

Community Development Council Funding Recommendations for 2021-2022 Action Plan: CDBG, HOME, ESG, HOPWA Grants from U.S. Dept of Housing & Urban Development

Victor Turner, Director

Sharon Burkley, Senior Planner

Neighborhood Services Department

City Council Work Session

June 22, 2021

HUD Grants Overview

Four federal grants, totaling \$12-\$13 million per year

1. **Community Development Block Grant (CDBG):**
 - *Low-Moderate Income facilities, housing, & services*
 2. **HOME Investment Partnerships Program (HOME):**
 - *Affordable housing*
 3. **Emergency Solutions Grant (ESG):**
 - *Homelessness*
 4. **Housing Opportunities for Persons with AIDS (HOPWA)**
 - *Housing/Services for persons with HIV/AIDS*
- **Application process:**
 - Five-year Consolidated Plan – sets broad strategic goals
 - Annual Action Plan – specific projects and budgets
 - **Council-appointed Community Development Council**



Other Housing-Related Federal Grants

(Not Part of HUD Consolidated Plan/Annual Action Plan)

Agency	Program	Description	Allocation
Texas Dept. of Housing & Community Affairs (TDHCA)	TERAP (TX Emergency Rental Assistance Program)	Rental Assistance	\$1,840,489
	TEMAP (TX Emergency Mortgage Assistance Program)	Mortgage Assistance	<u>\$ 500,000</u>
			\$2,340,489
U.S. Dept. of the Treasury	ERA1	Rent & Utility Assistance	\$27,484,117
	ERA2	Rent & Utility Assistance	<u>\$29,071,786</u>
			\$56,555,903
U.S. Dept. of Housing & Urban Development (HUD)	HOME – (ARPA Supplemental Allocation)	Homelessness Assistance and Supportive Services	\$10,537,030
		<i>TOTAL</i>	\$69,433,422

COMMUNITY DEVELOPMENT COUNCIL

Council District	City Council Member	Community Development Council Member	District Contact Information	
1	Mayor Mattie Parker	Ebony Rose	817-392-6118	Mattie.Parker@fortworthtexas.gov
2	Carlos Flores	Deborah Gallardo	817-392-8802	District2@fortworthtexas.gov
3	Michael Crain	Eva Williams	817-392-8803	District3@fortworthtexas.gov
4	Cary Moon	Nancy Ellen Soteriou*	817-392-8804	District4@fortworthtexas.gov
5	Gyna Bivens	Will Mitchell	817-392-8805	District5@fortworthtexas.gov
6	Jared Williams	Willie Tedoe	817-392-8806	District6@fortworthtexas.gov
7	Leonard Firestone	Jessica Morrison	817-392-8807	District7@fortworthtexas.gov
8	Chris Nettles	Robyne Kelly	817-392-8808	District8@fortworthtexas.gov
9	Elizabeth Beck	Jeremy Raines	817-392-8809	District9@fortworthtexas.gov

Visit the City of Fort Worth website for more information

<https://www.fortworthtexas.gov/government/boards/list-boards-commissions#section-18>

**Chair*

**COMMUNITY DEVELOPMENT COUNCIL
2021**



Dr. Nancy Ellen Soteriou, Chair
Place 4



Ebony Rose, Vice-Chair
Place 1



Deborah Gallardo
Place 2



Eva Williams
Place 3



Will Mitchell
Place 5



Willie Tedoe
Place 6



Jessica Morrison
Place 7



Robyne Kelly
Place 8



Jeremy Raines
Place 9

Five-Year Strategic Goals for Use of HUD Grants (1)



**Preserve Aging
Housing Stock**



**Targeted Neighborhood
Revitalization**



**Improve Accessibility of
Public/Private Spaces**

Five-Year Strategic Goals for Use of HUD Grants (2)



Poverty Reduction and Household Stabilization



Support Aging In Place



Promote Affordable Housing for Renters and Owners



Homeless Services



Children/Youth Training and Mentorship

2021-2022 HUD Grant Amounts

Funding Source	2020-2021	2021-2022	Difference	Increase/ (Decrease)
Community Development Block Grant (CDBG)	\$ 7,412,093	\$ 7,477,274	\$ 65,181	0.88%
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%
TOTAL FUNDS	\$ 12,643,159	\$12,920,952	\$277,793	2.20%

