



**City of Franklin
City of Franklin
February 29, 2024 3:30 PM City Hall**

A Copy of the "Open Meetings Act" is posted in the Council Room
This Agenda can be changed up to 24 hours prior to meeting time per open meeting law.

The Board may enter into closed session to discuss any matter on this agenda when it is determined by the council that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such an individual has not requested a public meeting, or as otherwise allowed by law. A closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session.

It is the intention of the Board to take up the items on the agenda in sequential order. However, the Board reserve the right to take up matters in a different order to accommodate the schedules of the board members, persons having items on the agenda, and the public.

1. Call Meeting to Order Roll Call
2. Verification of Open Meetings Notice
3. **Discussion and Action Items**
 - 3.a. Discussion on Franklin Workforce Housing Solutions on the needs of the community.
4. Adjourn

Please Join Us



Franklin's Workforce Housing Solutions Meeting

Discussion of the Needs
in our Community

A CROSS SECTION OF CITY, LOCAL STAKEHOLDERS, &
LARGE EMPLOYERS INVITED TO DISCUSS THE HOUSING
NEEDS FOR THE FUTURE OF FRANKLIN



**THURSDAY
FEBRUARY 29**

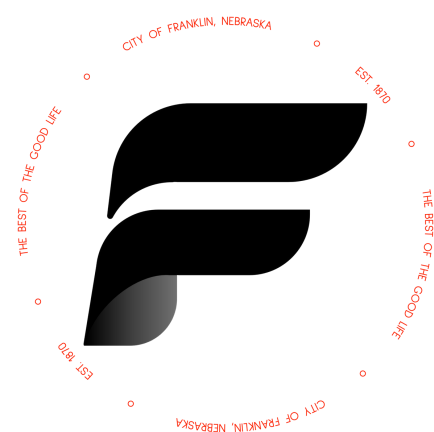


**3:30 -5:00 PM
CITY HALL**

**REFRESHMENTS
PROVIDED**

FACILITATED BY

**CITY OF
FRANKLIN**



CONTACT

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MARCELLUS FURNITURE BUILDING

DOWNTOWN FRANKLIN, NEBRASKA

NEBRASKA AFFORDABLE HOUSING TRUST FUND

RENTAL CONVERSION PROJECT

NEBRASKA

DEPT. OF ECONOMIC DEVELOPMENT

TODAY



613 15th Avenue, Franklin, Nebraska



CITY OF FRANKLIN



The City of Franklin, South Central Economic Development District, Inc.
& UNK - Interior & Product Design Program *Students*
form collaboration to bring this Rental Conversion dream project into reality!

HISTORY



613 15th Avenue, Franklin, Nebraska



The City of Franklin established in 1970. Original land grants issued by the U.S. government, then the Governor of Nebraska granted to James F. Zediker
Cost of construction \$22K

1888
Building Erected
by James Zediker

1900
Purchased by
Jacob Bernard

1902
Fred Hutchins
rented the North
half to start his
**furniture
business**

1908
Watson Chitwood
& Samuel Chittick
purchased the
South building to
operate a **grocery
& dry goods
store**

1909
Fred purchased
the North
building

1936
Fred Hutchins
purchased south
building

July 29, 1954
Fred Hutchins
reports bees and
honey to buy, sell,
trade! Bee colony
occupying building.

1969
Purchased by Ron
& Betty
Marcellus, runs
**Marcellus
Furniture**
through 1998

2001
Bart & Helen
Jones purchased,
open **Craft
consignment
business** through
2004

2013
Woody & Sara Asay
purchased, open **Vintage
Collectibles & Treasures**
'You Name It' store

2021
City of Franklin declare building
a Nuisance due to falling bricks
(Woody died in 2020. Building
had been used for storage only
for years.)

October, 2021
City of Franklin purchased
building from Sara Asay for \$1.00

2024
City of Franklin
pursues grant to
convert into
**apartments & new
commercial space!**



NEBRASKA AFFORDABLE HOUSING TRUST FUND (NAHTF)

THE COMPETITION



12 Application Review and Selection Process

The State's main objective for distributing NAHTF resources is to invest funds in quality projects and programs that help eligible applicants leverage private financing to create permanent, energy efficient, and **affordable housing that addresses local needs**. State resources are limited and there is an increasing demand for NAHTF award distribution, therefore applicants should review **DED's priority scoring objectives**. Below are listed DED's priority selection criteria objectives considered when evaluating applications:

