



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Work Session

Monday, April 6, 2015

4:00 PM

Board Room

Joint BOMA / Housing Commission

Call to Order

WORKSESSION DISCUSSION ITEMS

1. [15-0362](#) Review of Housing Summit

Attachments: [04-06-15 Housing Summit Findings Joint BOMA HC Mtg 4 6 2015.pdf](#)
[Housing summit Comments pdf.pdf](#)
2. [15-0363](#) Discussion of Next Steps

Adjournment

Anyone requesting accommodations due to disabilities should contact ADA coordinator at 550-5721.

City of Franklin

Housing Summit Findings

Joint BOMA/Housing Commission Meeting

April 6 2015

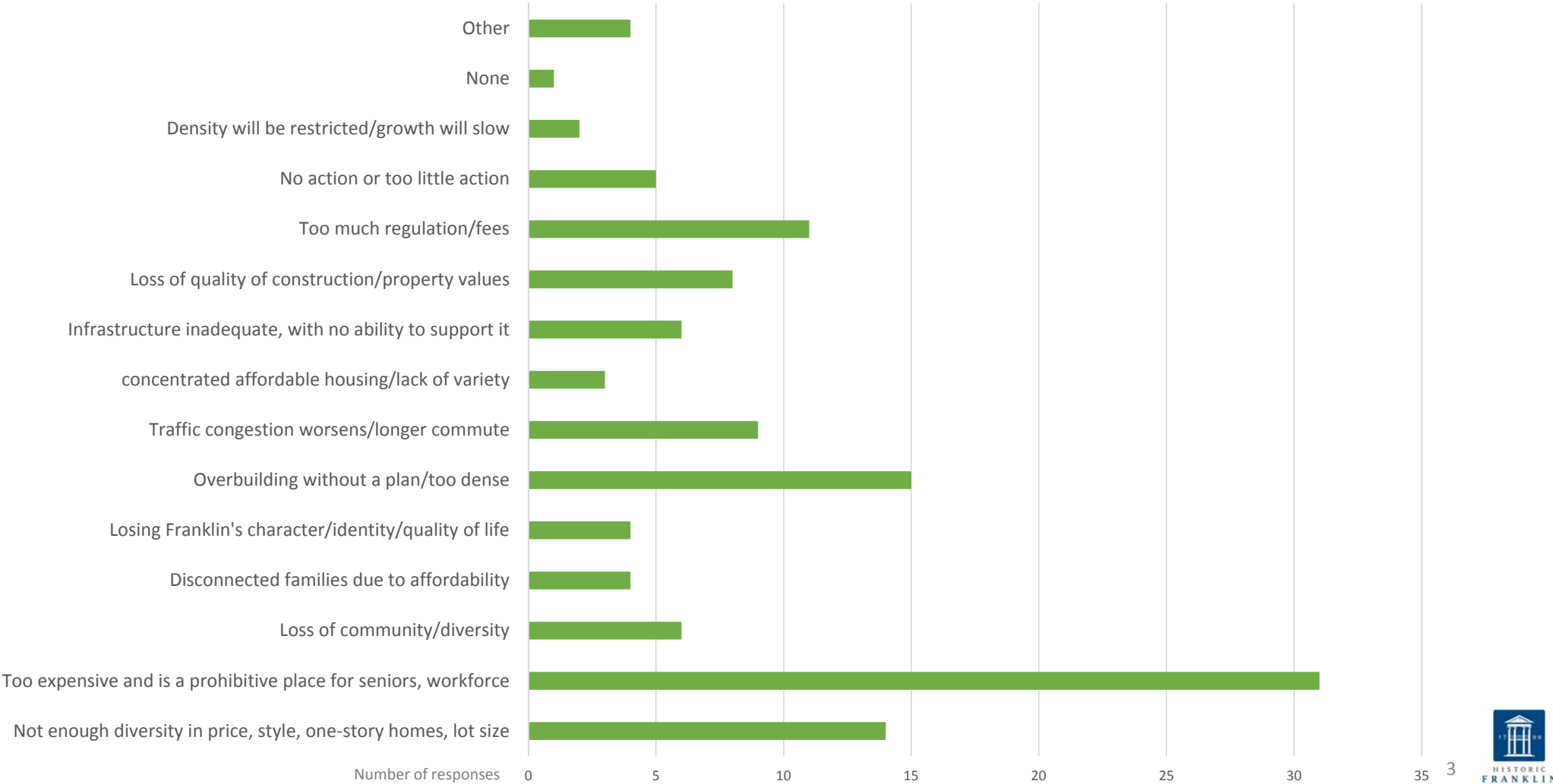


Housing Summit Overview

- Two housing summits were conducted (1/29 and 2/25)
- 258 citizens and business leaders participated
- Community input came from facilitator-led discussions and individual questions



