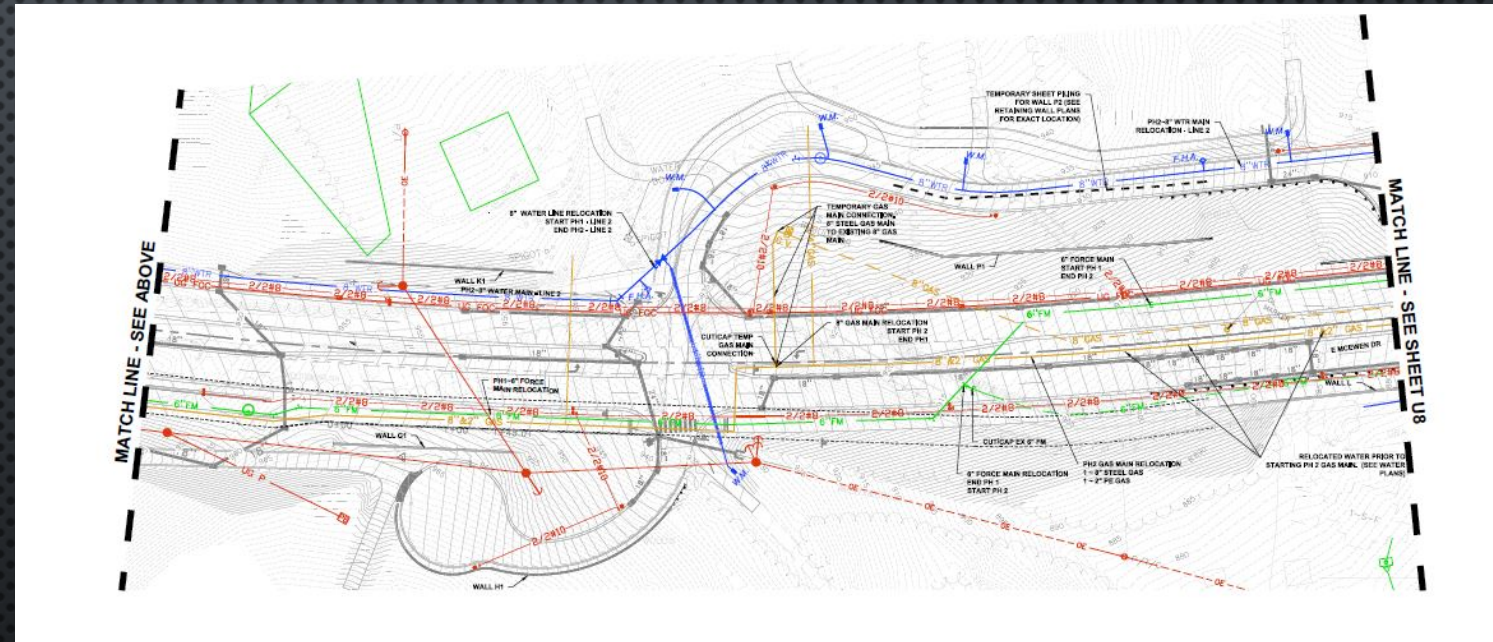
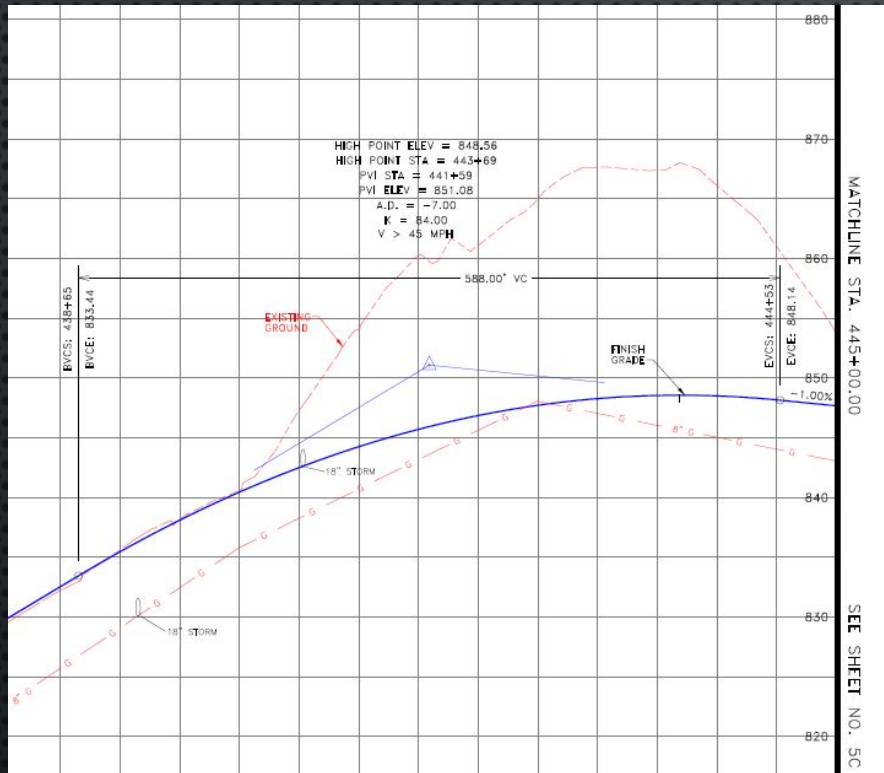
Utility Coordination