- Alignment with 2024 NAHTF program priorities
- Presence of cash match
- Presence of leveraged funds
- Demonstration of intent to revolve NAHTF funds through use of loans, in part or in whole so repaid dollars may be used in future housing projects
- **Level of local government support and participation**
- **Capacity and housing development experience of applicant**
- History of timely use of NAHTF resources when applicant has been a previous recipient

At the conclusion of the application period, applications will be evaluated to determine if they meet minimum qualifications based on Threshold Review Questions and can be considered for review and scoring. Clarifying information may be requested of applicants. When providing clarifying information, applications themselves may not be changed and/or altered. Failure of the application to meet all of the threshold requirements (Threshold Questions) may result in the application not being scored or funded. Applications that fail Threshold Review will be encouraged to address deficiencies and apply in a subsequent cycle.

NEBRASKA AFFORDABLE HOUSING TRUST FUND (NAHTF)

WHO WILL LIVE HERE?

Rental Projects

The affordability requirements relate to the occupancy (tenant income eligibility) and the cost of housing (rent limitations) at initial occupancy and over established timeframes (period of affordability). In general, **the project must be occupied by income-eligible households** and is subject to **rent limitations** throughout **the affordability period**.

The recipient must enforce the occupancy-eligibility and rent limitation requirements through the imposition of liens, deed restrictions, land use restriction agreements, covenants, or any combination of such legal instruments as required under the project's program guidelines or as prescribed by the Department. Any time during the Time of Performance of the contract and during the period of affordability, the Department may require documentation verifying the existence of and the proper recordation of the legal instrument used by the recipient to enforce the eligibility and affordability requirements. The legal instrument used must "touch and concern" the land, "burden and benefit" the respective parties, and "run with the land" so as to be binding upon the owner and any successors in title to the applicable project's real estate and upon their heirs, legal representatives, successors, or assigns.



Qualified Rental Applicants: 120% Area Median Income (AMI)

Maximum allowed Household Income, Franklin County, 2023 Income Limits, HUD

1 Person	2 Person	3 Person	4 Person
\$69,960	\$79,920	\$89,880	\$99,840

NEBRASKA
AFFORDABLE
HOUSING TRUST
FUND (NAHTF)

SCORING
CRITERIA



Housing Development Application
Points Possible Table

Points Possible for Housing Development Applications Includes Subjective, Objective and Pro-Forma Evaluations				
Project Types	Total Points Possible	Objective Points Possible	Subjective Points Possible	Pro-Forma Points Possible
Homebuyer New Construction	120	57	55	8
Rental New Construction	120	57	55	8
Rental Conversion	120	57	55	8
Homebuyer Purchase/Rehab/Resale	110	47	55	8
Rental Rehabilitation	110	47	55	8
Homeowner-Occupied Rehabilitation	110	55	55	N/A
Homebuyer Assistance Only or w/Rehab	90	35	55	N/A

WINNING!



NEBRASKA AFFORDABLE HOUSING TRUST FUND (NAHTF)

Rental NC Rental Rehab Rental Conversion	Rental Project: Applicant will own the completed project unit(s).	3
Homebuyer NC Rental NC Rental Conversion	New Construction and Rental Conversion projects: The architectural unit design has been selected and is uploaded as attachment to application.	2

SCORING CRITERIA

Homebuyer NC Rental NC Rental Conversion	Ten (10) points shall be given for applications dedicated to creation of new units (<i>Homebuyer new construction, Rental new construction & Rental conversion</i>)	10
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Objective Points

NEBRASKA AFFORDABLE HOUSING TRUST FUND (NAHTF)

PROJECT DESIGN

Subjective Score Table Housing Development Application

Subjective Scoring for Housing Development Applications (55 points possible except for HBA projects which have 50 points possible)	
Project Design (20 pts)	Points Possible
Project Description Summary is well written and addresses items listed in the Application Guidelines, Section 9. Variable.	0-10
Applicant demonstrated impact on project service area. Variable.	0-5
Applicant demonstrated commitment to making physical unit design decisions with a favorable impact on seniors or beneficiaries with disabilities. <ul style="list-style-type: none"> • Especially relevant to New Construction projects but may be demonstrated in other program types, feasible, not feasible and why. • Not applicable to HBA Only or HBA w/Rehab Variable	0-2*

Subjective Points

NEBRASKA AFFORDABLE HOUSING TRUST FUND (NAHTF)

DESIGN ELEMENTS

UNIVERSAL DESIGN CONCEPTS

Visitability – The Department recognizes a growing need for accessible and visitable units for seniors and people with disabilities. Applicants should consider ways their project is able to incorporate modifications that reduce barriers for seniors and people with disabilities in a home environment, i.e. zero grade entrance, door widening, grab bars, locations of light switches, electrical outlets and environmental controls.

