



AGENDA  
COMMUNITY DEVELOPMENT COUNCIL  
Wednesday, May 12, 2021

6:30 PM

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e25187a338df2200d2ccc1db4b116a1f3>

Meeting/Access Code: 126 314 5156

Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/Access Code: 126 314 5156

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T U-verse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <https://www.fortworthtexas.gov/calendar/boards-commission>

To view the docket for this meeting visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020. Please note that the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call numbers on our website whenever possible.

**\*\*Any member of the public who wishes to address the Community Development Council regarding an item on the listed agenda must sign up to speak no later than 5:00PM on May 11, 2021. To sign up, contact Sharon Burkley at [Sharon.Burkley@fortworthtexas.gov](mailto:Sharon.Burkley@fortworthtexas.gov) or 817-392-5785 or register through WebEx per the directions on the City's website above.**

COMMUNITY DEVELOPMENT COUNCIL MEMBERS

Dr. Nancy Ellen Soteriou, Chair, Place 4  
Deborah Gallardo, Member, Place 2  
Will Mitchell, Member, Place 5  
Jessica Morrison, Member, Place 7  
Jeremy Raines, Member, Place 9

Ebony Rose, Vice Chair, Place 1  
Eva Williams, Member, Place 3  
Willie Tedoe, Member, Place 6  
Robyne Kelly, Member, Place 8

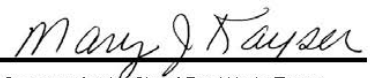
**Staff Liaison:** Sharon Burkley, Senior Planner, Neighborhood Services Department  
Jo Ann Pate, Assistant City Attorney II

1. **Call to Order** –Dr. Nancy Ellen Soteriou, Chair
2. **Statement of Open Meetings Act** – Sharon Burkley, Senior Planner, Neighborhood Services Department
3. **Announcements by Council Members and Staff of Upcoming Events; District Updates**
4. **Approval of Minutes from the Meeting Held on April 21, 2021** – Dr. Nancy Ellen Soteriou, Chair
5. **Approval of Minutes from the Meeting Held on April 28, 2021** – Dr. Nancy Ellen Soteriou, Chair
6. **Presentation of Staff Recommendations for the 2021-2022 Action Plan for the Allocation of the Listed Federal Grant Funds to Public Service Agencies** – Sharon Burkley, Senior Planner, Neighborhood Services Department
  - a. Community Development Block Grant (CDBG)
  - b. HOME Investment Partnerships Program (HOME)
  - c. Emergency Solutions Grant (ESG), and
  - d. Housing Opportunities for Persons with AIDS (HOPWA)
7. **Conduct a Public Hearing to Receive Input for the City's 2021-2022 Annual Action Plan** – Dr. Nancy Ellen Soteriou, Chair
8. **Consider and Adopt Recommendations of the Community Development Council for the Allocation of CDBG Grant Funds for the 2021-2022 Action Plan and to Fund Public Service Agencies** – Dr. Nancy Ellen Soteriou, Chair
9. **Consider and Adopt Recommendations of the Community Development Council for the Allocation of HOME Grant Funds for the 2021-2022 Action Plan and to Fund Public Service Agencies** - Dr. Nancy Ellen Soteriou, Chair
10. **Consider and Adopt Recommendations of the Community Development Council for the Allocation of ESG Grant Funds for the 2021-2022 Action Plan and to Fund Public Service Agencies** – Dr. Nancy Ellen Soteriou, Chair
11. **Consider and Adopt Recommendations of the Community Development Council for the Allocation of HOPWA Grant Funds for the 2021-2022 Action Plan and to Fund Public Service Agencies** – Dr. Nancy Ellen Soteriou, Chair
12. **Citizen Participation** – Dr. Nancy Ellen Soteriou, Chair

13. **Information for Next Meeting** – Sharon Burkley, Senior Planner, Neighborhood Services Department
14. **Future Agenda Items** – Dr. Nancy Ellen Soteriou, Chair
15. **Adjourn** – Dr. Nancy Ellen Soteriou, Chair

**A quorum of the City Council may be attending this meeting for informational purposes. Members of the City Council who are not members of the Council will not be deliberating or voting on matters before the Council.**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time **Friday, May 07, 2021 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas



## Staff Recommendations for 2021-2022 Action Plan Funding Allocations: CDBG, HOME, ESG, HOPWA Housing Programs and Public Service Agencies

Sharon Burkley, Senior Planner, Neighborhood Services  
Community Development Council  
May 12, 2021



## 2021-2022 Grant Allocations

Funding Source	2020-2021	2021-2022	Difference	Increase/ (Decrease)
Community Development Block Grant (CDBG)	\$ 7,412,093	\$7,368,688	(\$43,405)	(0.59%)
HOME Investment Partnerships Program (HOME)	\$ 2,896,282	\$2,907,320	\$11,038	0.38%
Emergency Solutions Grant (ESG)	\$ 638,858	\$632,124	(\$6,734)	(1.05%)
Housing Opportunities for Persons with AIDS (HOPWA)	\$ 1,695,926	\$1,904,234	\$208,308	12.28%
<b>TOTAL FUNDS</b>	\$ 12,643,159	<b>\$12,812,366</b>	<b>\$169,207</b>	<b>1.34%</b>



### 2021-2022 CDBG Proposed Budget Summary

Activity	Funding Recommended
Public Services (15% Cap)	\$ 1,105,303
Housing Programs:	
- REACH /Project Ramp	\$ 115,000
- Priority Repair Program (Project Funds)	\$ 1,100,000
- Cowtown Brush-up (Trinity Habitat subrecipient contract)	\$ 455,000
- Habitat Preserve-A-Home (Como Neighborhood Improvement Strategy Area)	\$ 400,000
- Rehab/Construction Management (Program Delivery)	\$ 606,553
- Homebuyer Assistance/Housing Services (Program Delivery)	\$ 171,666
General Administration (20% Cap)	\$ 1,473,738
Major Projects:	
- Southside Community Center Improvements	\$ 1,000,000
- Bunche Park Improvements	\$ 441,428
- Street/Sidewalk Improvements	\$ 500,000
<b>GRAND TOTAL</b>	<b>\$ 7,368,688</b>
Estimated Program Income To Be Allocated to Priority Repair Program	\$ 75,000



### CDBG Housing: *Priority Repair Program \$1,100,000*

- \$1.1 million for eligible repairs
  - Up to \$5,000 per property, once per year
  - Eligible repairs include:
    - Water heaters; Water/sewer lines; Gas leaks; Electrical systems; Damaged roofs; HVAC systems; Unstable, sagging, or rotten bathroom subflooring
- Eligible homeowners must have incomes at or below 60% AMI
  - Majority of clients are elderly, disabled, and/or minority female heads of household
  - \$33,960 for a single person, \$38,820 for two people





## CDBG Housing: *Cowtown Brush-Up \$455,000*



- Volunteer-driven home-painting program for very low income homeowners
- Partnership with Trinity Habitat for Humanity since 2011 providing volunteers; agency has had primary program control since 2017
  - Habitat supplies volunteers, paint, and supplies
  - Retains general contractor to prepare and prime the homes
- Two events per year (Spring - April/Fall - October)
  - Target marketing in older neighborhoods
  - 2021 Events – April 10/October 2
- Available for homeowners earning at or below 50% AMI
  - \$28,300 for one person, \$32,350 for two people

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## CDBG Housing: *Preserve-A-Home \$400,000*



- Contracting with Trinity Habitat for Humanity since 2018
- Partner with families to improve existing homes, quality of life, and neighborhoods
- Projects range from minor scrape-and-paint work to full exterior rehabs, including roof replacements
- Targeted neighborhood (*Como – Council District 3*)
- Available for homeowners earning at or below 80% AMI
  - \$45,300 for one person, \$51,750 for two people

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### CDBG Major Projects: *Southside Community Center (Council District 8) - \$1,000,000*



- 959 E. Rosedale Street
- ADA Improvements
- Building Renovations/Senior Center Conversion