Utility Coordination - We are relocating a COF force main, a major Atmos Gas main, Milcrofton Water Main, Installation of COF ITS, Relocation of MTEMC and AT&T utilities. The Utility companies for this project include: Atmos, Milcrofton Water, COF Communications, MTEMC and AT&T.



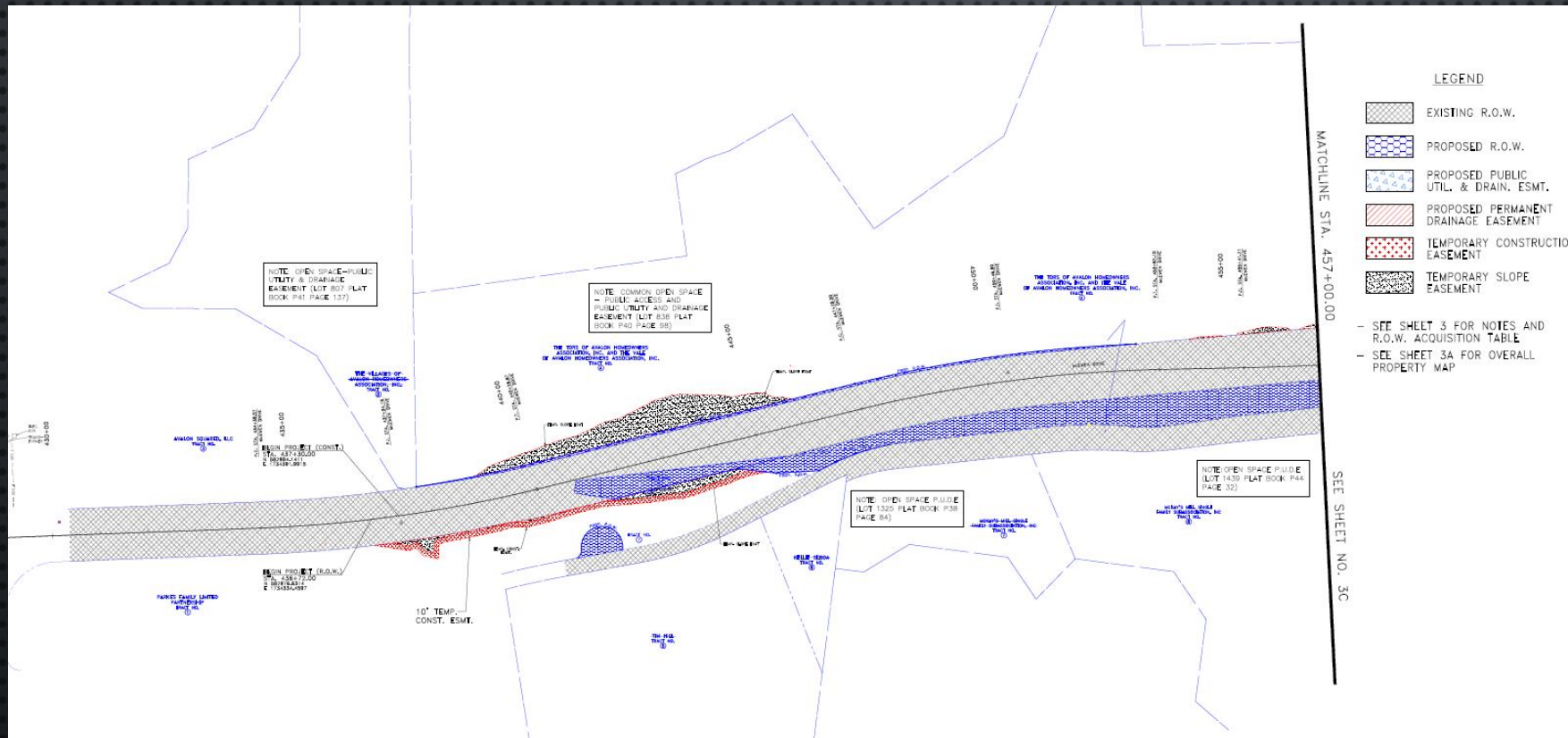
Utility Coordination

The roadway is being lowered 20' to meet a 40 MPH posted design speed. Utilities are being relocated in 3 phases to maintain existing services to the residents.