If it is not feasible to do so with this project, applicant should provide an explanation as to reasons why. All new construction projects should be considering accessibility and visitability when designing units and be able to describe how they are incorporating.

Below is information provided by Assistive Technology Partnership (ATP).

ATP Housing Visitability – All ground floor units must be visitable to the maximum extent feasible, unless doing so would impose an undue financial burden on the project. A visitable design provides that new single-family homes, duplexes, and triplexes are more accessible and usable to person with disabilities.

ATP Visitability Definition - A new single family home, duplex, or triple unit housing:

- No step/zero grade entrance with a 36" door into the unit's main floor (at least one)
- Minimum 32" clear space opening in interior doorways
- Minimum 36" wide hallways
- First floor bathroom which allows for wheelchair access (while maintaining privacy)
- Reinforcement in bathroom walls to permit future installation of grab bars
- Modification in location of light switches, electrical outlets, and environmental controls.

NEBRASKA
AFFORDABLE
HOUSING TRUST
FUND (NAHTF)

PROJECT
TEAM CAPACITY
&
COLLABORATION

Organization and Project Team Capacity (15 pts)	Points Possible
Organization Description Summary demonstrates experience and capacity to administer the project and addressed items listed in Application Guidelines. Variable.	0-5
Answers that gave excerpts from Program Guidelines were well done and demonstrated knowledge and capacity for administering the program if awarded. Variable.	0-10
Project Readiness & Collaboration (20 pts)	Points Possible
Overall, applicant demonstrates project readiness and collaboration. Variable	0-5
<p>Project demonstrates readiness. Readiness factors considered may include, but are not limited to:</p> <ul style="list-style-type: none"> • Explanation and/or proof uploaded of public input within one year of application date. • Project's Program Guidelines have been approved by governing body. • Letters of support or financial commitments provided. • Description of pre-development costs expended. <p>Variable.</p>	0-5
<p>Quantitative and Qualitative Data</p> <p>Data uploaded was useful to verify need for this project type. Included but was not limited to, housing study, surveys, designs, waitlists, census data, etc. Variable.</p>	0-5
Reviewer rating for project's overall viability and quality of application submission. Variable.	0-5

Subjective Points

NAHTF BASIC DESIGN REQUIREMENTS

- 2 Egress, ease of foot traffic
- Washer/dryer required in each unit
 - Minimum square footage

DESIGN CONSIDERATIONS:

- Maximize square footage / space, limit dead/common space
 - Acoustics, privacy
- Usage of windows and 'prime' real estate views out front

NAHTF MINIMUM STANDARDS FOR REHABILITATION

https://opportunity.nebraska.gov/nahtf-minimum_standards_for_rehabilitation_9-22/

<https://opportunity.nebraska.gov/programs/housing/nahtf/>

For new construction, units must meet the following minimum requirements:

Single Room Occupancy = 275 square feet
Studio = 450 square feet
1-bedroom = 650 square feet
2-bedroom = 800 square feet
3-bedroom = 1,000 square feet