2021-2022 CDBG Proposed Budget Summary

Activity	Funding Recommended
Public Services (Nonprofit Social Service Agencies, Limited to 15% by HUD)	\$ 1,121,591
Housing Programs:	
- REACH /Project Ramp subrecipient contract	\$ 115,000
- Priority Repair Program (Rehabilitation/Construction 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
- City Rehab/Construction Management (Program Delivery)	\$ 606,553
- City Homebuyer Assistance/Housing Services (Program Delivery)	\$ 171,666
City - Grant Administration (20% Limit per HUD)	\$ 1,495,455
Major Projects:	
- Southside Community Center Improvements	\$ 1,000,000
- Bunche Park Improvements	\$ 512,009
- Street/Sidewalk Improvements	\$ 500,000
GRAND TOTAL	\$ 7,477,274
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 Rehabilitation: *Nonprofit Subrecipients*



- **Habitat for Humanity Neighborhood Preservation Programs**
 - **Cowtown Brush Up: \$455,000**
 - Volunteer-driven home-painting program for homeowners at 50% AMI or below (*\$28,300 for one person, \$32,350 for two people*)
 - Twice per year (Spring/Fall): April 10/October 2
 - Targeted to older neighborhoods
- **Preserve-A-Home: \$400,000**
 - Partners with City Neighborhood Improvement Program providing exterior home repairs in City-targeted neighborhoods
 - Up to \$12,500 for projects ranging from minor scrape-and-paint work to full exterior rehabs, including roof replacements
 - For homeowners at or below 80% AMI (*\$45,300 for one person, \$51,750 for two people*)
 - Next Target Neighborhood: Como
- **REACH Project Ramp: \$115,000**
 - Accessibility (ramps, grab bars, etc.) for persons with disabilities in households under 80% AMI
 - \$45,300 for one person, \$51,750 for two people

CDBG Major Projects:

Southside Community Center (Council District 8) - \$1,000,000



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

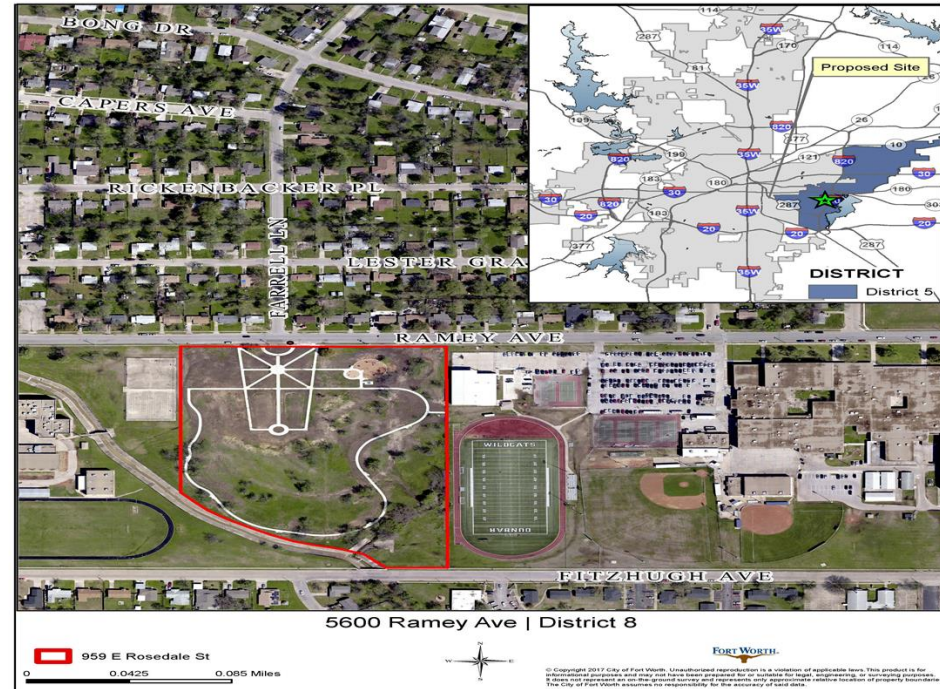


CDBG Major Projects:

Bunche Park (Council District 5) – \$512,009



- 5600 Ramey Avenue
- Stop Six Neighborhood
- Park Improvements



HOME Investment Partnerships Program

Activity	Amount
Homebuyer Assistance Program	\$ 500,000
Community Housing Development Organization (CHDO), <i>Minimum 15% Set-aside Required by HUD:</i> 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 Project:	
Fort Worth Housing Solutions Stop Six/Cavile Choice Neighborhood Initiative – Grant Match	\$ 1,000,000
Total 2021-22 HOME Funds	\$ 2,907,320
Estimated Program Income, Reserved for Homebuyer Assistance Program	\$ 75,000

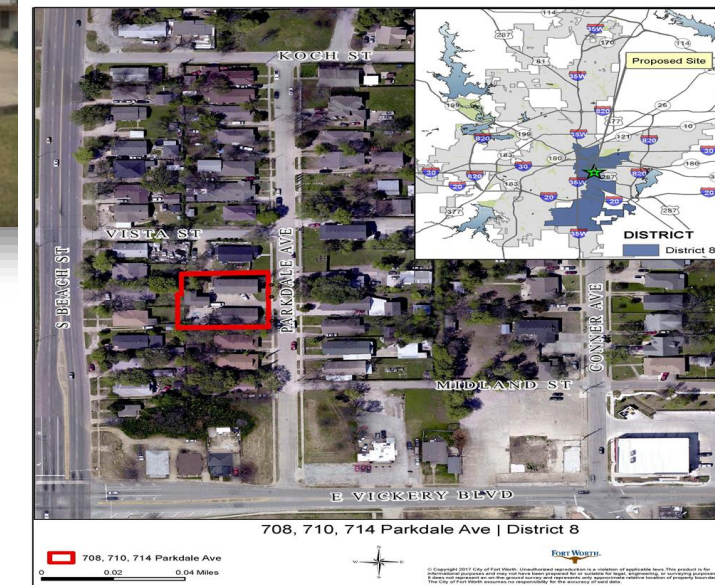
Homebuyer Assistance Program - \$500,000

- 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



CHDO Project – Housing Channel Parkdale Multifamily Project \$1,046,588

- 708,710 and 714 Parkdale Ave., FW 76105
- Off Beach St./Vickery Blvd., near Texas Wesleyan University
- Acquired by Housing Channel in June 2017
- Multifamily Demolition/ Reconstruction: will demolish three existing buildings (currently vacant), construct new courtyard community
- Increase from 6 poor-quality units, to 12 high-quality affordable rental units
- Council District 8



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	\$116,288
Guardianship Services	Financial Exploitation Prevention Center	96	Aging in Place	\$ 70,000	\$ 100,000	\$ 70,000
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
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

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

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
				<i>Public Services Subtotal</i>	\$ 584,715
				Administrative Costs**	\$ 47,409
				ESG TOTAL	\$ 632,124

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

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

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 / Facility-Based Operations / Tenant-Based Rental Assistance / Administration	100	\$ 738,649	\$ 845,765	\$ 845,765
AIDS Outreach Center	Supportive Services / Short-term Rent, Mortgage, Utility Assistance (STRMU) / Administration	82	\$ 230,000	\$ 302,862	\$ 302,862
City of Fort Worth	Tenant-Based Rental Assistance (TBRA); Supportive Services / Administration		\$ 479,000	\$ 623,480	\$623,480
				Total	\$1,904,234

Note:

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

Timeline

Milestone	Date
Proposal scores/funding recommendations presented to Community Development Council (CDC); Public Hearing	May 12
CDC funding recommendations presented to City Council (Council Work Session)	June 22
Draft Action Plan posted on website, distributed to City libraries/community centers	July 1
30-Day Public comment period begins	July 1
Action Plan public hearing (held by staff)	July 14
30-Day Public comment period ends	July 30
Public hearing held by City Council; Council consideration and approval	August 3
Action Plan due to HUD	August 14
Program year 2021-22 begins	October 1

Questions?