Property Acquisition

- We are required to acquire easements and ROW from 19 Tracts to accommodate the project.
- Appraisals started 4 months again and we anticipate having them within the next 30 days to start making offers to the property owners.
- Our goal is to complete ROW within the next 12 months and submit to TDOT for review and approval.



Regulating Authorities / Permits

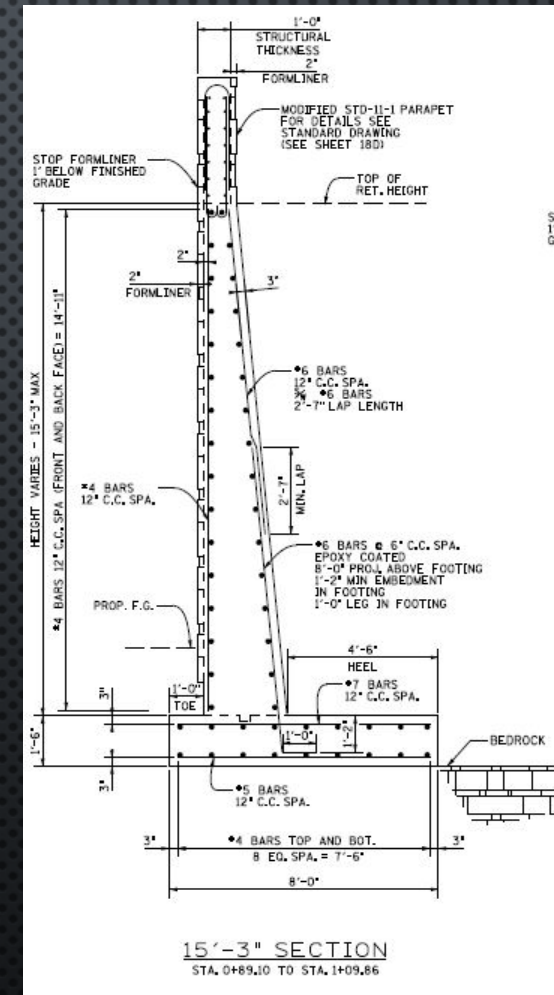
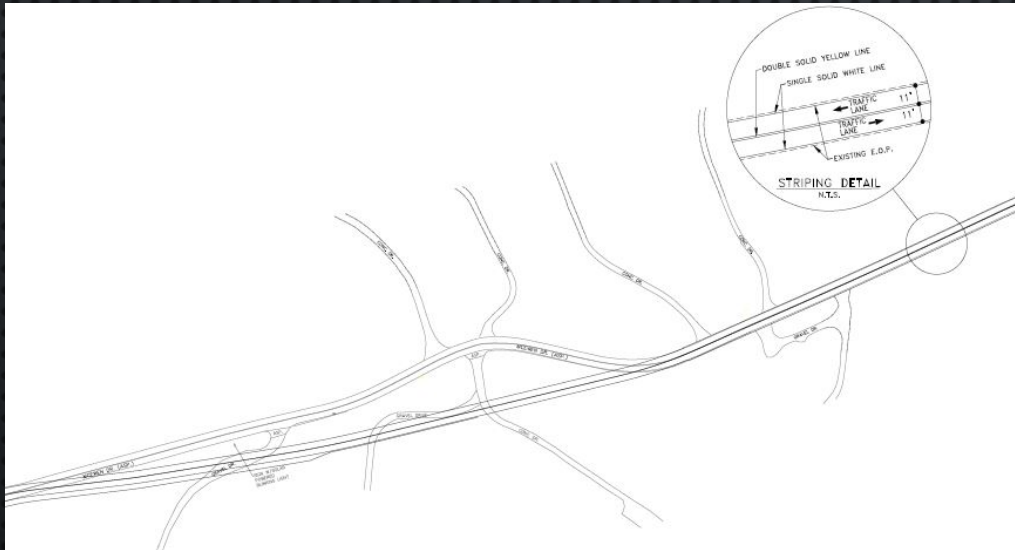
Following the final design, the City is required to obtain the following permits: TDEC NPDES Permit, TDEC Public Water Systems Permit, TDEC Sewage Works Permit and CSX Permit



Construction Phase

We anticipate construction lasting 2.5-3 years given the complications with utilities and the amount of earthwork associated with this project. The project generally includes:

- 1) 1.4 Miles of Roadway Improvements
- 2) 3,166 LF of water main
- 3) 4,507 LF of Sanitary Sewer Force Main
- 4) 1.4 Miles of Fiber Optic Cable
- 5) 2.5 Miles of Gas Main
- 6) 3,644 LF of walls
- 7) Signal modifications
- 8) Bridge modifications



QUESTIONS?