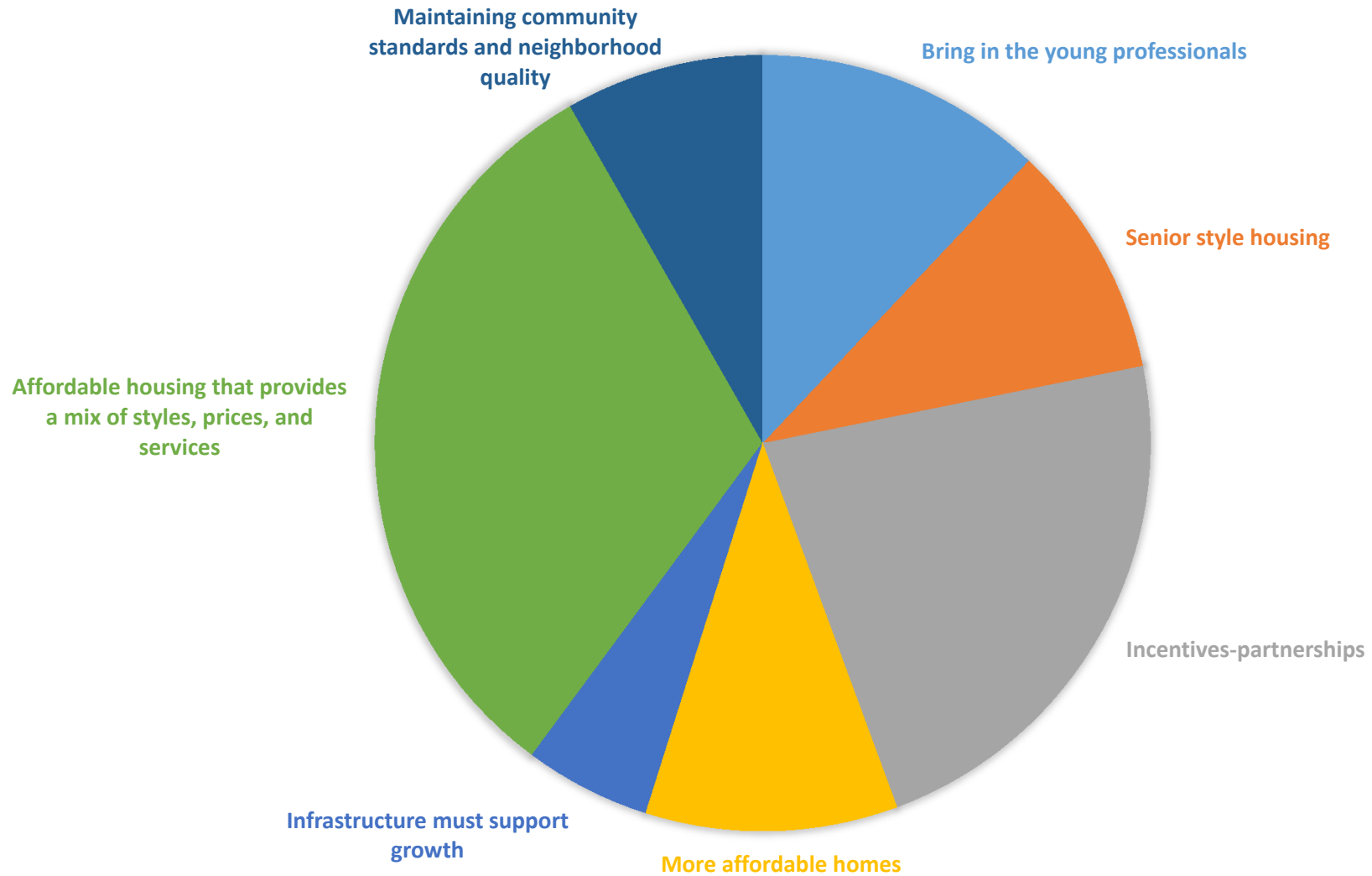
WHAT IS YOUR GREATEST **FEAR** ABOUT HOUSING IN FRANKLIN?



