Victor Turner
Director, Neighborhood Services Department
City Council Work Session
January 26, 2021
CAP serves as the Community Action Agency for Tarrant County and provides comprehensive services to economically disadvantaged individuals, families, and older adults.

**PROGRAMS and Services**

- **Utility Service Assistance**
  - Electric, gas, or propane bill assistance
  - HHS: CEAP
  - Donations: TXU; Reliant; Direct, Atmos

- **CAP Works – Case Management**
  - Job skills, training, and employment assistance
  - CSBG

- **Veterans Program**
  - Rent, mortgage, or utilities assistance for Veterans
  - TX Veterans Commission

- **Water Payment Assistance Program**
  - Available for City of Fort Worth Water customers
  - Water Dept.; Donations: CSBG

- **HVAC Assistance**
  - Assistance with Heating, Ventilation, and Air Conditioning repairs
  - CEAP: Household Crisis Program

- **Weatherization Assistance Program**
  - Services improve the energy efficiency of qualifying homes
  - HHS & DOE

- **Smart Flush**
  - Low-flush toilets available to City of Fort Worth residents
  - Fort Worth Water Dept.
Advocacy – advise staff, City Council members and County Commissioners on the needs of the poor and low-income residents of Tarrant County, advocate on their behalf

Support – support the efforts of the Community Action agency, strive to ensure the success of the organization

Governance – assist in the development and review of strategic plans, needs assessments, action plans & Community Action Agency’s work for the enrichment of the community
Community Action Agencies Funding Structure: CSBG Funding & Administration
U.S. Department of Health and Human Services:
Federal funding agency that administers the CSBG

Texas Department of Housing and Community Affairs
Administers the CSBG within the state of Texas

City of Fort Worth: Community Action Partners Program
CAP is a central part of the Neighborhood Services Department and provides services throughout Tarrant County

Management Team & Staff – Community Action Partners Council
Federal & State Funding Sources
OTHER PROGRAMS

Priority Repair
Homebuyer Assistance Program can provide up to $20,000 in assistance for first-time homebuyers who qualify based on HUD Income Limits per household size. The amount of assistance will be dependent on sales price and loan amount from the lender. For a list of approved lenders visit www.fortworthtexas.gov/neighborhoods/hap.

A financial subsidy is available in the form of closing costs and down payment assistance for homes purchased in the Fort Worth city limits.

Three percent of the loan amount may be used for closing costs and the remainder for down payment or all of the assistance may be used for down payment.

### HUD Income Limits
80% Area Median Income (AMI) (As of July 1, 2020)

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Maximum Annual Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$45,650</td>
</tr>
<tr>
<td>2</td>
<td>$52,200</td>
</tr>
<tr>
<td>3</td>
<td>$58,700</td>
</tr>
<tr>
<td>4</td>
<td>$65,200</td>
</tr>
<tr>
<td>5</td>
<td>$70,450</td>
</tr>
<tr>
<td>6</td>
<td>$75,650</td>
</tr>
<tr>
<td>7</td>
<td>$80,850</td>
</tr>
<tr>
<td>8</td>
<td>$86,100</td>
</tr>
</tbody>
</table>

Subject to change per HUD.
City of Fort Worth
Priority Repair Program

What types of repairs are included?
Priority Repair Program technicians will perform a home inspection to determine if an applicant is in need of emergency repairs (priority one) or non-emergency mechanical system repairs (priority two). Priority one repairs will be addressed before priority two repairs.

Priority One – Emergency Repairs
- Water and sewer line breaks.
- Gas line breaks and leaks.
- Water heaters (inoperable or unsafe).
- Heating systems (inoperable or unsafe).

Priority Two – Mechanical System Failure Repairs
- Electrical system failures.
- Roof repairs.
- Air conditioning systems (inoperable or unsafe).
- Unstable, sagging or rotten bathroom subflooring.