### CDBG Major Projects: *Southside Community Center (Council District 8)* **\$1,000,000**





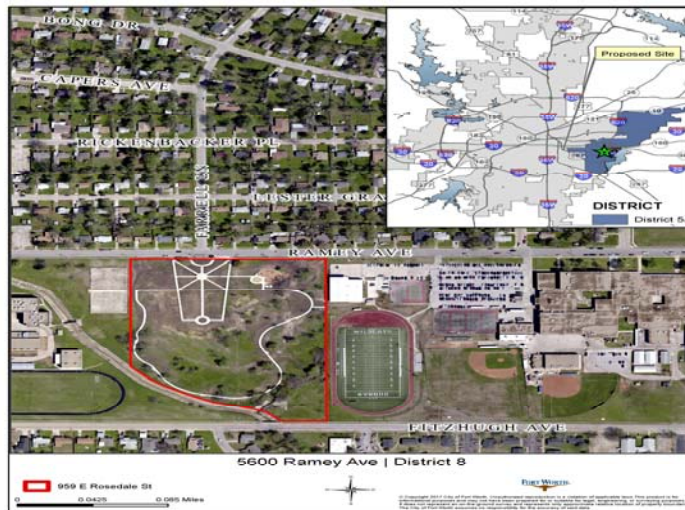
### CDBG Major Projects: *Bunche Park (Council District 5) – \$441,428*



- 5600 Ramey Avenue
- Stop Six Neighborhood
- Park Improvements



### CDBG Major Projects: *Bunche Park (Council District 5)* **\$441,428**







## HOME Investment Partnerships Program

Activity	Amount
Homebuyer Assistance Program	\$ 500,00
CHDO Set-Aside (HUD-Required 15%): Housing Channel Multifamily Rental Demolition/Reconstruction Project (Parkdale Property)	\$ 1,046,588
CHDO Operating Costs (Housing Channel)	\$ 70,000
Grant Administration: <i>(Limited to 10%)</i>	\$ 290,732
Major Projects:	
- Fort Worth Housing Solutions Stop Six/Cavile Choice Neighborhood Grant	\$ 1,000,000
<b>Total 2021-22 HOME Funds</b>	<b>\$ 2,907,320</b>
Estimated Program Income, Reserved for Homebuyer Assistance Program	\$ 75,000

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## Homebuyer Assistance Program - \$500,000

- Up to \$20,000 for low and moderate income first-time homebuyers
- Down Payment and Closing Costs
- Must receive homebuyer education
- Must remain in home for 5 years up to \$14,999; 10 years for \$15,000 or more (or funds are recaptured)
- Referred by Participating Lenders



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## CHDO Project – Housing Channel Parkdale Multifamily Project \$1,546,588

- 708,710 and 714 Parkdale Ave., FW 76105
- Located off Beach St. and Vickery Blvd. near Texas Wesleyan University
- Acquired by Housing Channel in June 2017
- Multifamily Demolition/ Reconstruction Project
- Proposing to demolish all three buildings and build a new courtyard community with a total of twelve (12) rental units
- Council District 8
- Timeline: 18 months total after funding award

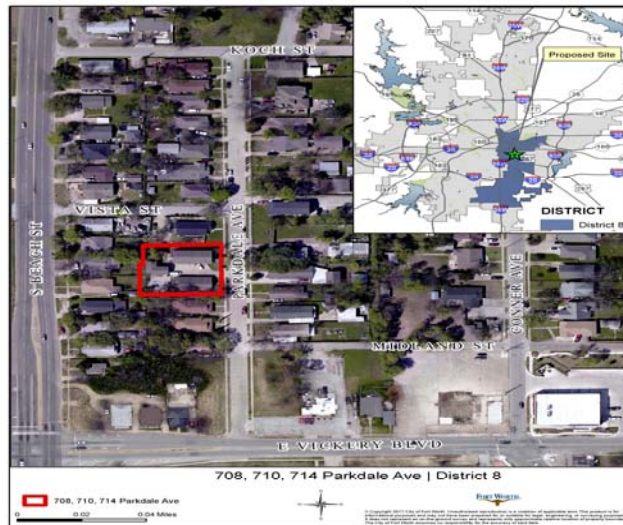
*6 months – Civil engineering plans prepared, submitted and approved  
3 months – Construction documents submitted and building permits approved  
2 months – Site construction completed  
7 months – Vertical construction completed*



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## CHDO Project – Housing Channel Parkdale Multifamily Project (Council District 8) \$1,046,588



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## CDBG Public Service Recommendations