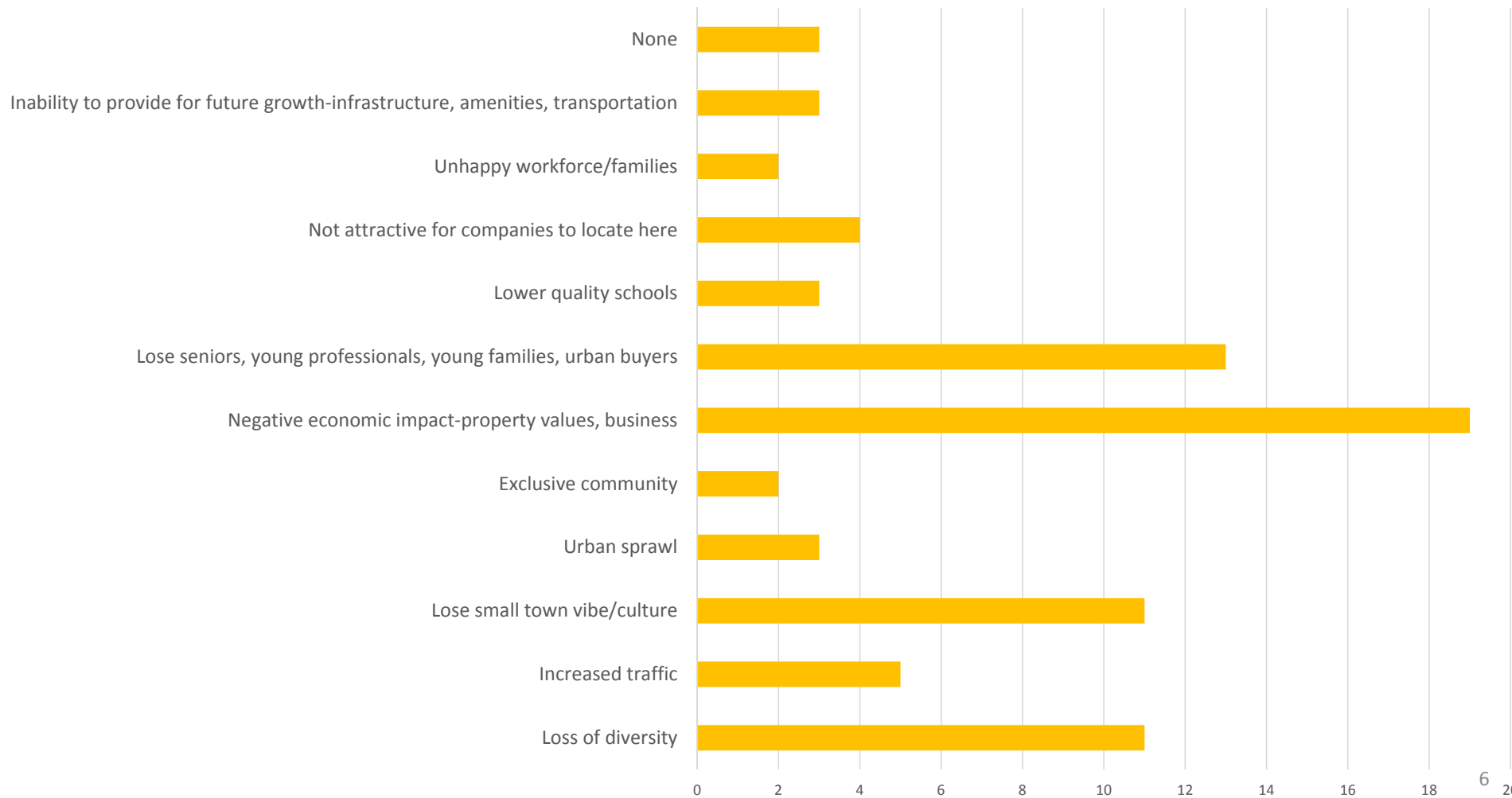
WHAT IS YOUR GREATEST **HOPE** ABOUT HOUSING IN FRANKLIN?