How can I participate?
- The home must be located in the City of Fort Worth and owner occupied.
- The home must meet the criteria for repairs and will be denied if total cost exceeds $5,000.
- Total household income for all adults living in the home cannot exceed more than 60% of the area’s median income:

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Maximum Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$31,920</td>
</tr>
<tr>
<td>2</td>
<td>$36,480</td>
</tr>
<tr>
<td>3</td>
<td>$41,040</td>
</tr>
<tr>
<td>4</td>
<td>$45,600</td>
</tr>
<tr>
<td>5</td>
<td>$49,260</td>
</tr>
<tr>
<td>6</td>
<td>$52,920</td>
</tr>
<tr>
<td>7</td>
<td>$56,580</td>
</tr>
<tr>
<td>8</td>
<td>$60,240</td>
</tr>
</tbody>
</table>
The Lead-Safe Program provides lead hazard reduction home repair services to create a lead-safe environment for the children and residents of Fort Worth. The program helps income-eligible residents protect children from lead when they live or spend extended periods of time in a home with deteriorated lead-based paint.

Participation in the program will require a paint inspection of the property to determine presence of lead-based paint hazards.

What services does the program provide?

- Inspection and risk assessment of the property for lead-based paint.
- Healthy Homes Inspection.
- If deteriorated lead-based paint is identified, the work may include:
  - Painting of interior and/or exterior surfaces
  - Possible replacement of components such as doors, windows or siding.
  - Repairs of urgent health and safety conditions.

How can I participate in the program?

- The property must be located in the City of Fort Worth and built before 1978.
- The owner of the property must agree to participate in the program. Rental properties may be eligible.
- A child under the age of six lives in the home OR spends at least six hours a week plus 60 hours a year in the home or a pregnant woman is living in the home.
- The total household yearly income (including all adults living in the home) must be at or below the following:
ASSISTANCE FOR TARRANT COUNTY VETERANS

Forward Home Veteran Assistance Program
The program is open to veterans, military who are active duty, and surviving spouses.

- Rent, mortgage and utility payments to prevent Texas veterans and their families from becoming homeless.
- Preference will be given to discharged veterans versus active duty, if funds are running out we will serve veterans first.

Healthy Homes for Heroes Program
Assists with modifications to ensure that veterans will be able to remain in a healthy home.

- Accessibility modifications such as ramps, grab bars, bathroom modifications, door widening and handrails.
- Health and safety modifications such as heating and air, water and sewer, unstable rotten flooring, electrical system failures and leaky roofs.

Eligibility Criteria
Must reside in Tarrant County.

Eligible veterans include:
- Veteran who lives in Tarrant County regardless of era or character discharge.
- A military person who is on active duty.
- National Guard
- Reservists

Household income at or below 80% of Area Median Income (AMI).

Provide veteran status documentation.

Provide Income Documentation.

US Citizen or have legal residency, Picture ID & Social Security Cards

Forward Home additional criteria
- Copy of Utility Bills (water, utility, gas or lease)

Healthy Homes additional criteria
- Proof that mortgage is current
Volunteer Income Tax Assistance (VITA) is an IRS-supported, free income tax preparation program for low- to moderate-income individuals and families. Community volunteers, certified by the IRS, help taxpayers prepare their tax returns at no cost, make sure they claim valuable tax credits for which they’re eligible, including the Earned Income Tax Credit (EITC) and Child Tax Credit (CTC).

VITA helps taxpayers who make less than $60,000 per year and need to file a return for the 2020 tax year.

Community volunteers, certified by the IRS, help individuals keep more of their hard earned money and bring millions of dollars back into the local economy through refunds and tax credits.
CAP OFFICE LOCATIONS
817-392-5720 (CAP)

- Andrew "Doc" Session 201 S. Sylvania Ave. Fort Worth, 76111
- Como 4660 Horne St. Fort Worth, 76107
- Martin Luther King 5565 Truman Drive Fort Worth, 76112
- North Tri-Ethnic 2950 Roosevelt Ave. Fort Worth, 76106
- Northside 1100 NW 18th St. Fort Worth, 76164
- Southside 959 E. Rosedale St. Fort Worth, 76104
- Worth Heights 3551 New York Ave. Fort Worth, 76110
- Arlington 401 W Sanford, Ste. 2700, Arlington, TX 76011
## Community Action Partners