Organization	Program	Agency Score	Strategic Goal	2020-2021 Current Funding	2021-2022 Funding Request	Funding Recommended
Housing Channel	Housing Counseling & Education	99	Affordable Housing	\$ 125,000	\$ 125,000	\$ 125,000
Meals On Wheels	Nutrition Program	100	Aging in Place	\$ 71,814	\$ 150,000	\$ 100,000
Guardianship Services	Financial Exploitation Prevention Center	96	Aging in Place	\$ 70,000	\$ 100,000	\$ 70,000
Meals on Wheels*	Transportation Program	92	Aging In Place	N/A	\$ 100,000	\$ ----
Sixty and Better	Wellness Classes	90	Aging In Place	N/A	\$ 75,000	\$ ----

*\*recommended for funding from prior year unprogrammed funds – Meals on Wheels \$50,000*

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## CDBG Public Service Recommendations

Organization	Program	Agency Score	Strategic Goal	2020-2021 Current Funding	2021-2022 Funding Request	Funding Recommended
United Community Centers, Inc.	Educational Enrichment Program	98	Children/Youth Training and Mentorship	\$100,000	\$150,000	\$100,000
Artes de la Rosa	Artes Academy	97	Children/Youth Training and Mentorship	N/A	\$ 75,000	\$ 60,000
Boys & Girls Clubs of Greater Tarrant County	After School Program	96	Children/Youth Training and Mentorship	N/A	\$ 75,000	\$ 60,000
Big Brothers Big Sisters	Mentor 2.0 @ YMLA	96	Children/Youth Training and Mentorship	N/A	\$ 55,000	\$ 50,000
Big Brothers Big Sisters	Mentor 2.0 @ YWLA	96	Children/Youth Training and Mentorship	N/A	\$ 55,000	\$ 50,000
AB Christian Learning Center	After School Tutoring	95	Children/Youth Training and Mentorship	\$ 85,000	\$125,000	\$ 85,000
AB Christian Learning Center	Children's Defense Fund Freedom School Summer Reading Program	95	Children/Youth Training and Mentorship	\$ 50,000	\$ 75,000	\$ 65,303

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## CDBG Public Service Recommendations

Organization	Program	Agency Score	Strategic Goal	2020-2021 Current Funding	2021-2022 Funding Request	Funding Recommended
Girls, Inc.*	Whole Girl Approach for At-Risk Youth	92	Children/Youth Training and Mentorship	\$ 75,000	\$100,000	\$-----
Camp Fire*	After School Program	92	Children/Youth Training and Mentorship	\$ 50,000	\$122,861	\$-----
AVANCE-North Texas	Parent-Child Education Program	91	Children/Youth Training and Mentorship	N/A	\$ 50,000	\$-----
Big Brothers Big Sisters	Big Tech	90	Children/Youth Training and Mentorship	N/A	\$ 58,000	\$-----
Academy 4	Academy 4	85	Children/Youth Training and Mentorship	N/A	\$ 50,000	\$-----
YMCA of Metropolitan Fort Worth	Summer Day Camp	81	Children/Youth Training and Mentorship	NA	\$ 60,000	\$-----
Christian Community Storehouse	Community Storehouse Tutoring Program	75	Children/Youth Training and Mentorship	N/A	\$ 45,000	\$-----

*\*recommended for funding from prior year unprogrammed funds – Girls Inc. \$70,000/Camp Fire \$50,000*

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## CDBG Public Service Recommendations

Organization	Program	Agency Score	Strategic Goal	2020-2021 Current Funding	2021-2022 Funding Request	Funding Recommended
Literacy United	Reading Assessment/ Intervention Services	70	Children/Youth Training and Mentorship	N/A	\$ 92,766	\$ -----
CLC, Inc.	Youth Workforce Service Program	67	Children/Youth Training and Mentorship	N/A	\$100,000	\$ -----
Alliance Child & Family Solutions	Alliance Afterschool Program	60	Children/Youth Training and Mentorship	N/A	\$316,710	\$ -----
Youth Training Zone	Youth Training and Enrichment Program	56	Children/Youth Training and Mentorship	N/A	\$ 65,000	\$ -----
Presbyterian Night Shelter of Tarrant County	Moving Home Case Management	91	Homeless Services	\$145,000	\$155,000	\$145,000
The Salvation Army	Red Shield Emergency Shelter	89	Homeless Services	N/A	\$125,000	\$ 75,000
RISE	Mission I'M Possible	45	Homeless Services	NA	\$ 45,900	\$ -----