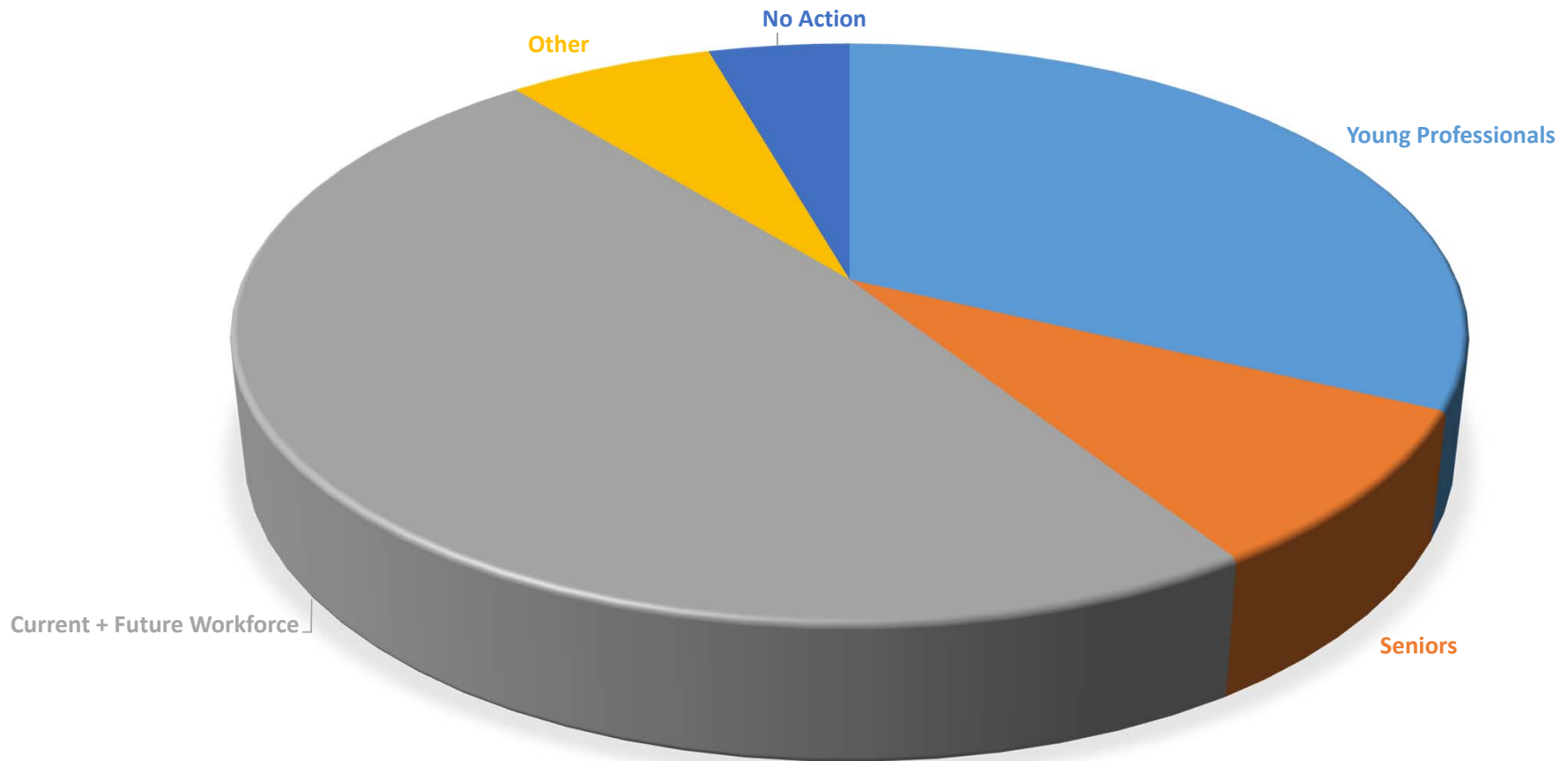
WHAT IS A HEALTHY MIX OF HOUSING?