### BUDGET

<table>
<thead>
<tr>
<th>Program</th>
<th>Typical Award</th>
<th>CARES Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Services Block Grant (CSBG)</td>
<td>$1,868,682</td>
<td>$2,568,182</td>
</tr>
<tr>
<td>Comprehensive Energy Assistance Program (CEAP)</td>
<td>$6,287,575</td>
<td>$4,131,232</td>
</tr>
<tr>
<td><strong>Texas Veterans Commission:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forward Home General Assistance</td>
<td>$300,000</td>
<td></td>
</tr>
<tr>
<td>Healthy Homes 4 Heroes Home Modification</td>
<td>$300,000</td>
<td></td>
</tr>
<tr>
<td><strong>United Way: Volunteer Income Tax Assistance Program (VITA)</strong></td>
<td></td>
<td>$135,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>$8,891,257</td>
</tr>
</tbody>
</table>

**NOTE:** Above figures are 2021 CSBG and CEAP awards and 2020 Cares awards. TVC agrants are awarded in 2020.

2020 CEAP: $6,747,841
2020 CSBG: $1,868,684
### SUMMARY OF FUNDING

COVID-19 Related

<table>
<thead>
<tr>
<th>NSD Programs-Related to the COVID-19 Pandemic - 10/12/2020</th>
<th>Funding Source</th>
<th>Award Amount</th>
<th>Terms</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fort Worth CARES</strong> Emergency Household Assistance for FW residents with housing, utility and prescription assistance up to $2,000 resulting from COVID-19 Pandemic hardships. Households must be at or below 120% AMI.</td>
<td>CRF</td>
<td>$2,000,000</td>
<td>May 2020 to December 2020</td>
</tr>
<tr>
<td><strong>Tarrant County Non-Governmental Organization (NGO) Assistance for Non-profits to provide direct social services in response to the pandemic and to minimize costs for FV &amp; related cities</strong></td>
<td>CRF</td>
<td>$4,900,000</td>
<td>August 2020 to December 2020</td>
</tr>
<tr>
<td><strong>Coronavirus Relief Fund Administrative 4% Administrative Cost for Coronavirus Relief Fund</strong></td>
<td>CRF</td>
<td>$300,000</td>
<td>March 2020 to December 2020</td>
</tr>
<tr>
<td><strong>Community Services Block Grant (CSBG) CARES</strong> Financial assistance with rent, mortgage or similar losses for any Tarrant County household with a COVID-19 related crisis, with incomes at or below 80% of Federal Poverty Income Guidelines.</td>
<td>TDHCA</td>
<td>$2,568,182</td>
<td>March 2020 to July 2021</td>
</tr>
<tr>
<td><strong>Comprehensive Energy Assistance Program (CEAP) CARES</strong> Emergency Utility Assistance for any Tarrant County household with a COVID-19 related crisis with incomes at or below 150% of Federal Poverty Income Guidelines; including prior CEAP clients that have reached the previous year funding level.</td>
<td>TDHCA</td>
<td>$4,131,232</td>
<td>March 2020 to July 2021</td>
</tr>
<tr>
<td><strong>Community Services Block Grant (CSBG) Discretionary COVID-19 Funding</strong> Financial assistance made available at the beginning of the pandemic to any eligible household experiencing a COVID-related crisis.</td>
<td>TDHCA</td>
<td>$91,925</td>
<td>March 2020 to August 2020</td>
</tr>
<tr>
<td><strong>Community Development Block Grant (CDBG-CV)</strong> Funds awarded to public service agencies responding to the pandemic through services such as emergency rental assistance, youth educational support, meal delivery services, financial and housing counseling, and employment support.</td>
<td>HUD</td>
<td>$4,360,291</td>
<td>July 2020 to July 2021</td>
</tr>
<tr>
<td><strong>Emergency Solutions Grant (ESG-CV)</strong> Funds awarded to nonprofit homeless service providers offering emergency shelter, rapid rehousing assistance, homelessness prevention and support services to homeless and at-risk persons.</td>
<td>HUD</td>
<td>$2,302,959</td>
<td>July 2020 to September 2021</td>
</tr>
<tr>
<td><strong>Housing Opportunities for Persons With AIDS (HOPWA-CV)</strong> Funds awarded to Public Service agencies to provide Short-Term Rent Mortgage and Utility Assistance (STBMU) and Supportive Services for low-income households living with AIDS/HIV.</td>
<td>HUD</td>
<td>$346,806</td>
<td>July 2020 to July 2023</td>
</tr>
<tr>
<td><strong>Emergency Solutions Grant (ESG-CV) 2</strong> Funds awarded to nonprofit homeless service providers offering emergency shelter, rapid rehousing assistance, homelessness prevention and support services to homeless and at-risk persons.</td>
<td>HUD</td>
<td>$6,070,520</td>
<td>July 2020 to September 2022</td>
</tr>
<tr>
<td><strong>Community Development Block Grant (CDBG-CV)</strong> Funds to be awarded in December 2020 to Public Service Agencies responding to the pandemic through services such as emergency rental assistance, youth educational support, meal delivery services, financial and housing counseling, and employment support.</td>
<td>HUD</td>
<td>$5,408,206</td>
<td>July 2020 to July 2021</td>
</tr>
<tr>
<td><strong>NSD COVID GRANT TOTAL</strong></td>
<td></td>
<td>$13,340,130</td>
<td></td>
</tr>
</tbody>
</table>