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## CDBG Public Service Recommendations

Organization	Program	Agency Score	Strategic Goal	2020-2021 Current Funding	2021-2022 Funding Request	Funding Recommended
Family Pathfinders of Tarrant County	Financial Capability Program	98	Poverty Reduction and Household Stabilization	N/A	\$125,000	\$ 50,000
The Ladder Alliance	Computer Skills Training	97	Poverty Reduction and Household Stabilization	\$ 80,000	\$150,000	\$ 70,000
DASH Network	Services for Asylum Seekers	88	Poverty Reduction and Household Stabilization	N/A	\$ 60,000	\$ ----
The Women's Center	Employment Services	88	Poverty Reduction and Household Stabilization	N/A	\$ 75,000	\$ ----
Texans Can Academies	TRIO	82	Poverty Reduction and Household Stabilization	N/A	\$ 80,000	\$ ----
Fortress	LEAD Program	82	Poverty Reduction and Household Stabilization	N/A	\$ 55,873	\$ ----
Goodwill Industries of Fort Worth, Inc.	Goodwill Community Works	82	Poverty Reduction and Household Stabilization	\$ 90,000	\$170,312	\$ ----

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## CDBG Public Service Recommendations

Organization	Program	Agency Score	Strategic Goal	2020-2021 Current Funding	2021-2022 Funding Request	Funding Recommended
Community Enrichment Center	Pathways Program	78	Poverty Reduction and Household Stabilization	N/A	\$124,180	\$ ----
Easter Seals North Texas	Employment Services	77	Poverty Reduction and Household Stabilization	N/A	\$ 50,000	\$ ----
Taste Project	Fort Worth Culinary Apprenticeship Program	74	Poverty Reduction and Household Stabilization	N/A	\$ 80,957	\$ ----
Center for Transforming Lives	Level Up Microenterprise	73	Poverty Reduction and Household Stabilization	N/A	\$100,000	\$ ----
Center for Transforming Lives	Parenting Classes	72	Poverty Reduction and Household Stabilization	N/A	\$200,000	\$ ----
LVT Rise	Crisis Coaching	65	Poverty Reduction and Household Stabilization	N/A	\$175,000	\$ ----

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## CDBG Public Service Recommendations

Organization	Program	Agency Score	Strategic Goal	2020-2021 Current Funding	2021-2022 Funding Request	Funding Recommended
Tarrant Area Food Bank	Community Garden	84	Targeted Neighborhood Revitalization	N/A	\$150,000	\$ ----
Community Design Fort Worth/UTA	Polytechnic Heights	76	Targeted Neighborhood Revitalization	N/A	\$ 60,000	\$ ----

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## ESG Public Service Recommendations

Organization	Program	Agency Score	2020-2021 Current Funding	2021-2022 Funding Request	Funding Recommended
Lighthouse for the Homeless	True Worth Place, Day Shelter*	92	\$ 177,000	\$ 180,000	\$ 177,000
Presbyterian Night Shelter	Emergency Shelter Services*	86	\$ 131,315	\$ 150,000	\$ 130,315
SafeHaven of Tarrant County	SafeSolutions for Fort Worth*	82	\$ 75,000	\$ 120,000	\$ 70,960
Center for Transforming Lives	Rapid Re-Housing	87	\$ 100,000	\$ 175,000	\$ 100,000
The Salvation Army	Homelessness Prevention	85	\$ 107,629	\$ 150,000	\$ 106,440
Dunes' LGBT Homeless Solution Foundation	Emergency Shelter Services	56	N/A	\$ 45,000	\$ ----
Providence Community Outreach Ministries	Homelessness Prevention	24	N/A	\$ 45,000	\$ ----
				<i>Public Services Subtotal</i>	\$ 584,715
				<i>Administrative Costs**</i>	\$ 47,409
				<b>ESG TOTAL</b>	<b>\$ 632,124</b>

\*ESG regulations limit "Shelter Services" to 60% of total grant award - \$379,274.40

\*\* Administrative Costs are capped at 7.5% of total grant award - \$47,409.30

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## HOPWA Public Service Recommendations