FLOOR PLAN MAIN / STREET LEVEL

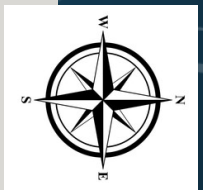
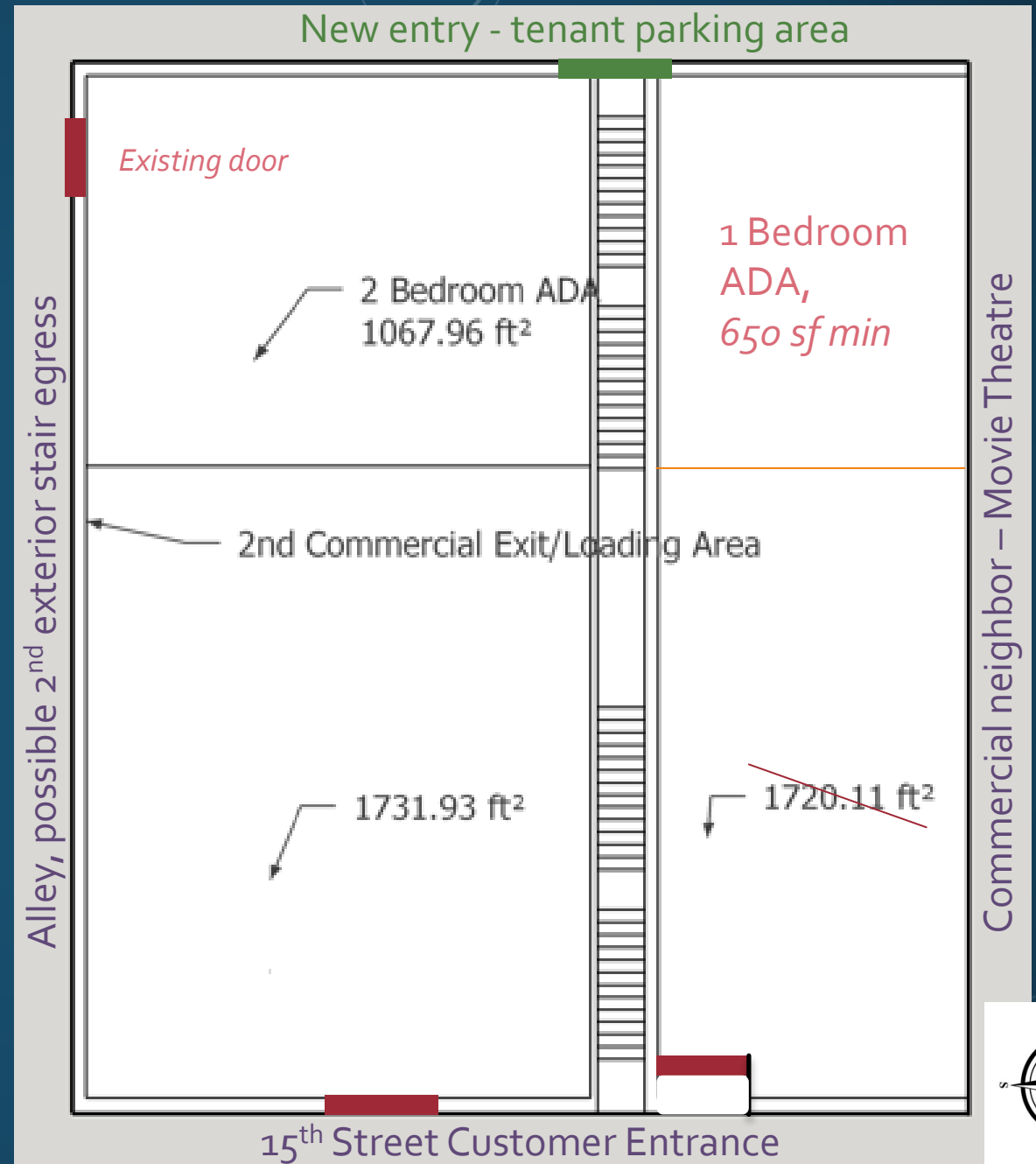
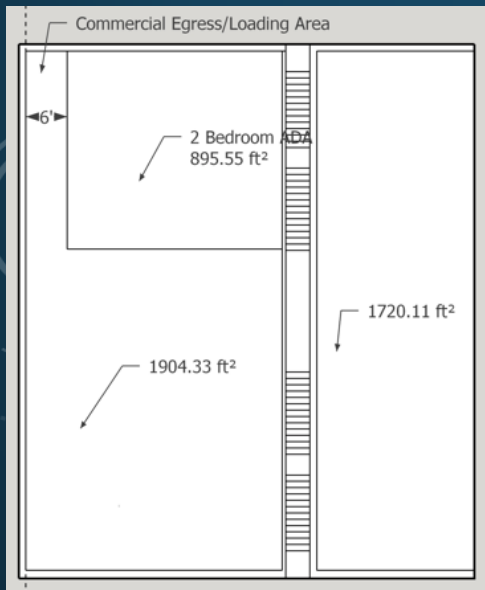
MIXED USE

Residential

- 2 Bedroom & 1 Bedroom ADA apartments
- Parking and main entry on west side
- Sound buffer between commercial tenants
- Washer/dryer required in each unit