**Neighborhood Services Department**
Update on Retrofit/Remodel

Neighborhood Services
Community Centers

Victor Turner, Director
Neighborhood Services

Steve Cooke, Director
Property Management Department
Fellowship Corner @ Southside Community Center
959 E. Rosedale

PROJECT SCOPE:
Repurpose existing Southside Community Center to become an Aging Friendly (seniors) facility. Our aging, active and longer living population supports the need to have a premier facility for seniors. This project would reconstruct the existing facility. Custom renovations were done between 1990-2000 to accommodate a UNT Health Clinic, Childcare Associates, and others.

PROGRESS/STATUS:
• Schematic drawings are 95% complete;
• Advertise for construction in 30 – 60 days.
• ADA assessment and structural engineering study complete.

Elements of Architecture engaged 2020
Northside Community Center
1101 NW 18th St.

PROJECT SCOPE:
Renovations will address: ADA facility standards; reconfigure former clinic and daycare area; resolve disjointed facility layout to create clear sightlines; create areas for youth, seniors and the Community Action Partners program. Add additional activity room providing classes and rental space.

PROGRESS /STATUS:
Northside – ADA project is complete.
- Bond project drawings 75% complete; will be finalized within 2 weeks.
- Abatement to start in next 30 days.
- Construction general contractor can advertise to the subcontractor market.

Elements of Architecture/Muckleroy Falls

(75% of final design)
North Tri-Ethnic Community Center
2950 Roosevelt Ave.

PROJECT SCOPE:
Renovations will address: ADA facility standards; renovate kitchen, public restrooms in main corridor, former daycare and seniors area making them compliant; improve ADA parking by adding, ramps, handrails and replacing exterior stairs.

PROGRESS /STATUS:
Contractor is completing the punch list.

Add Architect and GC
Worth Heights Community Center
3551 New York Ave

PROJECT SCOPE:
Renovations addressed: Reconfiguration of a former dental clinic to create office and conference rooms for Central Community Action Partners program office. Saving $50,000 in annual leasing costs. ADA improvements made to create better access to facility by creating family restroom to be used during sheltering, renovate main facility, senior and form daycare restrooms to become ADA compliant. Enlarged fitness area to increase capacity and make it more functional.

PROGRESS /STATUS:
Complete, except for door hardware.
Add Architect and GC
ANDREW “DOC” SESSIONS Community Center
201 South Sylvania Ave.

PROJECT SCOPE:
Renovated former JPS clinic into fitness area. Removed exam rooms, labs and offices to create open space for cardio and strength training, added small group fitness space and enlarged facility storage area. Approximately $45K in Special Purpose Funding collected from program revenue was used to complete renovations.