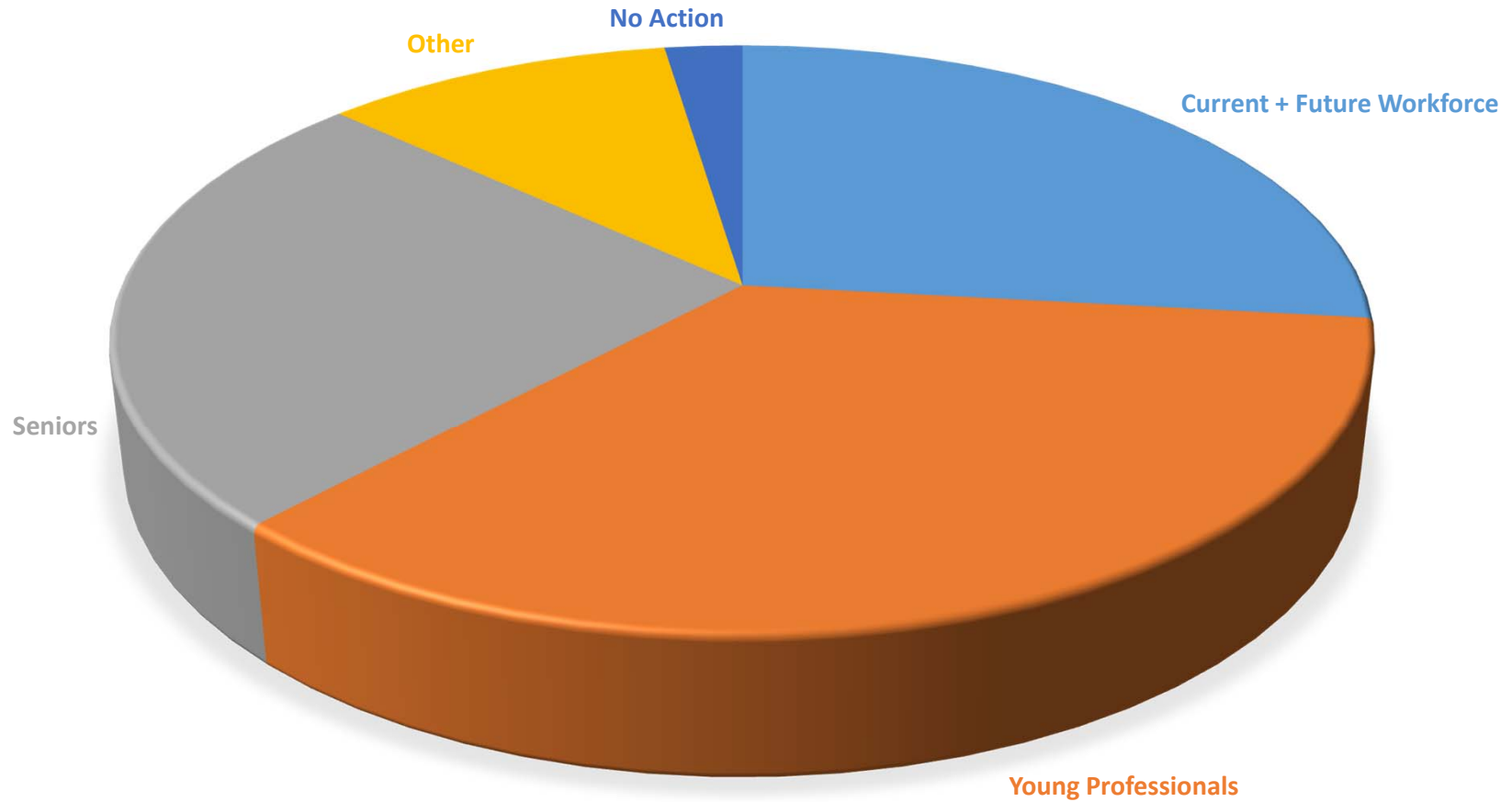
WHAT ARE THE POTENTIAL CONSEQUENCES IF FRANKLIN DOESN'T MAINTAIN A HEALTHY HOUSING MIX?



WHAT SHOULD BE THE #1 HOUSING PRIORITY?



WHAT SHOULD BE THE #2 HOUSING PRIORITY?



DO YOU THINK THE BOMA SHOULD EXPLORE ADOPTING AN INCLUSIONARY HOUSING POLICY OR OTHER ZONING CHANGES THAT WILL HELP ADDRESS THE COMMUNITY'S PRIORITIES (DISCUSSED THIS MORNING)?



Affordability: What it Means to Franklin

	Income:		Maximum Home Price:
Affordable:	\$51,000 		 \$211,000
Workforce:	\$96,000 		 \$397,000

Based on Nashville MSA HUD figures for a family of four
Numbers are rounded for discussion purposes

Recommendations for Franklin

National Community Land Trust Network, Emily Thaden, Ph.D.

1. Intentionally plan and set explicit goals
 - Take proactive stance on affordable housing and establish housing targets
 - Inventory vacant and underutilized land and develop a vision
2. Update zoning and land use policies
 - Reassess desired densities & allow accessory dwelling units/cottage homes
3. Create a successful inclusionary housing program
 - Identify desired outcomes for program design
 - Decide on fee-in-lieu, voluntary vs. mandatory, incentives



Consensus/Discussion for Today

- Do you agree with the healthy mix of housing outcome? (p 5)
- Do you think we should be intentional about planning for housing our current + future workforce, young professionals, and seniors? (p 7-8)
- What are the action steps the Housing Commission can work on to bring to the BOMA for adoption? (short, mid, long) (p 11, 13)