Commercial

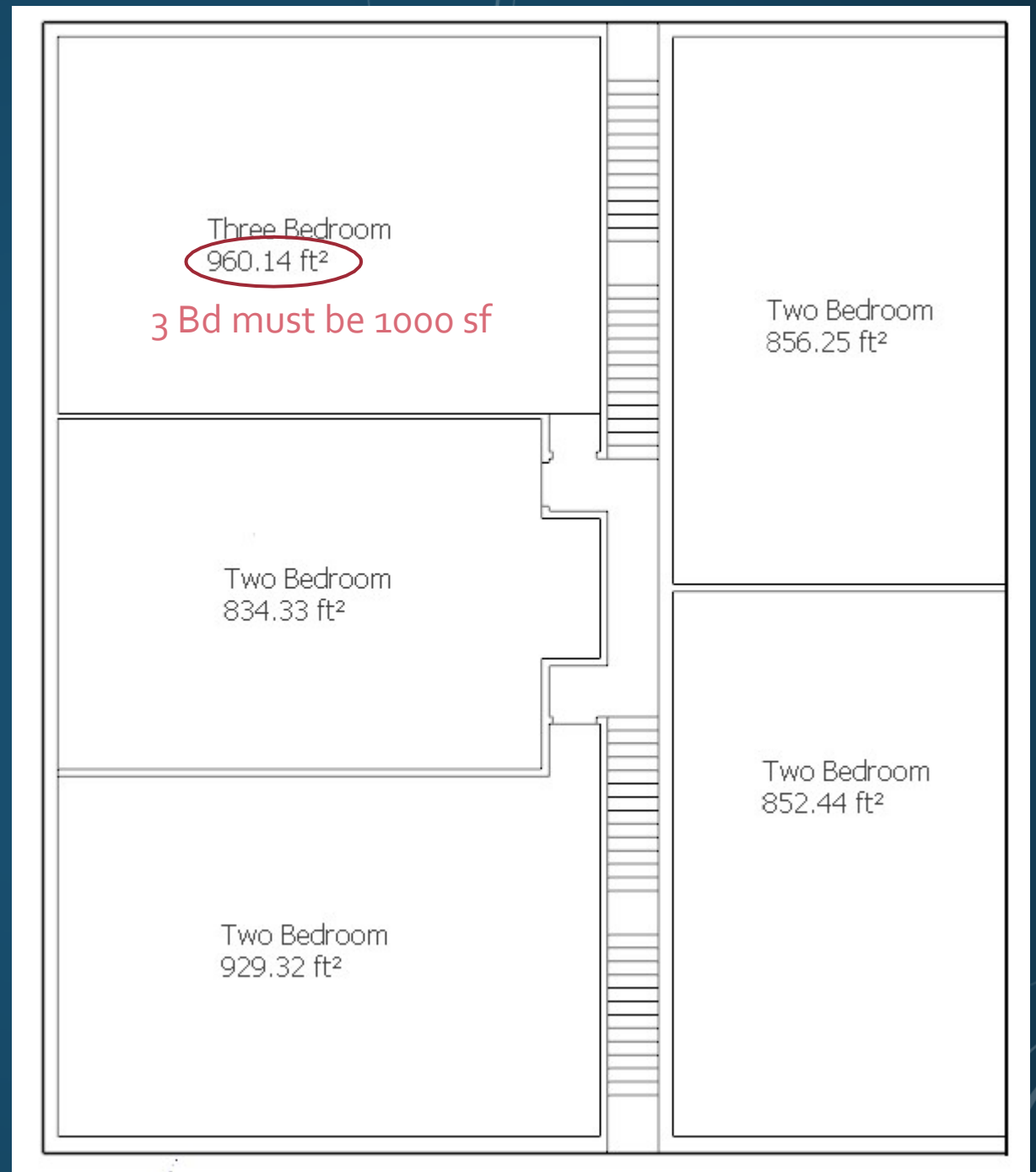
- Reasonable rentable space for small town
- Commercial loading area from alley
- Block out for unisex bathrooms, storage, janitor/supply closet
- **Aesthetic street appeal and customer entry**



FLOOR PLAN UPPER LEVEL *RESIDENTIAL*



- 2 Egress, foot traffic
- Use existing structure where possible (saves construction \$)
- Appeal to the workforce, young-old professionals, small families
 - Acoustics, privacy
- Usage of windows and share 'prime' real estate views out front
- Washer/dryer required in each unit



EXTERIOR CONSIDERATIONS

- Tenant Parking to the back (west), main residential entry
- Car access from alley or highway
 - 30' from building to alley
- 5 parking slots immediately behind building – each 9'w x 18'd with 1, 5'w ADA parking space between
- Utility corner pole can not be moved, supported by guidewires, limiting parking
 - Residential entry aesthetically pleasing, 10- 11'w, seating and green space, plus under guide wires
- City trying to acquire small parcel for additional parking



QUESTIONS? CONCERNS? INSPIRATIONS?

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