PROGRESS /STATUS:
Complete, except for installation of water fountains, fitness and Audio Visual equipment.
City of Fort Worth Architectural Services and Property Management
## Community Center Facility Projects Recently Completed

<table>
<thead>
<tr>
<th>Community Center</th>
<th>Project type</th>
<th>Cost</th>
<th>Funding source</th>
<th>Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victory Forest</td>
<td>New construction</td>
<td>$6.8M</td>
<td>2004 Bond, various</td>
<td>Jan 2018</td>
</tr>
<tr>
<td>Eugene McCray</td>
<td>Expansion</td>
<td>$1.8M</td>
<td>2014 Bond</td>
<td>Feb 2019</td>
</tr>
<tr>
<td>Handley Meadowbrook</td>
<td>Expansion</td>
<td>$2.7M</td>
<td>2014 Bond</td>
<td>Feb 2019</td>
</tr>
<tr>
<td>Greenbriar</td>
<td>Renovation</td>
<td>$25K</td>
<td>PAYGO (Chesapeake)</td>
<td>May 2019</td>
</tr>
<tr>
<td>North Tri Ethnic</td>
<td>Renovation</td>
<td>$52K</td>
<td>NSD PayGo / CDBG</td>
<td>Aug 2019</td>
</tr>
<tr>
<td>Como</td>
<td>New construction</td>
<td>$12.8M</td>
<td>2014 Bond, various</td>
<td>Dec 2019</td>
</tr>
<tr>
<td>Worth Heights</td>
<td>Renovation</td>
<td>$1.4M</td>
<td>CDBG ADA</td>
<td>Nov 2020</td>
</tr>
<tr>
<td>Northside</td>
<td>Renovation</td>
<td>$290K</td>
<td>CDBG ADA</td>
<td>Dec 2020</td>
</tr>
<tr>
<td>Doc Sessions</td>
<td>Renovation</td>
<td>$51K</td>
<td>NSD Special Purpose Fund</td>
<td>Jan 2021</td>
</tr>
<tr>
<td>North Tri Ethnic</td>
<td>Renovation</td>
<td>$517K</td>
<td>CDBG ADA</td>
<td>Jan 2021</td>
</tr>
<tr>
<td>LVT Community Center Phase 1</td>
<td>Renovation</td>
<td>$1.8M</td>
<td>PARD / Community Partnership</td>
<td>Feb 2021</td>
</tr>
</tbody>
</table>
# Community Center Facility Projects In Progress

<table>
<thead>
<tr>
<th>Community Center</th>
<th>Project type</th>
<th>Cost</th>
<th>Funding Source</th>
<th>Status</th>
<th>Estimated Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diamond Hills</td>
<td>Replacement</td>
<td>$9.9M</td>
<td>2018 Bond</td>
<td>Design is 50% complete</td>
<td>Mar 2023</td>
</tr>
<tr>
<td>Northside</td>
<td>Renovation</td>
<td>$5.1M</td>
<td>2018 Bond</td>
<td>Design is 95% complete</td>
<td>Dec 2021</td>
</tr>
<tr>
<td>Northwest</td>
<td>New construction</td>
<td>$11M??</td>
<td>2018 Bond, various</td>
<td>TXDOT road change delays, design is 10% complete</td>
<td>Nov 2022</td>
</tr>
<tr>
<td>Sycamore</td>
<td>Renovation</td>
<td>$12.8M</td>
<td>2018 Bond</td>
<td>Design is 10% complete</td>
<td>Dec 2021</td>
</tr>
<tr>
<td>Southside</td>
<td>Renovation</td>
<td>$800K</td>
<td>Various (PAYGO, Chesapeake, CDBG, CAP)</td>
<td>Scope being finalized Details on next slide</td>
<td>Dec 2021</td>
</tr>
<tr>
<td>LVT Community Center Phase 2</td>
<td>Renovation</td>
<td>$1.9M</td>
<td>CFW / LVT</td>
<td>Design is 75% complete</td>
<td>Mar 2022</td>
</tr>
</tbody>
</table>
Southside Community Center Timeline

- **March 2019:** Hired RPGA Design Group as Architects
- **Oct 2019:** Schematic Design Completed, Scope Increased
- **Dec 2019:** Schematic Design Estimate was $1.8 Million
- **Apr 2020:** RPGA asked to complete drawings for a reduced scope with alternates
- **Jun 2020:** City and RPGA terminated agreement
- **Jul 2020:** Hired Elements of Architecture to complete project
- **Jan 2021:** Elements Provided revised drawings based on reduced scope for City Review
- **Mar 2021:** Advertise for Construction
- **Dec 2021:** Construction Complete
Questions