Housing Needs Assessment Recommendations

for the City of Franklin, BBC Research & Consulting

- Strengthen the city's inclusionary housing ordinance.
 - Mandatory, fee-in-lieu, density bonuses, workforce preferences, visitability
- Take a more proactive stance on affordable housing development.
- Revisit the city's zoning and land use regulations. Incorporate desired densities for development, review for infill barriers, allow residential accessory dwelling units and cottage homes.
- Streamline the development approval and rezoning process for developments that incorporate affordable housing.
- Promote and encourage mixed-income communities offering a variety of housing types.
- Inventory vacant and underutilized parcels for residential redevelopment potential.
- Incorporate fee waivers or discounts for affordable units.
- Consider implementing programs to achieve deeper homeownership affordability.

HOUSING SUMMIT COMMENTS

APRIL 6, 2015



HOPES

Diverse neighborhoods

Starter homes, more of my friends can live here

55 + options

Sustainable growth

Future planning

Maintain quality of life

Greater availability of 300-400 homes

Children can stay

Have a local workforce

Improved management by city of existing parks

Sustainable pragmatic offsets enabling offsets

A "Downtown" Cool Springs with a sense of place and diverse housing options

Communities that are workable and walkable

That I can afford to move back to Franklin

Keeping up the high quality

Maintain our sense of place

Mix of economic growth

Continued attraction to move here

Develop a program that adds a reasonable number of affordable homes that enhance the livability of Franklin

Sound planning

Increased density – blue collar homes

That anyone can live here

Layering of housing all ages living side by side

Greater development in East Franklin

More 200k housing options

Integrated housing options
Meet workforce housing needs
The government and citizens will unite to make a difference
Maintain status quo of value and residents
More urban, high density housing options
More incentives to build this type of property
Equal housing opportunities
Appealing neighborhoods
Character that is affordable
Maintain good size lot space
All income levels can be accommodated w/o loss of property values
Diversity in population and pricing
That Franklin will be able to provide work force & lower price point housing to its citizens
Just start small, do something
Affordable options w/o city mandates or affordable options w/city incentives (density)
That future housing will be single family residences, not 10,000 more apartments
Opportunity for all incomes
Affordable for real people
More housing options will reduce congestion
That I and others like me will be able to always live here
Availability to all income levels
That we will maintain the great value of living in Williamson County
Reasonable, less government involvement
Balanced housing, balanced community
Political change
Hope to have affordable housing
This discussion
Affordable senior housing

Available to young
We can work it out
Greater diversity
Healthy mix of housing sustainability
True affordable housing will be possible in Franklin
The building will slow down
Inclusive community for all
Affordable housing will become available
That standards remain high
Infrastructure should precede growth, especially road, traffic patterns, schools and utilities
Consideration for entry folks and seniors
Place for all ages
Preservation of history
That all who desire to live in Franklin have the opportunity to do so
No mandates on development
Existing residents not pushed out
New residents find affordable housing
Maintain diversity, maintain character
Build affordable w/o excessive restrictions
Opportunity housing for all
Greater choices
Market driven solutions w/o regulations
Mixed community of affordable housing
Please re-visit bringing Del Webb to Franklin
All economic levels can live here & current property values are preserved
Kids and grandchildren can live here
Better master planning
Fiscally sound government

Homes become more affordable
Continuing our sense of community
Places for young families to live
Live, work, play for all

FEARS

Prices out seniors and young adults

Growing too fast

Overcrowding

Too many apartment – no small homes

Housing becomes prohibited

Loss of our identity as a community

Blight, crime, loss of property value

Overbuilding without a plan

Lose quality of existing homes

Flood

Housing bubble

Grandchildren cannot be near grandparents, because their children cannot afford to live here

Not enough parks and green space

Not enough quality schools to accommodate more people moving to the county

Rising fees and restrictions within the City

Asking existing residents to subsidize low income, high density housing

Growing beyond infrastructure with no ability to support it

Enclaves of single type of housing targeted to lower incomes

Housing and population will decrease

Being priced out

Economic downturn due to housing costs

Too little action to make any noticeable changes

No affordable single family homes

Developer concessions for a few

Over regulation

Sprawl – lack of variation of housing styles

Too long of a process

Restrict density

Franklin becomes a city of mansions with no affordable homes

That none of my high school BFF's will ever live near me again

Only the affluent can live in Franklin

Loss of diversity

Quality of life

Become stagnant because of lack of diversity

Poor construction

Expectation of buyer is too great

Larger lots

Loss of older communities to gentrification

Become too urbanized

Part of Franklin will be referred to as "The Projects" due to the term affordable