Organization	Program	Agency Score	2020-2021 Current Funding	2021-2022 Funding Request	Funding Recommended
Tarrant County Samaritan Housing, Inc.	Supportive Services		\$433,404	\$492,381	\$492,381
	Facility-Based Operations		\$149,603	\$199,964	\$194,964
	Tenant-Based Rental Assistance (TBRA)		\$111,647	\$ 114,000	\$114,000
	Administration		\$ 43,995	\$ 44,420	\$ 44,420
<i>Tarrant County Samaritan Housing Subtotals</i>		<i>100</i>	<i>\$738,649</i>	<i>\$845,765</i>	<i>\$ 845,765</i>
AIDS Outreach Center	Supportive Services		\$ 58,829	\$ 57,806	\$ 57,806
	Short Term, Rent, Mortgage, Utility (STRMU) Assistance		\$160,000	\$230,000	\$230,000
	Administration		\$ 11,171	\$ 15,056	\$ 15,056
<i>AIDS Outreach Center Subtotals</i>		<i>82</i>	<i>\$230,000</i>	<i>\$302,862</i>	<i>\$302,862</i>

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## HOPWA Public Service Recommendations

Organization	Program	2020-2021 Current Funding	2021-2022 Funding Request	Funding Recommended
City of Fort Worth	Tenant-Based Rental Assistance (TBRA) Transition	\$479,000	\$623,480	\$ 623,480
	Supportive Services	\$123,966	\$ 75,000	\$ 75,000
	Administration	\$ 45,169	\$ 57,127	\$ 57,127
<i>City of Fort Worth Subtotals</i>		<i>\$648,135</i>	<i>\$755,607</i>	<i>\$ 755,607</i>
			<b>TOTAL</b>	<b>\$1,904,234</b>

**Note:**

\*HOPWA regulations limit Administrative Costs to 3% of total grant award

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## Action Plan Funding Recommendations: ConPlan Goal Investment

CONPLAN GOAL	CDBG (57%)	HOME (23%)	ESG (5%)	HOPWA (15%)	TOTAL
Accessibility Improvements (1%)	\$ 115,000	\$ -----	\$ -----	\$ -----	\$ 115,000
Affordable Housing (25%)	\$ 625,000	\$2,616,588	\$ -----	\$ -----	\$ 3,241,588
Aging In Place (1%)	\$ 170,000	\$ -----	\$ -----	\$ -----	\$ 170,000
Children/Youth Training & Mentorship (4%)	\$ 470,303	\$ -----	\$ -----	\$ -----	\$ 470,303
Homeless Services (21%)	\$ 220,000	\$ -----	\$ 584,715	\$1,847,107	\$ 2,651,822
Poverty Reduction & Household Stabilization (1%)	\$ 120,000	\$ -----	\$ -----	\$ -----	\$ 120,000
Preserve Aging Housing Stock (15%)	\$1,955,000	\$ -----	\$ -----	\$ -----	\$ 1,955,000
Targeted Neighborhood Revitalization (11%)	\$1,441,428	\$ -----	\$ -----	\$ -----	\$ 1,441,428
<b>SUBTOTAL – CONPLAN GOALS (79%)</b>	<b>\$5,116,731</b>	<b>\$2,616,588</b>	<b>\$ 584,715</b>	<b>\$1,847,107</b>	<b>\$10,165,141</b>
<b>ADMINISTRATION (21%)</b>	<b>\$2,251,957</b>	<b>\$ 290,732</b>	<b>\$ 47,409</b>	<b>\$ 57,127</b>	<b>\$ 2,647,225</b>
<b>TOTAL</b>	<b>\$7,368,688</b>	<b>\$2,907,320</b>	<b>\$ 632,124</b>	<b>\$1,904,234</b>	<b>\$12,812,366</b>

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## Timeline

Milestone	Date
Staff funding recommendations presented to Community Development Council (CDC); Public Hearing	May 12
CDC funding recommendations presented to Council Sub-Committee (HNSC)	June 8
Draft Action Plan posted on website, distributed to City libraries/community centers	July 1
Public comment period begins	July 1
Action Plan public hearing held by staff	July 7
Public comment period ends	July 31
Public hearing held by City Council; Council consideration and approval	August 3
Action Plan due to HUD	August 15
Program year 2021-22 begins	October 1

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**Questions?**