People do not take the issue seriously

Lack of inventory – stressed out properties

Too many 2 story & multiple stories, not enough single story homes

Seniors priced out because of not enough facilities

Housing shortfall = worker shortfall

Commute times extended

No availability for moderately income families

Over density & gridlock

Scare off developers

Quality of construction, infrastructure/traffic/available affordable housing

Housing shortage, not enough room

Not enough housing (number quantity)

High impact fees

Not affordable x3
Mix ecoder (# & quantity & quality)
Commute times will be long w/housing not as much
Nothing will be done
Too expensive for most workers
Traffic flow, infrastructure
Definitions of affordable housing is high
No diversity in price/style
That I will not be able to live here forever
Government involvement
Unbalanced housing, exclusive community
HUD
No sewer plans for highway 96E
No affordable downsizing
Loss of quality
Market trend excluded labor work force
I have no fear about housing
Minorities cannot afford to live in Franklin
Impact fees too high
Losing Franklin's character
The need will be ignored
We will become an elitist community
Too many densely populated neighborhoods
Over building – poor design

What is a healthy mix of housing?

A community of mixed housing - apartments, townhomes, houses

Apartments, condos, townhouses, single family - with a mix of single family price ranges

Multiple housing types in one neighborhood/ subdivision

Represents all aspects of your community - mega mansions to trailers - in between is missing

Layering home styles and ages

Live-work housing

Mixed use communities

Condos - Important

Mixed use - retail and housing

A mix of the above kinds of homes that owners would CHOOSE and want to live in –

a market driven society, and, for the better choices/ investments to be in Franklin and not surround

Simple smaller homes

Mix of rentals

Co-housing

Increased amount of rentals

Compact/ small dwelling units

Variety of price points

Variety of housing starts

Single family housing on one level

Housing types - detached/ attached, townhomes, apts, etc...

Mix uses - don't isolate housing types

Variety of price points - first time, move-up, retirement

Balanced housing - apts and single family detached

Variety of price-points to buy

Market with both starter homes and homes to move up to

Provide several levels into the housing entity

Progression of housing - i.e. starter home, medium (family) home, senior –

looks at a person's lifestyle - has to be tied to price range

Options for all incomes

Maintain balance of own and rent

"Gulch" living in Franklin

More urbanized lifestyle options

Locations/ developments that attract corporations

Provide diversity and multiple price \$\$ points in product type within planned communities

Mix of senior one level, townhomes, condos of 2 or more levels

Mixed use communities with residential and non-residential

Adequately meets demand

Supports representative of our population

Single family, multi-family, mixed use

Pedestrian amenities - green space, walkability, mixed uses

Mix of:

15% Townhomes/Condos ,	<\$150,000	75%
	>\$150,000	25%
35% Apartments	<\$ 1,000/mo	50%
	>\$ 1,000/mo	50%
Single Family Homes	<\$250,000	50%
	>\$250,000	50%

Diversity in numerous ways: racial, economic status, religious, political

Integrated types of citizens living among each other

Density - close in so people can help each other

Density

Increased density

Higher-density, mixed-use

More density

Seniors

Senior housing – benefit in terms of tax impact

Provide more senior housing

Re-Visit Dell Webb

Residents 55 and older neighborhoods

Enough housing not heavily restricted by government

Change in what the City of Franklin will permit to be built

Everyone working together – City of Franklin, developers, buyers, zoning commission

Less zoning and building regulations locally

Incentives based from the city

Equal participation – private and public

Need lower impact fees

City and tax incentives

Cost to build is high \$\$ due to city fees and requirements

Incentives based on land donation from the city to develop needed housing

More affordable “homes” as opposed to rentals

Affordable rentals

Affordable QUALITY/ONGLASTING homes

Affordable apartments

Increase in homes moving appropriately

More homes at or less than \$200,000

Requiring builders to create a certain % of affordable homes

Incentives for affordability

Incentives for affordable housing

Housing that starts at a lower price than existing trends

Numbers will not work to build “affordable homes”, need deed restrictions

High land costs prevent affordable housing

Define workforce housing – income level?

Need \$200,000 to \$350,000 housing – townhomes vs single family detached

Difference between executive and “labor” housing

Put a face on affordable housing – all of our faces should be there

Affordable vs affordability standards

Challenge of market forces

Long term economic impact of providing housing options

It’s hard to mix because people worry about value of their own homes

What is affordable based on medium income

Is there a formula that constitutes a healthy mix – 30% of pretax income for each demographic

Long term affordability restrictions 10 years after first sale

To meet current needs – 1 to 4 homes should be affordable, 1 of 2 rentals should be affordable

To meet future (2025) needs – 4 to 6 homes should be affordable, 3 of 4 rentals must be affordable

Diversity in numerous ways: racial, economic status, religious, political, etc...

Racial diversity

Integrated types of citizens living among each other

Focus on various demographics

Demographic diversity – young professionals, working class, seniors, families

Future long term residents

Natives can continue to live here their whole lives

Housing to match each stage of life

Meets needs of citizens/residents of Franklin

People who work in Franklin can live in Franklin

Location needs based on age

Police, fire, teachers should live here

Long term residents can stay

People we want to live here can afford to

Consequences of not developing a healthy housing mix

Franklin will become a more homogenous affluent suburb

Sustained quality and density could be adversely affected

“CS” identity might be in conflict with “Town” identity and withdraw from overall concern

Overall sustainability of current quality of life at risk

New and existing business development could be hindered

Unhealthy mix

Traffic from in commuting

Would have lowest & highest incomes

Franklin would become less desirable

Reduce quality of life

Loss of economic vitality

Pricing residents out

No diversity – same demographics not designated that way

Difficulty with recruiting / retaining employees – employers

More public services needed

Loss of diversity in jobs, manufacturing, etc..

Loss of Big Employers

Quality of life impacted

Loss of tax revenue – sales & impact on property tax rate

Loss of entry level – leading the “move up” buyer – lifecycle

Lack of workforce housing will shift corporate, retail business and tax revenues away from Franklin

Quality of life will degrade

Generation will grow out of touch with reality

Loss of cultural diversity

Bidding wars for affordable housing

Prices driven up for retirement housing

Not ADA compliant

Limited options

Impact growth of different age groups

Loss of young people – community begins to die

Are there negatives to a vibrant, upscale community?

Cities around Franklin gain the young professionals who would choose to live in Franklin. Once there, they tend to never move to Franklin as their income rises.

Aging community w/the younger professionals leaving Franklin

Business & City will have to start paying workers more to stay here

Citizens living here already will have a harder time staying here

Older neighborhood now will get gentrified & redeveloped

Will have a negative impact on the economy

Percentage of condos, etc... for (town homes) a mix of incomes to be a regulation for future growth. Not just single detached homes

Very few millennials, they will relocate

Loss of Franklin's identity

Impede progress/stagnate

Higher taxes

Quality of life will plummet

Loss of community (pride...)

Empty schools

Change or loss of culture

Adversely affects intrinsic community qualities – character, friendliness, etc..

Splitting up families through movement to more affordable communities

Unsustainable community

Perspective for future economic development of the city and region constraints Reliance on retail in commuters Schools (Cool Springs Berry Farms)

Community participation

People will make homes elsewhere

Franklin loses character/charm

May lose "draw"

Negative Economic Impact

Supply/demand (breaking point & values)

May impact WCS zoning (people want WCS do not have to live in Franklin)

Competitor cities will gain (living & corporation choices)

We can maintain what we do not have

Loss of revenue/business economy from home ownership sales, services (painting, construction, etc..)

Diminished quality of funds for education and school systems

Loss of Federal funds

Gentrification

What is healthy?

Community is singular focused

Homeownership – will not attract younger generation, singles, newly married, or seniors

Will disrupt healthy community growth cycle

Continue to live in a bubble that is not real

More cemeteries ☹

Affects economy = families spend their money elsewhere

Lose our vibrancy, city becomes stale

We lose our "it" town status

Lose our heritage (Franklin's strong African American story)

We will become "Little Atlanta"

People who do not live here do not take care of Franklin

Need to fix transit system

A rotten "inner core" jobs leave

Community becomes "older" not "younger"

Solid citizens are forced to leave

Deteriorating schools

Lack of diversity, race, age, ethnicity, etc... Cost of basic services will go up

Cost of living goes up

Loss of small businesses

Labor force is pushed out

Forces young professionals, seniors and single parents out of the city

Same housing type becomes monotonous

People will buy what is available not what they want

Fear – housing prices could be available but cost of living is still higher

Franklin need to decide what they want, blue collar jobs and company well educated

Lilly white community

Limited racial diversity

Declining retention of young professional population

Lose community spirit due to lose i.e. services, diversity, etc...

Force people out as age increases

Country club mentality

Unsustainable community

Supply/demand (breaking point & values)